



22261

The Barn, Clough House Farm, Lower House Lane,
Wardle, Rochdale, OL12 9PL

May 2022

Brunel House Milnrow Rochdale OL16 3NJ

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REPORT ON STRUCTURE

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1.00 INTRODUCTION

- 1.01** We were requested by Mr G Bebb to carry out a survey and to provide a report on the structure of the property known as The Barn, Clough House Farm, Lower House Lane, Wardle, Rochdale, OL12 9PL.
- 1.02** The purpose of the report was to assess the structural suitability of the existing structure for conversion into a domestic dwelling. The report is to be used to aid a Planning Application and to help identify to the Planning Officers, the intentions of Mr Bebb and his design/construction team.
- 1.03** For the purposes of this report all references to left, right, front and rear should be taken as viewing the property as in photograph 1.
- 1.04** This report has been carried out on a purely visual basis. We have not inspected parts of the property which are covered, unexposed or inaccessible and such parts are assumed to be in good repair and condition.

The report does not purport to express an opinion about or to advise upon the condition of any uninspected parts and should not be taken as making any implied representation or statement about such parts.

We have not inspected nor tested the drains and other services and are therefore not in a position to advise upon any defects.

- 1.05** This report has been carried out for guidance of the person named overleaf and where recommendations are made these should not be used as a specification for carrying out the works.
- 1.06** This report has been carried out for the person named overleaf to be used in connection with their purchase, selling or repair of the property and should not be copied or sold to any other persons without the agreement of Healey Consulting.

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2.00 DESCRIPTION

- 2.01** Clough House Farm Barn is a single storey structure. The structure is of loadbearing blockwork sat on a concrete raft slab. The raft slab extends to deep levels on the rear left-hand corner due to a fall in the external ground levels. Photograph 2.
- 2.02** The external walls are currently of a single skin blockwork. This is 140mm thick for the first 10 courses (approx. 2250mm). This is then topped by 4 courses (approx. 900mm) of 100mm blockwork. Above this is a 350mm depth of an uninsulated profiled metal sheet. Photographs 3, 4 & 5.
- 2.03** The front elevation comprises of two large double doors, photograph 1. The existing left, right and rear elevations are shown in photographs 6, 7 & 8.
- 2.04** internally the external walls on the long side elevations have buttressing piers coinciding with the bearing of the timber king post trusses that form the roof structure. Photograph 9. The block piers are 280mm x 440mm wide.
- 2.05** There are four king post trusses forming the roof, including one that is positioned on the front elevation, photograph 10 & 11.
- 2.06** The roof covering is of an insulated profiled metal deck with translucent sheets acting as roof lights, photograph 12 & 13. There are 3 purlins per slope.
- 2.07** The internal floor slab is of concrete with a tamped finish.

3.00 DISCUSSION

3.01 EXTERNAL WALLS & FOUNDATIONS

The structure of the barn is basic as befitting a barn of this nature.

The foundations comprise of a substantial concrete raft which has stood the test of time. There is no evidence of subsidence or settlement of the slab / foundation.

The raft is perfectly capable of providing support for a new leaf of masonry to form the cavity wall arrangement needed to achieve the domestic conversion.

The raft has a sufficient edge depth to allow the fixing of an external support such as a galvanised angle or channel. Photograph 14. This, whilst nominally increasing the footprint of the barn, would allow a stone facing to be used in lieu of the blockwork. The blockwork would then remain as the inner leaf. The steelwork would be buried and protected. It would not be seen in the final construction.

Alternatively, the outer leaf would remain and a new inner leaf of either blockwork or timber would suffice. The outer leaf would probably be rendered subject to planning requirements.

3.02 ROOF

The roof structure is capable of being reused. The purlins may need to be supplemented with additional members, but the king posts trusses are deemed to be structurally adequate. A blue slate finish can be achieved.

The truss over the front elevation may need to be replaced if it cannot be incorporated into the design of this elevation.

3.03 FLOOR SLAB

The existing floor slab is free from any significant movement or defect. The slab appears to be uncontaminated. Notwithstanding this. It would be necessary to provide an additional concrete slab and insulation. A separating membrane would provide protection against any contamination that may be present.

The above would have the effect of raising the finished floor level.

4.00 CONCLUSIONS & RECOMMENDATIONS

- 4.01** We are of the opinion that this barn is capable of being converted into a domestic dwelling without the need to carry out any significant demolition.
- 4.02** Given the proportions of the barn it is highly likely that this conversion would need to be a single storey dwelling. This would ensure that there would be no significant alterations needed to the roof structure.



5.00 **EXCLUSIONS**

Please note the following exclusions to our report.

Please satisfy yourself that condition of the items excluded are known prior to purchase.

We do not cover:

- Electric Services
- Gas Services
- Water Services
- Rain Water Goods
- Drainage.
- Damp & timbers.
- Roof Finishes
- Windows – unless structural, e.g., bay windows where structural mullions are present.
- External areas – e.g., detached garages, outbuildings and garden retaining walls unless they appear to offer support to the building, or we are specifically requested to do so.
- Cost Estimates for remedial works.
- For any works carried out to or adjacent to a party wall, the client is advised to seek legal advice with regards to The Party Wall etc Act 1996, and to appoint the services of a qualified Party Wall Surveyor.
- Asbestos.

SIGNED... *P. Healey*.....

PAUL MICHAEL HEALEY
BSc (Hons) C.Eng M.I. Struct.E. M.a.P.S.

