

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

STRUCTURAL CONDITION SURVEY

FOR THE EXTENSION OF
LIVING ACCOMODATION INTO THE
ATTACHED BARN AT MOOR CLOSE FARM
WHYTHA LANE
RIMINGTON
BB7 4EQ

FOR MR AND MRS HOOPER



Date: 28th April 2026
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Job No: - 180

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Introduction

This assessment has been prepared in support of the planning application for Mr and Mrs Hooper. The proposals involve the extension of the existing living accommodation into the attached barn to form a living room.

The barn will remain largely unaltered; with only one additional window opening proposed to the East elevation. It is also proposed to add some roof lights as shown on the proposed drawings. The tin roof that has been added at a later date will be replaced with a slate roof which is what the barn would have been constructed with originally.

The barn was inspected on the 22nd April 2026, at the time of inspection the weather was sunny and mild, during a reasonably dry period. The assessment was limited to a visual inspection, no exposure work was undertaken.

The barn was likely constructed in the early 19th century, please see map below from 1849. The building has natural stone walls with a corrugated tin sheet roof.



Yorkshire OS Six-Inch Map 1849

Structural Condition Survey

External Walls

The stone walls are generally sound and in good condition, the majority of the walls straight and true. Internally the walls are finished with a mixture of lime pointing with lime wash and cement render at low level.

The existing large barn door opening has a timber head above the opening internally; this is decaying and needs replacing. The timber head over the window above it is also decaying and will need replacing.

The pointing to the South elevation of the barn is in average condition, there are a couple of areas where pointing is missing and hairline cracks visible in the mortar joints. To the Eastern gable wall the pointing is in good condition. To the South elevation there is a step back at about barn door head height within the wall thickness (the barn has been built with this step), there is also vegetation growing out of the walls in some areas. During the conversion works the vegetation growing within the walls will need to be removed and some areas will require re-pointing.



Photograph (1) – South elevation wall



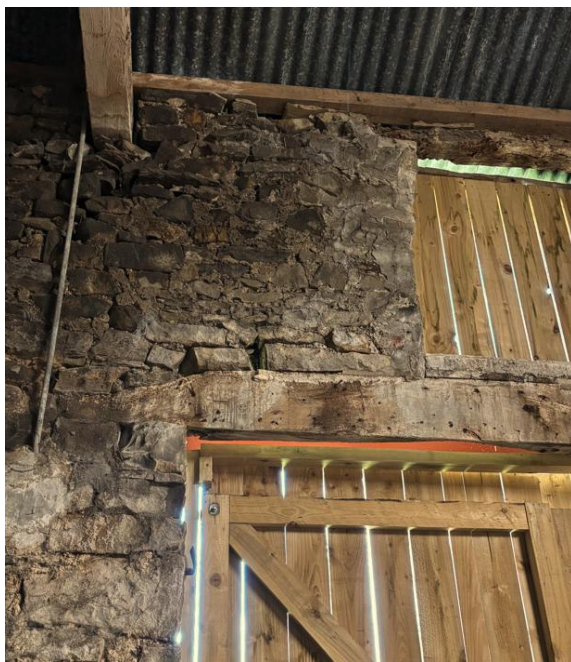
Photograph (2) – East elevation wall

Above the single door to the South elevation the timber head internally is showing signs of woodworm/ decay, there is also a bulge in the wall directly above the door head, this bulge is visible on both sides of the wall, there is no cracking evident which suggests the barn was built that way. The bulge is not structural and re-building work is not required.

A couple of cracks were noted internally within the barn, one to the right hand side of the cart opening and the other to the back corner of the barn where the barn meets the house and garage walls. The crack at the barn/ house/ garage wall intersection extends from where the hay loft would have been located (sockets for the timber floor joists are visible in the wall) upto the underside of the purlin. In this location the crack will need to be stitched with helical bars to tie the structure together.



Photograph (3) – Showing crack that requires crack stitching



Photograph (4) – Showing decaying head to cart opening and window above

Ground Floor

The ground floor construction is a mixture of concrete, stone and cobbles. The existing floors will need to be dug up during the conversion works to enable the thermal and moisture resistance of the floors to be improved to meet the requirements of the building regulations.

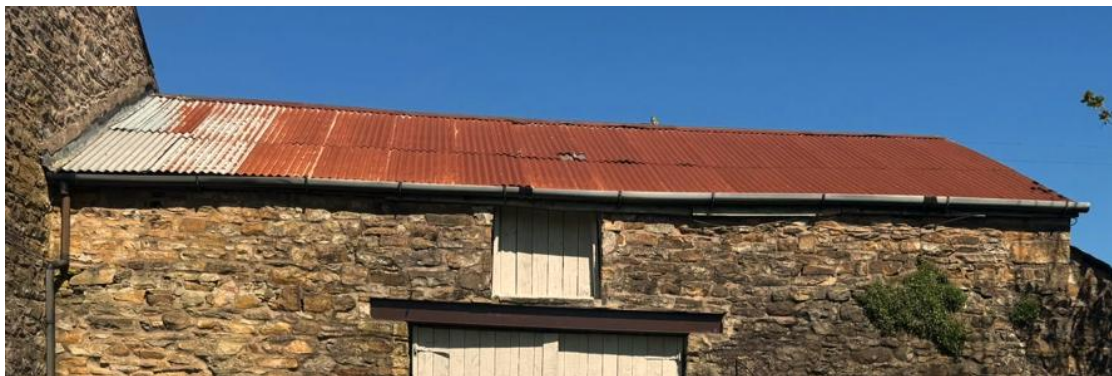
Roof and Roof Structure

The roof is covered with corrugated tin sheets. The barn has a traditional timber roof construction, comprising of trusses and purlins which the roof sheets are fixed too. Above the garage the roof construction is made up of trusses, purlins and rafters with the roof sheets fixed over the rafters.

The corrugated tin sheets are in average condition; daylight is visible through in some areas and some of the sheets appear to move/ become displaced in the wind. However, as part of the works it is proposed to replace the corrugated tin sheets with slate which will be more in keeping for a barn of this age. The roof trusses and purlins over the main barn are in good condition.

Where the barn roof meets the house wall the lead flashings are aged or not present, lead flashings will be installed or replaced as part of the works.

Rainwater goods are present to the South elevation but they are old and in poor condition, the downspout is not connected. To the North elevation the rainwater goods are missing or broken. The rainwater goods will need replacing during the works. To the East elevation the timber fascia boards are in poor condition/ missing.



Photograph (5) – South elevation roof condition



Photograph (6) – North elevation roof condition



Photograph (7) – Showing the condition of the roof structure

Conclusion

In conclusion the barn walls are in good condition overall and therefore suitable for conversion to residential accommodation with minimal rebuilding work required. A couple of isolated repairs will need to be undertaken as noted, which are to be expected when converting an old building.

It is proposed to re-roof the barn with slate during the works, the roof structure is in good condition and will be retained.

During the conversion works the existing openings are going to be utilised, only one additional window opening is proposed, this is to ensure the traditional appearance of the barn can be preserved. As such the proposed works will be carried out with minimal works required to the building.

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