Reid Jones partnership

Consulting Civil & Structural Engineers

STRUCTURAL INSPECTION REPORT

SHIPPON, TOWN FARM, PENDLETON

Mr & Mrs J FILDES

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CONTENTS

1.0 INTRODUCTION

At the request of Mr & Mrs J Fildes, Reid Jones Partnership Ltd carried out a structural inspection of the shippon at Town Farm in Pendleton, Clitheroe. The shippon forms part of the farm buildings within the 'yard' area of Town Farm.

Mr & Mrs J Fildes currently own the shippon and requested a structural inspection to ascertain its overall condition prior to conversion to a dwelling.

Edwin Jones BEng (Hons) CEng MIStructE MICE of Reid Jones Partnership Ltd carried out a structural inspection on Monday 03rd February 2020. The structural inspection was of a visual nature, and no opening up of the fabric of the building was carried out.

This report details the observations made during the inspections, lists structural defects found and makes recommendations on remedial and repair works considered necessary. Photographs are included in Appendix A.

This report shall be for the sole use of Mr & Mrs J Fildes and their professional advisors and shall not be relied upon by any third party without the full written consent of Reid Jones Partnership Ltd.

2.0 DESCRIPTION

For orientation purposes, the right- and left-hand sides of the building are those viewed when standing at the front of the building and looking directly at the front wall. When in a room and looking at a wall, or when viewing an external wall from the outside of the building, reference to left and right relates to the wall as viewed.

The shippon is located to the extreme left side of the yard of Town Farm accessed via a grassed path and concrete yard. The shippon is rectangular in plan with a further store area to the right-hand front elevation. Both gable walls have sliding timber doors placed centrally.

The construction is of cavity blockwork walls, the cavity being approximately 35mm. The roof is covered with big six style cementitious sheets supported on timber purlins spanning between formed timber trusses and each gable wall. There are four trusses in total supported on the inner leaf blockwork. There is a pier externally at each truss position. The purlins have a steel tie to each fixed down the wall.

The floor is concrete formed with a fall from the centre to a channel along each step up to the stalls. The stalls are divided by concrete wall panels.

All doors are sliding doors and of timber.

3.0 OBSERVATIONS

External

The gutter on the rear elevation is full of grass causing water to overtop and run down the wall.

There is ponding of water in areas along the rear elevation.

The ground level along the front elevation rises towards the left-hand end of the building.

There are several cracks in the blockwork on the left-hand gable wall.

There is cracking and movement of some blocks to the right-hand end of the right-hand gable wall.

The concrete lintel over the store window on the right-hand gable has an exposed reinforcing bar to the bottom edge.

There appears to be a damp-proof membrane to all walls 675mm above ground level.

There are air vents at high level to both front and rear walls.

Internal

There is some damage to the right-hand side of the door on the left-hand gable wall.

There is dampness to the inner wall within the store area.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The shippon is in relatively good overall condition, however there are several areas of blockwork requiring attention.

The cracking noted to the blockwork is on both gable walls. The right-hand gable has suffered damage from the force exerted by the sliding door onto the timber stop block bolted to the wall. The area damaged requires local re-building. The left-hand gable wall has suffered similar damage, the cracking visible at both sides of the sliding door. There is also some cracking above the lintel on the left-hand gable. All areas of cracking should either be re-built locally or re-pointed dependent on the severity of the crack.

High ground levels were noted to the left-hand end of the front wall and water ponding was noted along the length of the rear wall.

The ground levels will need to be lowered as part of the conversion. The rear elevation may need land drains placed along the length of the wall to prevent future ponding.

The lintel over the store window should be replaced with a suitable precast lintel.

The existing damp proof membrane is positioned very high on the wall. A new damp course will be required as part of the conversion works.

Internally, the concrete stall walls and ground floor slab will require removal and a new insulated concrete slab laid. A check on existing foundation depths will be required and subject to size and depth some underpinning may be required.

The existing roof trusses will require replacement to cater for an insulated roof with slate finish. Similarly, new purlins will be required.

The existing cavity between the two block leaves is very small and additional wall insulation will be required as part of the conversion.

No evidence of structural movement was noted, and we would confirm the structure suitable for conversion subject to the noted repairs being carried out to the fabric.

Please note that we have not inspected parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to state that any such part of the property is free from defect. We are not able to comment on fixtures or services unless they have a direct influence on the behaviour of the structure. We did not inspect the main drainage system.

