

Mr A Wright

# **Small Outbuilding at Parsonage Farm, Church Street, Ribchester, PR3 3YE**

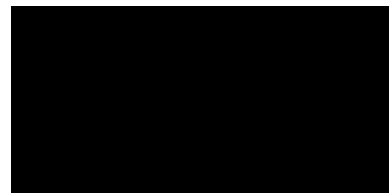
## **Structural Condition Survey for Conversion to Dwelling (Annexe)**



PSC-690-CAR2

June 2023 Rev A

Paul Snape Consulting  
The Granary  
Woodfold Farm  
Crombleholme Fold  
Goosnargh  
Preston PR3 2ES



Mr and Mrs A&J Wright  
Structural Condition Survey  
Parsonage Farm, Ribchester

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# Mr and Mrs A&J Wright Structural Condition Survey Parsonage Farm, Ribchester

## **1.0 Terms of reference**

Paul Snape was appointed by Mr & Mrs A&J Wright to carry out a visual structural inspection and produce a structural condition survey report for the block and reconstituted stone barn at Parsonage Farm, Ribchester This outbuilding is one of two buildings surveyed at this location.

## **2.0 Purpose of the survey**

It is proposed to convert the barn to form a dwelling as an annexe to the main barn conversion. The proposals have been prepared by PGB Architectural Services Ltd and they have provided details of the existing and proposed layouts which are included in Appendix A. The visual structural survey is required to confirm the current condition of the building and to assess their suitability for conversion. There are photographic records of the building in Appendix B and these are referenced throughout the report.

The drainage and electrical systems of the building have not been inspected. These will be renewed as part of the proposals and detailed for Building Regulation purposes.

We have not inspected parts of the structure that are covered, unexposed or inaccessible. Hence we are unable to report if such parts of the property are free from defect.

Our inspection was undertaken on 6<sup>th</sup> May 2022 at which time the weather was dry and overcast.

The survey was undertaken by a Chartered Civil Engineer, Paul Snape BEng (Hons) CEng MICE

## **3.0 Description of Building**

The outbuilding is a single storey building constructed with concrete block and reconstituted stone. The roof is slate supported by truss rafters. It is of fairly recent construction which is evidenced by the construction materials and methods employed. The building, together with one other building proposed to be converted, are located to the south of the farmhouse which is located in open countryside to the west of Ribchester.

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#### 4.0 External Survey

##### **South East Elevation (Photos 1 & 10)**

This elevation is constructed with an internal leaf of concrete block and an external face of reconstituted stone. The wall is 300mm thick and assumed to be solid as the internal leaf was measured as 140mm block. The wall has a large opening at the south end with 3 further wooden, stable doors to the north which provide access into the various sections of the barn. The wall is in good condition, plumb, well pointed and with no sign of structural movement. There is a steel beam supporting the roof trusses over the large opening and this is in good condition (photo 10). The elevation benefits from guttering and downspouts which are in good condition.

##### **South West Gable (Photos 2, 3 and 4)**

The elevation is constructed as per the elevation described above and has no openings. The wall is in good condition, plumb, well pointed and with no sign of structural movement.

##### **North West Elevation (photos 3,4 & 6)**

This elevation is constructed as per the above walls. The wall has two window openings (unglazed) at the north east end of the building (photo 6). The wall is in good condition, plumb, well pointed and with no sign of structural movement. The elevation benefits from guttering and downspouts which are in good condition.

##### **North East Gable (Photo 11)**

The elevation is constructed as per the elevations described above and has no openings. The wall is in good condition, plumb, well pointed and with no sign of structural movement

##### **Roof (Photos – 5 & 7)**

The roof is slate supported by truss rafters and is felted. It is in good condition with the wall plate strapped down to the internal leaf of blockwork.

#### 5.0 Internal Survey

At the time of the inspection access was only available to the southern, open section of the barn with the three rooms to the north locked. However, it is understood that the construction of the locked rooms is exactly as per the southern section.

