

Mr G Preston

# **Barn at Holmes Farm, Higher Commons Lane, Balderstone BB2 7LR**

## Structural Condition Survey for Conversion to Dwellings



PSC-949 Rev A

July 2025

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Lower Stanalee Farm  
Stanalee Lane  
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Preston PR3 2ES



Mr G Preston  
Structural Condition Survey  
Barn at Holmes Farm

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## Structural Condition Survey

### Barn at Holmes Farm

#### 1.0 Terms of reference

Paul Snape was appointed by Mr G Preston to carry out a visual structural inspection and produce a structural condition survey report for the existing barn at Holmes Farm, Balderstone. The building is indicated on the location and site plans included in Appendix A.

#### 2.0 Purpose of the survey

It is proposed to convert the barn to form two dwellings. The proposals have been prepared by AW+A Architects and they have provided details of the existing layout which are included in Appendix A, together with the proposed layouts. The visual structural survey is required to confirm the current condition of the building and to assess its 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 9<sup>th</sup> January 2025 at which time the weather was dry, sunny and frosty.

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

#### 3.0 Description of Building

The building to be converted is a traditional barn comprising a main barn with lofts/mezzanine and a single storey stable area formed by a lean-to section along the south-west elevation. The external walls are built with coursed and random sandstone. The internal walls are a mixture of sandstone and red brick. The roofs are traditional timber and slate but the front elevation section (south-east) has been re-roofed with clay tiles.

#### 4.0 External Survey

##### North-West Elevation (Photos 1 & 2)

The North-West Elevation is built in random sandstone with a large barn door at the west end (photo 1) which has timber doors set back as indicated on the existing plan. The wall is in good condition. It is plumb and reasonably pointed with a mixture of lime and cement mortar. There are no signs of previous or ongoing movement. The photos indicate that the roof has copings to the gable edge which are all in place. In addition to the main barn door there are two further door openings and one window opening at ground floor level plus a door and two window

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openings at first floor level. There are two further small vents at the upper levels (photo 1). The timber to the doors and windows is in poor condition.

#### **South-West Elevation (photos 3 to 10)**

This single storey wall to the stable area is built in random sandstone and there is a small two room storage area at the south end (photos 9 & 10). Part of the elevation is obscured by a large, rendered tank (photo 8). The gable of the main barn is visible above the roof (photos 6 & 7). The walls are all in good condition. They are plumb and reasonably pointed with a mixture of mainly lime and some cement mortar. There are no signs of previous or ongoing movement. Photo 7 indicates some slight movement to the gable copings on the roof. There are 3 door openings and 3 window openings and the timber to these is in poor condition. This elevation has some sections of gutter but they are in poor condition with no downspouts.

#### **South-East Elevation (Photos 11 to 17)**

This elevation runs along Higher Commons Lane and is built in dressed, randomly coursed sandstone. This elevation has no openings except for a small circular vent at a high level (photo 13). The wall is in good condition. It is plumb and reasonably pointed with a mixture of mainly lime and some cement mortar. There are no signs of previous or ongoing movement. The guttering is missing from this elevation with only brackets remaining.

#### **North-East Elevation (Photos 14 to 16)**

This short return is built in dressed, randomly coursed sandstone. There is single window opening at ground floor level (photo 15). The wall is in good condition. It is plumb and reasonably pointed with a mixture of mainly lime and some cement mortar. There are no signs of previous or ongoing movement. The window is boarded over.

#### **Roof (Photos – External – 3 to 10 and 12 & 13 )**

The roof to the main barn is original to the rear (north-west) with slate on timber rafters and purlins. This is in poor condition and is badly deflected and failing. The internal inspection below illustrates this more clearly. The roof to the south-east has had the slates replaced with clay tiles and this is in reasonable condition (photos 12 & 13) as detailed in the internal inspection.

### **5.0 Internal Survey (Photos 18 to 42)**

The main section of the barn is split into several rooms as detailed on the plans. Apart from the entrance area, these rooms have loft areas above, supported on timber beams. Internal inspection indicated that all the internal walls were in good condition with no sign of previous or ongoing movement. The walls are well pointed with lime mortar and the majority are lime washed. There are some areas of walls built with red brick (photos 30 & 33). The gable wall to the adjoining property has been re-built in blockwork (photo 29) and this is in excellent condition.

The timber beams and boards to the loft areas are in poor condition (photo 31). As discussed above the original roof to the rear is in poor condition with deflected timber which has been damaged by water and rot (photos 21 & 22). Photo 18 illustrates the re roofing to the front

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elevation with new purlins, rafters and felt below the clay tiles noted externally. Photos 20 & 25 illustrate a large tank supported by steel beams below the ridge area.

The large lean to stable area is shown on photos 37 to 40. Again, the walls are in good condition with no sign of previous or ongoing movement. The stalls are in place below the mono span trusses and purlins supporting the roof. The timber is in poor condition with some signs of deflection, rot and/or infestation. Timber under boarding has fallen from the rafters (photo 37).

As noted above, there are two small buildings at the south end and these are shown in photos 41 and 42. These have no signs of previous or ongoing movement.

The barn has solid floors to all areas and these do not exhibit any evidence of previous or ongoing movement.

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

It can be seen from the survey detailed above that the external and internal barn walls are in a good condition with little or no sign of previous movement and no sign of ongoing movement. The roof to the rear and the lean-to area is in a poor condition whilst the roof to the front elevation is in better condition having been re-roofed with new timbers, felt and clay tiles. The former stables area (lean-to) is in a good condition except for the roof timbers.

When converting barns, it is essential that the construction techniques and sequence are carefully considered. The proposals are for two dwellings, one occupying the main barn and the other occupying the single storey lean-to section to the south west. In the main barn some internal walls will be removed or openings made but given the condition of the barn this should not affect the overall stability and structural integrity of the building. In the stable the individual stable layout will be replaced by new walls forming the rooms and it is advised that these are formed in masonry to maintain the stability and integrity of the structure. The tank and two small rooms on the south west elevation are to be removed/demolished.

The architects have indicated the construction of an insulated inner leaf. This may comprise of a cavity with insulation plus a block inner leaf or a backing block to the stone with a cavity and a further block inner leaf. With this technique, 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 concrete floor slab with thickened edges along external walls and thickenings under 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. Alternatively, a reinforced raft could be placed over the existing floor to carry the new inner leaf and internal walls. **It should be noted that there is no doubt that the existing walls would be retained and the depth of the existing founding stones**

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**will only dictate the detail of the new floor slab.** The new inner leaf (and backing block if used) should be tied to the existing wall with suitable cavity and/or specialist ties.

As an alternative, the new internal leaf could be formed with SIP panels or insulated stud panels if this is felt appropriate. Any new internal walls could be formed in masonry, SIP panels or timber stud walls as appropriate.