APPENDIX A

PHOTOGRAPHS

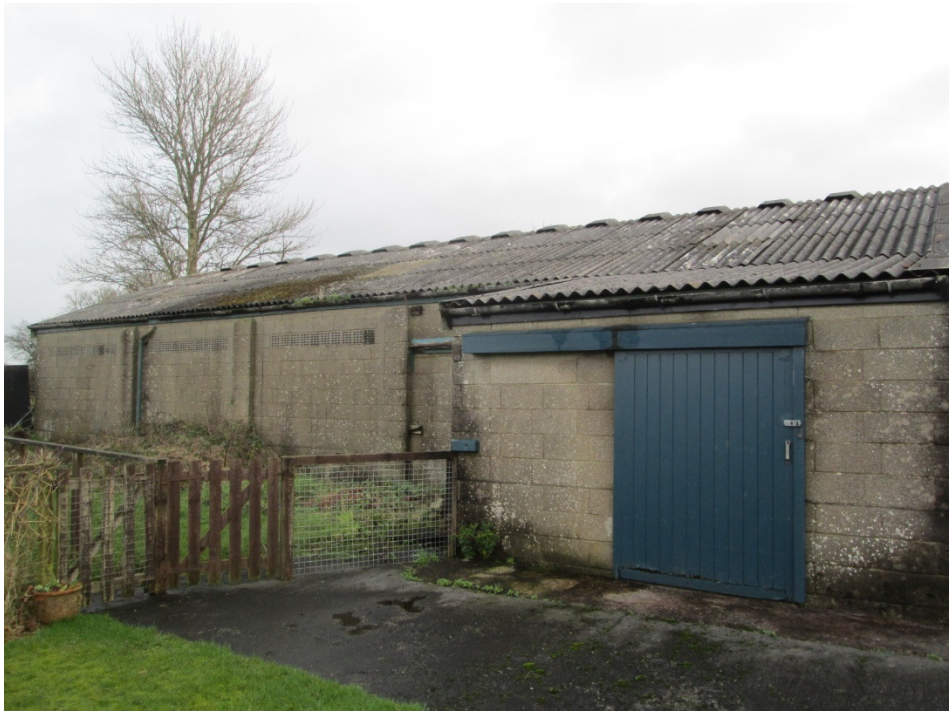

PHOTO 1- FRONT ELEVATION

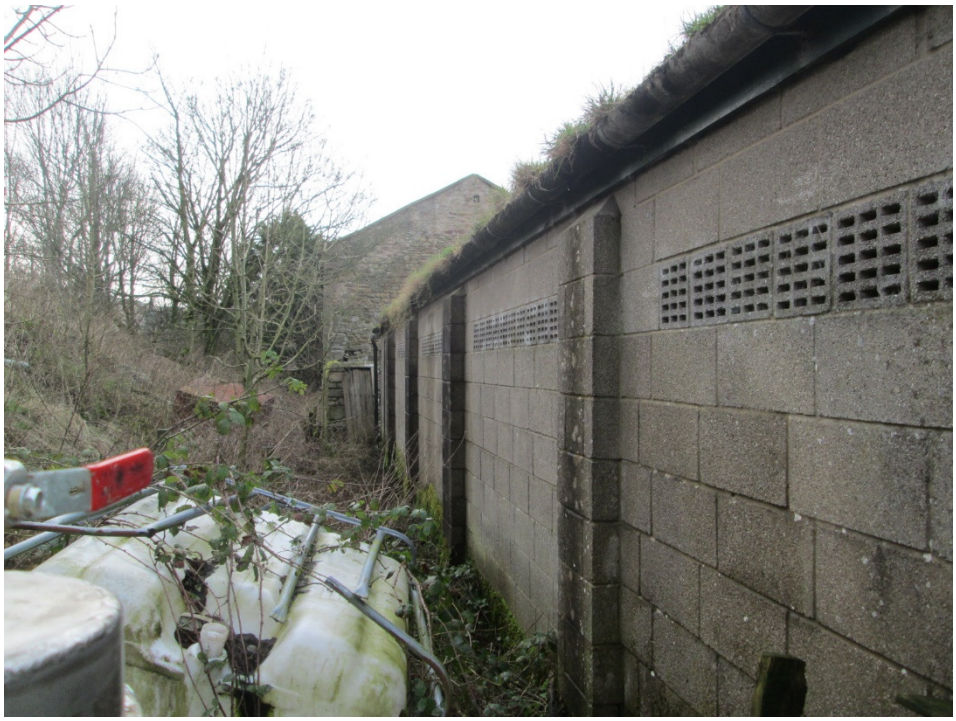

PHOTO 2 – REAR ELEVATION

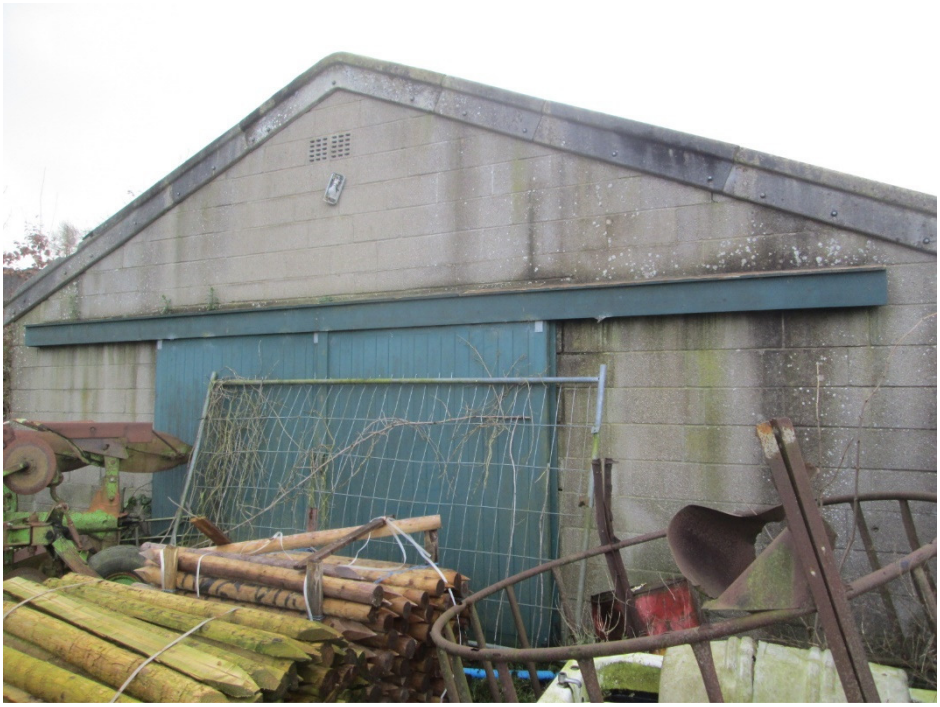

