

FAIRCLOUGH
CONSULTING STRUCTURAL ENGINEERS
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

BARN OFF BRUND LANE, CHEDDLETON. ST13 7DG

6 MARCH 2025

Report No: 250223

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : Barn off Brund Lane
Cheddleton
ST13 7DG
2. Client : Mr K A Carr
Heath House Farm
Cheddleton
ST13 7DQ
3. We have been instructed to :

Inspect and report on the structural load bearing elements of the property.
4. The report is required for a planning application.
5. The property was inspected on the 20th February 2025.

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 South 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 small traditionally constructed agricultural barn with brick elevations, and a pitched roof. The property appears to be in excess of 120 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 pitched and covered with tiles. The roof has almost entirely collapsed and in doing so has damaged the upper parts of the elevations.

FRONT ELEVATION

13. This elevation was visually inspected from ground level. The elevation is of solid brickwork. Horizontal lines are level within the tolerances normally expected. The upper 50% of the left hand half of the elevation is severely distorted/pushed outwards. To the right hand half, the brickwork immediately below eaves level is pushed out and damaged by the roof collapse.

RIGHT HAND SIDE GABLE ELEVATION

14. This elevation was visually inspected from ground level. The elevation is of solid brickwork. Horizontal lines are level within the tolerances normally expected. The elevation is plumb within acceptable tolerances.

LEFT HAND SIDE GABLE ELEVATION

15. This elevation was visually inspected from ground level. The elevation is of solid brickwork. The elevation is somewhat bowed/distorted but within structurally acceptable limits. The upper parts of the elevation just below the former roof line have been damaged by the roof collapse and by water ingress into the top of the brickwork.

REAR ELEVATION

16. This elevation was visually inspected from ground level. The elevation is of solid brickwork. Horizontal lines are level within the tolerances normally expected. The upper 1/3 of the elevation is distorted outwards, bowed and damaged by the roof collapse and water ingress.

CONCLUSIONS & RECOMMENDATIONS

17. The roof has collapsed and will have to be completely replaced.
18. Significant parts of the elevations are bowed / damaged, mostly as a result of the roof collapse and will have to be re-built. The proportion of the elevations having to be re-built is 25% of the total.
19. A new ground floor will be required.
20. Foundation depths should be checked at Building Regulations Stage. If they are inadequate a structural raft/floor keyed into the elevations, or conventional underpinning, will be required.

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For Fairclough & Co Ltd