Internal inspection indicated that the building is in good condition in terms of the masonry walls and the roof structure. There is no indication of any structural movement or damage. The floor is a concrete slab which is in good condition.

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**6.0 Suitability for Conversion and Method of Construction**

It can be seen from the survey detailed above that the building is in very good condition. The proposed layout is detailed in Appendix A. When converting barns, it is essential that the construction techniques and sequence are carefully considered. The main issue will be to provide insulation to the external walls of the building and this is expected to be provided internally by means of blockwork with an insulated cavity or by the use of structural insulated panels. As noted above, the existing wall is assumed to be a solid uninsulated wall.

In providing a new internal skin, care must be taken as the existing walls may be founded at a shallow depth. Trial holes should be dug to ascertain the actual depth. Ground floor levels should be set as high as possible and we would recommend the use of a reinforced concrete floor slab with thickenings under the new external skins and any new internal walls. The thickening can be taken down to a similar depth as the existing walls. We would recommend a minimum depth of 400mm for the thickenings. Levels lower than the existing foundations should be avoided and if this is necessary an Engineer should be consulted as underpinning may be required. Any new internal walls should be tied to the existing walls with suitable cavity and/or specialist ties.

The roof structure appears more than adequate to support the addition of a ceiling and insulation but should be checked by an Engineer for the proposed loadings. All retained timber should be treated against rot/infestation. The condition of the building indicates that the introduction of further window/door openings should not be an issue.