It is expected that the barn is to be re-roofed with a traditional timber and slate roof as the current roof is in a poor condition. The timber purlins and rafters to the front elevation are likely to be able to be retained together with the felt. The clay tiles could be retained unless slate is thought more appropriate. The trusses in the lean-to stable may be able to be retained to suit the proposed layout. Any timber retained should be assessed by a timber specialist, with regard to rot and infestation. All retained timber should be treated against rot/infestation and an indication of residual section given for structural purposes. All retained timber to be used structurally should be checked for structural adequacy. The new roof construction, including any insulation, should be assessed to ensure additional loading is not added to any roof structures retained. The new roof will also accommodate several velux windows which will require suitable timber trimmers to the rafters.

Several new openings are indicated but these would not affect the structural integrity of the external walls which are all in good condition. The openings proposed do not include any particularly large openings.

The units will require connection to a suitable foul and surface water system. It is unlikely any foul sewers are in place at this location and so a sewage treatment plant will be required meeting all current regulations in terms of treatment and outfall requirements. A sustainable surface water system will also be required.

## **7.0 Conclusions**


The building, both the main barn and the former stables, 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.

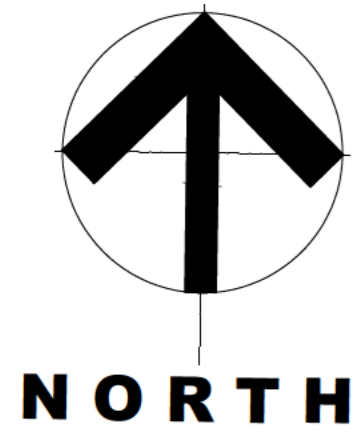
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Appendix A  
Drawings



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	Sheet	Author	Drawing Number	Revision	
	A4		PL01		



Notes

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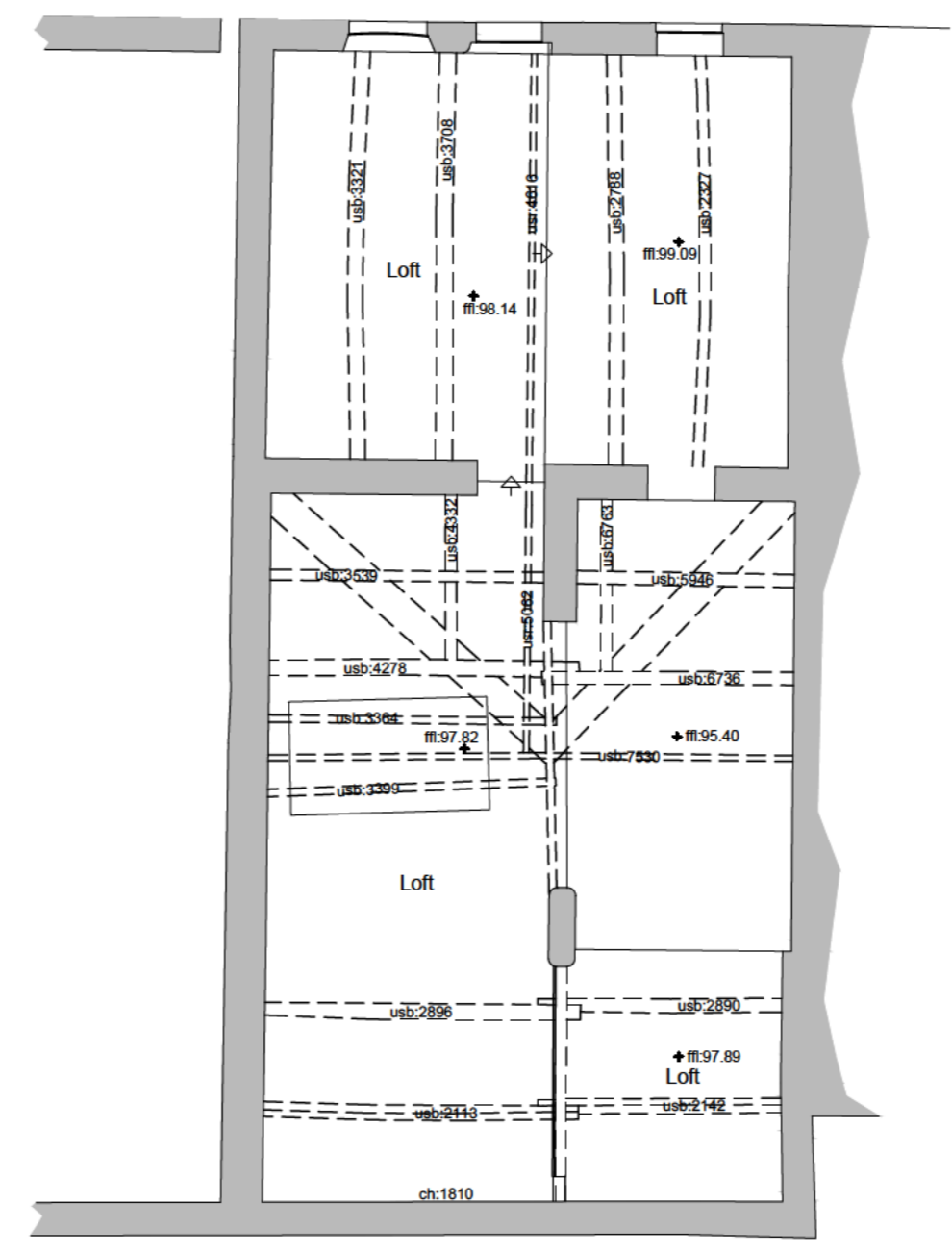
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Drawing Number	Revision	First Issue
PL02	-	-

