

**STRUCTURAL CONDITION SURVEY
FOR THE
OUTBUILDING
ADJACENT TO TWIN BROOKS FARM
UPBROOKS
CLITHEROE
FOR Mr Thornburn**



Date: 24th Feb 2023
(amended)

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1. Introduction

The disused outbuilding was inspected Monday 10th May 2021 (Follow up inspection 22nd February 2023 found the building in an similar state, with no notable change from the 2021 inspection). This report is to accompany a planning application. At the time of the inspection the weather was sunny. The assessment was limited to a visual inspection, no exposure work was undertaken. The lean to interior was inspected from the door opening (roof structure unsafe).

The stone outbuilding was constructed in the C19th, the brick lean to mid C 20th.



Aerial View

2. Condition Assessment

Roof Structure

The roof over the 2 storey stone building is covered with blue slate it appears to have been re-roofed and is in good condition, there are no slates out of place the timbers and felt are in good condition with no signs of rot.

The ridge tiles are in excellent condition and well pointed. Gutters are absent from the eaves.



photograph (1) - North pitch of 2 storey stone outbuilding

The lean-to has corrugated fibre cement sheet covering, it is in poor condition with a section missing adjacent to the main building at the south east corner. The timber structure of purlins and rafters has an ad hoc appearance. The timbers have suffered some water ingress and are stained although there were no significant signs of rot. Some sections of the rafters supporting the sheet laps are missing.

The roof timbers and sheets would have to be replaced.



Photograph (2)- dilapidated roof structure of the lean -to.

External Walls

The walls of the main stone outbuilding are built from random/rubble stone with stone quoins and stone heads, sills and jambs to door/ window openings. (not south elevation first floor window)

The brick lean to has been constructed in English garden wall bond with natural stone heads to the door openings.

East Elevation



East elevation

The window opening in the stone section of the east elevation has been formed with stone head, sill and jambs. The 2no door openings in the brick lean-to have stone heads. All the stone surrounds are in reasonable condition and could be retained.

The pointing whilst the majority is in average condition, the stone adjacent to the lean- to roof abutment is in poor condition with some sections missing. All the pointing would need to be raked out and replaced. The lean-to appears to have been constructed to form a buttress support for the stone outbuilding, although it is not tied in towards the top of the wall. The quoins were detached from the stone walls.

See photograph 3

The north east corner of the brick lean -to has a brick missing adjacent to the roof a significant crack has developed towards the door head, the north elevation of the lean -to is pulling away. See photo 4



Photo (3) – East elevation cracks at lean -to abutment



Photo (4)- north east corner of lean -to

South Elevation



The south elevation

The south elevation is the principle elevation with a door opening formed with stone head and jambs, the jamb to the left is sub standard to the other surrounds it has moved causing a significant crack which extends up the wall separating the render reveal from the stone it is restraining in the first floor window opening. The window has been incorporated retrospectively without stone surrounds, the only supporting

structure is an interior timber lintel which is in poor condition and needs replacing. See photo 7. The cracks in the lime plaster above the window is the result of historic plant ingress, the remnants of which can be seen on the exterior elevation over the window opening. See photo 6.

South elevation is not plumb, the section of wall indicated in photo 8 is significantly leaning in towards the eaves and photo 9 illustrates the significant crack in the south west corner.

Due to the scale of the elevation and the extent of the re building required it will result in the total re build of this elevation.



Photo (5)



Photo (6)



Photo (7)

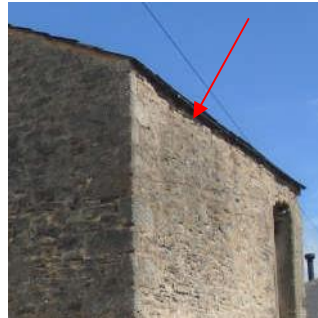


Photo (8)



Photo (9)

North Elevation



The north elevation of the lean –to has 2no large window openings with narrow piers between, no heads are present, a roof timber spans over but does not form any restraint to the brickwork. Significant restraint is required.

The internal/ external (north elevation) stone section of wall within the lean–to and projecting above, is in reasonable condition and generally plumb although movement in the east elevation adjacent was evident. The interior section is illustrated in the photograph (10). Exterior section photo (11).



Photograph (10)



Photo (11)

WEST ELEVATION



West elevation

The west elevation was plumb and no significant cracks although the pointing is failing as on the other elevations. The stone wall requires re pointing.

The window at high level in the brick section is without a head and a significant number of bricks are missing. See photo (12). The wall requires re building.



Photograph (12)

Conclusion

This structural condition survey of the stone/ brick outbuilding indicates that the majority of the building is in poor condition and requires major structural intervention. The building has no features of special merit thus it is proposed that the building be demolished, retaining the stone on site for re use in any future development.