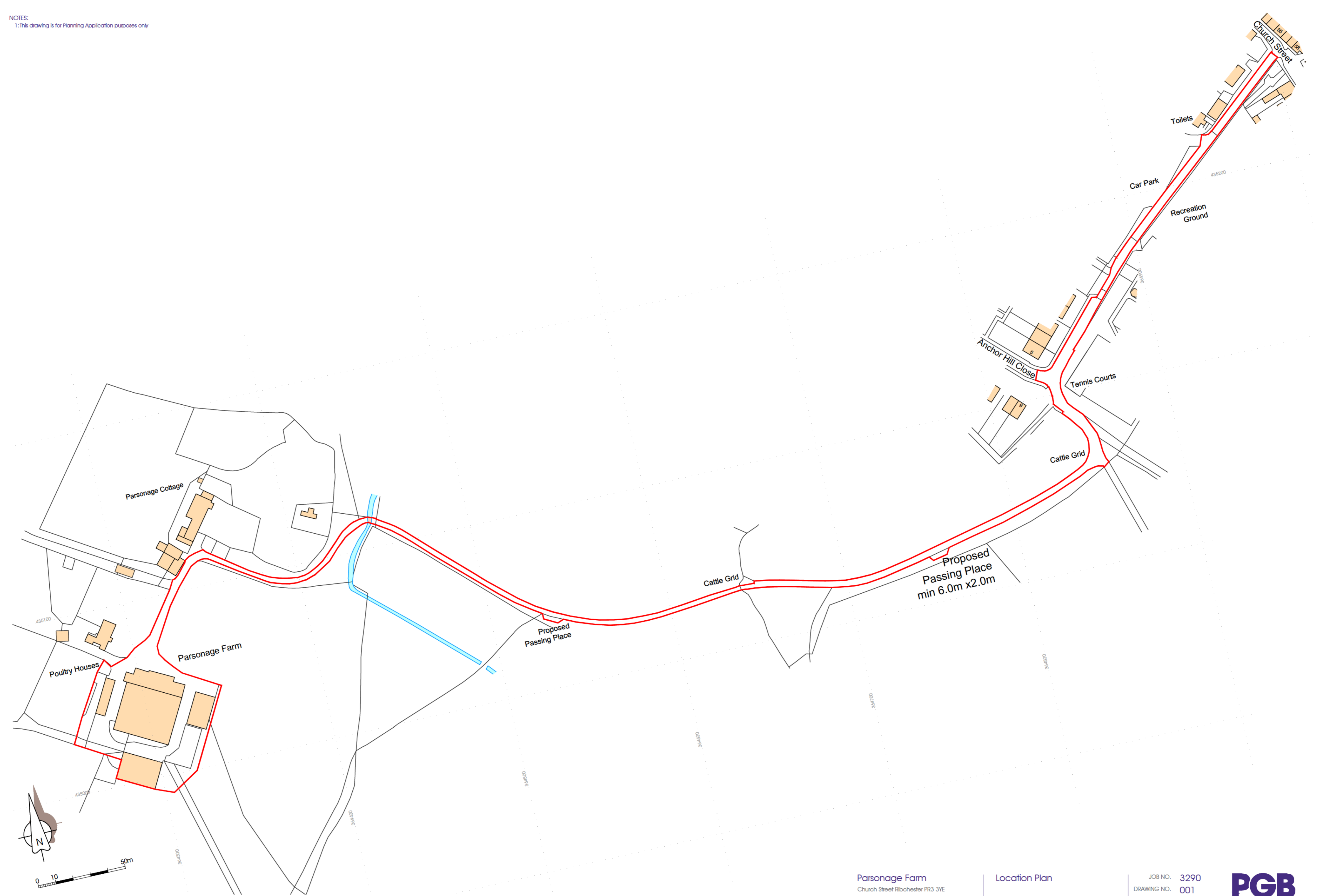
**7.0 Conclusions**

The barn is in a good structural condition and is considered suitable for conversion. The construction should follow the guidance set out above and a structural engineer should be consulted with regard to the final layout for Building Regulation compliance.

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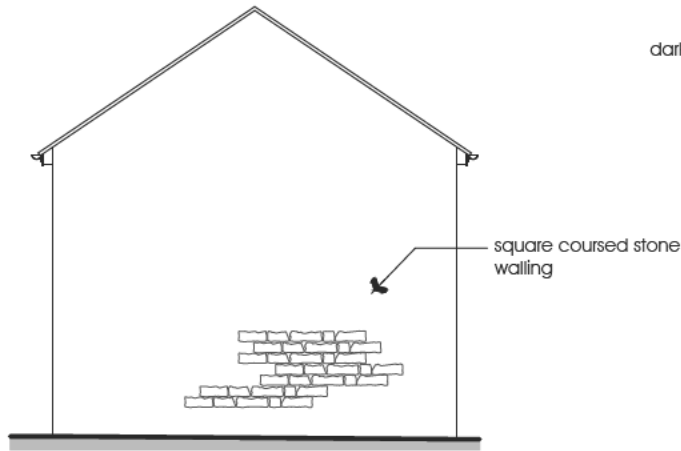
Appendix A  
Drawings

NOTES:  
1: This drawing is for Planning Application purposes only

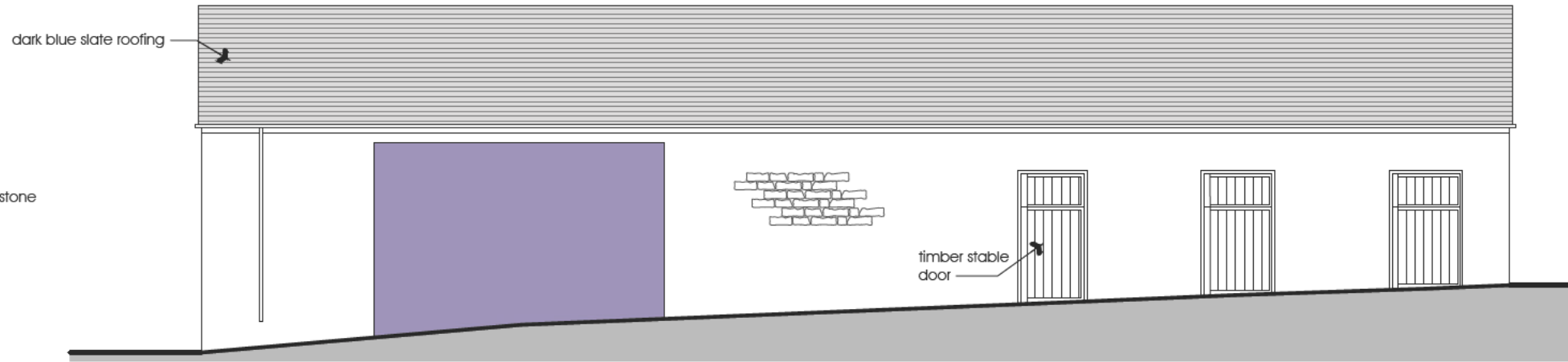


NOTES:

