



PHILIP WRIGHT  
ASSOCIATES

**STRUCTURAL APPRAISAL**  
**OF**  
**BARN,**  
**KNOWLES BROW,**  
**HURST GREEN,**  
**CLITHEROE**

<b>CONTRACT NO. 3858</b>	<b>PHILIP WRIGHT ASSOCIATES LTD</b> <b>21 UNION STREET</b> <b>RAMSBOTTOM</b> <b>BURY BL0 9AN</b>
<b>NOVEMBER 2025</b>	<b>TEL. 01706 828781/ [REDACTED]</b> <b>E-MAIL: <a href="mailto:info@philipwrightassociates.co.uk">info@philipwrightassociates.co.uk</a></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 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 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 remote from other buildings and is detached and of a U-shape arrangement with two wings projecting from the main barn, each wing incorporating a lean-to shippen which encompasses a central concrete hardstanding. The barn is constructed in a traditional manner being built in 1873 with solid stone external walls and a slate duo pitched ridged roof being hipped to the rear corners. The ground floor is of a combination of stone cobbles, concrete and brick paviers.

**3.0 OBSERVATIONS**

**3.1 EXTERNAL OBSERVATIONS**

**3.1.1 LEFT HAND WING**

The front elevation incorporates a door to the left hand corner with an exposed steel lintel over together with a window with stone surround. The stone surround had the stonework missing to the underside of the cill. Some open joints, particularly to the right hand side of the elevation were noted and which requires repointing. Open joints to the top of the pike with a self-seeded tree growing out of the joint was also evident. Loose mortar to the top of the wall to the underside of the parapet stones was also noted.

The wall to the left hand elevation incorporates two lower windows and two upper windows with stone surrounds. The external ground along the wall is raised up against the side wall by approximately 1.0m. The stonework to the eaves to the rear half of the elevation was missing which likely occurred as a result of the roof collapse. Some vegetation growth to the upper part above the far lower window was noted. The wall was noted to be plumb and the coursing level, although some open joints within the stonework were evident.

The right hand wall of the wing to the shippen incorporates a door towards the front with two windows, a window and door towards the main front wall. Algae growth below the main window was evident and missing stonework was evident below the cill of the far window adjacent to the door. The wall was noted to be reasonably plumb and the coursing level within acceptable tolerance, although some open joints in the stonework were noted.

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**3.1.2 RIGHT HAND WING**

The front elevation incorporates a door to the right hand corner and window to the middle, both with stone surrounds. An open joint between the top of the wall and the parapet stones was evident. The left hand jamb to the door was noted to be twisted. The wall was noted to be reasonably plumb and the coursing level within acceptable tolerance, although some open joints in the stonework were noted particularly to the lower level.

The wall to the right hand elevation incorporates two lower windows and two upper windows. Damp/algae growth was evident to the bottom of the wall and some open joints in the stonework were evident. The wall was noted to be plumb and the coursing level all within acceptable tolerance.

The left hand wall of the shippen incorporates two doors (one either side of the internal division wall) with adjacent windows. Damp was evident against the main front wall of the barn and some open joints in the stonework were noted. The near jamb to the near door opening had split at a fixing point for a hinge. The wall was noted to be plumb and the coursing level within acceptable tolerance.

**3.1.3 MAIN REAR ELEVATION**

The wall incorporates four lower windows together with a door and one upper window towards the left hand corner. To the top of the wall at eaves adjacent to the right hand corner of the upper window, a portion of the stone approximately 1.5m in length was missing. Severe damp and moss growth was evident to the lower part of the wall particularly between the door and the second opening from the left. Algae growth under the cill of the upper window was also noted. The wall however was noted to be plumb and the coursing level within acceptable tolerance.

**3.1.4 MAIN FRONT WALL**

The elevation contains the original large arched opening with continuous quoins and keystones to the underside of the opening. The arch was in a fair and reasonable condition although the second quoin up to the right hand side had been impacted with a broken face and had laterally pushed inwards. Some open joints, particularly to the right hand side of the arch were evident with vegetation growth.

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**3.1.5 ROOF**

The roof to the rear left hand corner incorporating the hip and from the rear wall to the main front wall had collapsed as a result of storm damage from a fallen tree. The remainder of the main roof was noted to be in a fair and reasonable condition although a number of missing slates were evident. The alignment to the roof to the shippen to the wings had a notable visual deflection to both sides.

**3.2 INTERNAL OBSERVATIONS**

To the left hand wall towards the rear, the stone to the eaves was missing also to the left hand side to the rear wall. The cills to all the lower windows were noted to have missing cills. The openings over the top of the upper window to the rear wall and the door to the rear wall were noted to have timber lintels, as also the four windows to the right hand wing to the shippen. The inner face of the external walls incorporate recessed pockets for ventilation holes through the stonework.

The ground floor was noted to have a general slope upwards towards the rear with various steps in level between the different constructions.

**3.2.1 ROOF**

The roof to the central portion of the barn incorporates five remaining king post trusses with a further truss and beam to the right hand hipped corner. The roof incorporates two purlins per slope with ridge.

It was evident that some decay has occurred to the bearing ends of the trusses however, the alignment of the roof appeared to be reasonable.

Both the left hand and right hand wings incorporate two king post trusses with one purlin per slope and ridge.

Alignment of the ridge appeared reasonable.

Both the shippens incorporate two purlins per slope plus a top purlin. To the right hand side the upper purlin had collapsed to the far room with severe damp noted to the top purlin to the near room.

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**4.0 SUMMARY AND RECOMMENDATION**

In conclusion from the findings from my visual inspection, I would advise that the barn is in a fair and reasonable condition and with some relatively minor works will be suitable for conversion to a habitable property. The extent of remedial works required would be as follows:-

- To all the internal openings, for the lintels to be replaced.
- To the eaves to the far corner and to the rear, for the damage/missing stonework to be locally made good/rebuilt.
- To the main arched opening for the damaged quoin to the right hand side to be replaced.
- To the opening to the shippen to the right hand side, for the cracked quoin to the opening to be replaced.
- Local holes around the stone surrounds to openings to be made good.
- To the misaligned jamb to the door to the right hand side of the front wall to the right hand wing to be rebuilt.
- For the ventilation holes and recessed pockets to the inner face to be infilled.
- The exposed steel lintels over the opening to the front wall of the left hand wing to be protected or replaced.

The roof has partially collapsed to the rear left hand corner as a result of previous storm damage and some decay is evident to the remaining supporting timber structure. It would be anticipated that a complete replacement roof would be required.

The stone walls, particularly to the external left and rear and right hand sides are suffering from severe damp penetration as a result of the ground being built up against the wall. It would be prudent that the ground is reduced in level such that the external ground level is at the same level as the proposed ground floor. The whole of the property would require the algae/moss to be cleaned. The walls contain numerous recessed/open joints and it would be anticipated that the whole building would require to be repointed.

As part of the works to make the property habitable, the whole of the ground floor would require to be replaced to meet current Building Regulations. It would be anticipated that a first floor structure would be provided supported on a new masonry supportive structure.

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Any structural timber members which would be reused would require to be inspected by a timber preservation specialist.



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