PHOTO 3 – LEFT HAND GABLE ELEVATION

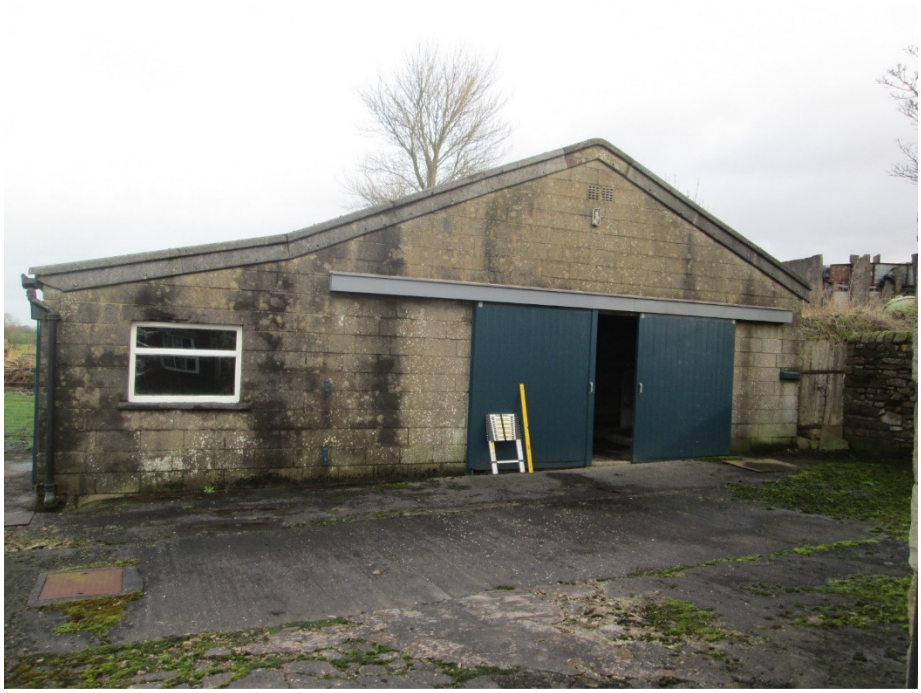

PHOTO 4 – RIGHT HAND GABLE ELEVATION

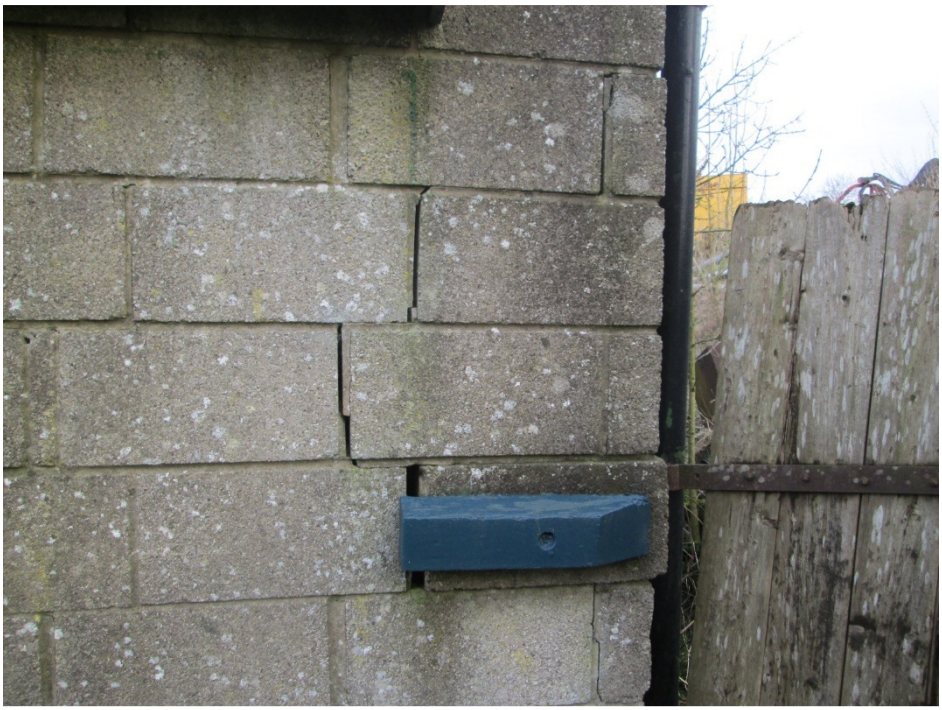

PHOTO 5 – CRACKING AND DISPLACEMENT OF BLOCKS TO RIGHT HAND SIDE OF RIGHT-HAND GABLE WALL