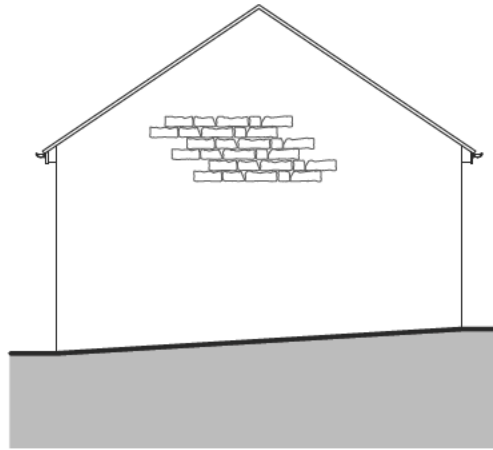
1: Do not scale this drawing, use figured dimensions only 2: The Contractor, Sub Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication 3: Any dimensional discrepancies are to be reported to the Architect immediately



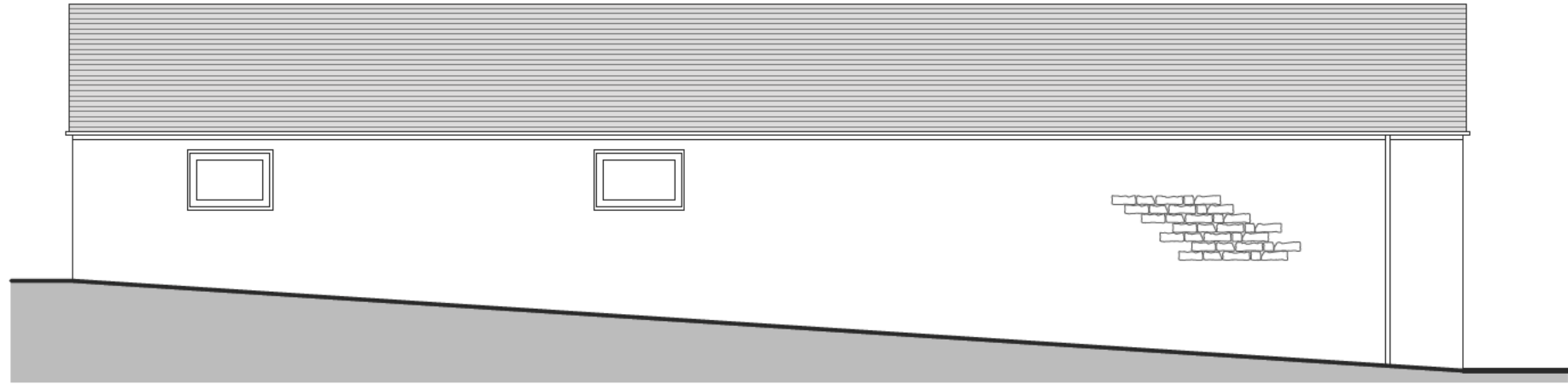