DATED...20th May 2022



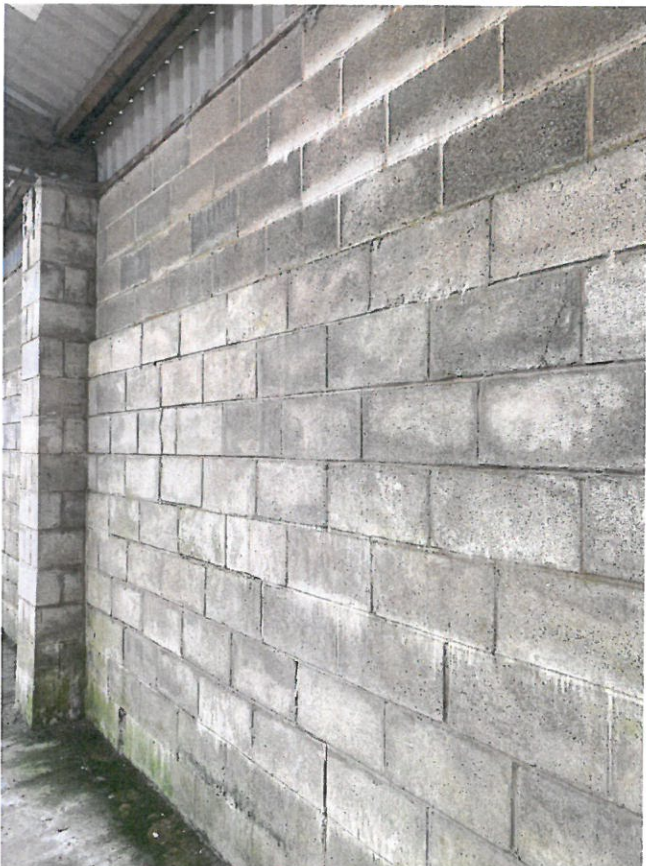
Photograph 1



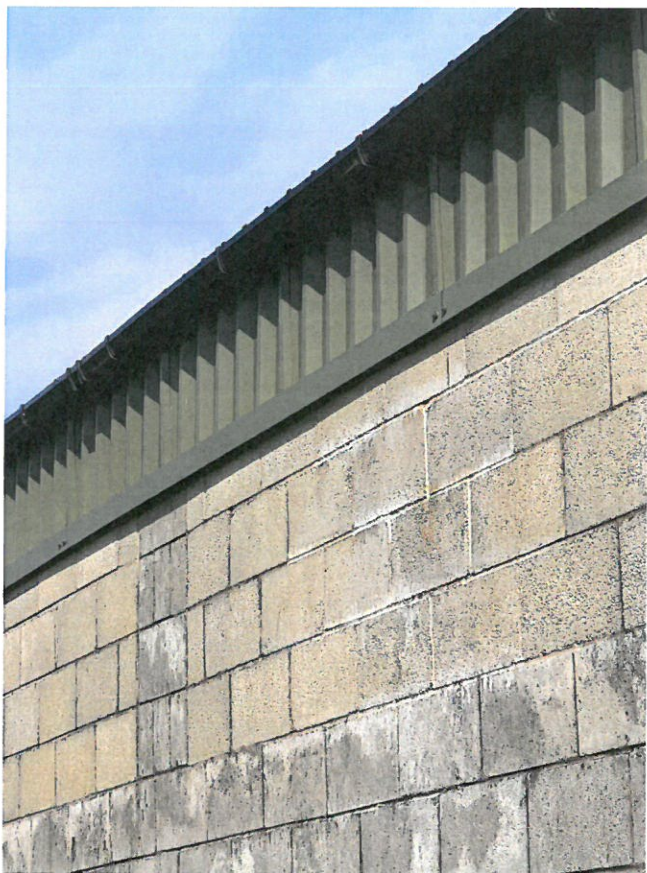
Photograph 2



Photograph 3



Photograph 4



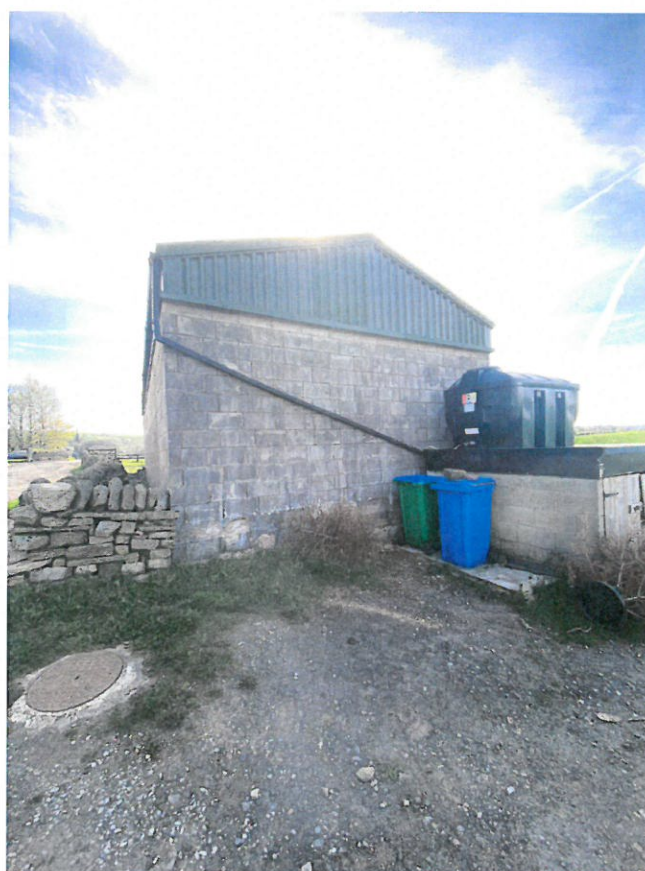
Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13