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EXISTING GROUND FLOOR PLAN



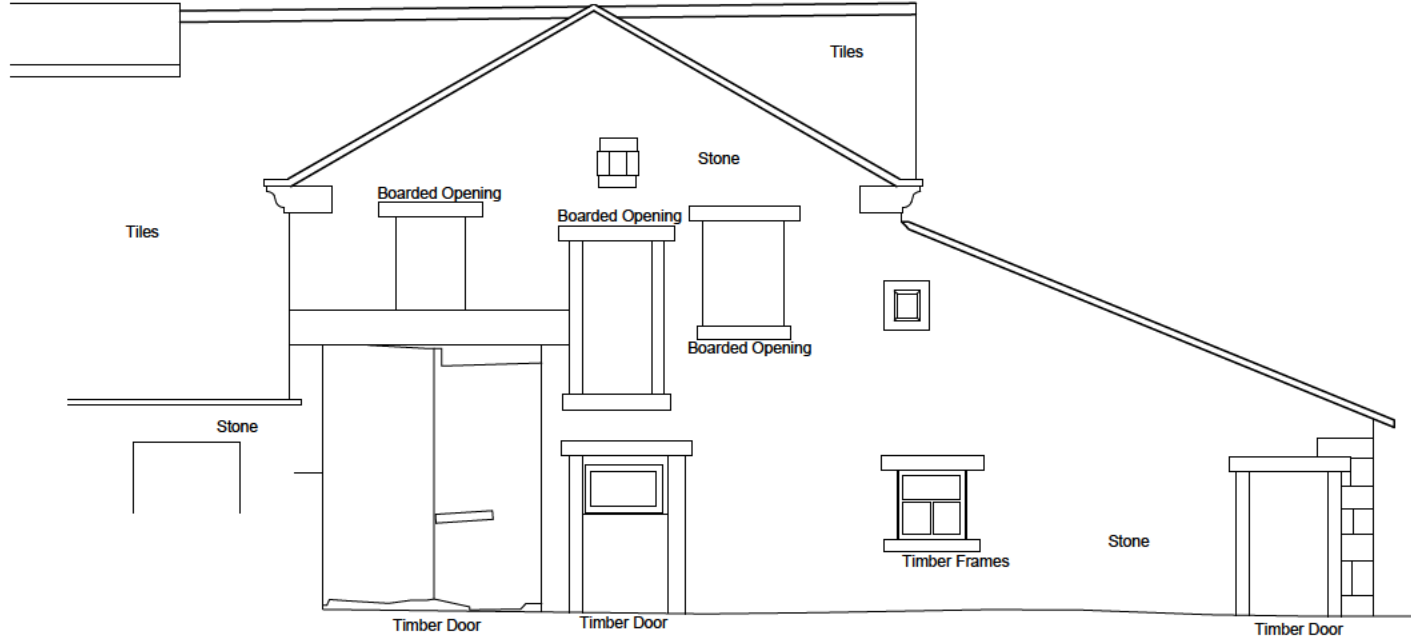
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Client: **Mr G Preston**

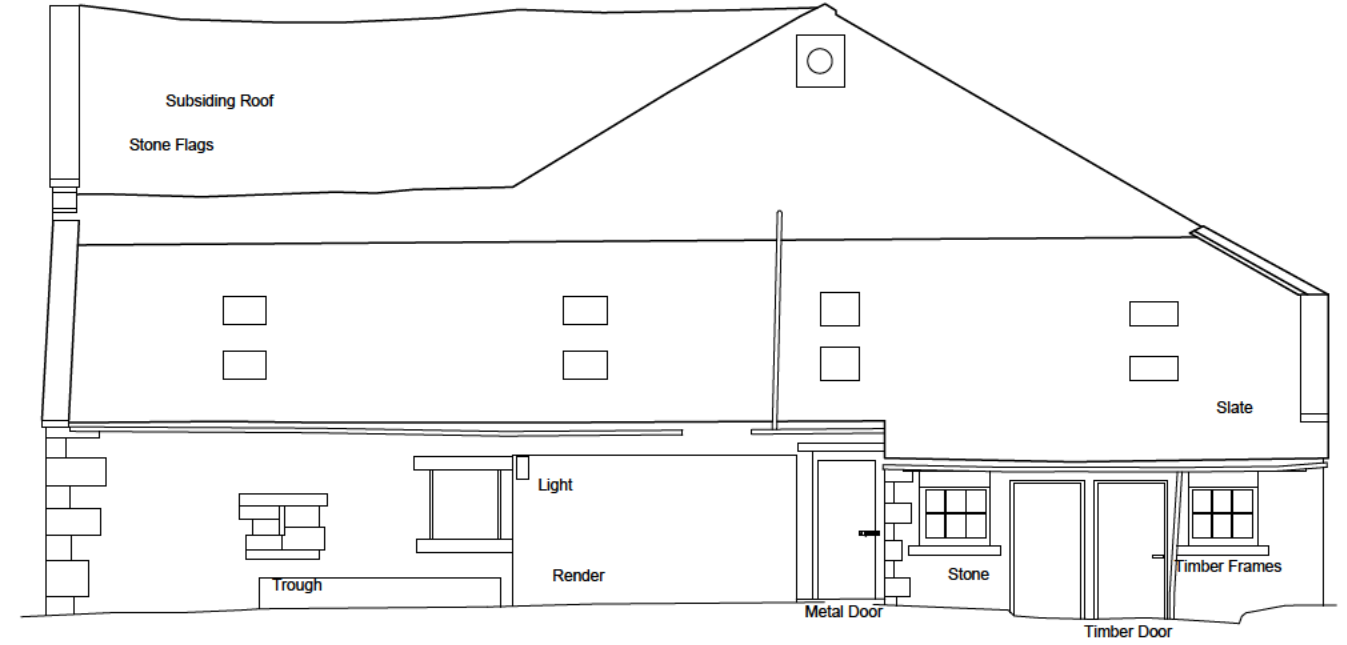
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 Balderstone**

Drawing Title: **Existing Floor Plans  
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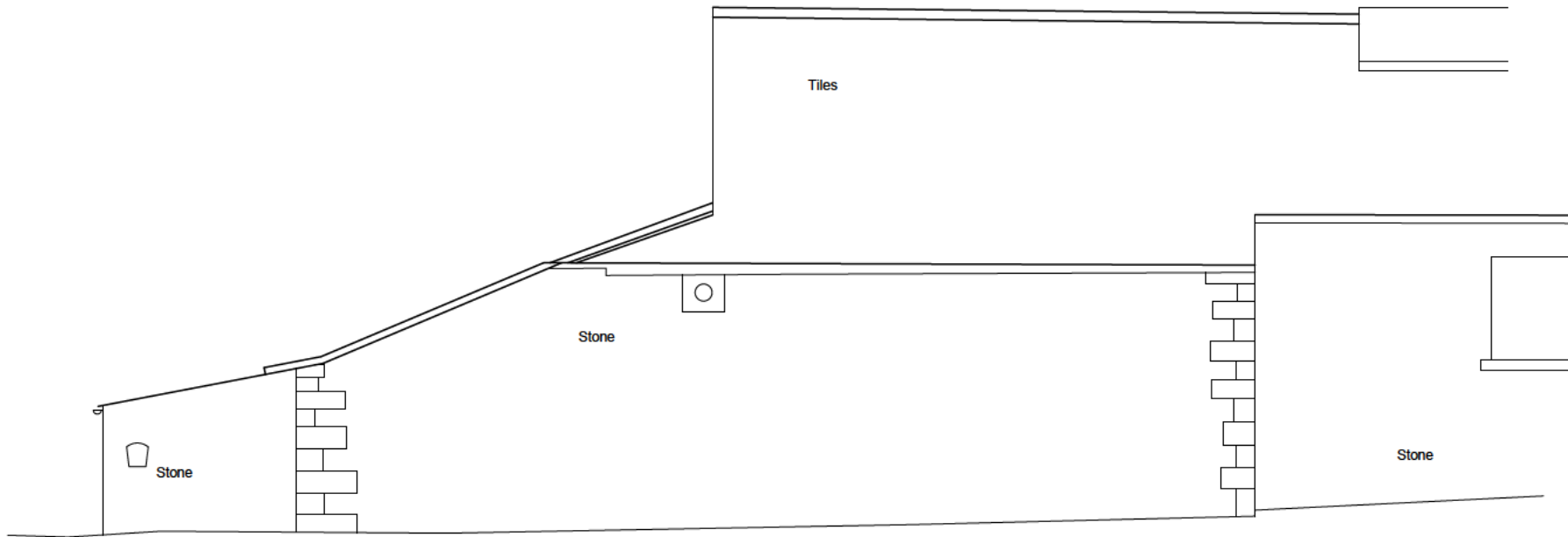
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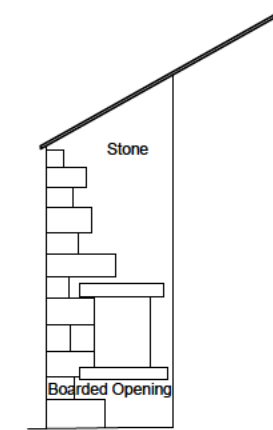
EXISTING NORTH WEST ELEVATION (1)



