

Paul Snape Consulting

Mr & Mrs Moon

**Woodtop Farm, Thornley, PR3 2TS
Stone Barn**

**Structural Condition Survey for Assessing
Conversion to Residential Property**



PSC- 816-001

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Mr & Mrs Moon
Structural Condition Survey
Stone Barn at Woodtop Farm

Contents

- 1.0 Terms of reference
- 2.0 Purpose of the survey
- 3.0 Description of Buildings
- 4.0 External and Internal Surveys
- 5.0 Suitability for Conversion and Conclusion

Appendix A - Photographs

Mr & Mrs Moon

Structural Condition Survey

Stone Barn at Woodtop Farm

1.0 Terms of reference

Paul Snape Consulting were appointed by Mr & Mrs Moon to carry out a visual structural inspection and produce a structural condition survey report for the stone barn at Woodtop Farm, Thornley, PR3 2TS.

2.0 Purpose of the survey

The visual structural survey is required to confirm the current condition of the building and to assess its suitability for conversion for residential use.

Photographic records of the building are included in Appendix A and these are referenced throughout the report.

The drainage, foundations and electrical systems of the building have not been inspected. Therefore, we are unable to confirm that these are in a satisfactory condition.

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

Our inspection was undertaken on 21st July 2023 at which time the weather was overcast with showers. The survey was undertaken by a Chartered Engineer, Paul Snape BEng (Hons) CEng MICE

3.0 Description of the Buildings

The building is a traditional stone barn with a mixture of timber and stone lintels to doorways and windows. The roof is partially covered with cement/asbestos sheets carried by timber purlins. The barn appears to have previously had an adjoining building to the east.

4.0 External and Internal Survey

External Survey

North Elevation (Photos 1 to 6 & 9)

The front elevation of the barn is built in random sandstone and the wall is 450mm thick. There is a large barn door on this elevation with a window located directly above (photos 1 & 4). The barn door has a wooden lintel to the external face of the wall which is in poor condition and failing (photo 2), leading to movement in the stonework above (photos 2 & 3). There has previously been an adjoining building to the east and removal of this building has damaged the north-east corner of the stonework as can be seen in photos 5, 6 and 9. This elevation would require a substantial amount of re-build covering around 50 to 60% of its area.

Mr & Mrs Moon
Structural Condition Survey
Stone Barn at Woodtop Farm

East Elevation (Photos 7 to 9)

The east gable of the barn is built in random sandstone and the wall is 450mm thick. Photo 7 illustrates the roof line of the former building which was previously attached to the east. There is also evidence on photo 7 of two former doorways, one at a lower level and one directly above at a higher level. The gable is damaged at each corner where the former building has been removed (photos 7 & 9). The stonework above the roof line of the former building is in very poor condition as is the infill to the former doorways. This elevation would require a substantial amount of re-build covering around 60 to 75% of its area.

South Elevation (Photos 10 to 12)

The rear elevation of the barn is built in random sandstone and the wall is 450mm thick. The wall is damaged and has moved at the south east corner as can be seen in photos 10 to 12. This elevation would require an area of re-build of around 10 to 20% of its area.

West Elevation (Photos 15 & 16)

This west gable is built in random sandstone and the wall is 450mm thick. The gable is in a reasonable condition and would not require any areas of re-build to its external skin.

Roof (Photos 14 to 15)

External inspection of the roof indicates that there has been a loss of a large amount of the cement/asbestos roof sheets. This has left the timber purlins exposed. The barn would require a full re-roof.

Internal Survey

Roof (Photos 16 to 21)

The main roof to the building is carried by timber purlins spanning between the gables. As noted above the roof sheeting has been damaged leaving the timbers exposed. There is evidence of rot and failure to the purlins (photo 16).

Internal Walls (Photos 16 to 21)

Internally, the walls generally reflect the external findings. The west elevation appears to have had an internal flue for fireplaces at two levels. Photo 7 indicates this with the flue and upper fireplace still partially in place. There is evidence of movement to the inner skin of the west gable under the purlin bearing point (photos 17 & 19).

Timber and Stone Lintels to Main Door and window above (Photos 20 & 21)

The two inner timber lintels to the main door are in better condition than the external lintel but are showing signs of rot (photo 20). There is only an external lintel to the window above (photo 21).

Mr & Mrs Moon
Structural Condition Survey
Stone Barn at Woodtop Farm

Floor

The floor has some areas of poor concrete with other areas of soil.

5.0 Suitability for Conversion and Conclusion

It can be seen from the survey detailed above that this building is in a poor condition and will require substantial areas of re-build to three elevations. In total, this would amount to over 40% of the building. The building would also require a completely new roof plus replacement and additional lintels to the doorway and windows.

Given the assessment above it is our opinion that the barn is not suitable for conversion to a residential property.

Mr & Mrs Moon
Structural Condition Survey
Stone Barn at Woodtop Farm

Appendix A
Photographs



Photo 1 - North Elevation



Photo 2 – North Elevation



Photo 3- North Elevation



Photo 4 - North Elevation



Photo 5 – North Elevation



Photo 6 – North Elevation



Photo 7 – East Elevation



Photo 8 – East Elevation



Photo 9 – North East Corner



Photo 10 – South Elevation



Photo 11 – South East Corner



Photo 12 – South East Corner



Photo 13 – West Elevation



Photo 14 - Roof



Photo 15 - Roof



Photo 16 – Internal looking south east



Photo 17 – Internal towards west elevation



Photo 18 – Internal east elevation



Photo 19 – Internal west elevation



Photo 20 – Internal – north elevation



Photo 21 – Internal - roof