

FAIRCLOUGH
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

**THE BARN, STONE BARN FARM, SUTHERLAND ROAD,
LONGSDON, LEEK. ST9 9QD**

4 March 2022

Report No: 220229

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : The Barn
Stone Barn Farm
Sutherland Road
Longsdon
Leek
ST9 9QD
2. Client : Mr Bateman
3. We have been instructed to :

Inspect and report on the structural load bearing elements of the property.
4. The report is required for advice for planning application purposes.
5. The property was inspected on the 1st March 2022.

EXTENT AND LIMITATIONS OF THE SURVEY & REPORT

6. This inspection report is limited in its scope to the instructions as noted above. We have not inspected parts of the property or defects that are not relevant to the instructions unless noted in this report. Our inspection was a visual inspection internally and externally as necessary subject to safe and reasonable access being available. We shall only report upon those structural defects that materially affect the stability of the property and provided that these defects are reasonably detectable at the time of our inspection. Whilst we will use all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the property will be free from future defects or that existing defects will not become worse. Internal inspection is made within the limits of ready accessibility and it is not normal practice to lift floor coverings or floor boards, remove panels or plaster, or move heavier items of furniture. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. Such unexposed parts may contain problems and you would need to make special arrangements for these areas to be investigated if you require confirmation about their condition.

7. We are not qualified to comment upon: drainage, electrical systems, water systems, heating systems, gas and electrical systems, condition/rot/insect infestation/fungal infestation of timber, damp penetration, mechanical installations, decorative condition, mouldings, coverings, and all other non-structural matters. If we happen to notice any problems in these areas which we recognise we will draw this to your attention, however you should not assume that the absence of any such comments means that the property is free from defect in these areas.
8. This report has been prepared for the named client and for a particular purpose. Any liability, which may arise, is therefore restricted to the client and the client's professional advisers in relation to that stated purpose.

ORIENTATION

9. For the purpose of this report, unless otherwise stated, the front elevation is that which faces the public road or path from which access to the property is given and all references to left and right are given as if viewing the property from the front.

DESCRIPTION OF THE PROPERTY

10. The property comprises a detached agricultural barn with stone faced masonry elevations, and a pitched roof. The barn appears to be in excess of 100 years old.
11. No details were available of any structural problems that may have occurred, nor of any structural repairs or structural alterations that may have been made to the property or to neighbouring properties except as noted in this report.

EXTERNAL OBSERVATIONS

ROOF

12. The roof was observed from ground level. The roof is pitched and covered with tiles. The roof is slightly deflected but well within acceptable limits for a property of this type and age.

ELEVATIONS

13. The elevations were visually inspected from ground level. The elevations appear to be mostly of stone faced solid masonry. Horizontal lines are a bit out of level but within the limits expected in a property of this type and age. The elevations are plumb within the tolerances normally expected. There are no indications of roof/eaves spread. Other than as noted in paragraph 14 there are no cracks, gaps, or other signs of recent or structurally significant movement.

14. There are some significant cracks on the right hand side gable elevation and although they do not appear to be particularly recent they indicate some foundation movement to this elevation.
15. There are stone lintels above some windows/door openings. The lintels above the two doors on the front elevation are cracked. Other windows/doors have timber lintels.
16. To the front of the barn there is a small single storey flat roofed extension constructed from concrete blockwork. I understand that this extension is to be demolished.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

17. The roof structure is of traditional form consisting of timber rafters and purlins. In the main part of the barn there is a vaulted ceiling and as a consequence many of the roof timbers are not accessible for inspection but there was nothing to raise any particular concerns or suspicions in this regard. In the rear parts of the barn the roof timbers are exposed and were visually inspected from ground/floor level. The roof structure is not excessively defected and the timbers generally appear to be in a reasonable condition for a building of this type and age.

FIRST FLOOR

18. This floor is of suspended timber construction. The floor is level within the tolerances normally expected in this type of building. There are no indications of recent structurally significant movement at the wall/floor junctions. The floor is a bit bouncy underfoot and will require strengthening to conform to The Building Regulations.

GROUND FLOOR

19. The ground floor is a typical agricultural barn floor with various changes in level etc., I assume that the floor will be replaced as part of the proposed conversion works.

WALLS

20. The internal wall surfaces were visually inspected. The walls are mainly faced in random stone. There are some minor cracks at various locations but nothing of any overall significance except as noted in paragraph 21.

21. There are some cracks on the internal face of the right hand side elevation which generally match those noted externally.

CONCLUSIONS & RECOMMENDATIONS

22. This barn is of robust permanent and substantial construction and from a structural perspective is entirely suitable for conversion to habitable use.
23. The cracks to the right hand side gable elevation both externally and internally are of a form which suggests a small amount of foundation movement. These cracks are not particularly recent and there is a good probability that movement has stopped but it would be a sensible precaution to examine the foundations of this elevation during the construction works and to give consideration to underpinning as a precaution against any further movement in the future.
24. Minor structural works are required for example replacing cracked stone lintels and replacement of exposed timber lintels with stone or some similar more durable material.



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