EXISTING SOUTH WEST ELEVATION (2)





EXISTING SOUTH EAST ELEVATION (3)



EXISTING NORTH EAST ELEVATION (4)

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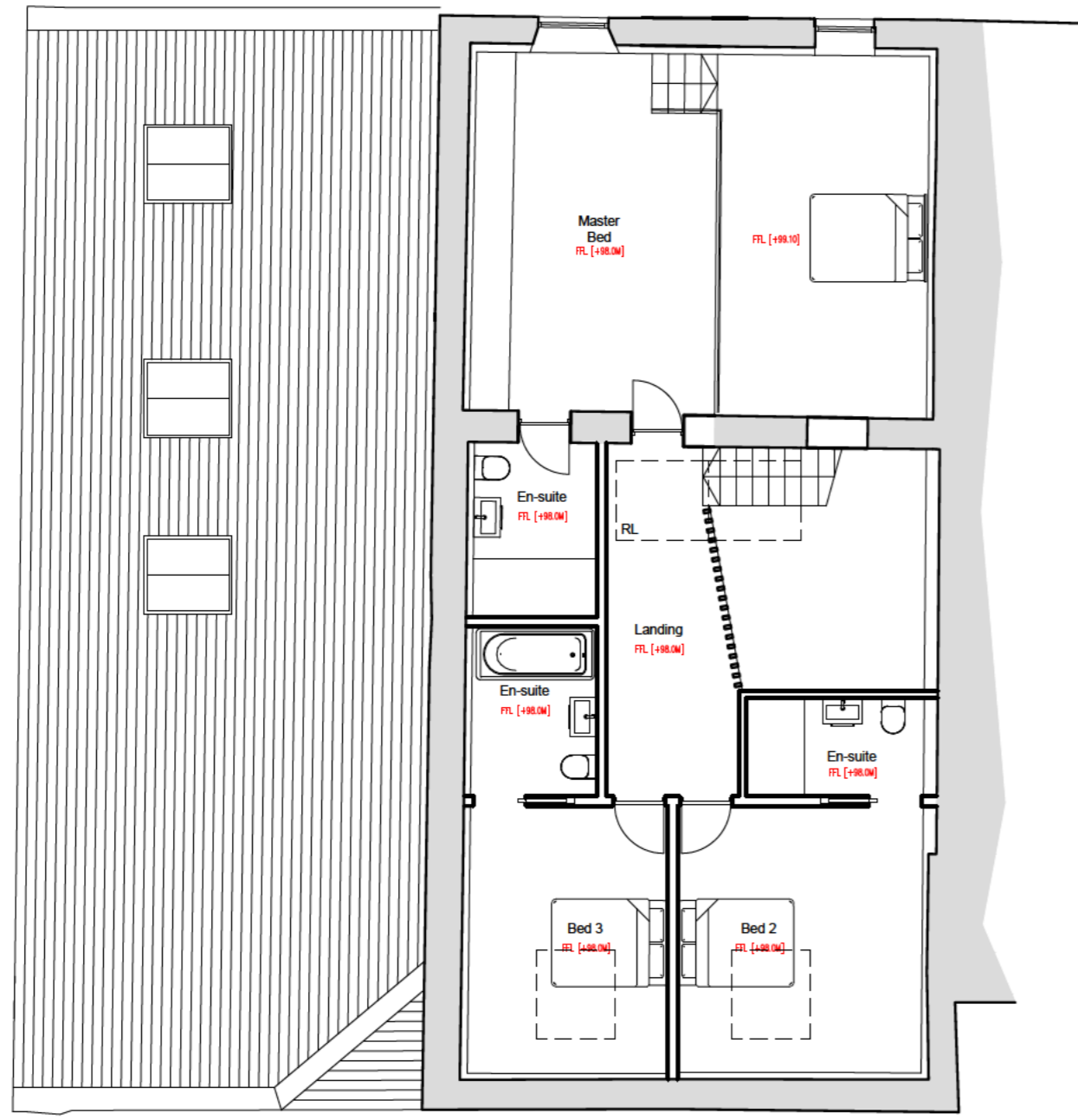
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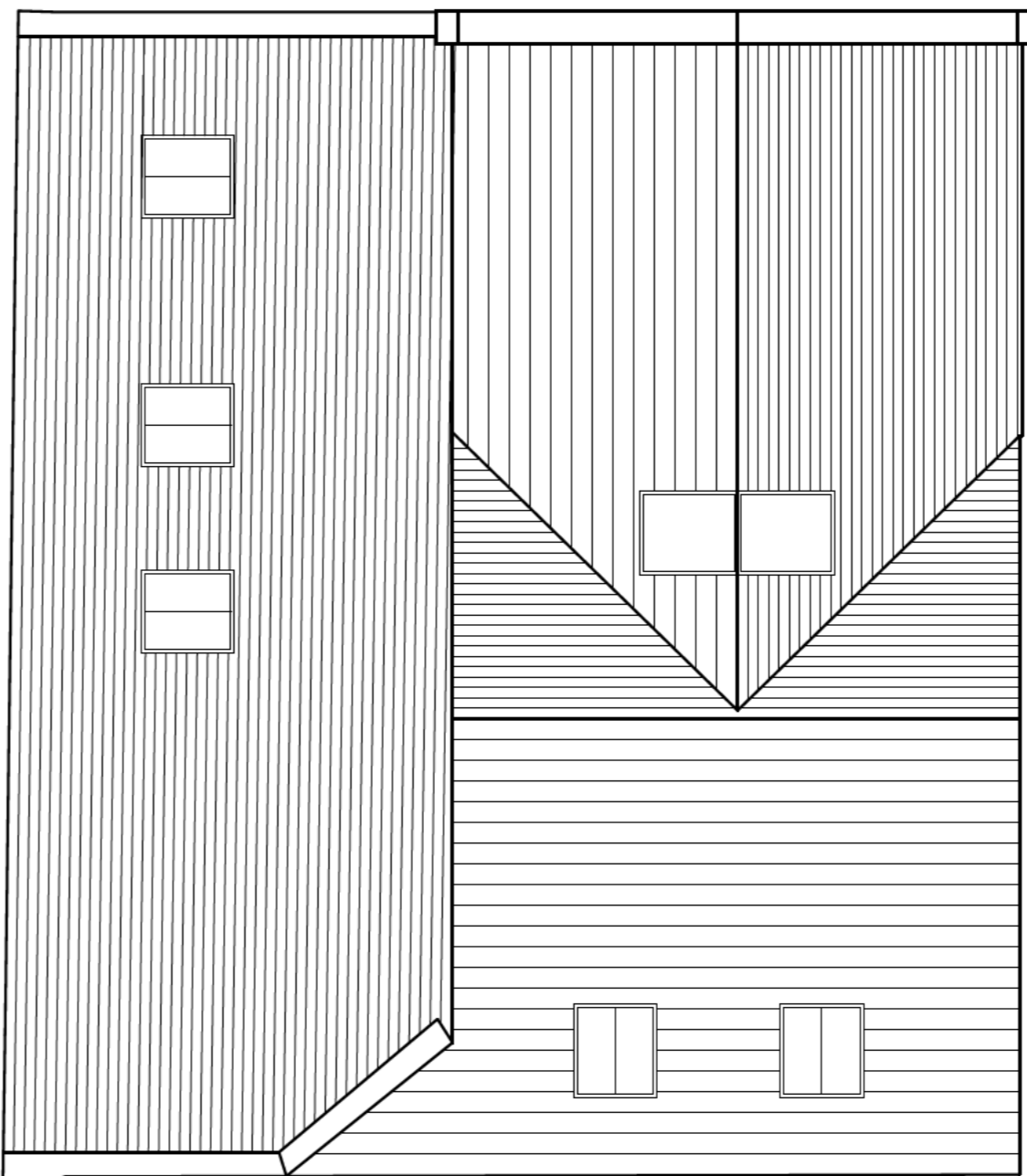
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PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED GROUND FLOOR PLAN

