




PHILIP WRIGHT  
ASSOCIATES

**STRUCTURAL APPRAISAL**  
**OF**  
**MEREGILL FARM,**  
**HOLDEN LANE,**  
**BOLTON BY BOWLAND,**  
**CLITHEROE**

<b>CONTRACT NO. 2993</b>	<b>PHILIP WRIGHT ASSOCIATES LTD</b> <b>21 UNION STREET</b> <b>RAMSBOTTOM</b> <b>BURY BL0 9AN</b>
<b>MAY 2023</b>	

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**1.0 INSTRUCTION**

I would confirm having attended the above property and have carried out a visual inspection as instructed.

The scope of my brief was to inspect and report upon the general structural condition of the agricultural barn to determine its suitability or otherwise for conversion to habitable accommodation.

It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works nor to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. It was not within my brief to undertake any works to expose the foundations of the property.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors report which would cover in detail such items as serviceability, damp proof course, gutters, roof finishes, electrical goods and the like which represent the fabric of the building.

I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect. The property has timber elements to the roof and to the doors and lintels which show evidence of decay or have suffered from insect infestation, it would be prudent that a timber preservation specialist is commissioned to advise on the condition of any timbers which would be considered as being retained.

I have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

**2.0 THE PROPERTY**

The property is an L-shaped single storey agricultural barn which also incorporates an attached lean-to canopy and an attached store. The main building is of traditional construction and incorporates a duo pitched ridged slate roof with solid brickwork external walls and solid ground floor construction.

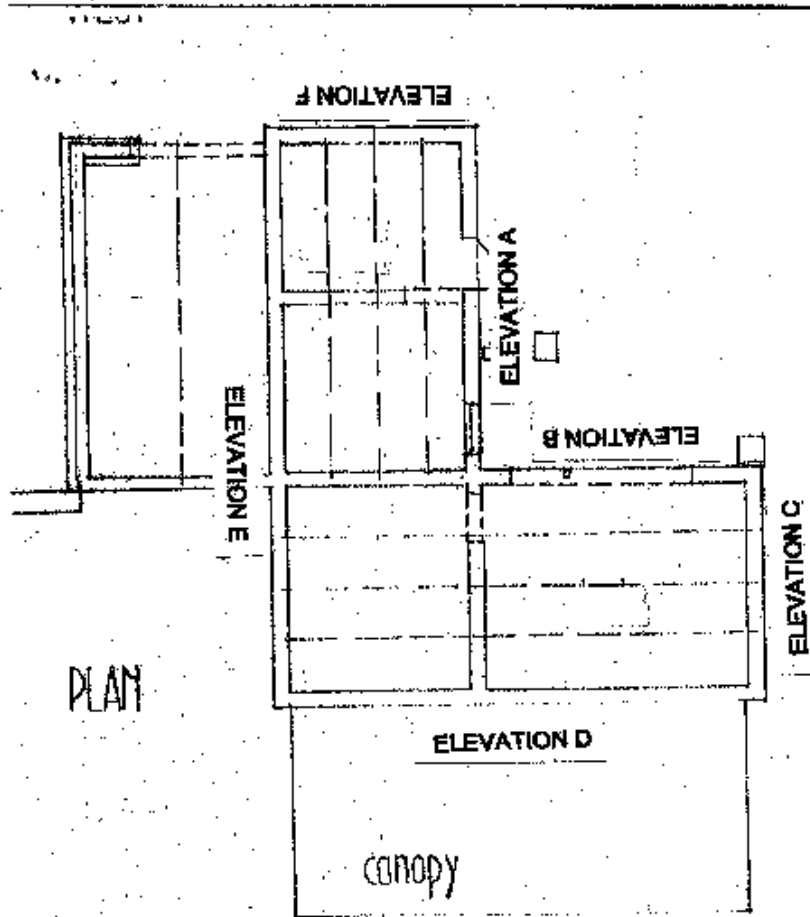
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3.0 OBSERVATIONS

3.1 EXTERNAL OBSERVATIONS

Observations are termed as facing the elevations as referenced on the plan below: -



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**3.1.1 ELEVATION A**

The elevation incorporates a window to the left hand side with stone head and projecting brick cill together with a stable door to the right hand side. Over the stable door, a brick was missing beneath the ends of the lintel with exposed door frame beneath the lintel. The wall was noted to be plumb within acceptable tolerance and the coursing level.

**3.1.2 ELEVATION B**

The elevation incorporates a large opening with exposed timber lintel supported between exposed piers. The left hand pier was noted to be plumb and the coursing level although some recessed pointing was evident. Five bricks were noted to have fractured faces which would need replacing. The coursing to the right hand pier was noted to slope downwards towards the left by approximately 25mm, however, no cracking was evident.

**3.1.3 ELEVATION C**

The gable elevation incorporates a steel pole with an attached electric cable at high level. Water staining and vegetation growth was evident at high level. The wall was noted to have a slight bulge in line with the eaves but was considered within acceptable tolerance. The coursing was noted to be reasonably level within acceptable tolerance. Some recessed pointing was evident.

**3.1.4 ELEVATION D**

The wall was incorporated within the lean-to, the lean-to roof incorporating timber rafters being pocketed into the wall supporting a corrugated steel roof. No openings were evident within the wall. The wall was noted to be in a fair and reasonable condition, the wall was noted to be plumb within acceptable tolerance and the coursing level.

**3.1.5 ELEVATION E**

The main wall has the store attached to the rear, the lower half being cement rendered. The wall was noted to be in a fair and reasonable condition, the wall being noted to be reasonably plumb within acceptable tolerance and the coursing level. The elevation also incorporates a gable to the far part of the wall however, no access was afforded. The wall was visually noted to be in a fair and reasonable condition.

**3.1.6 ELEVATION F**

The gable elevation was noted to have some loose pointing and some moss growth was evident within the joints. The alignment of the wall was fair within acceptable tolerance and the coursing level.

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**3.1.7 STORE**

The roof to the store has partially collapsed likely as a result of storm damage incorporating steel cladding and timber purlins and supported off a central truss. The far wall incorporates the original stone wall for approximately half the height with the remainder being brick. The wall was noted to be in a fair and reasonable condition.

**3.2 INTERNAL OBSERVATIONS**

The condition of the interior face of the walls is as noted externally with no significant structural distress noted.

**4.0 SUMMARY AND RECOMMENDATION**

In conclusion from the findings from my visual inspection, I would advise that in general the barn shows no evidence of any significant structural distress and with this regard it would be suitable for conversion for habitable purposes.

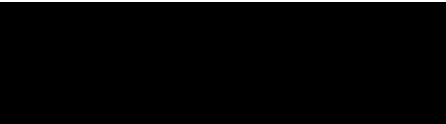
The exterior walls do show evidence of some recessed pointing and some moss growth was evident and it would be beneficial as part of the refurbishment works that the property as a whole is repointed.

The wall to elevation B is to have the existing opening infilled, it would be prudent that the timber lintel is replaced and due to the long-standing misalignment of the right hand pier, it would be prudent this is taken down and rebuilt level with the remaining infilled masonry.

The lintel over the stable door to elevation A will require to be replaced.

It is assumed that the lean-to canopy is to be replaced with the pockets to the embedded timber members infilled.

The roof to the attached store to the rear will require to be replaced in its entirety.



P G Wright BSc.(Hons) CEng. MStructE.

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