Elevation South West  
scale 1:100



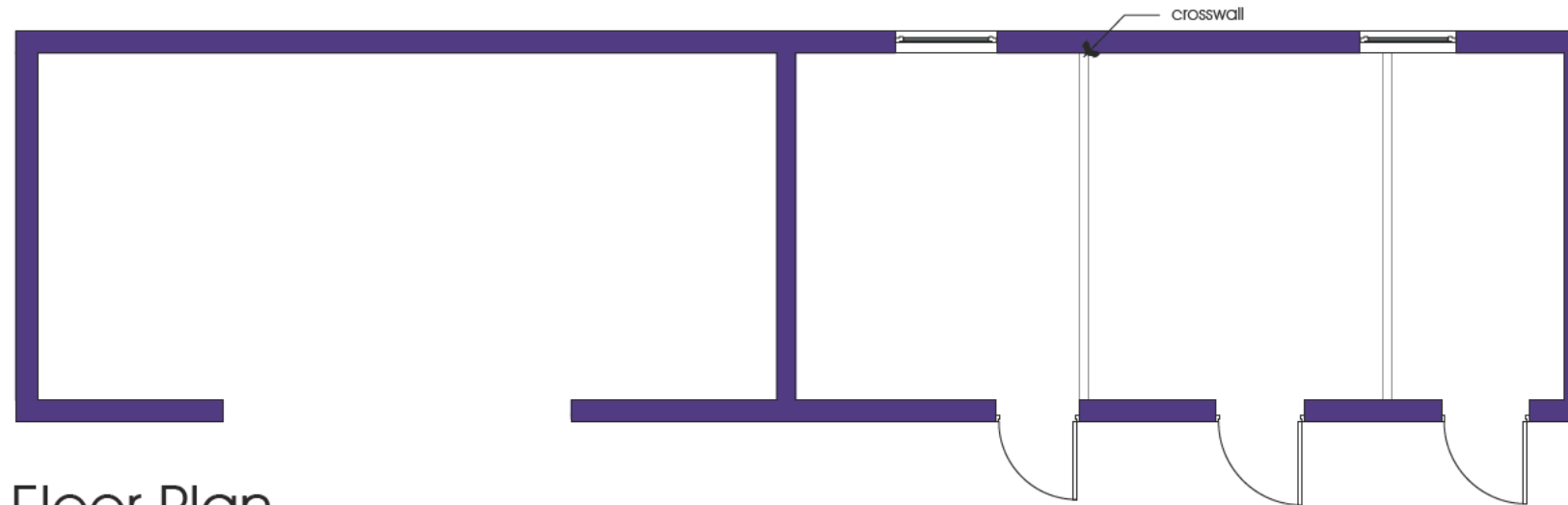
Elevation South East  
scale 1:100



Elevation North East  
scale 1:100



Elevation North West  
scale 1:100

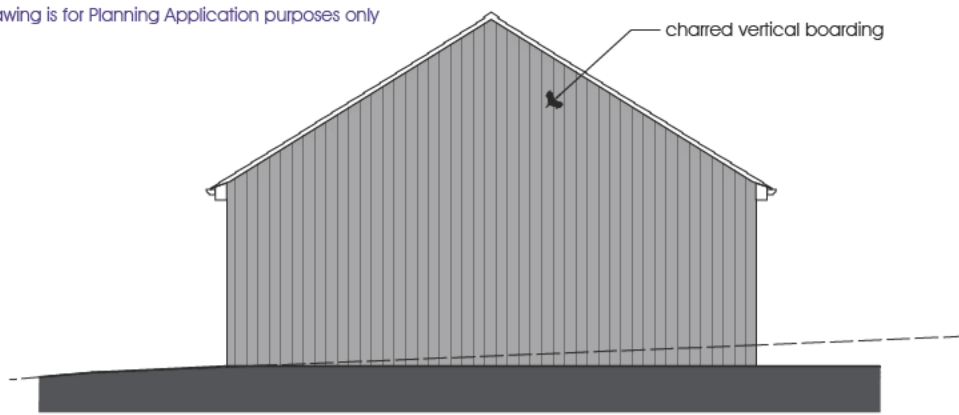


Floor Plan  
scale 1:100