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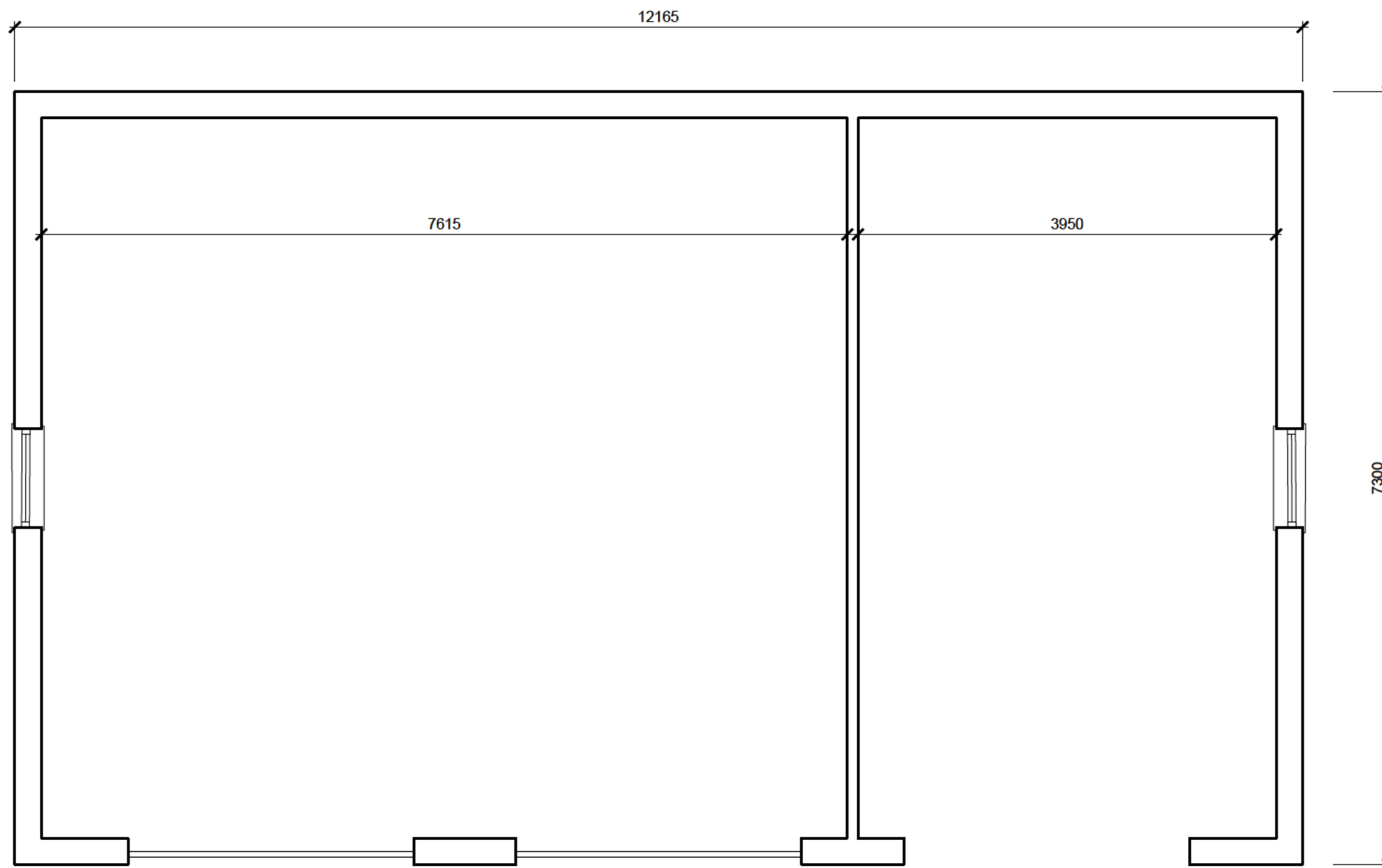
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Drawing Title: **Proposed Floor Plans**

