

## **STRUCTURAL REPORT**

**PEWTER HOUSE FARM,  
CARR LANE, BALDERSTONE,  
RIBBLE VALLEY BB2 7LN**

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## CONTROL SHEET

**CLIENT:** Pewter House Developments Ltd  
**PROJECT TITLE:** Pewter House Farm, Carr Lane, Balderstone  
**REPORT TITLE:** Structural Survey Report (Class Q Application)  
**PROJECT REFERENCE:** 22111

### Issue and Approval Schedule:

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## 1.0 Introduction

Fusion CSE Limited was appointed by Pewter House Developments Limited to carry out a structural survey of an existing agricultural building (used as barns), with a view to determining the feasibility of converting the building to habitable dwellings.

The inspection consisted of a visual inspection only. No intrusive investigation was carried out and only areas that were readily visible and without obstruction were inspected.

## 2.0 Findings

The barns consist of three duo-pitched steel portal frame structures which adjoin each other and are partially sheeted. Each structure consists of four bays (see photograph 1).

There is some blockwork and some timber infill between columns at lower level (see photograph 4) and in the absence of vertical bracing, it is considered that this is providing some longitudinal stability.

Existing roof purlins are timber, spanning between frames, and the roof covering is corrugated fibre cement panels (refer to photographs).

The structure is generally noted to be in sound condition.

Foundations are unknown and at ground level the covering is mainly concrete hardstanding (depth and make-up unknown) and raised plinths with some areas unfinished (see photograph 3).

### 3.0 Summary & Conclusion

The writer considers that the buildings are capable of conversion to habitable space with limited structural work, which could be carried out within the existing building footprint and without significantly impacting on the existing structure.

Some minor work to existing structure may be required, subject to architectural proposals and detailed design.

Foundations will need to be investigated and, depending on the final form, some improvement works may need to be considered.

The structure currently relies on infill panels, sheeting and connections for stability. It is considered that the proposed conversion work will have a positive effect and enhance stability further.

## Appendix A: Photographs



**1. Portal frames – concrete hardstanding, timber purlins, 4 bays**



**2. Portal frame – mid structure, timber infill between columns**



**3. Portal frame – unfinished ground**



**4. Infill between columns longitudinally – timber sleepers and blockwork**

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