

STRUCTURAL ENGINEER'S REPORT

on

The Old Stone Barn

at

Bomber Farm, Skipton Road, Gisburn, Clitheroe BB7 4HP

18th May 2022

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TERMS OF REFERENCE

A structural inspection of the above property was carried out on Thursday 5th May 2022 at the request of the owners, Mr and Mrs Pate, Bomber Farm, Skipton Road, Gisburn. Mr and Mrs Pate wish to convert the old barn at Bomber Farm, into a dwelling and require a structural engineer's report on the current structural condition of the barn structure to assist in the obtaining of planning approval for the conversion works required.

The inspection consisted of a visual appraisal of the elements of superstructure only and was carried out to determine the nature of any structural defects affecting the stability of the property and to put forward recommendations for any repair, remedial or reconstruction works thought necessary.

Woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and we are therefore unable to report that any such part of the property is free from defect.

INTRODUCTION

The existing barn structure was probably first built in the late 18th century, consisting of a simple stone, rectangular building with a timber truss and purlin roof structure covered with stone slates.

At some later date, both longer sides of the original barn were extended outwards to cater for a shippen and or cow shed. Both these side extensions have roofs which are covered with asbestos cement roof sheets.

The wall on the new north west facing side elevation consists of stonework whereas the wall on the new south east facing side elevation also consists of stonework but with a small section formed in brickwork and concrete blockwork at one end.

A more modern, open barn area is attached to the north eastern end of the barn under consideration and does not form part of this report.

OBSERVATIONS

An external inspection of the front south west facing gable elevation showed that at some time an external skin of blockwork has been added to the central section of this wall. The remaining two outer sections have an external skin of coursed stonework. All sections of this elevation were found to be relatively plumb and true with no significant signs of structural movement.

An external inspection of the north west facing side elevation showed this wall to have an external face of roughly coursed stonework. This wall again was found to be relatively plumb and true with no significant signs of structural movement. The upper stone slated section of the roof area over the original central barn was seen to sag somewhat between the internal supporting roof trusses whereas the lower roof area with the asbestos cement sheet covering was seen to be true with no signs of sag between supporting timbers.

An external inspection of the south east facing side elevation showed this wall mainly to have an external face of roughly coursed stonework but with a small section at the eastern end formed in concrete blockwork. This wall again was found to be relatively plumb and true with no significant signs of structural movement. Also again the upper stone slated section of the roof area over the original central barn was seen to sag somewhat between the internal supporting roof trusses whereas the lower roof area with the asbestos cement sheet covering was seen to be true with no signs of sag between supporting timbers.

An external inspection of the north east facing gable elevation showed this wall to have an external face of roughly coursed stonework plus two main entrance doorways giving direct access to the main original barn area plus the northern cow shed extension. This gable end wall again was found to be relatively plumb and true with no significant signs of structural movement.

CONCLUSIONS

The barn area under consideration for the conversion to a dwelling was found to be in a stable condition without the need for any additional stabilising or rebuilding measures. The existing timber trusses in the central original barn area were seen to be in good condition and adequate to carry the necessary alteration to the roof materials etc. The existing purlins and general other roof timbers will need to be replaced.

On the whole. The barn under consideration was found to be in a good and stable condition and capable of being converted to a dwelling without the need for any demolition and or rebuilding works being necessary.

Bomber Farm Barn
Skipton Road
Gisburn

STANDARD EXCLUSIONS

This survey has been carried out primarily to determine the overall structural stability of the property concerned and does not include the following items listed in the paragraphs below, unless specifically referred to in the forgoing report.

Inspections of roof space, under floor inspections, timber survey, moisture survey, inspection of roof covering, rainwater goods and flashings, inspection of electrical or plumbing installations, inspection of decorations, inspections of areas covered, unexposed or inaccessible, inspection of cavity wall ties, inspection of drains and sewers, inspection of foundations etc. unless specifically mentioned within the fore going report.

The possible presence of hazardous building materials such as asbestos and the like has not been investigated and no liability is accepted for the inclusion of such materials in the building fabric.

The report shall be for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or in part, nor be relied upon by third parties for any use without the express written authority of the engineer.

It must be noted that any works carried out in accordance with this report will not necessarily guarantee that **no** further movement will occur to any part of the property, but that the recommended schedule of works is intended to ensure that, should any further movement take place, the property will remain in a stable structural condition.

{ **Note;-** The cost of further inspections and supervisory works that may be required by Banks or Building Societies etc. are not covered by the fees for this report. }



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