

3201909167

**Proposed Change of Use of Camping Barn.
Clark House Farm.
Chipping,
Lancashire.**



**Structural Appraisal.
of the Stone Camping Barn**

On Behalf Of

Messr's P. Stott & Son.

J HADFIELD ENGINEERING SURVEYING
SPRINGS HOUSE, CHIPPING, LANCASHIRE. PR3 2GQ
Tel: 07740 929096 ~ Fax: 08708 362185

J HADFIELD ENGINEERING SURVEYING

Contents :-

1.0 Introduction

2.0 Findings

2.1 General

2.2 External Observations

2.3 Internal Observations

3.0 Conclusions and Recommendations

Appendix A – Photographs of the barn.

J HADFIELD ENGINEERING SURVEYING

1. Introduction

1.1 On the instructions of Mr John Stott, a structural appraisal was carried out at the above property on Thursday 26th September 2019.

1.2 The purpose of the appraisal was to assess the structural condition of the building as part of a planning application to convert the barn into a dwellings.

1.3 This report is based on a visual inspection of relevant and readily accessible areas of the property only, carried out from ground & first floor level externally and internally.

1.4 This report is a structural survey only, and does not incorporate specialist timber, drainage or damp surveys.

2. Findings

2.1 General

2.1.1 The subject building is a detached building of stone construction, under a duo-pitched, slated roof. It occupies a generally level site in the middle of the original farm curtilage, and the front elevation is considered to face East.

2.1.2 The barn is estimated to have been constructed in the early nineteenth century, it is split into two halves with a stone wall dividing the ground floor, originally it had a large opening on the right of the front elevation facing the farmhouse, which allowed access for feed and bedding to be easily accessed.

The building was probably used for livestock on one side and feed / bedding storage on the other. Its last agricultural use was housing a mill/mixing plant for feed production on the farm.

More recently in 1989, the barn was transformed to accommodate campers with basic cooking & recreational area on the ground floor and open plan floor area for sleeping on the first floor.

2.1.3 A selection of photographs and sketches are included as Appendix's to this report.

J HADFIELD ENGINEERING SURVEYING

2.1.4 This report should be read alongside the proposed drawings for the project, as submitted.

2.2 External Observations

2.2.1 The slated roof of the barn pitches from front to back, with the ridge and eaves lines being noted as level with the exception of the Northern half of the ridge having a bow due to the weight of the roof. This appears to be historic and little or no evidence of recent movement.

There are 4 no. roof light in the roof, two front & rear elevations, they are the original style of "velux" and don't close with an air tight seal.

There are a few other locally slipped slates across the pitch to both the front and rear aspects that can be re-aligned easily. Rainwater gutters are present and require cleaning out on the front elevation.

2.2.2 The barn is constructed of random rubble stonework, which although now weathered would originally have been flush pointed. The masonry is poor in places having been badly weathered to the point of a few voids having developed across the stonework.

Where the barn door opening has been filled in on the front elevation, there is evidence of a Dpc being used. (see photograph 1).

Generally the walls are straight and vertical with no movement at ground level or above.

There is evidence of some patch pointing and repairs to the elevation, again considered to have been done as part of the works to the barn for change of use to the camping barn.

2.2.3

More recently the windows & rear door have been replaced and are in excellent condition. (see appendix B, photo 1)

2.3 Internal Observations

2.3.1 The roof of the barn is of timber rafters bearing onto one line of timber purlins per pitch and a ridge beam. The purlins in turn are supported off the gable walls and a central timber kingpost-type truss. Whilst close inspection of the top half of the timber purlins was not possible, they do not appear to be suffering from wet rot though its noticeable they are suffering from wood boring insect damage as is the truss that can be inspected from the first floor area.

The purlins are slender, and are showing signs of deflecting due to them being two timbers side by side and movement has occurred due to them not being sufficiently fastened together and are unlikely to be suitable for retention. (see appendix B, photo 3 & 4)

2.3.3 The internal walls are in good condition, they are mainly stone face with patches being rendered , there are no signs of damp.

2.3.4 The ground floor is a mixture of stone sets and grooved concrete, showing no signs of moisture penetration through it. The first floor is a traditional timber construction with plank floor boards, its level and no signs of movement.

2.3.5 The stairs appear to be relatively modern, and in good condition.

3.0 Conclusions and Recommendations

3.10 From the findings summarized previously it is apparent that there are some structural weaknesses in part of the roof, as the structure would need to be covered with a breathable membrane, insulated and the ridge & purlin timbers needing replacement, this would be considered an expected remedial repair to a roof.

3.11 Despite this, it is considered that on the whole the integrity remains within the barn and that there are no areas needing to be rebuilt, it can be satisfactorily converted.

Appendix B – Photos of the exterior of the barn.



1 : Photo of the Rear elevation.

J HADFIELD ENGINEERING SURVEYING



2 : Photo of Dpc in front elevation masonry



3 : Photo of North End of Roof.



4 : Photo of internal roof structure –