



**APPRAISAL**

on

**BARNS REF: B2**

at

**ELMRIDGE FARM**  
**Chipping**

**W/12/550**

Mr. R. Hesketh  
Elmridge Farm  
Elmridge Lane  
Chipping  
Lancashire  
PR2 2NY

28 July 2012

W/12/550/PGW/LAW



## **1.0 Introduction**

- 1.01 Our terms of reference are to carry out a visual structural on the Barns ref: B2:-  
at Elmridge Farm, Chipping  
with regard to the proposal to convert these to domestic dwellings, and to report.
- 1.02 We visited the above on 26 July 2012 to carry out our inspection,  
and may now
- 1.03 The barns are identified on the attached plan layout.
- 1.04 For clarification this report relates to an inspection only of that noted under (1.01). We have not examined any parts which were covered, unexposed or inaccessible at the time of the inspection.  
We also have not examined any woodwork and therefore cannot confirm that this is free from rot or other defect.  
It should be noted that this report is for the use of the party to which it is addressed. No responsibility can be accepted for the use of this report by a third party.



## **BARN Ref: B2**

### **2.0 Appraisal Findings**

- 2.01 The notation used in this report assumes facing the barn from the front (farm entrance yard).
- 2.02 The building is of stone construction.  
The external walls are (nominally) 450mm thick.  
The roof is covered with asbestos corrugated sheeting.
- 2.05 During our inspection we made the following notes:-

#### **INTERNAL**

a) Front Area (Ground Floor)

Access was severely restricted in this area.  
The right hand wall is blockwork.  
The walls accessible are uneven but generally virtually plumb.

b) Front Area (Upper Floor)

The timber upper floor was accessed via a ladder).  
The right hand wall is blockwork.  
The walls accessible are uneven but generally virtually plumb.  
There are near vertical cracks on the left hand wall adjacent to the front.  
The rear right hand purlin displays indications of some rot.

c) Rear Right Hand Area

Access was restricted in this area.  
The walls were checked at ground floor level.  
The walls accessible are uneven but generally virtually plumb.  
The left hand wall leans in at the top.  
There is a full height crack in the left hand wall near to the rear.  
The left hand end of the rear timber roof truss displays indication of some rot.



d) Left Hand Area

Access was restricted in this area.

The left hand wall at the rear leans out at 10-15 in 1000; the remaining walls accessible are uneven but generally virtually plumb.

There is evidence of some rot to the trusses and purlins.

EXTERNAL

a) Front Elevation

The wall was checked at ground floor level.

At each corner the wall is virtually plumb; elsewhere the wall leans out at 10 in 1000.

There is cracking over the timber lintel to the main door head.

There is slight apparent bulging to the wall above this.

b) Right Hand Elevation

The wall was checked at ground floor level.

The walls are virtually plumb.

The window cills are virtually level.

There is a fine crack to the right hand side of the main door arch.



### **3.0 Discussion**

3.01 We have no information relating to the ground conditions directly beneath the property.

However, from our general knowledge of the area and discussion with the Local Authority we would generally expect to find ground with good load-bearing properties.

3.02 All properties will tend to settle as the underlying ground compacts. The amount of settlement will depend on the nature and degree of loading, and the type of sub-soil.

Differential settlement may be observed by falls in floors, door heads, window cills, and out of plumb walls, together with associated cracking.

3.03 The rate of settlement will decrease with time.

3.04 We have no information with regard to any proposed conversion at the present time.



## **4.0 Conclusions and Recommendations**

- 4.01 From the findings of this limited visual inspection there are no obvious indications of any recent significant foundation movement.
- 4.02 The roof covering is asbestos cement corrugated sheeting and will require removing as part of any conversion works.
- 4.03 The roof covering will be most likely slates or tiles. The rafters and majority of the purlins will be unsuitable and will require replacing.
- 4.04 The main timber trusses appear generally in reasonable condition with the exception of the end bearings.
- 4.05 If the trusses are to remain as part of any conversion then remedial work will be required at the bearing positions.
- 4.06 In addition we recommend a timber specialist be engaged to confirm the condition of the timber and recommend appropriate treatment work.
- 4.07 There is some bulging apparent to the front elevation stonework at higher level, and also minor cracking over the timber lintel.
- 4.08 There is some minor cracking to the arch of the main door on the right hand elevation.
- 4.09 We recommend that, generally all timber lintels are removed and replaced with either concrete lintels or proprietary galvanised steel lintels.
- 4.10 The cracking above the front elevation should be re-pointed.
- 4.11 Internally there is near vertical cracking on the left hand wall adjacent to the front.
- 4.12 We recommend bed joint reinforcement is inserted across the crack position prior to the crack being re-pointed.