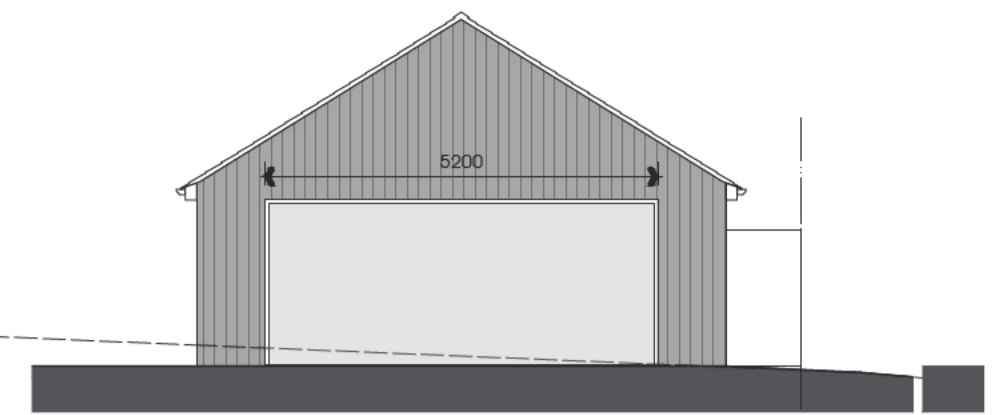
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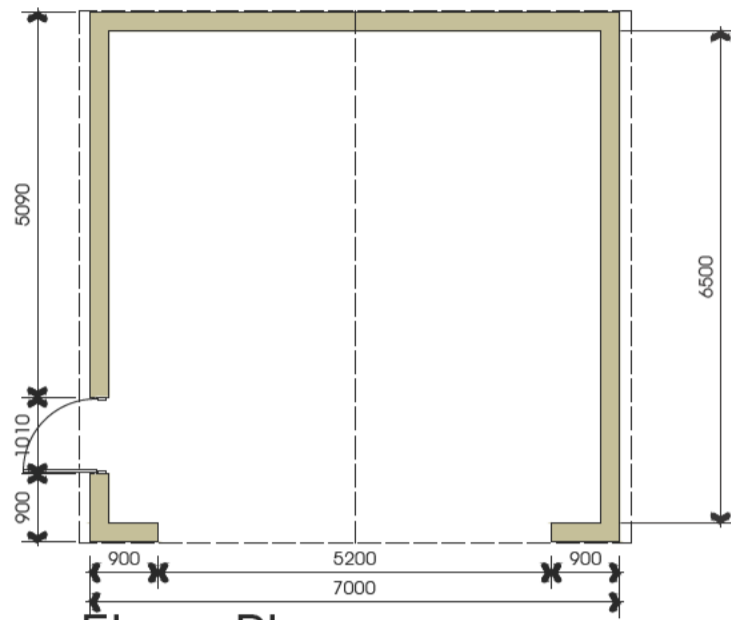
Elevation South East  
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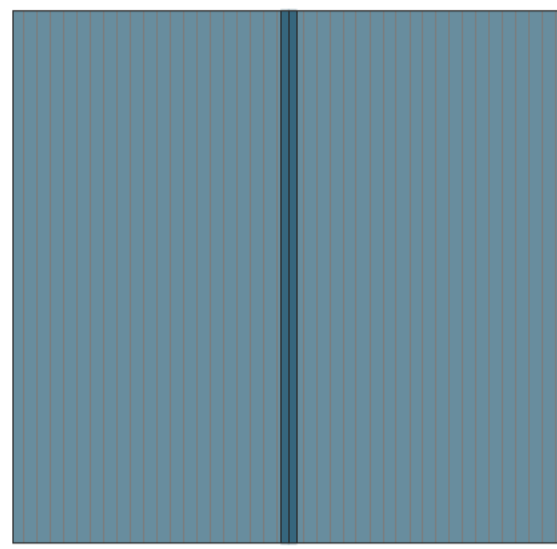
Elevation South West  
scale 1:100