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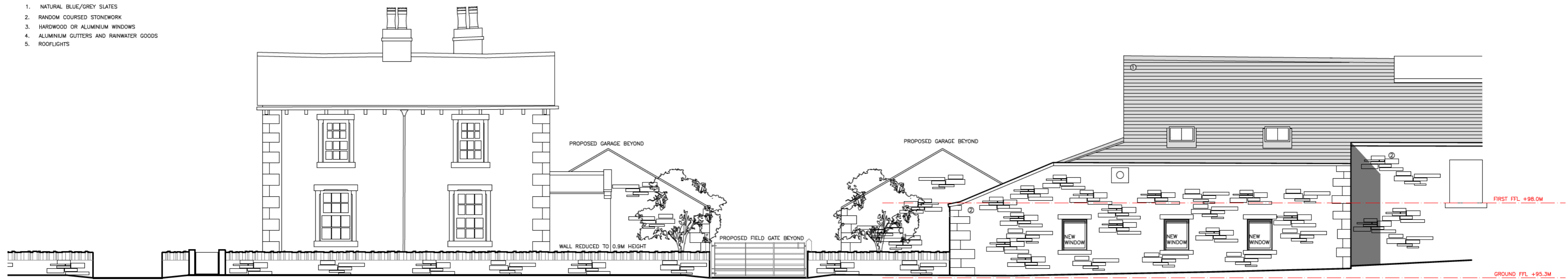


PROPOSED GARAGE 2 FLOOR PLAN

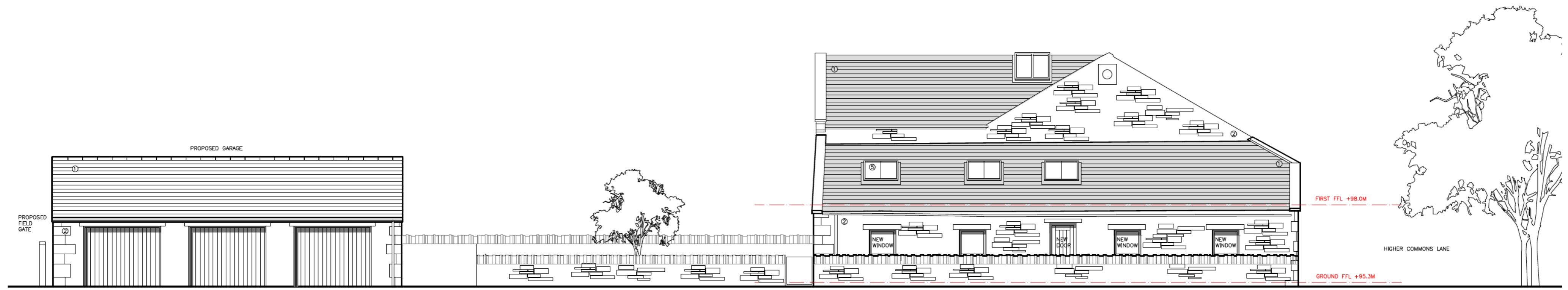
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- MATERIALS KEY
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  2. RANDOM COURSED STONEMWORK
  3. HARDWOOD OR ALUMINUM WINDOWS
  4. ALUMINUM GUTTERS AND RAINWATER GOODS
  5. ROOFLIGHTS



PROPOSED SOUTH EAST ELEVATION (1)



PROPOSED SOUTH WEST ELEVATION (2)

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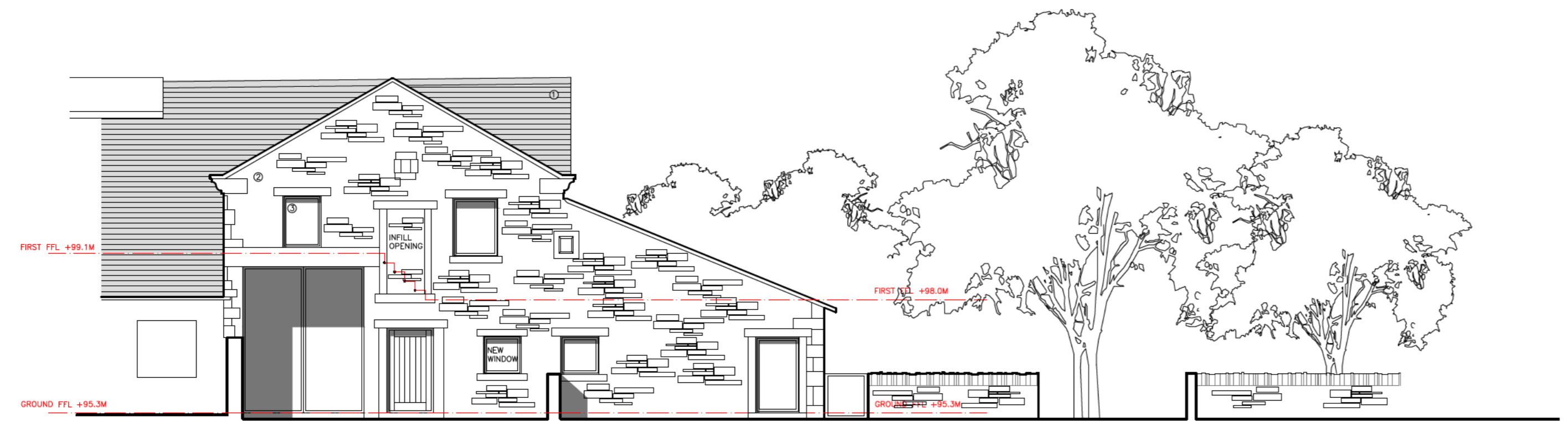
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**Holmes Farm  
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Drawing Title  
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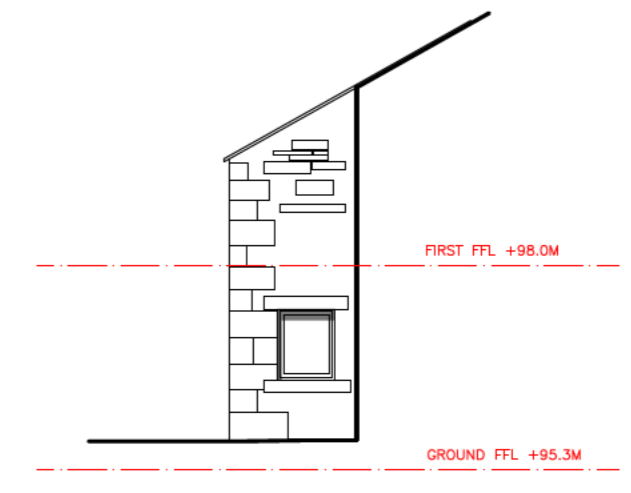
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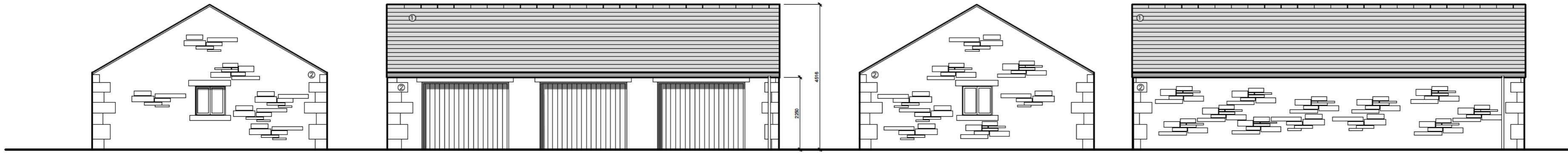
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  2. RANDOM COURSED STONEMWORK
  3. HARDWOOD OR ALUMINIUM WINDOWS
  4. ALUMINIUM GUTTERS AND RAINWATER GOODS
  5. ROOFLIGHTS



