



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

STRUCTURAL REPORT
BARN 2
TEEWOOD FARM
WADDINGTON

Our ref: K35392/DH/SF

March 2019



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

Structural Report
Barn 2
Teewood Farm
Waddington

Version	Amendment	Date
1		March 2019

Notice

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.

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1.0 BRIEF

- 1.1 To visit and inspect the barn and report on its suitability for conversion into a dwelling.
- 1.2 The inspection was carried out on 28th February 2019 in cold overcast conditions.
- 1.3 The inspection was a walk-round inspection from ground level only and no opening up works were required.
- 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 which is two storeys high on its front elevation is attached to an existing farmhouse dwelling. It is constructed of random rubble stone walls and generally has a slate clad roof, with a lean-to at the rear being clad with asbestos cement corrugated sheeting.
- 2.2 The front (South) elevation has a large barn door opening within it. The wall panel is reasonably straight apart from a slight outward bulge over the single window opening. The lean-to section to the west of the main elevation is open jointed in places.
- 2.3 The east elevation is a gable elevation to which has been added a single storey lean-to extension. The stone gable wall is straight and true. The lean-to is also straight but a section of wall towards the rear looks to have been re-built at some point.
- 2.4 The rear elevation of the lean-to is in a rather dilapidated state and appears to be constructed from concrete panels.

3.0 INTERNAL OBSERVATIONS

- 3.1 Within the main body of the barn it is immediately apparent that the first floor of the adjoining farmhouse has been built into the barn. A pair of steel beams span between the front and rear of the barn. These support precast concrete plank type units which form the first floor of the farmhouse together with a 225mm (at least) thick brick wall which forms the party wall. Immediately above this wall is one of the original timber trusses supporting the roof structure.

This has been infilled with masonry and now presumably bears onto the brick party wall.

The supporting beams are rusty.

3.2 The stonework walls of the main barn look to be reasonably intact. There is a part first floor within the main barn.

3.3 The original roof structure consists of timber purlins supported on king post timber trusses (without internal struts).

The visible truss looks to be in good condition.

3.4 Access was not available into the rear lean-to.

4.0 **CONCLUSIONS AND RECOMMENDATIONS**

4.1 In general terms the stone walls forming the fabric of the building are in reasonably good condition apart from the rear wall of the lean-to which is shown to be removed as part of the conversion.

4.2 The beams supporting the first floor and party wall to the farmhouse will require mechanical cleaning and the application of a suitable protective paint system. As these are a pair of beams placed side by side, there is no access to the internal areas between the beams, which will not be able to be treated.

4.3 The existing roof truss may be able to be re-used as part of the conversion but may need some minor modifications.

It is possible, subject to assessment, that the purlins may also be able to be re-used.

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

March 2019

APPENDIX A

PHOTOGRAPHS

KENDAL Meadowside Shap Road

Job **Barn 2, Teewood Farm,
Waddington**

Date

**March
2019**

LANCASTER 97 King Street

Title **Structural Report**

Initials

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1) Front elevation



2) East gable elevation

KENDAL Meadowside Shap Road

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3) East gable and "lean-to" elevations



4) North elevation of "lean-to"

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5) Beams spanning across barn supporting party wall and P C planks



6) General roof construction