



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

**REPORT ON BUILDINGS AT  
MOORCOCK FARM  
CLITHEROE ROAD, LONGRIDGE**

Our ref: K37295/DH/AG

August 2020



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CONSULTING CIVIL & STRUCTURAL ENGINEERS

## **Report on Buildings at Moorcock Farm Clitheroe Road, Longridge**

<b>Version</b>	<b>Amendment</b>	<b>Date</b>
1		August 2020

### **Notice**

This report is for the sole use of Mr & Mrs Dugdale 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 premises and inspect existing stone built farm buildings to assess their suitability for conversion into habitable accommodation.
- 1.2 The inspection was carried out on Wednesday 19 August 2020 in dry, bright conditions.
- 1.3 This report should be read in conjunction with the photographs in Appendix A.
- 1.4 The inspection was from ground level only and no opening up works were carried out.
- 1.5 The report is for the sole use of Mr & Mrs Dugdale and their professional advisors and 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 MAIN BARN

- 2.1 The main barn is situated immediately adjacent to Clitheroe Road. It has a steel framed agricultural building immediately adjacent to its south elevation but which is structurally detached from it.
- 2.2 Main walls are generally random rubble stonework approximately 500 – 600mm in thickness. The north gable wall and the front west elevation have a more rectangular dressed stone external skin, but the remainder, and the internal skin, is more random and rounded.
- 2.3 In general the walls are in good condition and are considered acceptably straight and plumb for their age.
- 2.4 There is some cracking above the ground floor window on the north gable elevation and some missing pointing/loose masonry on the north west corner. This is considered to be minor damage.
- 2.5 The barn has been reroofed, The new structure consists of new timber rafters supported by timber purlins which are in turn supported by newish steel A frame trusses, with steel universal beam rafters and a tie from mild steel flat bar.

### 3.0 SINGLE STOREY BARN

3.1 The walls are similar construction to the main barn i.e. random rubble walls approximately 500 – 600mm in thickness. The stonework externally is a mixture of random and more coursed type material, but the walls are acceptably plumb and straight.

3.2 The roof structure consists of 3 no. timber king post trusses which are substantial and in good condition. These carry timber purlins. The ridge line externally is a little undulating.

### 4.0 OPEN STORE AND ADJACENT SMALL STORE

4.1 The open store has a mono pitch corrugated sheet clad roof and an open front. The perimeter walls, sides and rear are acceptably plumb and straight and in reasonable condition.

4.2 The adjacent single storey store has a pitched slate clad roof and is constructed from random rubble stone walls. The walls are generally in reasonable condition. The exception to this is the front elevation at the north end. There is some lateral displacement of the masonry here and cracking internally suggests that the section of wall north of the access door is falling outward. It appears that this part of the wall may be built off a concrete slab, rather than extending down into the ground.

### 5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 In general the walls of the buildings to be converted are satisfactory for inclusion in a conversion. The exception to this is the front elevation of the store, of which we estimate 50 – 60% will require rebuilding.

5.2 As with any conversion there will be works to do to the walls to maintain weathertightness, typically

- Repair any cracks and repoint.
- Rake out and repoint failing mortar joints.
- Point and pack any open areas of stonework.

5.3 In the single storey barn the roof trusses to the main barn can be reused as part of the conversion. The steel trusses in the main barn will require a structural check. The remainder of the roof structure should be replaced.

6.0 **DISCLAIMER**

6.1 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.

6.2 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.

6.3 Copyright of this report remains the property of R G Parkins & Partners Ltd.



D Heron BSc CEng MICE MCIHT  
**R G Parkins & Partners Ltd**

August 2020

## APPENDIX A

### PHOTOGRAPHS

☐ KENDAL Meadowside Shap Road

Job Moorcock Farm,  
Clitheroe Road, Longridge

Date

**Aug  
2020**

☐ LANCASTER 97 King Street

Title Report on Buildings

Initials

**DH**



1) Main Barn – North Gable



2) Minor cracking above window.



☐ KENDAL Meadowside Shap Road

Job Moorcock Farm,  
Clitheroe Road, Longridge

Date

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☐ LANCASTER 97 King Street

Title Report on Buildings

Initials

**DH**



3) Main Barn West Elevation



4) Main Barn South Gable



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**DH**



5) Main barn roof structure



6) Single Storey Barn



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7) Single Storey Barn



8) Single Storey Barn Gable



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9) Single storey barn roof trusses



10) Single storey outbuilding



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11) Internal cracking front elevation of outbuilding



12) Distorted elevation left hand side of outbuilding