

Confidential to:

Huntroyde Estate
c/o Ingham and Yorke
Huntroyde Estate Office
Padiham
Burnley
Lancs BB12 7QX



Surveyor's Name

Adam Day BA (Hons) MSc, Building Surveyor

Inspection Date

The property was inspected on Tuesday 1 August 2023.

Our Reference

AD/EC/S1440/SR

Weather

The weather at the time of the inspection was heavy rainfall.

1. BRIEF HISTORY AND DESCRIPTION

- 1.1. The site comprises a two-storey detached barn.
- 1.2. I anticipate the building to be in the region of 200-250 years old with later extensions.
- 1.3. The exact date of construction may be confirmed by examination of the Title Deeds.
- 1.4. For ease of identification, all descriptions in the report will be as though facing the front (West).

2. EXAMINATION

External

2.1. Roofs

- 2.1.1. The roofs have been viewed from ground level with the aid of a pair of binoculars where appropriate.
- 2.1.2. The roof is of duo-pitched construction with ridges running parallel to the front elevation covered with Hardrow (concrete) slates and mortar bedded and pointed concrete ridges.



Photograph 1

- 2.1.3. There are glazed slates to the rear roof slope to provide natural light internally, two of which are missing.
- 2.1.4. There are catslide details over the front extended sections.



Photograph 2

- 2.1.5. The roofs to the left side of the front, two-storey catslide and the rear offshoot have collapsed and these areas of the building are now open to the elements.



Photograph 3



Photograph 4

- 2.1.6. The roofs to these areas should be replaced.
- 2.1.7. The roof coverings elsewhere are in poor condition with numerous slipped, missing and displaced slates noted, resulting in water ingress.



Photograph 5

- 2.1.8. As part of any future refurbishment/conversion works, the roof should be stripped and re-covered.
- 2.1.9. There is some deflection noted to the roof slopes and ridge line. Internally purlins are noted to be deflected.
- 2.1.10. I anticipate that the deflection has occurred under the weight of a previous stone slate covering and is unlikely to become significantly worse.
- 2.1.11. The roof structure to the main two-storey section of the building comprises King post trusses supporting three rows of purlins to each roof slope, in turn supporting common rafters.



Photograph 6



Photograph 7

- 2.1.12. Full examination of the structure was restricted due to a lack of safe access to the first floor.
- 2.1.13. There are isolated areas of damage/decayed rafters as a result of water penetration which will require replacement as necessary.
- 2.1.14. The trusses are noted to lean out of plumb which has resulted in movement to the gable apexes. Straps have been installed to provide restraint.



Photograph 8

- 2.1.15. The trusses are sound and suitable for retention. The roof structure will require taking down and re-assembling.
- 2.1.16. Active woodworm infestation is noted to the first-floor timbers and therefore I would recommend that woodworm treatment is undertaken to the roof structure.
- 2.1.17. The roof structure to the front two-storey catslide roof comprises mono trusses supporting purlins, in turn supporting common rafters.



Photograph 9



Photograph 10

- 2.1.18. The roof structure to the front single-storey catslide roof comprises principal rafters supporting purlins, in turn supporting common rafters. The roof structure has been partially underlined which has obstructed examination.
- 2.1.19. Repairs have been undertaken to strengthen the left-side principal rafter where the rafter foot has decayed. The repair undertaken appears adequate.



Photograph 11



Photograph 12

- 2.1.20. There are areas of decay noted to the roof structures, primarily as a result of water ingress. Repairs will be required to the more significantly affected areas.
- 2.2. **Walls**
 - 2.2.1. Walls are of solid stone construction 400-500mm thick.
 - 2.2.2. There are a combination of stone, timber and steel lintels over window and door openings.
 - 2.2.3. Generally, all timber lintels are decayed and require replacement.
 - 2.2.4. There is a fracture to the rear-right, ground-floor window stone head which should be replaced.



Photograph 13

- 2.2.5. The concrete lintel to the rear-left, ground-floor window head is defective and should be replaced.



Photograph 14

- 2.2.6. Numerous alterations have been undertaken to original door openings to build in or partially build in to form window openings.
- 2.2.7. Alterations have been undertaken elsewhere to form new and widen original window openings.
- 2.2.8. The front left elevation has partially collapsed and should be re-built.