- 4.13 There is near vertical cracking on the left hand wall at the rear and noticeable bulging of this wall at high level.
- 4.14 We recommend this area of wall is taken down and re-built ensuring an adequate bond with the adjacent wall.
- 4.15 We have no information with regard to the proposed conversion or works associated.
- 4.16 However we would normally detail a new concrete ground floor and introduce new internal blockwork walls to carry loads from any proposed first floor.
- 4.17 The new blockwork lining walls would be tied to the existing external stonework walls thus providing stability.
- 4.18 From the findings of this limited visual inspection only minor re-building of the right hand wall at the rear is required.
- 4.19 We would therefore consider the property suitable for conversion.

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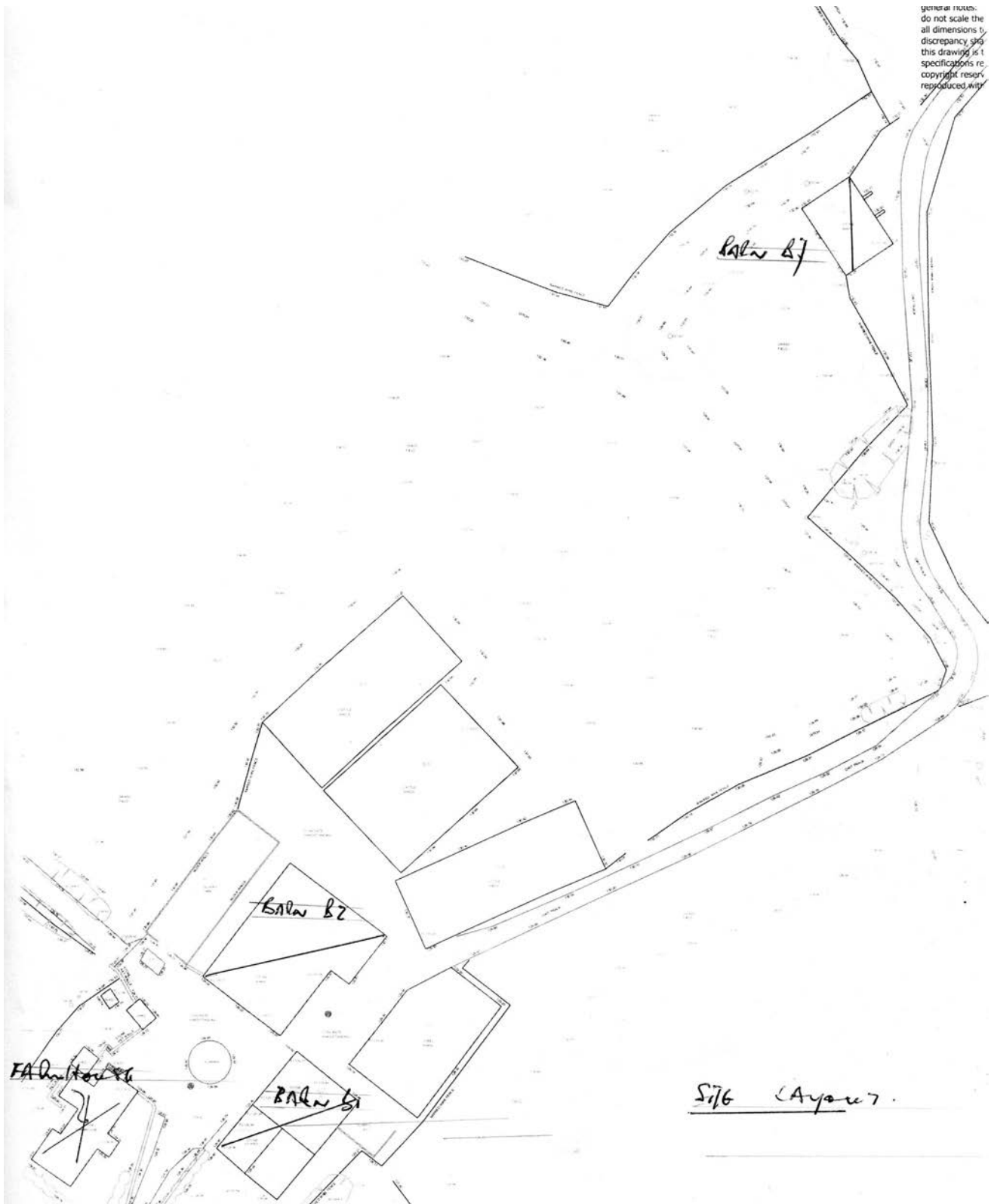
We trust the above is sufficient for your requirements, however if you require any further information or clarification please do not hesitate to contact us.

Yours sincerely

P G Wallace  
WALLACE CONSULTING ENGINEERS



general notes:  
do not scale the  
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Barn B-2



Front Elevation



Front Elevation  
Cracking over Door



Right Hand Elevation (Front)



Right Hand Elevation



Right Hand Doorway  
Cracking to Right Hand Side



Internal Truss Support  
Deterioration of Truss End  
Bulging to Wall



Cracking to Internal Wall