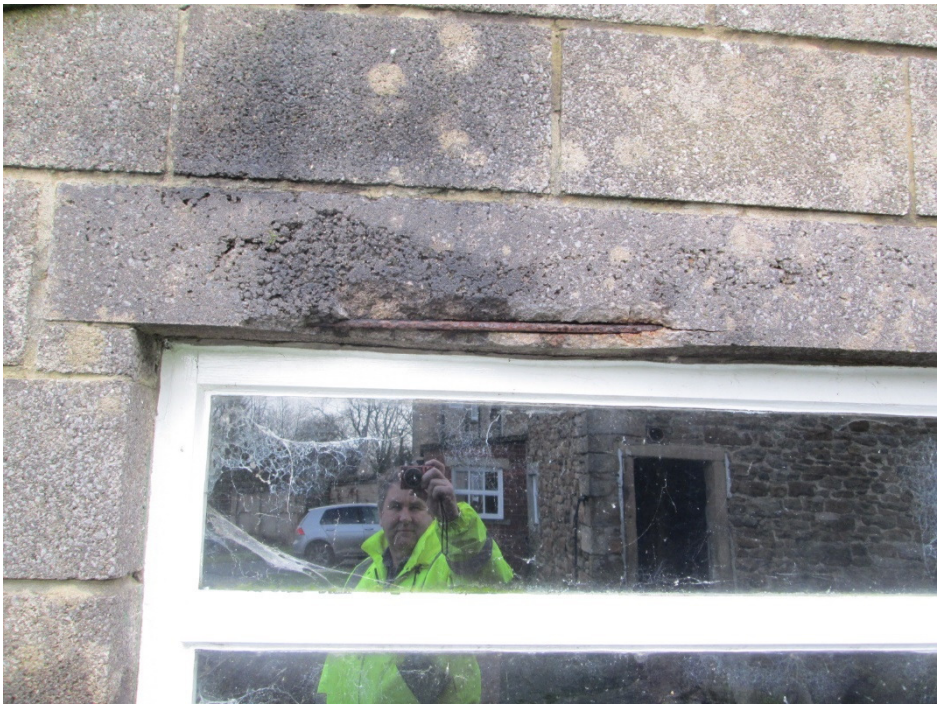

PHOTO 6 – VISIBLE REINFORCEMENT TO WINDOW LINTEL ON RIGHT HAND GABLE WALL

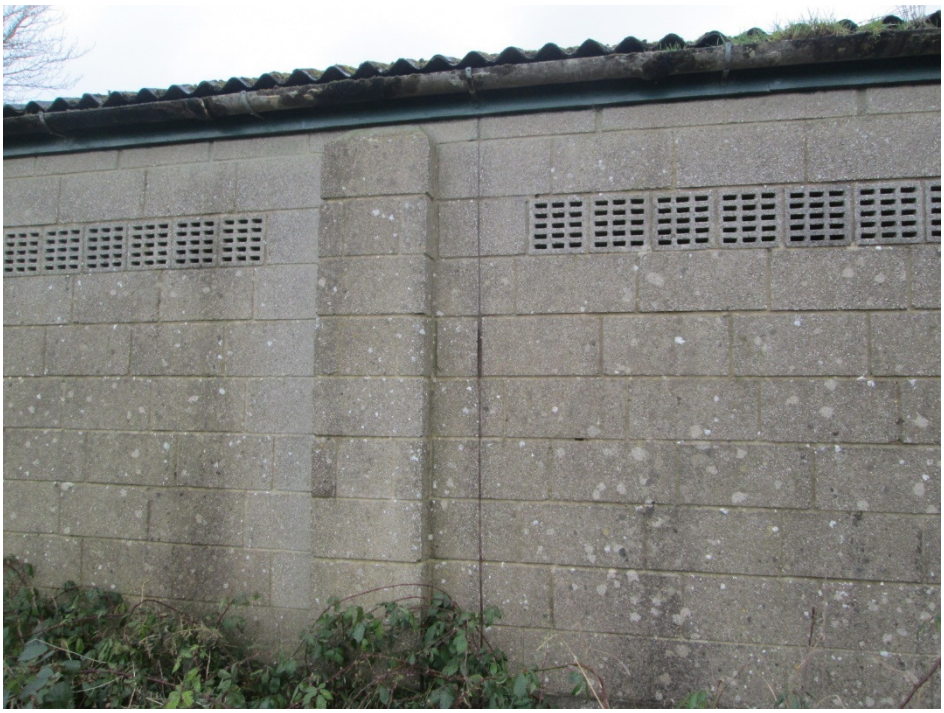

PHOTO 7 – VIEW OF MOVEMENT JOINT TO FRONT ELEVATION

