



R4372

SHEEP BANK FARM, WHITTAKER, LITTLEBOROUGH,
ROCHDALE, MANCHESTER, OL15 0LH

JUNE 2026

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REPORT ON STRUCTURE

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1.00 INTRODUCTION

- 1.01** We were requested by Dave Rushton to carry out a survey and to provide a report on the structure of the property known as Sheep Bank Farm, Whittaker, Littleborough, Rochdale, Manchester, OL15 0LH.
- 1.02** The purpose of the report was to assess the structural suitability of the barn for the purpose of a conversion.
- 1.03** 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.

- 1.04** The inspection was visual and non-invasive in nature and included both internal and external elevations, as well as accessible elements of structure.
- 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** Attached to the rear of this report is a diagram indicating various elements of a domestic property, some of which may be referenced in this report.
- 1.07** 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.

This report remains the property of Healey Consulting and is copyright.

INTRODUCTION TO BRIEF

Healey Consulting Structural Engineers were instructed by the owners of Sheep Bank Farm, Whittaker, Littleborough, OL15 0LH, to undertake a structural inspection of the existing agricultural barn structure situated within the farm complex.

The property occupies a rural setting and forms part of an agricultural holding extending to approximately 80 acres. The subject structure comprises a traditional stone-built barn which is proposed to be converted into three holiday-let accommodation units.

The purpose of our instruction was to undertake a visual structural appraisal of the existing building in order to establish its general structural condition, assess its suitability for the proposed conversion works, and determine whether the existing structure is capable of accommodating the intended change of use without the need for significant rebuilding or major structural replacement works.

In addition to our inspection, we understand that Solid Void Architects are acting on behalf of the client and have prepared design and access documentation together with architectural drawings illustrating the proposed conversion of the building into three holiday-let units.

Particular consideration has been given to the condition of the external masonry walls, roof structure, floor structures and the overall structural stability of the building. The report comments upon the suitability of the existing structure to accommodate the proposed conversion works.

2.00 DESCRIPTION

2.01 General Description

The subject structure comprises a substantial detached former agricultural barn situated within the grounds of Sheep Bank Farm. The building occupies an elevated rural setting and forms part of a larger agricultural holding extending to approximately 80 acres.

In plan form the barn is broadly rectangular, measuring approximately 17 metres in length by approximately 13 to 14 metres in depth.

The building is of traditional agricultural construction comprising stone masonry external walls comprising of stone inner and outer leaves with rubble-filled cores typical of structures of this age and construction.

The roof structure is of asymmetric pitched form, comprising a comparatively short front roof slope and a significantly longer rear roof slope. Consequently, the front elevation presents approximately two-storey proportions whilst the rear elevation presents predominantly single-storey proportions. The surrounding land levels generally fall from left to right when viewed from the front elevation and also fall slightly in a front-to-rear direction.

2.02 Front Elevation (Photographs 1 – 8).

The front elevation comprises traditional stone masonry construction pointed using a mortar sympathetic in colour to the buff-coloured stonework.

Towards the left-hand side is a small entrance doorway incorporating a substantial stone lintel. Centrally positioned within the elevation is a large agricultural opening fitted with a roller shutter door. Timber lintels are present at high level above this opening supporting the masonry above.

The remainder of the elevation comprises exposed stone masonry with relatively few openings, giving the elevation a robust agricultural appearance.

2.03 Right-Hand Elevation (Photographs 9 & 10).

The right-hand elevation forms an asymmetric gable end reflecting the differing proportions of the front and rear roof slopes.

The elevation comprises stone masonry construction believed to incorporate a rubble-filled core. Large stone quoins are present at the front right-hand corner of the building.

Located slightly rearward of the centreline of the elevation is a vertical masonry butt joint which may indicate the former presence of an adjoining structure. Supporting this interpretation are sloping coping stones visible at high level suggestive of a former roof abutment.

A small ventilation or roosting opening is present immediately below the apex of the gable.

2.04 Rear Elevation (Photograph 11 – 14).

The rear elevation is lower in height than the front elevation owing to the asymmetric roof structure.