Photograph 15

- 2.2.9. The remaining left-side wall of this section leans slightly out of plumb. Re-building and tying in of the front elevation and a new first floor and roof structure will provide restraint to this section of wall.



Photograph 16

- 2.2.10. Walls to the rear offshoot are generally in poor condition and are noted to lean out of plumb, however not to an extent requiring re-building and the addition of a roof structure will provide restraint to the walls.



Photograph 17

- 2.2.11. There is tapered cracking noted at the abutment of the extended sections of wall to the front and rear elevations of the main two-storey part of the building.



Photograph 18

- 2.2.12. Stitch repair works using a Helifix stainless steel system should be undertaken at the abutments.
- 2.2.13. Full examination of the rear elevation was slightly obstructed due to hay bales stored within this area.
- 2.2.14. The left and right-side gables of the main section of the building bulge outwards slightly at mid-level and lean out of plumb towards the apex.



Photograph 19



Photograph 20



Photograph 21

- 2.2.15. The left-side gable leans inwards, whilst the right-side gable leans outwards towards the apex.
- 2.2.16. Movement to the apexes is a result of horizontal movement of the main roof trusses.
- 2.2.17. Re-building of the upper gable apexes will be necessary.
- 2.2.18. There is bulging/bowing to the front-right corner of the main building.



Photograph 22



Photograph 23

- 2.2.19. There is decay noted to the timber lintel over the window opening within this area and evidence of long-standing water ingress from the defective rainwater goods.
- 2.2.20. Replacement of the lintel and isolated re-building of the masonry above the opening will be necessary.
- 2.2.21. Both internally and externally, the walls have been re-pointed/rendered with cement-based mortars and renders.
- 2.2.22. I would recommend that as part of future refurbishment, all the external walls are re-pointed using a traditional lime mortar.
- 2.2.23. Rainwater goods are partially missing, leaking or blocked with vegetation and require replacement.

2.3. Floors

- 2.3.1. First floors are of suspended timber construction. There are supporting steels to the main first-floor section.



Photograph 24

- 2.3.2. The steels are in satisfactory condition although suffering surface corrosion.
- 2.3.3. The first floor to the front-left section has partially collapsed and requires replacement.



Photograph 25

- 2.3.4. Elsewhere, water ingress has resulted in isolated areas of decay to the first-floor floorboards and therefore safe access could not be gained to all of the first-floor areas.
- 2.3.5. There is active woodworm infestation noted to the floorboards to some areas.



Photograph 26

- 2.3.6. As part of conversion works, I recommend that all first floorboards are replaced.
- 2.3.7. Ground floors are a combination of earth, cobbled and concrete. Examination was significantly restricted due to the amount of items stored within the buildings.
- 2.3.8. As part of conversion, the floors will be replaced.

3. CONCLUSION AND RECOMMENDATIONS

- 3.1. Within the scope of the examination undertaken to this property in that it has been restricted to a visual inspection only of elements presenting at the time of the inspection and no exploratory/disruptive work has been conducted, I conclude my findings and recommendations as follows.
- 3.2. The roofs require stripping and recovering.
- 3.3. There are areas of decay noted the structure in places as a result of water ingress which will require isolated repairs/replacement of the affected roof structure.
- 3.4. The main roof king post trusses lean out of plumb, resulting in movement to the gable apexes. The roof structure should be taken off and re-instated and the upper apex of the gables re-built.
- 3.5. The roof structure to the front left and rear offshoot have collapsed and should be replaced.
- 3.6. Rainwater goods are defective, resulting in water ingress to the walls and require replacement.
- 3.7. Walls to the front left have partially collapsed and should be re-built.
- 3.8. The front-right corner bulges outwards due a decayed timber lintel to the window opening, isolated re-building should be undertaken.
- 3.9. Elsewhere repairs/replacement of cracked/defective stone cills is required and timber lintels should be replaced.
- 3.10. The first-floor structure, with the exception of the front left where they have partially collapsed, is generally considered to be sound. Floorboards should be replaced.
- 3.11. Ground floors will require replacement as part of the conversion.
- 3.12. Notwithstanding the areas of repair, the building is considered to be structurally sound enough for conversion.
- 3.13. Please note that the report is confidential to the Client and may not be reproduced or passed on without the written prior approval of both Surveyor and Client.
- 3.14. Should you wish to discuss this report, please do not hesitate to contact this office.



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