



PHILIP WRIGHT
ASSOCIATES

**STRUCTURAL APPRAISAL
OF
BARN,
HIGHER LICKHURST FARM,
BOWLAND WITH LEAGRAM,
CHIPPING**

CONTRACT NO. 2503	PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN
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1.0 INSTRUCTION

I would confirm having attended the above property and have carried out a visual inspection as instructed.

The survey was instigated to determine its suitability or otherwise for conversion to residential accommodation for which a planning application has been submitted.

The scope of my brief was to inspect and report upon the general structural condition of the property, this report is restricted to this specific matter. It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works nor to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. It was not within my brief to undertake any works to expose the foundations of the property.

At the time of my inspection the property was utilised as a store.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors report which would cover in detail such items as serviceability, damp proof course, gutters, roof finishes, electrical goods and the like which represent the fabric of the building.

I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect.

I have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

This report is my opinion of the conditions as they existed at the time of my inspection.

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2.0 THE PROPERTY

The property is a detached barn built in a traditional manner with substantial solid stonework external walls, duo pitched roof incorporating stone tiles to the left hand side and slates to the right hand side with solid ground floor construction. The barn has been extended in the recent past to the right hand side which incorporates a blockwork internal leaf of the external wall and with a new roof. This new part incorporates a large opening to the front elevation with the original gable wall acting as a division wall.

3.0 OBSERVATIONS

The exterior of the property has been examined and the following observations were recorded.

3.1 EXTERNAL OBSERVATIONS

3.1.1 FRONT ELEVATION

The wall to the front elevation incorporates the large opening to the right hand side together with a small window with stone surround. The wall was in general in a fair and reasonable condition although incorporated a historic bow of approximately 25mm overall being within acceptable limits. The coursing was noted to be reasonably level within acceptable limits.

3.1.2 LEFT HAND ELEVATION

The left hand elevation incorporates door openings to the front and rear corners with a boarded up opening towards the middle. To the gable pike are six No ventilation holes. The wall was in general in a fair and reasonable condition and incorporated an outward bow within acceptable limits being in the region of 25mm.

3.1.3 REAR ELEVATION

The rear elevation incorporates a single storey projection being an open fronted wood store with corrugated steel roof to the left hand side and with a lean-to slate roof to the right hand side. The ground adjacent to the wall is raised by approximately 900mm from the adjoining ground such that the rear wall acts as a retaining wall. The wall was in general in a fair and reasonable condition although some repointing would be required. The guttering to the rear slope was missing for the majority of the elevation.

3.1.4 RIGHT HAND ELEVATION

The right hand elevation has been rebuilt in the recent past and was in a fair and reasonable condition.

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3.1.5 ROOF

The roof when viewed from the adjacent road and gardens would appear to be to a fair alignment although some misalignment was evident with a slight sag between the supporting trusses.

3.2 INTERNAL INSPECTION

The interior of the property has also been examined and the following observations were recorded.

The whole of the original building to the left hand side incorporates a hay loft floor with timber joists supported on 4 timber frames. The floor was noted to have some areas of decay as a result of water penetration from the roof and some woodworm infestation was evident. An inspection from the first floor was not undertaken.

The walls were all noted to be to a fair alignment as noted externally, although an apparent crack was evident to the left hand corner between the front and left hand wall.

To the original gable wall, between the right hand rebuilt portion and the original wall was noted to have vertical cracks in three locations. Due to lack of access to first floor the corner was partly obscured.

A visual inspection of the roof from ground floor was undertaken which revealed no evidence of any visual distress.

4.0 SUMMARY AND RECOMMENDATION

From the findings from my inspection, I would advise that the property is in general in a fair and reasonable condition and will, with some remedial works, be suitable for conversion for habitable purposes. I would advise that the hay loft floor is suffering from some decay and also woodworm infestation and I would advise that the whole of the hay loft floor would be required to be replaced to meet Building Regulations requirements.


The roof will require all the tiles and slates to be replaced, the structural timbers will be required to be inspected by a timber preservation specialist to determine their condition and for any decayed or affected elements to be replaced. With regards to the external walls, these were generally in a fair and reasonable condition with the following remedial works will be required:-

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1. To the vertical cracks to the division wall between the new build section, the original wall to be repaired by locally taking down the stonework, adjacent to the cracking and rebuilding.
2. The joint between the front wall and left hand wall to be fully inspected and may require locally rebuilding or for lateral restraint straps to be provided.
3. The ventilation holes provided to the gable walls will be required to be infilled.
4. The solid slab will require to be replaced with a new slab to suit Building Regulations requirements.

I would advise that the ground to the rear wall was higher than the adjoining wall and it would be beneficial for the ground to be reduced in level to avoid damp ingress. If the ground would be unable to be reduced, then a tanking system to the rear wall would be required.



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