



**R. G. PARKINS & PARTNERS LTD**  
CONSULTING CIVIL & STRUCTURAL ENGINEERS

**STRUCTURAL REPORT  
BARN 1  
TEEWOOD FARM  
WADDINGTON**

Our ref: K35392/DH/SF

March 2019



**R. G. PARKINS & PARTNERS LTD**  
CONSULTING CIVIL & STRUCTURAL ENGINEERS

**Structural Report**  
**“Barn 1”**  
**Teewood Farm**  
**Waddington**

<b>Version</b>	<b>Amendment</b>	<b>Date</b>
1		March 2019

**Notice**

This report is for the sole use of Trustees of the Colhurst Estate and their professional advisors. R G Parkins & Partners Ltd will not be held responsible for any actions taken or decisions made by any third party as a result of this report.

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## 1.0 BRIEF

- 1.1 To visit the farm to inspect the structural condition of the barn and report on its suitability for conversion into ancillary accommodation.
- 1.2 The inspection was carried out on 28<sup>th</sup> February 2019 in cold, overcast conditions.
- 1.3 The inspection was carried out from ground level only and no opening up works were carried out.
- 1.4 This report is for the sole use of the Trustees of the Colhurst Estate and their professional advisors. R G Parkins & Partners Ltd will not be held responsible for any actions taken or decisions made by any third party as a result of this report.

## 2.0 EXTERNAL OBSERVATIONS

- 2.1 The barn is a detached 2 storey building sat within the curtilage of Teewood Farm. It is constructed from random rubble stone walls with a brick infill panel on the front elevation and has a pitched slate roof. The barn sits immediately adjacent to Slaidburn Road.

- 2.2 The west (front) elevation has at ground floor level, a brick and timber infill panel on its north side, with a shallow steel beam over. This has deflected somewhat.

The masonry above the personell door and the ground floor window is open jointed in places but the wall panel itself is reasonably straight

- 2.3 The south gable elevation is a stone panel with no openings within it. There are vertical cracks adjacent to the west corner, extending from ground level to the roof verge. The maximum width of these is estimated at 20 – 30mm from ground level. It very much looks like these cracks have been previously repaired and re-opened. On the corner adjacent to Slaidburn Road there is a crack extending from ground level vertically upwards. It has previously been re-pointed and has not significantly re-opened. There is a rainwater down pipe on the corner of the building which discharges onto the ground. Apart from the cracking, the wall panel is reasonably straight.
- 2.4 The east elevation is immediately adjacent to Slaidburn Road and sits approximately 1m behind the channel line. The wall panel has no openings, is straight and generally intact.

2.5 The north gable elevation has no openings within it. The wall panel is straight with well formed corners. A crack extends from ground level upwards for about 1.5m. It is vertical in orientation and approximately 10 – 15mm in width.

### 3.0 INTERNAL OBSERVATIONS

3.1 Within the building is a brick cross wall which spans across the building from west to east. It supports a timber first floor and possibly the roof structure,

Within the barn at the southern end, cracking is visible through the south gable, where the front elevation infill panel appears to be pulling away. Similar vertical cracking is evident where the beams supporting the front wall over the infill panel are bearing into the brick cross wall.

3.2 The first floor is constructed of boards on timber joists. The joists span in a direction parallel to the front wall.

3.3 Access was not available to the first floor at the time of inspection.

### 4.0 CONCLUSIONS & RECOMMENDATIONS

4.1 The stone walls forming the barn are generally in reasonably good condition, the exception being the south gable wall which exhibits cracking. It is likely that this is as a result of outward movement of the front elevation, which is supported by beams together with a little settlement. The rainwater pipe discharging onto the ground may have weakened the ground in this respect.

4.2 We would recommend the following remedial work necessary to the building fabric:

- Rake out and re-point the existing walls.
- Investigate by trial holes, the state of the foundation to the south west corner where the cracking has occurred. Depending on findings the corner may need to be re-built as part of the conversion.

4.3 It is unlikely that the timber floor on the roof structure will be suitable for use within a conversion.

**5.0 DISCLAIMER**

- 5.1 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.
- 5.2 We advise that a specialist timber condition surveyor be engaged to inspect all exposed timbers and advise on the extent of any rot or worm infestation.
- 5.3 Copyright of this report remains the property of R G Parkins & Partners Ltd.



Dave Heron BSc (Hons) CEng MICE MCIHT IMA PS

**R G Parkins & Partners Ltd**

date

## APPENDIX A

### PHOTOGRAPHS

KENDAL Meadowside Shap Road

Job **Barn 1, Teewood Farm,  
Waddington**

Date

**March  
2019**

LANCASTER 97 King Street

Title **Structural Report**

Initials

**DH**



**1) Front elevation**



**2) North and east elevations**

KENDAL Meadowside Shap Road

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2019**

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**DH**



**3) Previous crack on south gable, road side**



**4) Cracking to south gable**

KENDAL Meadowside Shap Road

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**5) Cracking to south gable internally**