

STRUCTURAL ENGINEER'S UPDATE REPORT

on

The attached Barn and Shippon

at

**Shepherd Hey Farm, Ashworth Road
Rochdale OL11 5UN**

27 February 2023

27 February 2023

**Structural Engineer's Updated Report
The attached Barn and Shippon
Shepherd Hey Farm
Ashworth Road Rochdale OL11 5UN**

TERMS OF REFERENCE

A further, structural inspection of the above property was carried out on Tuesday 21 February 2023 at the request of Mr Rick Solan & Miss Jodie Puttock, the current owners of the buildings. It is intended that the current owners will apply for planning permission to convert the property into a dwelling and as such, a report is required to establish this can be done without major demolition and rebuilding works of the existing barn and attached shippon

The inspection consisted of a visual appraisal of the elements of superstructure only and was carried out to determine the nature of any structural defects affecting the stability of the property and to put forward recommendations for any repair, remedial or reconstruction works thought necessary.

Woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and we are therefore unable to report that any such part of the property is free from defect.

INTRODUCTION

As noted in in the previous report dated 11 January 2021, the existing attached barn and outbuildings are probably some 100 to 150 years old with eighteen inch thick stone external walls, timber truss roof and stone tile roof covering. Later additions to the barn (the shippon etc,) are formed in brickwork with blue slate roof coverings.

The attached barn structure and associated buildings have remained unoccupied for many years and has now become somewhat dilapidated and unsafe due to a partial collapse of the shippon roof. Consequently, the inspection was somewhat limited at the time of the inspection.

OBSERVATIONS and CONCLUSION

The structural condition of the attached barn and associated buildings was found to be very much the same as that seen in the January 2021 inspection. The structural walls were found to be in reasonable condition, as can be seen on the photographs attached to the report dated January 2021. The collapsed area of roof was seen to be the same as before, as was the slight belly in the gable end wall. The exposed timber lintel over the entrance to the shippon had deteriorated somewhat but had not totally collapsed.

As noted in the previous report, the roof structure is to be renewed.

In conclusion it is felt that the attached barn and associated buildings are suitable for conversion to a dwelling without the need for major demolition and rebuilding works. The proposed new internal walls and first floor structure will add to the overall stability of the structure and the conversion would be relatively straightforward without the need for any major rebuilding works.

STANDARD EXCLUSIONS

This survey has been carried out primarily to determine the overall structural stability of the property concerned and does not include the following items listed in the paragraphs below, unless specifically referred to in the forgoing report.

Inspections of roof space, under floor inspections, timber survey, moisture survey, inspection of roof covering, rainwater goods and flashings, inspection of electrical or plumbing installations, inspection of decorations, inspections of areas covered, unexposed or inaccessible, inspection of cavity wall ties, inspection of drains and sewers, inspection of foundations etc. unless specifically mentioned within the fore going report.

The possible presence of hazardous building materials such as asbestos and the like has not been investigated and no liability is accepted for the inclusion of such materials in the building fabric.

The report shall be for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or in part, nor be relied upon by third parties for any use without the express written authority of the engineer.

It must be noted that any works carried out in accordance with this report will not necessarily guarantee that no further movement will occur to any part of the property, but that the recommended schedule of works is intended to ensure that, should any further movement take place, the property will remain in a stable structural condition.

{ **Note;-** The cost of further inspections and supervisory works that may be required by Banks or Building Societies etc. are not covered by the fees for this report. }



L Gooding