The majority of the elevation comprises traditional stone masonry construction extending from the left-hand side to a position slightly right of centre. The stonework has been pointed using a cementitious mortar sympathetic to the appearance of the existing masonry.

The elevation incorporates a doorway towards the left-hand side beneath a stone lintel together with a small window opening incorporating stone surrounds.

To the right of the window is a former doorway which has been infilled using aerated concrete blockwork. Further right is a steel personnel door and a small window opening contained within an area of dense concrete blockwork construction which appears to represent a later alteration to the building.

2.05 Left-Hand Elevation (Photographs 15 – 17).

The left-hand elevation forms the opposing asymmetric gable and generally mirrors the right-hand elevation in overall appearance.

The wall construction comprises traditional stone masonry believed to incorporate a rubble-filled core. The masonry has been pointed using cementitious mortar sympathetic in appearance to the existing stonework.

The gable is capped with substantial stone coping units bedded on mortar. (Photograph 14). Towards the forward section are two small window openings incorporating stone surrounds. Slightly further to the rear is a larger window opening incorporating stone surrounds and a substantial stone lintel. A small ventilation or roosting opening is present immediately below the apex of the gable.

2.06 Internal Description

Access was gained through the doorway located towards the left-hand side of the front elevation. (Photographs 18 – 23).

Internally, the left-hand section of the building comprises a room approximately 4.6 metres wide. The left-hand wall comprises exposed stone masonry whilst a concrete blockwork wall forms the right-hand side. Overhead is a mezzanine floor formed using timber joists spanning in a front-to-back direction supported by substantial timber beams spanning left to right.

The floor construction comprises a combination of large York stone flags together with areas of concrete slab construction.

The central section of the building is accessed through the principal roller shutter opening. This area extends to full height beneath the roof structure. (Photographs 24 – 29).

Mezzanine floor structures are present on both sides of the central opening. To the right-hand side, timber floor joists span in a front-to-back direction and are supported by steel beams spanning left to right. These steel beams are

supported upon masonry piers formed from brickwork and concrete blockwork.

The ground floor construction within this area principally comprises large York stone flags exhibiting localised historic settlement and undulation.

2.07 Roof Structure (Photographs 30 -46).

The roof structure comprises traditional timber construction formed using rafters at relatively close centres supporting both the front and rear roof slopes.

The shorter front roof slope is supported by three lines of timber purlins spanning between principal trusses. The longer rear roof slope incorporates approximately five to six lines of purlins due to the increased roof span.

At approximately third points along the length of the building are substantial timber trusses spanning in a front-to-back direction. These trusses broadly resemble king-post trusses incorporating substantial principal timbers together with large timber diagonal braces.

The roof coverings comprise blue slate with the ridge extending in a left-to-right direction. The gable walls project above the roof coverings and are capped by substantial stone coping stones bedded onto mortar.

3.00 DISCUSSION AND OBSERVATIONS

3.01 Front Elevation

The front elevation is generally considered to be structurally satisfactory.

Minor undulations and localised distortions are present along the length of the elevation. However, these are typical of a traditional stone agricultural structure of this age and do not indicate structural instability.

No significant cracking, stepped fractures or defects associated with foundation movement were observed.

Approximately three metres to the right of the principal opening, adjacent to the rainwater downpipe, a localised outward bulge is present. Whilst noticeable, the distortion is not considered excessive and no associated cracking was observed. Accordingly, this distortion is considered historic and non-progressive in nature.

The timber lintels above the roller shutter opening exhibit weathering and deterioration. (Photograph 7). Whilst not presenting an immediate structural

concern, these lintels would benefit from replacement as part of the proposed conversion works.

3.02 Right-Hand Elevation

The right-hand elevation is considered to be structurally satisfactory.

The elevation exhibits a slight concave distortion when viewed along its length. However, the distortion is modest and falls within the range commonly encountered in traditional stone agricultural buildings.

The elevation exhibits excellent vertical alignment with no significant lean or deviation from plumb.

No significant cracking, separation, bulging, open joints or evidence of foundation movement was observed.