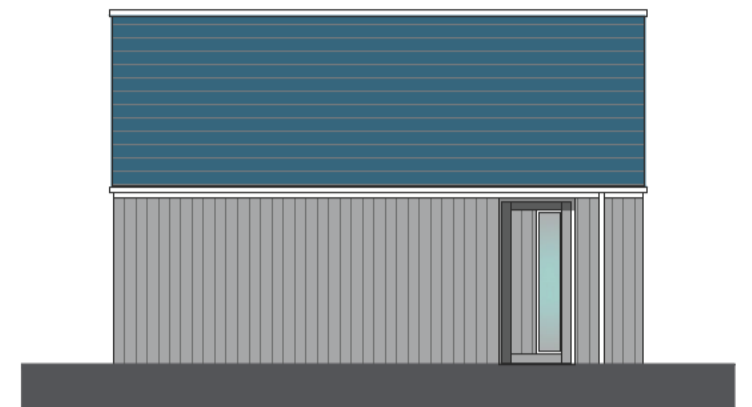
Elevation North West  
scale 1:100



Floor Plan  
scale 1:100  
Garage to Unit 2



Roof Plan  
scale 1:100



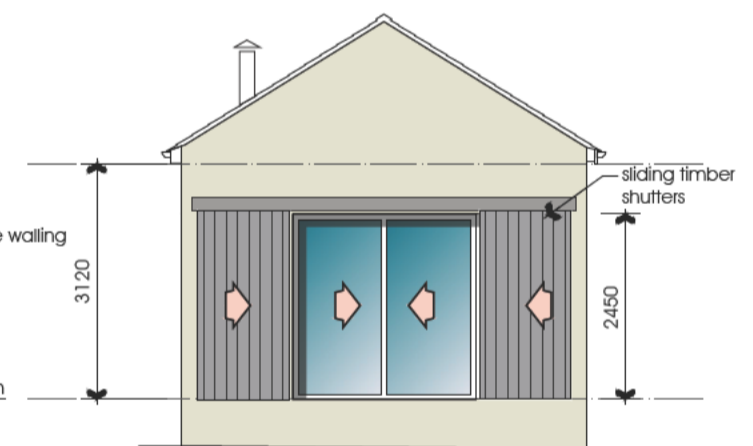
Elevation North East  
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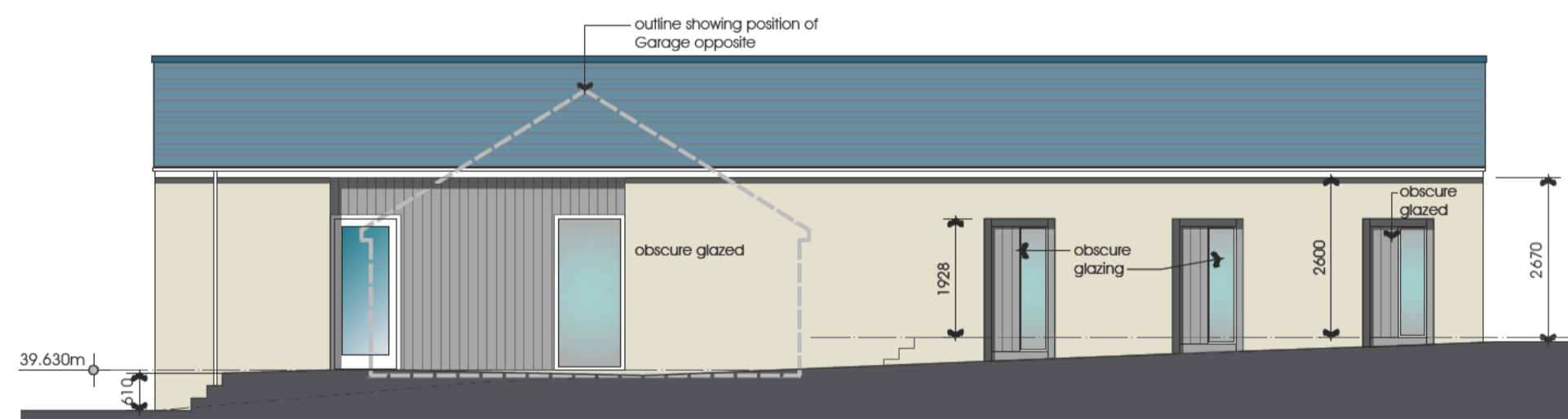
Longitudinal Section  
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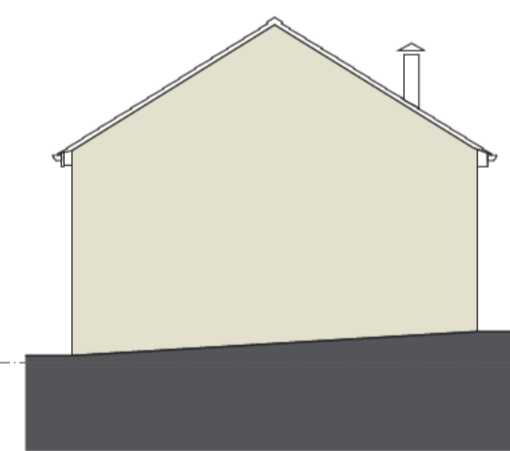
Elevation North West  
scale 1:100



