



**APPRAISAL**

on

**BARNS REF: B7**

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 Barn ref: B7:-  
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: B7**

**2.0 Appraisal Findings**

- 2.01 The notation used in this report assumes facing the barn from the front (main barn entrance door).
- 2.02 The building is of stone construction.  
The external walls are (nominally) 450mm thick.
- 2.03 The roof is formed of main timber trusses spanning front to rear with timber purlins spanning between these and the left and right hand walls.  
The roof covering is asbestos cement corrugated sheeting.
- 2.04 During our inspection we made the following notes:-

INTERNAL

Right Hand Area

Access was restricted in this area.  
The walls were checked at ground floor level.  
The front wall leans out at 20 in 1000; elsewhere the walls accessible are virtually plumb.  
The rear wall displays a noticeable bulge at high level.  
There is a near vertical crack on the right hand wall near to the front.

a) Left Hand Area (Low Level)

Access was restricted in this area.  
There is a crack on the front wall immediately adjacent to the left hand side.

EXTERNAL

a) Front Elevation

The wall was checked at ground floor level.  
The wall leans out noticeably at high level becoming virtually plumb adjacent to the left and right hand sides.



b) Right Hand Elevation

The wall was checked at ground floor level.

The wall is virtually plumb at low levels.

There is an apparent bulge at high level.

The cracking noted internally is not apparent externally.

There is a mature tree adjacent to the middle of this elevation

c) Left Hand Elevation

The wall was checked at ground floor level.

The wall is virtually plumb.

The door heads are virtually level.

c) Rear Elevation

The wall was checked at ground floor level.

The wall is virtually plumb at low level.

There is a mature tree adjacent to the left hand side of this elevation.



### **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 requiring 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 noticeable bulging on the rear wall internally at high level.
- 4.08 We recommend this area is taken down and rebuilt.
- 4.09 There is cracking to the front wall immediately adjacent to the left hand wall.
- 4.10 We recommend this area of wall is taken down and rebuilt ensuring an adequate bond with the adjacent walls.
- 4.11 We have no information with regard to the proposed conversion or works associated.
- 4.12 However we would normally detail a new concrete ground floor and introduce new internal blockwork walls to carry loads from any proposed first floor.



- 4.13 The new blockwork lining walls would be tied to the existing external stonework walls thus providing stability.
- 4.14 The front wall displays a noticeable out of plumb.
- 4.15 However there are no obvious indications that this wall is in distress and there are significant buttresses on both sides of the main door.
- 4.16 The construction of an inner lining blockwork wall on this elevation will mean the cavity along the middle of the wall will be significant.
- 4.17 Specialist ties will be required along this section.
- 4.18 There are mature trees immediately adjacent to the right hand wall and the rear left hand corner.
- 4.19 We recommend these are taken down to ensure the foundations are not affected in the future.
- 4.20 From the findings of this limited visual inspection only re-building of an area of the rear wall at high level and the front right hand corner at low level are required.
- 4.21 We would therefore consider the property suitable for conversion.

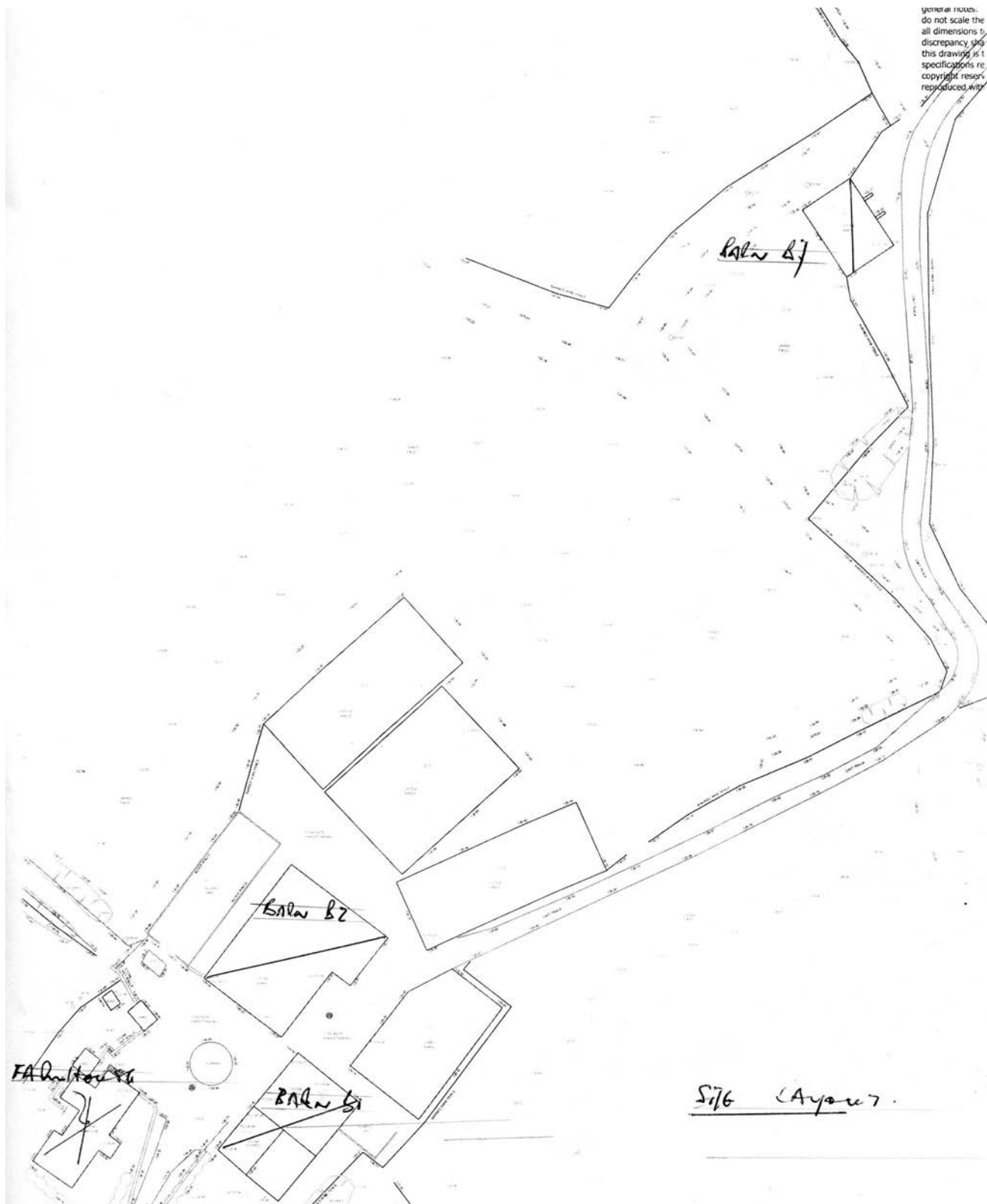
We trust the above is sufficient for your requirements, however if you require any further information or clarification please do not hesitate to contact us.

Yours sincerely

P G Wallace  
WALLACE CONSULTING ENGINEERS



general notes:  
do not scale the  
all dimensions by  
discrepancy shd  
this drawing is 1  
specifications re  
copyright reserv  
reproduced with







Barn B-7



Front Elevation



Front Elevation  
Showing Wall Profile



Right Hand Elevation  
Showing proximity of tree



Rear Elevation  
Showing proximity of tree





Rear Left Hand Corner  
Showing proximity of tree



Internal Cracking