PROPOSED NORTH WEST ELEVATION (3)



PROPOSED NORTH EAST ELEVATION (4)



PROPOSED GARAGE 2 SIDE ELEVATION (7)

PROPOSED GARAGE 2 FRONT ELEVATION (6)

PROPOSED GARAGE 2 SIDE ELEVATION (5)

PROPOSED GARAGE REAR ELEVATION (8)



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**Proposed Elevations 2**

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Appendix B  
Photographs



Photo 1 - North West Elevation



Photo 2 – North West Elevation



Photo 3- South West Elevation



Photo 4 - South West Elevation



Photo 5 – South West Elevation



Photo 6 – South West Elevation



Photo 7 – South West Elevation



Photo 8 – South West Elevation



Photo 9 – South West Elevation



Photo 10 – South West Elevation



Photo 11 - South East Elevation



Photo 12 - South East Elevation



Photo 13 - South East Elevation



Photo 14 - South East Elevation and return on North East Elevation



Photo 15 - South East Elevation and return on North East Elevation



Photo 16 - South East Elevation and return on North East Elevation

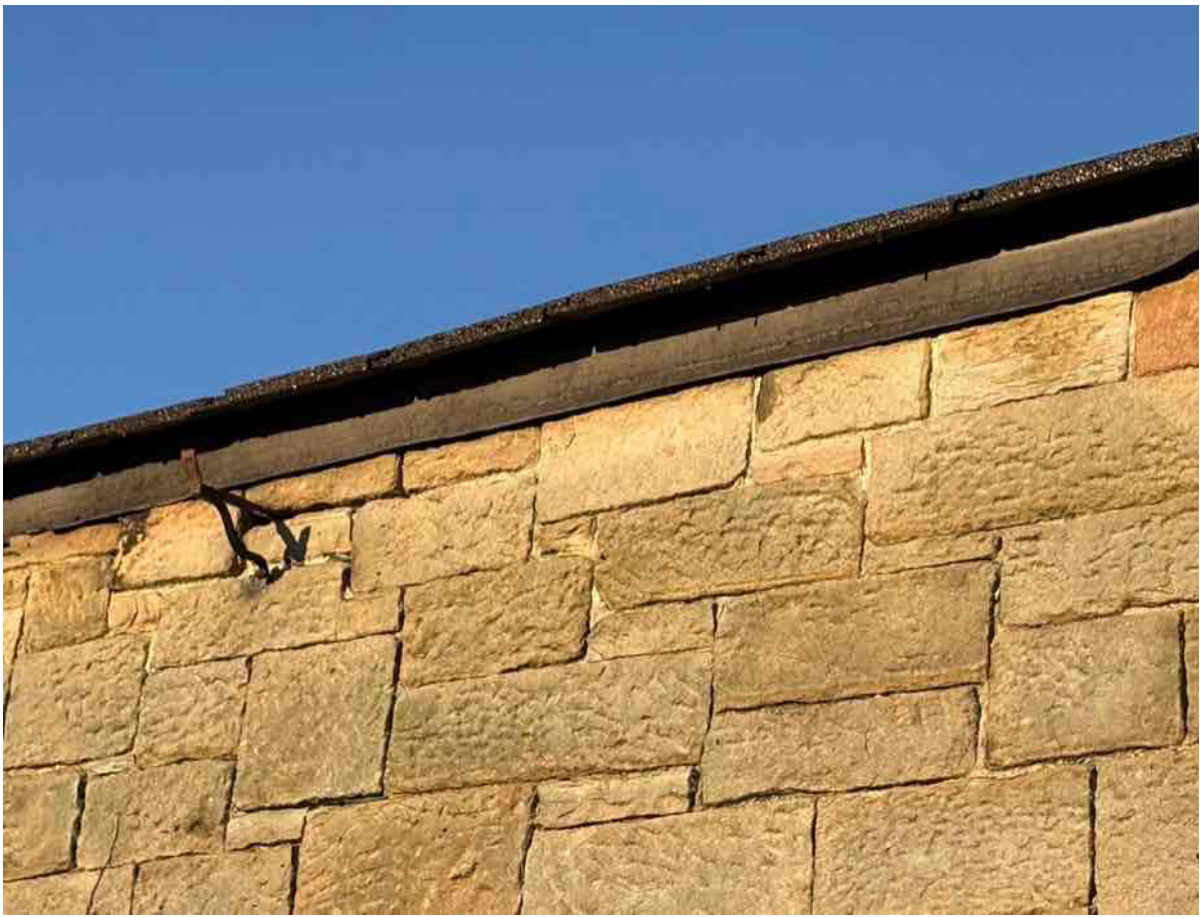


Photo 17 - South East Elevation at eaves level



Photo 18 – Internal new roof to south east



Photo 19 – Internal south east wall

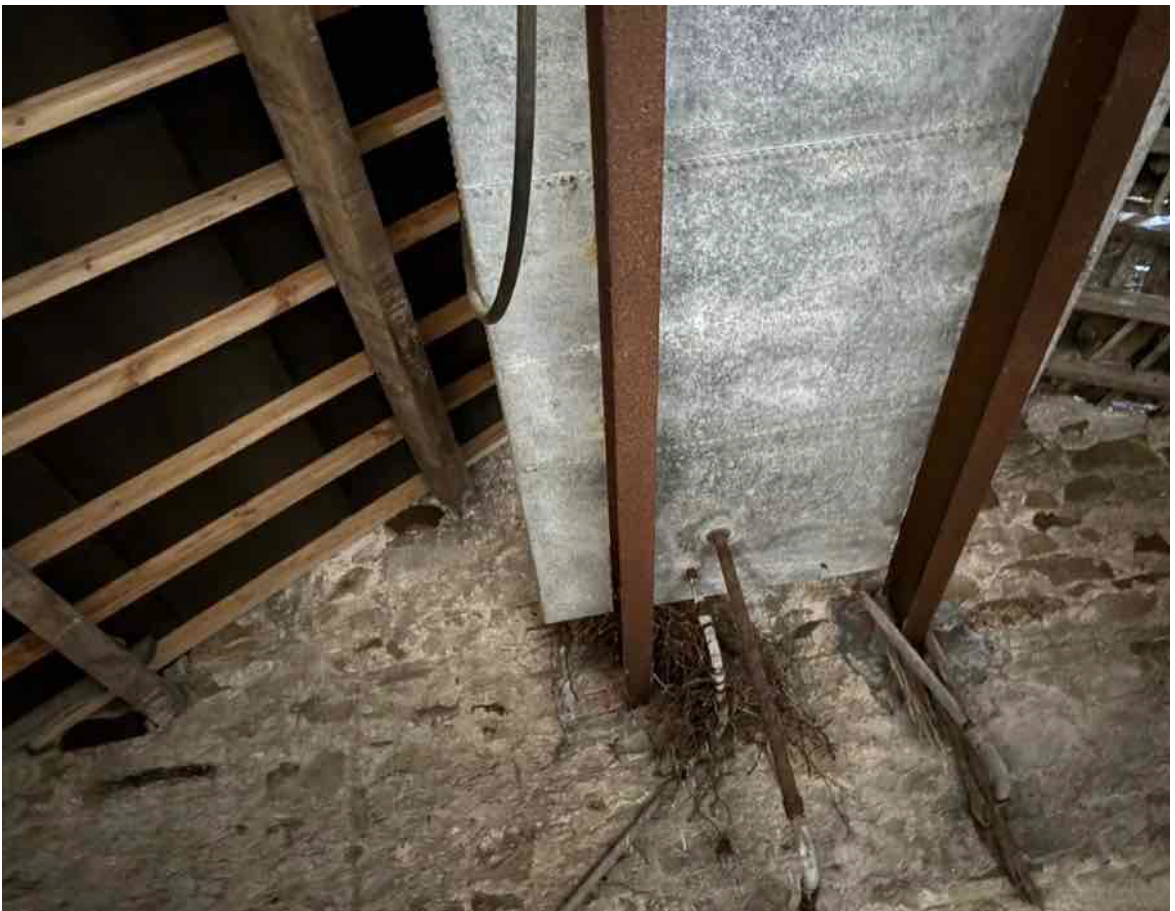