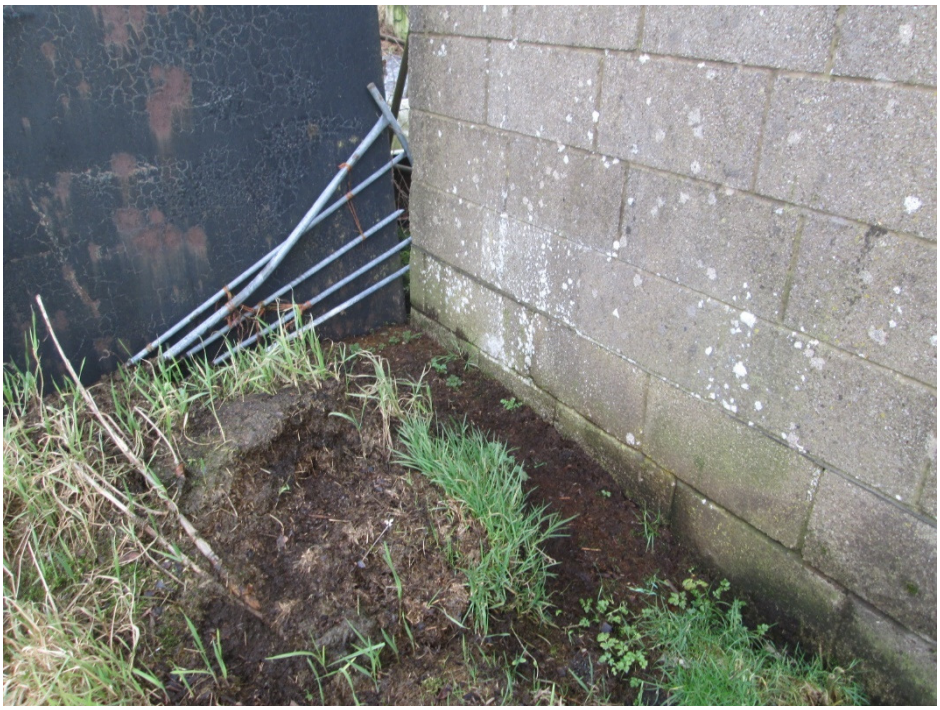

PHOTO 8 – HIGH GROUND LEVEL TO LEFT HAND END OF FRONT ELEVATION

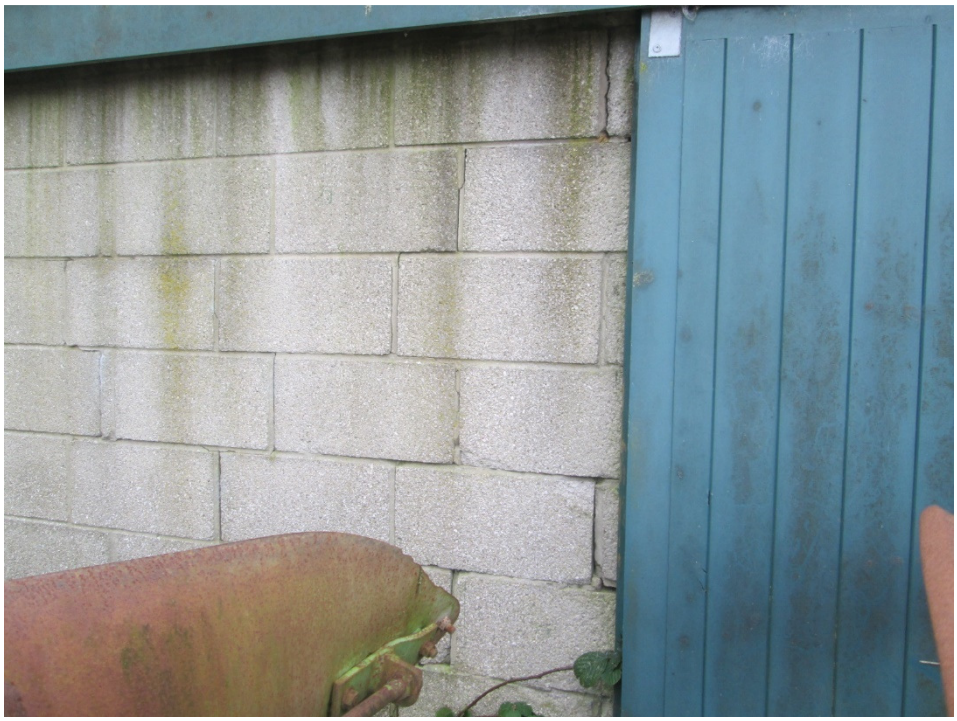

PHOTO 9 – CRACKING TO BLOCKWORK TO LEFT HAND GABLE WALL

