

MARSH DESIGN LIMITED

STRUCTURAL SURVEYS, DRAWINGS & DESIGN CALCULATIONS

***The Stable Block, Buckden Mount
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Company No: 457 2796

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STRUCTURAL INSPECTION REPORT

DATE: 8th July 2022

REF: MDL – 6198

1. NAME OF CLIENT

Mr. Vernon Wharmby

2. ADDRESS OF PROPERTY INSPECTED

Lower Townhouse Farm Barn
Townhouse Road
Littleborough
Oldham
OL15 9JX

3. DATE OF INSPECTION

5th July 2022

4. PURPOSE OF INSPECTION

We have been instructed to undertake an appraisal of the structural condition of the barn structure with a view to its future conversion into two habitable dwellings.

5. TYPE OF INSPECTION

A visual inspection of the barn was undertaken from accessible areas. The report is a structural appraisal only, and not a full condition survey report.

A detailed inspection of the individual structural elements has not been undertaken.

6. DESCRIPTION, OBSERVATIONS & COMMENTS

The barn structure is of a traditional construction with a combination of solid masonry brick and stone walls, measured to be 450mm thick.

The roof structure is duo-pitched, with a stone slate covering on a traditional timber rafter, purlin and feature truss roof.

The ground floor structure is combination of a concrete slab and cobbles, inspection of which was limited due to the volume of stored items in the barn.

Inspection of the main structural walls confirmed that there was only localised evidence of structural defect or distress.

There was evidence of lateral movement to the right hand side of the front elevation with associated cracking to the gable walls internally where the front wall has separated along this juncture. Localised rebuilding of the front elevation will be required in this area with the new masonry tied into the existing structure.

Similar, less onerous, lateral movement was noted to the rear wall with similar cracking noted to the gable wall at the rear corner. The lateral movement to the rear wall is within tolerances, with only localised building required to realign the masonry at eaves level. Minor remedial repairs in the form of crack stitching will be required internally.

No significant defects were noted to the roof structure timbers. Turning and felting of the stone roof slates will be needed and at this time any defective rafters can be replaced. The timber purlins are sawn timbers having been replaced historically. No defects were noted to these primary members.

The main timber roof trusses are original structural items. No major defects were noted, however timber treatment to counteract any infestation etc will be needed.

The limited inspection of the concrete floor slab confirmed that it was in a stable condition with no major expansion cracks being noted.

An inspection of the existing foundations has been undertaken. The foundations are large stone corbels and at this moment in time they appear to be performing satisfactorily with no evidence of vertical subsidence movement noted to any of the walls.

Other than through the roof covering, there was no evidence of significant water ingress through the outer fabric of the property.

Finally, there was no evidence of major remedial repairs to any of the individual structural elements of the barn structure.

7. CONCLUSIONS AND RECOMMENDATIONS

Our inspection has confirmed that the barn structure is free from widespread major structural defect or distress, with only localised defects noted.

Rebuilding to the upper right section of the front elevation will be required. This amounts approximately 1/12th of the overall wall area of the barn.

The proposed development of the barn will include the construction of new internal buttressing walls and a new first floor structure. These structures will provide additional structural stability to the existing solid wall construction.

The barn structure appears to be of a significant age and was originally constructed in such a way that it could be used for many years to come.

The barn structure is in a sound and stable structural condition and in our opinion, the barn structure can be deemed to be of a substantial construction suitable for conversion into a habitable dwelling.

8. LIMITATIONS

We have not inspected woodwork, damp proof membranes or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect.

We have not at this present time conducted any intrusive or destructive testing of the fabric of the property and in particular we cannot confirm that the property is free from asbestos or high alumina cement construction.

This report has been prepared for the sole benefit of Mr. Vernon Wharmby, his professional advisors and the local planning authority.

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This report should not be passed on to any third party without the express permission of Mr. D. Haigh, with whom the copyright remains.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'D S Haigh', with a stylized flourish at the end.

For and on behalf of
MARSH DESIGN LIMITED