Photo 20 – Internal – tank and steel supports over loft

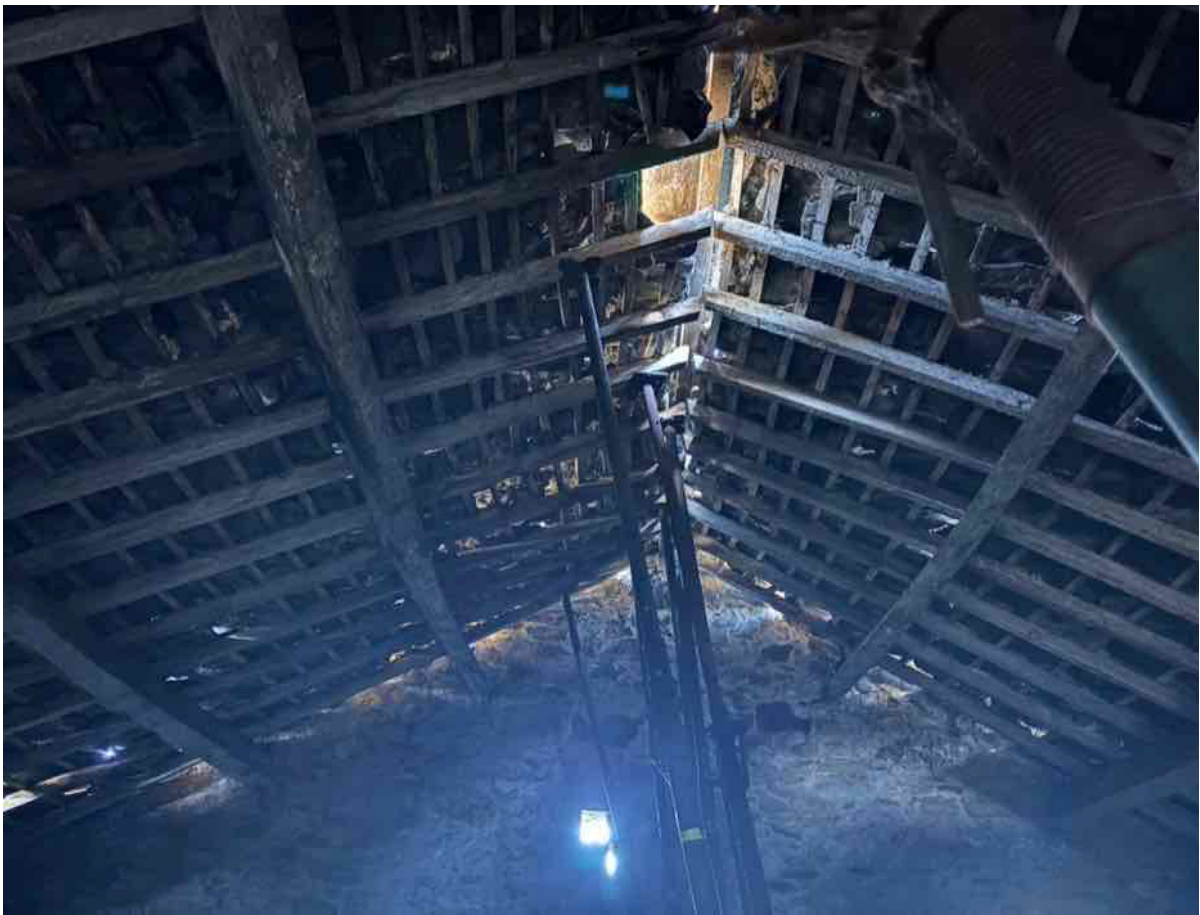


Photo 21 – Internal – original roof over rear (north west) area



Photo 22 - Internal – original roof over rear (north west) area



Photo 23 – Loft area looking to north west elevation



Photo 24 – Walls in loft area



Photo 25 – Internal – tank and steel supports over loft



Photo 26 – Loft area adjacent to south east elevation



Photo 27 - Loft area adjacent to south east elevation with old and new sections of north east elevation



Photo 28 – Internal view to main barn door on north west elevation



Photo 29 – New party wall to adjacent property on north east elevation



Photo 30 – Store area



Photo 31 – Timber to loft area



Photo 32 – Store area



Photo 33 – Corridor adjacent to stable



Photo 34 – loft timbers



Photo 35 – Small Stable area



Photo 36 – Small Stable area



Photo 37 – Lean to stable area to south west elevation



Photo 38 - Lean to stable area to south west elevation



Photo 39 - Lean to stable area to south west elevation



Photo 40 - Lean to stable area to south west elevation



Photo 41 – Outbuilding on south west elevation



Photo 42 - Outbuilding on south west elevation

