

Structural Inspection Report Knott Gate Farmhouse, Slaidburn

John Forrester Ltd

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4. INTRODUCTION

Instructions were received from John Forrester Ltd acting as agent for the Slaidburn Estate to undertake a structural inspection of an existing farmhouse with a view to establishing the condition and recommending any remedial repairs necessary to facilitate the renovation of the building for suitable modern living. A single visit to the property was undertaken, observations were taken from the ground and no opening up of the structure was undertaken.

5. EXTERNAL OBSERVATIONS

The building is a two storey, random masonry, stone cottage with a traditional timber truss purlin roof with slate and stone flag roof coverings.

The floors are timber joists and stone flags on the ground floor.

There are significant cracks on the external walls.



Gable Wall



Front Wall

Parts of the wall have been remodelled in the past to create windows and doors etc.

The gable wall cracking is directly below the bearing points of the purlins and lintels over the window has failed.



Internal Gable Wall

The gable end has moved away from the front and rear walls, leaving vertical cracking internally.



There is diagonal cracking over the garage door, probably due to a bearing failure of the lintel on the random masonry walls.



The front elevation has cracking and open vertical joints between different structural interventions.



The external staircase to the rear of the building is constructed with cut stone trends on a random masonry base and there has been some slight differential movement between the main rear wall and the steps. There is no handrail.



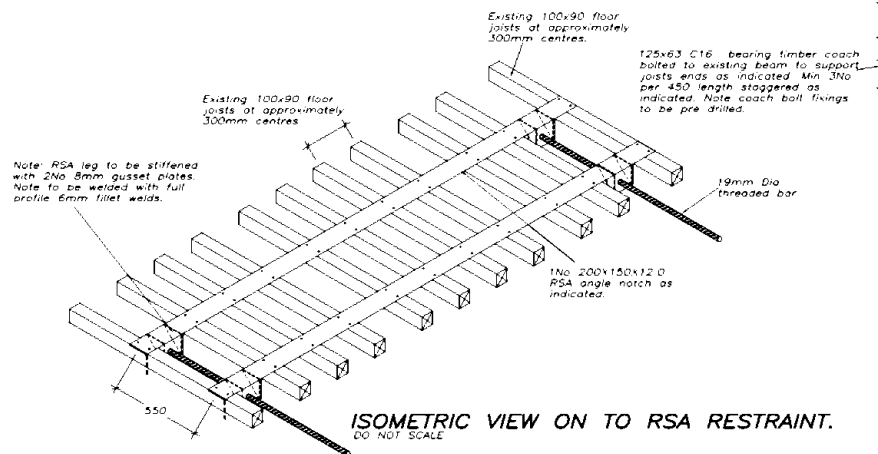


Minor Cracking between stairs and rear wall

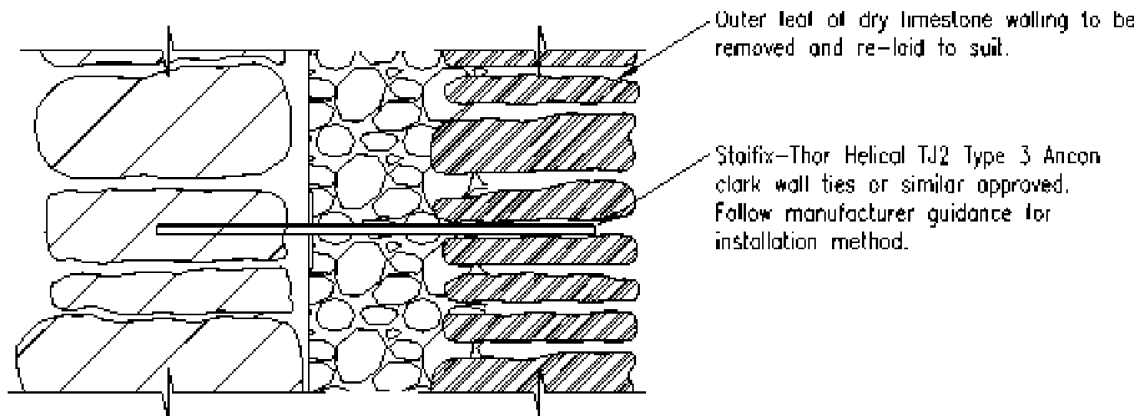
6. CONCLUSIONS/RECOMMENDATIONS

The cracking and movement is of a historic, long standing nature and simple precast concrete lintel crack stitching, re-seating of beams and purlins will stabilise the structure, restraint of the walls tying the floors to walls and localised rebuilds will ensure standard refurbishment works can be undertaken as outlined on the Mason Gillibrand Architect's drawings. See the following typical repair details.

Typical Wall Restraint Detail



Typical Wall Repair Detail



TYPICAL WALL TIE SECTION

SCALE 1:10