



White Shaw Farm
Heaton
Rushton Spencer
SK11 0SR

Green Farm
Rudyard Manor
Green Lane
Rudyard

16thth October 2023

Re: Structural inspection of Green Farm, Rudyard Manor, Green Lane, Rudyard

Dear Sirs,

Further to my site visit and inspection of the farm buildings structures at the above property, I would report as follows:

This report is visual only with no intrusive investigations or breaking out works carried out, the foundations were not inspected.

The report concerns the Farm buildings comprising Green Farm which is understood to date back to the 18th century, the building generally forms an 'L' shape 2 -storey on plan with a single storey element to the south corner. There are also 2 later single storey brick work additions that are proposed to be demolished as part of the renovation and enhance the appearance of the historic building and bring it back to its original form. The east corner was originally some form of cart shed identified by the original openings with oak beams over which have since been infilled with masonry brick work, again this brick work is proposed to be removed.

The original buildings appear to have been constructed with high quality stone and workmanship with typical high quality original details of quoins to the corners and large stone columns and lintels and several of the original queen post trusses remain.

The buildings have clearly had little or no repair and maintenance for many years and have been unoccupied for some time and on initial viewing the property appears to be in very poor condition, however, the primary structural elements which consist of the stone masonry walls are actually in good condition.

Externally the roof structures and finishes are largely missing apart from sections on the south corner single storey element and part at the end of the 2

storey north west section of the main body of buildings. The roof to the single storey element is a poor-quality profiled sheet roof that has partially failed and would be removed and replaced with a natural slate roof anyway as part of the renovation in keeping with the heritage building. The remaining roof to the 2-storey element is in very poor condition with numerous slipped and missing tiles, however some of the timber is still in a fair condition and some of the purlins and the queen post trusses could be saved with some minor strengthening works. It is understood that the majority of the roof was damaged due to previous storms or has been missing for some time, ie over the 3-bay cart shed element to the north west corner. It is understood that many of the natural slate tiles have been retained in storage for re-use as part of the renovation works.

Externally the stone walls are in good condition and generally remain plumb with no sign of foundation movement either historic or otherwise, the foundations were not exposed, however, given the age of the property are assumed to be stone laid directly on to the underlying naturally undisturbed strata usually at reasonably shallow depth, there is minimal bulging and bowing and no sign of lean at the top due to roof spread etc. The fact that the walls are so plumb is testament to the quality and workmanship and especially given the lack of current tying at roof and floor level. The only slight twist and movement observed was very locally at the top of the east gable of the former cart shed element. There is a missing wall to this element above the previous cart shed openings and this very small element would need to be new stone construction to match the existing. Also of note was that the majority of stone lintels were in good condition with no signs of structural distress, movement and minimal weathering given the age of the structure.

Most of the gutters and downpipes are missing and new would need to be installed in keeping with the property.

The walls internally reflect the observations externally which are in reasonable condition with only minor locations of loose or missing stonework, the stone work at eaves level has become slightly loose and unstable with some minor elements of missing stonework due to the lack of roof construction supporting the head of the wall and protection from the elements.

The ground floor consisted of extensive concrete, agricultural in nature, with slopes, falls and gullies, however, remains in good condition and free from structural movement.

In conclusion the barns have been neglected and unoccupied for many years and have clearly been exposed to the elements and weather for some time. However, the primary structural elements are in reasonable structural condition, they have seen some dilapidation due to lack of maintenance over the years, however, remain suitable for conversion to a domestic dwelling with minimum future structural alterations and re-building. Some minor strengthening will be required in isolated locations along with some very localised repair, strapping, tying and reconfiguring etc. Some localised very minor re-building will be necessary to the tops of the walls at eaves level

generally and the top say 1.0m of the gable wall to the top section of the north west gable wall to the former cart shed. Some of the primary structural timber members that remain could be saved, ie the queen post trusses and purlins subject to some minor strengthening and replacement of rotten sections. The secondary roof elements and floor structures will need to be new construction, however, this normally required during any renovation of a heritage building to ensure it complies with modern building regulation standards.

In our opinion the building can be converted without any significant re-building or major structural intervention.

I trust that the above is satisfactory, however, should you have any queries or require clarification, then please do not hesitate to contact me.

Yours sincerely

S. Naylor

Steve Naylor BEng (Hons) CEng MStructE

Mob. 07793201898

Email. steve@cheshirestructural.co.uk

Web. www.cheshirestructural.co.uk

Photographs



General view from North



General view from the north west.



General view from the North east looking at the former cart shed – later brick infill panels with original stone pillars between.



View of north west gable wall – note wall is plumb apart from a small section at the ridge line.



View of north east gable wall, cart shed in foreground and single storey outrigger in the background – note quality of stone work and plumb walls



Further view of north east gable and single storey outrigger – note stone work in good condition and plumb, also note stone lintels in good condition.



View of stone work to outrigger – Stone work in good condition and plumb.



General view of south east elevation – stonework and lintels in good condition.



Small poor-quality brick-built structure to be demolished as part of the renovation.



Close up of walls showing quality of stone and plumbness of walls



Typical internal view of southern wing of buildings – Stone work generally in good condition. Original remaining queen post trusses and purlins could be saved with minimal structural intervention.



Original roof and floor structure is largely missing – however, this would ordinarily be replaced as part of any renovation to meet modern building regulation standards.