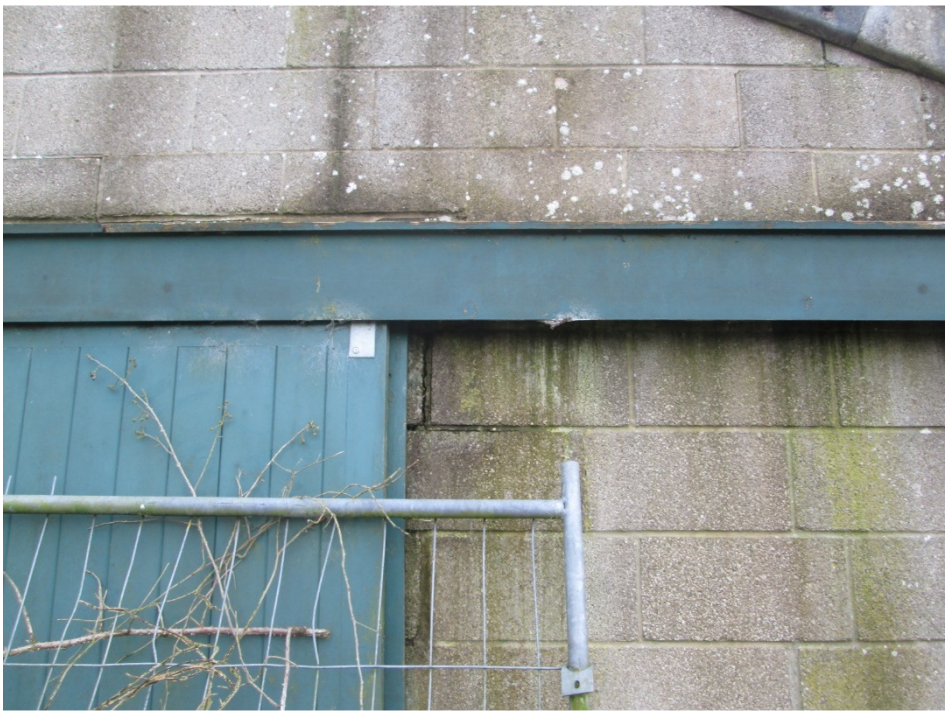

PHOTO 10 – CRACKING ABOVE LINTEL AND BELOW DOOR RUNNER TO LEFT HAND GABLE

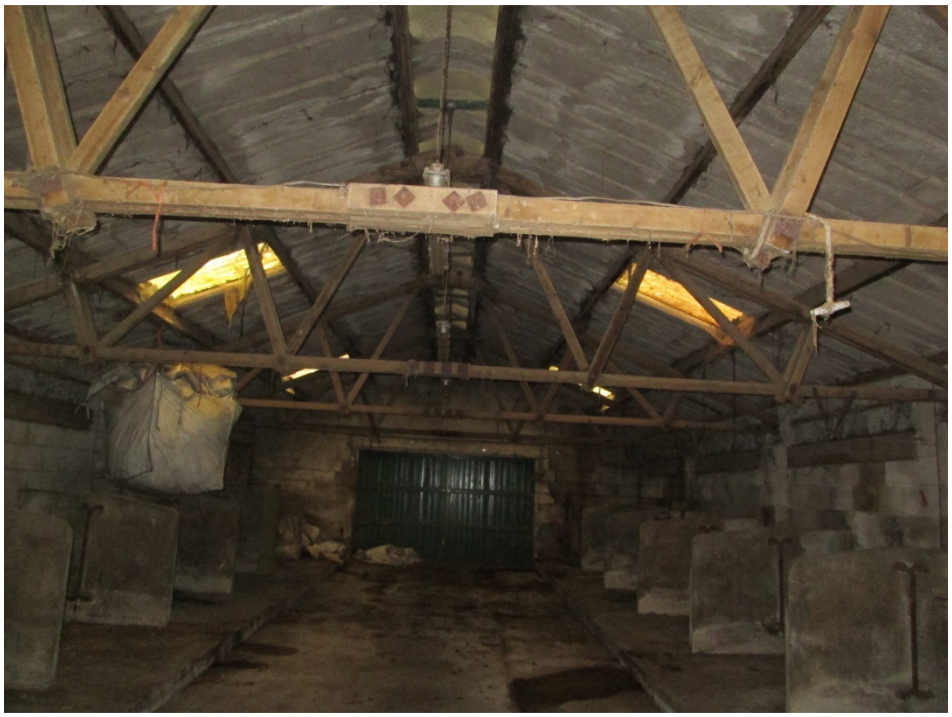

PHOTO 11 – INTERNAL VIEW LOOKING TOWARDS WEST GABLE