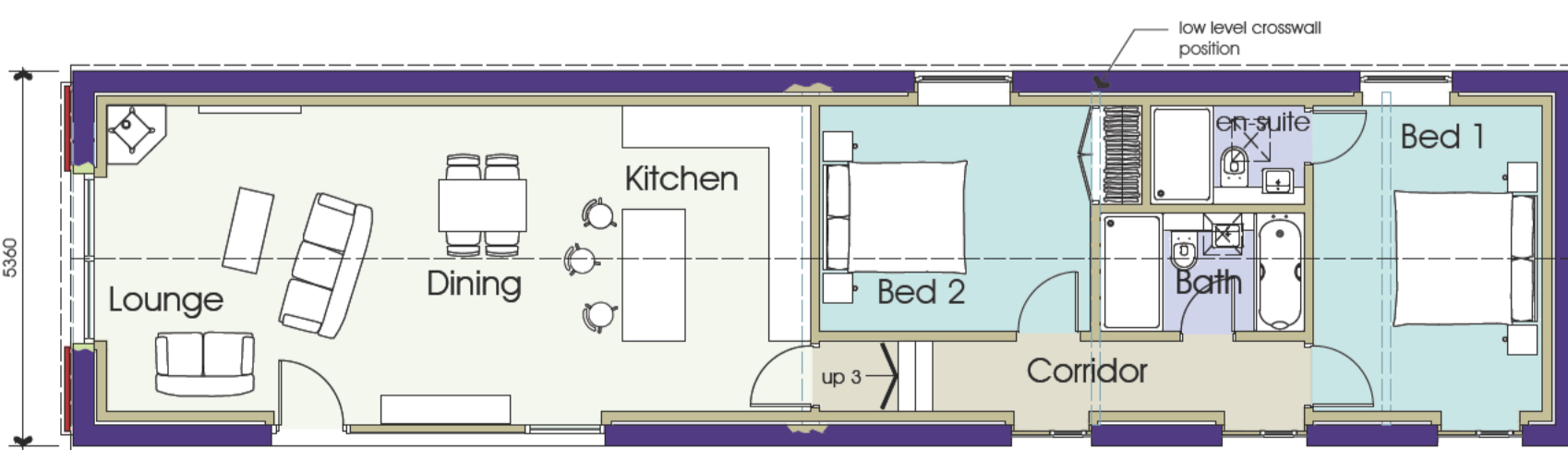
Elevation South West  
scale 1:100



Elevation South East  
scale 1:100



Elevation North East  
scale 1:100



Out Building Floor Plan  
scale 1:100



Roof Plan  
scale 1:200

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Appendix B  
Photographs



Photo 1 – South East Elevation



Photo 2 – South West Gable



Photo 3- North West Elevation



Photo 4 – North West Elevation



Photo 5 – Roof



Photo 6 – North West Elevation



Photo 7 – Roof Trusses



Photo 8 – Internal



Photo 9 – Internal block



Photo 10 – Internal



Photo 11 – North East Gable

