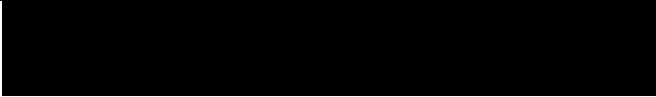




PHILIP WRIGHT  
ASSOCIATES

**STRUCTURAL APPRAISAL  
OF  
MAIN BARN,  
LOWER REAPS FARM,  
WHINNEY LANE,  
MELLOR**

<b>CONTRACT NO. 3549</b>	<b>PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN</b>
<b>JANUARY 2025</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 barn and to advise on the remedial works required for its renovation.

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 decayed or 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.

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**2.0 THE PROPERTY**



The barn is of single storey although with a double storey height to the middle incorporating a shippen to the rear to the full width of the building and with two projections to the left hand and right hand side of the front. Two substantial stone walls form the entrance to the front. The barn is constructed in a traditional manner with solid stone external walls and with a duo pitched ridged roof with a combination of stone tiles and corrugated steel cladding. The ground floor is of part stone cobbles and part earth.

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**3.0 OBSERVATIONS**

**3.1 EXTERNAL OBSERVATIONS**

**3.1.1 FRONT ELEVATION**

The front elevation incorporates a central opening and with projections to the left and right hand sides. The projection to the left hand side is of exposed blockwork with the roof having collapsed. Both left and right hand flank walls to the entrance were noted to lean outwards at the external junction. The alignment of the wall to the right hand projection, although undulating, was within acceptable tolerance.

**3.1.2 RIGHT HAND ELEVATION**

The right hand elevation incorporates a single door opening at ground floor, two window openings and high level window. The wall was noted to be in a fair alignment and undulating was considered to be within acceptable tolerance.

**3.1.3 REAR ELEVATION**

No access was afforded to the rear wall of the shippen and consequently was not inspected.

**3.1.4 LEFT HAND ELEVATION**

The left hand elevation incorporates a door opening, single ground floor opening and single first floor opening. The top of the wall to both the rear and front slopes had been repaired in the past with a mixture of exposed stonework. A number of holes within the stonework were evident. The stonework particularly to the front slope would require to be repointed, but the stonework having not matched the main wall. The alignment of the main wall, although undulating, was considered to be within acceptable tolerance.

**3.2 INTERNAL OBSERVATIONS**

The barn incorporates two substantial full width walls being of double height. The alignment of the walls were undulated but were within acceptable tolerance but did contain a number of embedded timber lintels from previous openings.

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**3.3 ROOF**

The roof incorporates a combination of the original stone slabs having been repaired with corrugated cladding. There were numerous holes within the roof and there was extensive water ingress. The roof is supported on four king post trusses supported off the main walls with four purlins to the front left hand section. There was extensive water ingress to the timber members, and from my visual inspection, there was extensive decay to the trusses.

The roof to the shippen to the rear incorporates corrugated cladding with extensive holes and water ingress in the roof.

**4.0 SUMMARY AND RECOMMENDATIONS**

In summary, from the findings from my visual inspection, I would advise that the main external walls to the property are in a fair and reasonable condition and would be suitable for conversion to habitable accommodation. There are however a number of items of repair required as follows:-

1. The roof to the whole barn is in poor condition and will require to be replaced in its entirety including all supporting structural members.
2. The shippen to the rear has a number of openings which require the lintels to be replaced, together with the roof.
3. The left hand gable wall will require the upper part of the wall to be rebuilt to both slopes and for the various small openings to be infilled.
4. The ground floor to the barn is of a combination of earth and cobbles and will require to be fully replaced to suit current building regulations.
5. Any embedded timbers within the external and internal walls will require to be replaced.
6. The front corner of both flank walls to the entrance to the front will require to be taken down and rebuilt plumb.

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7. The projection to the front left hand side is of exposed blockwork and will require to be taken down and replaced.



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