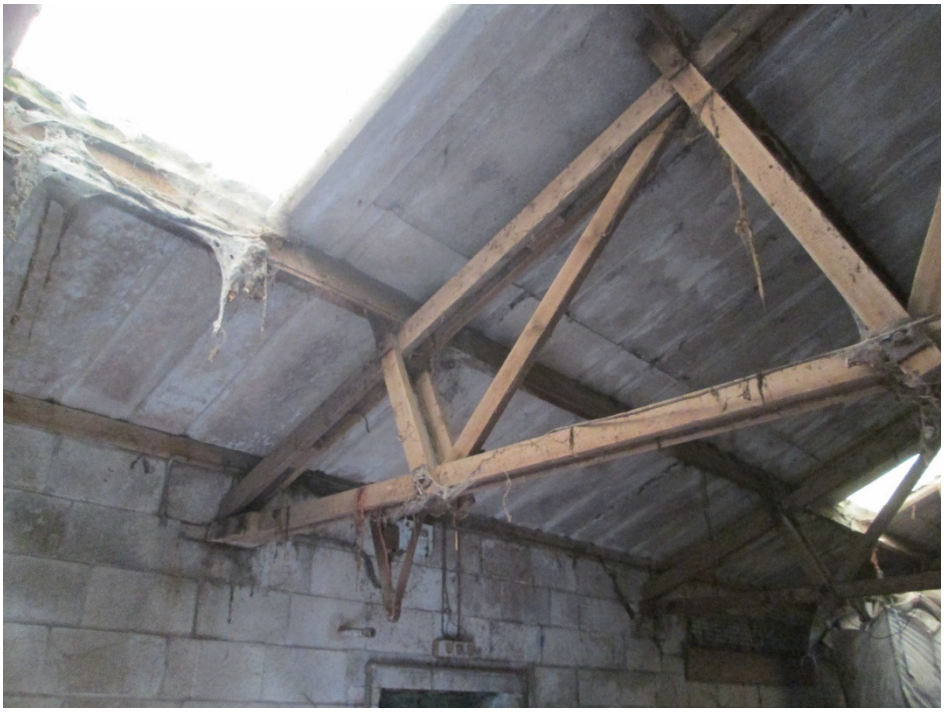

PHOTO 12 – VIEW OF TRUSS SITTING ON INNER LEAF

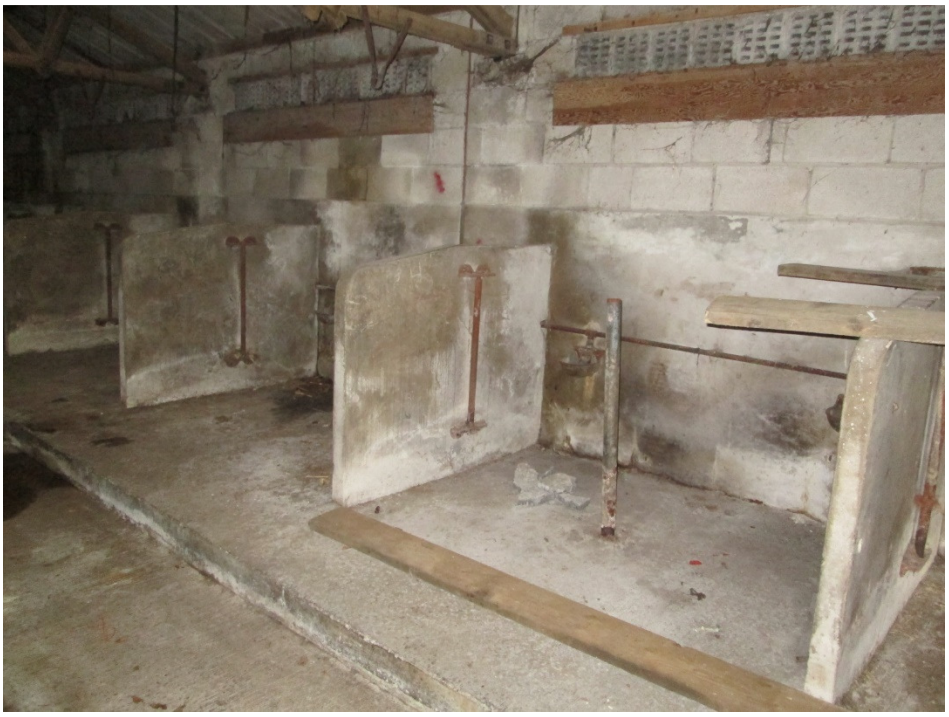

PHOTO 13 – TYPICAL VIEW OF COW STALLS

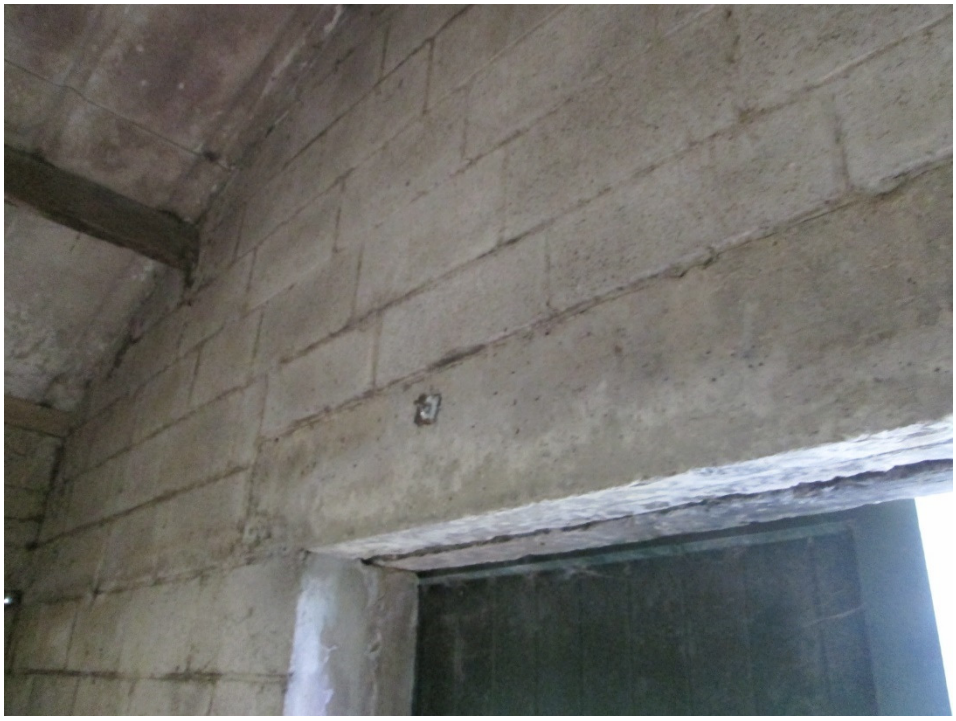

