



PHILIP WRIGHT
ASSOCIATES

**STRUCTURAL APPRAISAL
OF
STID FOLD BARN,
WARDLE,
ROCHDALE**

CONTRACT NO. 3761	PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN
JULY 2025	TEL. 01706 828781/ 07939 547865 E-MAIL: info@philipwrightassociates.co.uk

STRUCTURAL APPRAISAL
STID FOLD BARN, BARNFIELD LANE, WARDLE, ROCHDALE OL12 9PN

1.0 INSTRUCTION

I would confirm having attended the above property and have carried out a visual inspection as instructed.

The scope of my brief was to inspect and report upon the general structural condition of the barn to determine its suitability or otherwise for conversion to habitable accommodation.

It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works or to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. It was not within my brief to undertake any works to expose the foundations of the property.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors' report which would cover in detail such items as serviceability, damp proof course, gutters, roof finishes, electrical goods and the like which represent the fabric of the building.

I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect.

The property has exposed timber rafters, purlins and trusses which show evidence of decay, it would be prudent that a timber preservation specialist is commissioned to advise on the condition of any timbers and particularly the trusses which would be considered as being retained.

I have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

2.0 THE PROPERTY

The barn is a detached single storey barn constructed in a traditional manner with solid stone external walls and a duo pitched ridged roof with stone tiles. A small hay loft floor was located to both sides of the property with the central portion being full height. The ground floor was a combination of loose earth and concrete. The barn is currently used for livestock.

PHILIP WRIGHT ASSOCIATES LTD
21 UNION STREET, RAMSBOTTOM
BURY BL0 9AN

3.0 OBSERVATIONS

3.1 EXTERNAL OBSERVATIONS

3.1.1 FRONT ELEVATION

The front elevation incorporates a large full height opening with arched stone head, a door to the left and right hand corners with stone surrounds and with stone quoins to the corners. A small opening was evident over the top of the arched head. The wall adjacent to ground level was noted to be reasonably plumb and was considered to be within acceptable tolerance. The stonework was noted to be level within acceptable tolerance. Some open joints were evident, particularly over the top of the arch, to the stone surround to the small opening to the top of the arch and to the quoins.



FRONT ELEVATION

3.1.2 RIGHT HAND ELEVATION

The wall to the right hand gable is of coursed stone with wide lime mortar joints. The wall incorporates three openings at low level with the ground rising upwards towards the rear. Vertical cracking was evident to the face of the quoins at high level to the rear corner being approximately 12mm. The wall was uneven and was noted to lean outwards to the front face of the pike with notable visual distortion. Cracking was evident to the face of the quoins to the rear corner.



RIGHT HAND GABLE

3.1.3 REAR ELEVATION

The rear elevation incorporates a door to the right hand corner and with a central arched opening which had been infilled with stone. A gap was evident between the quoins and the stonework to the right hand corner and vertical cracking 1-2mm was noted adjacent to the quoins to the left hand corner. The remainder of the wall was noted to be reasonably plumb within acceptable tolerance and the coursing level.



REAR ELEVATION

3.1.4 LEFT HAND ELEVATION

The wall to the left hand elevation incorporates two low level windows with stone heads. A gap was evident between the front quoin and the main wall being up to 75mm wide. Diagonal cracking was evident from the lintel to the window to the front running down to the rear. The pike was noted to be distorted visually with a lean/bow inwards by approximately 100mm.



LEFT HAND GABLE

3.1.5 ROOF

The roof slope to the rear was of poor alignment and particularly to the rear left hand slope where visual distortion was evident. A number of holes were evident within the top of the roof adjacent to the ridge.

3.2 INTERNAL OBSERVATIONS

Internally to the left hand wall, numerous vertical cracks were evident above the hay loft floor running up to the roof.

To the right hand wall, cracking was evident adjacent to the front corner running for approximately 2m being approximately 50mm. The joint to the rear corner was not fully bonded.

The hay loft floor to both sides was in poor condition, particularly as a result of water ingress from the roof.

The roof incorporates three purlins per slope supported on two substantial queen post trusses which span between the front and rear walls. The purlins were noted to be of original construction as were the rafters. Significant holes in the roof were evident, particularly to the left hand side and adjacent to the ridge. Significant water ingress was noted to the purlins and rafters.

4.0 SUMMARY AND RECOMMENDATIONS

In conclusion from my visual inspection, I would advise that the following works would be required in order to make the property suitable for conversion to a habitable property:-

- The roof in its entirety to be removed and to be reconstructed with the stone tiles to be refitted. A new supporting structure of rafters and purlins will be required. The substantial trusses, if these are to remain, should be checked by a specialist for any decay.
- The pikes to both the left and right hand elevations show evidence of visual distortion and these should be taken down and locally rebuilt.
- The left hand gable should be taken down to the top of the level of the proposed first floor and to be rebuilt.
- The whole of the property will require to be locally repointed, gaps were evidence particularly to the quoins and around the stone surrounds.
- The hay loft floors are unsuitable for residential accommodation and are required to be replaced.

PHILIP WRIGHT ASSOCIATES LTD
21 UNION STREET, RAMSBOTTOM
BURY BLO 9AN

STRUCTURAL APPRAISAL
STID FOLD BARN, BARNFIELD LANE, WARDLE, ROCHDALE OL12 9PN

- The quoins and stonework will be required to be locally rebuilt to all corners.
- The floors will be required to be removed and replaced to suit current Building Regulations.
- The cracking noted to the left hand gable adjacent to the front and to the right hand gable should be locally rebuilt to tie in with the quoins.
- The rear right hand corner should be bonded internally by the installation of Helifix type ties to tie the corner together which should be recessed into the stonework and fixed with epoxy mortar. The ties should be fixed at approximately 500mm vertical centres.



CRACK ADJACENT TO QUOINS TO FRONT CORNER



OPEN JOINTS TO SMALL WINDOW OVER ARCHED OPENING

Yours faithfully

A handwritten signature in black ink, appearing to read 'P G Wright'.

P G Wright BSc.(Hons) CEng. MStructE.
PHILIP WRIGHT ASSOCIATES LTD

N.B. All reports prepared by Philip Wright Associates Ltd are confidential to the Client for the specific purpose to which they refer. This report may be disclosed to other Professional Advisors assisting the Client in respect to that purpose, but no responsibility is accepted by Philip Wright Associates Ltd to any third party in respect of it.