PHOTO 14 – VIEW OF LINTELS OVER GABLE DOOR

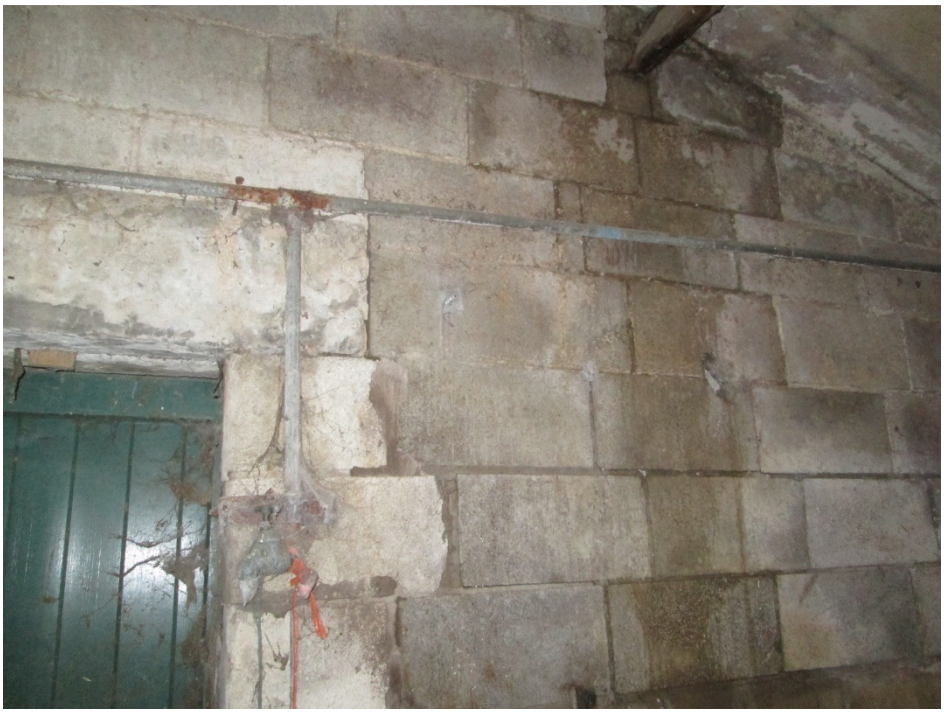

PHOTO 15 – DAMAGED BLOCKWORK TO LEFT GABLE

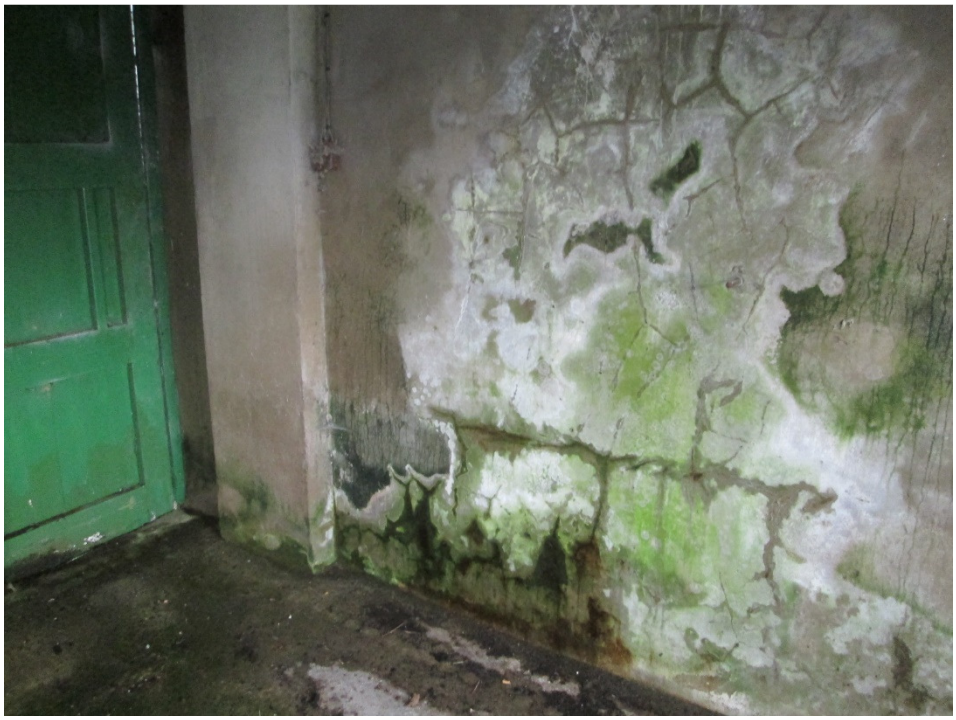

PHOTO 16 – DAMPNESS TO INNER WALL WITHIN STORE