As part of the proposed conversion works, consideration should be given to repointing the elevation using a mortar sympathetic to the existing stonework in order to improve weather resistance and minimise rainwater penetration into the masonry fabric.

3.03 Rear Elevation

The original stone-built section of the rear elevation is considered to be in excellent structural condition.

The masonry exhibits good alignment and verticality and is free from signs of excessive foundation settlement, structural instability or ongoing movement.

No significant stress fractures, stepped cracking or separation were observed.

The dense concrete blockwork and aerated blockwork infill sections located towards the right-hand side of the elevation appear to represent later alterations. It is anticipated that these elements will be removed and replaced with stone masonry as part of the proposed conversion works. Subject to appropriate detailing, such works are considered entirely acceptable.

3.04 Left-Hand Elevation

The left-hand elevation is considered to be structurally satisfactory.

A discernible outward bulge is present slightly rearward of the centre of the elevation. Whilst visible, the distortion is not considered excessive and there is no evidence to suggest ongoing movement.

No significant cracking, stepped fracturing, separation or defects associated with foundation movement were observed.

The overall alignment and verticality of the elevation remain satisfactory, and the wall continues to perform its structural function adequately.

3.05 Internal Structure and Roof

The internal masonry walls, mezzanine structures and supporting steelwork were generally found to be performing satisfactorily at the time of the inspection.

The York stone floor surfaces exhibit localised undulations and historic differential settlement. However, these movements are considered long-standing and are not indicative of ongoing structural instability.

The principal timber roof trusses appear to be structurally satisfactory and continue to perform their intended loadbearing function.

The purlins serving both roof slopes exhibit varying degrees of sagging consistent with their age, span and orientation. This is particularly evident owing to the weak-axis orientation of the purlins. Whilst noticeable, this does not presently indicate structural failure of the roof structure.

4.00 CONCLUSIONS

Based upon our inspection, the existing barn structure is considered fundamentally structurally sound and suitable for conversion into the proposed holiday-let accommodation.

The principal loadbearing stone masonry walls are considered to be in satisfactory structural condition and are free from significant defects indicative of ongoing structural movement or instability.

Whilst minor distortions and localised bulging are evident in places, these are considered typical of a traditional agricultural building of this age and construction and do not warrant significant structural intervention.

The principal timber roof trusses are considered suitable for retention as part of the proposed conversion scheme.

It is anticipated that the existing ground floor construction will be removed and replaced with a new insulated ground-bearing slab incorporating damp-proof membranes and insulation. Similarly, the existing mezzanine floor structures are expected to be removed and replaced with new floor structures designed in accordance with the proposed layout.

A new inner leaf of masonry construction will likely be required internally adjacent to the existing stone walls. This would facilitate the provision of insulation, damp protection and a suitable structural medium for supporting the proposed upper floor structures.

Overall, we are satisfied that the existing barn possesses sufficient structural integrity to accommodate the proposed conversion into three holiday-let units. Subject to normal refurbishment and conversion works, no major rebuilding of the existing structure and no significant structural intervention works are considered necessary.

5.00 RECOMMENDATIONS

1. Replace deteriorated timber lintels above the front roller shutter opening as part of the conversion works.
2. Undertake localised repointing works using a mortar sympathetic to the existing stonework where required.
3. Remove existing non-original blockwork infill panels and reconstruct these areas using stone masonry to match the existing building.
4. Replace the existing roof coverings and secondary roof timbers as required to facilitate modern insulation, ventilation and weatherproofing requirements whilst retaining the principal timber trusses. The creation of the inset first floor balconies to the rear roof slope should be readily achieved with good structural design.
5. Construct a new insulated ground-bearing floor slab incorporating appropriate damp-proofing measures.
6. Construct a new internal masonry lining wall and insulated cavity arrangement to facilitate thermal upgrading and support the proposed upper floor structures.
7. Retain the principal stone masonry walls and primary roof trusses as part of the proposed conversion works.

In our opinion, the proposed conversion can be achieved without significant rebuilding of the existing structure and without major structural intervention to the primary loadbearing elements of the barn.

6.00 EXCLUSIONS

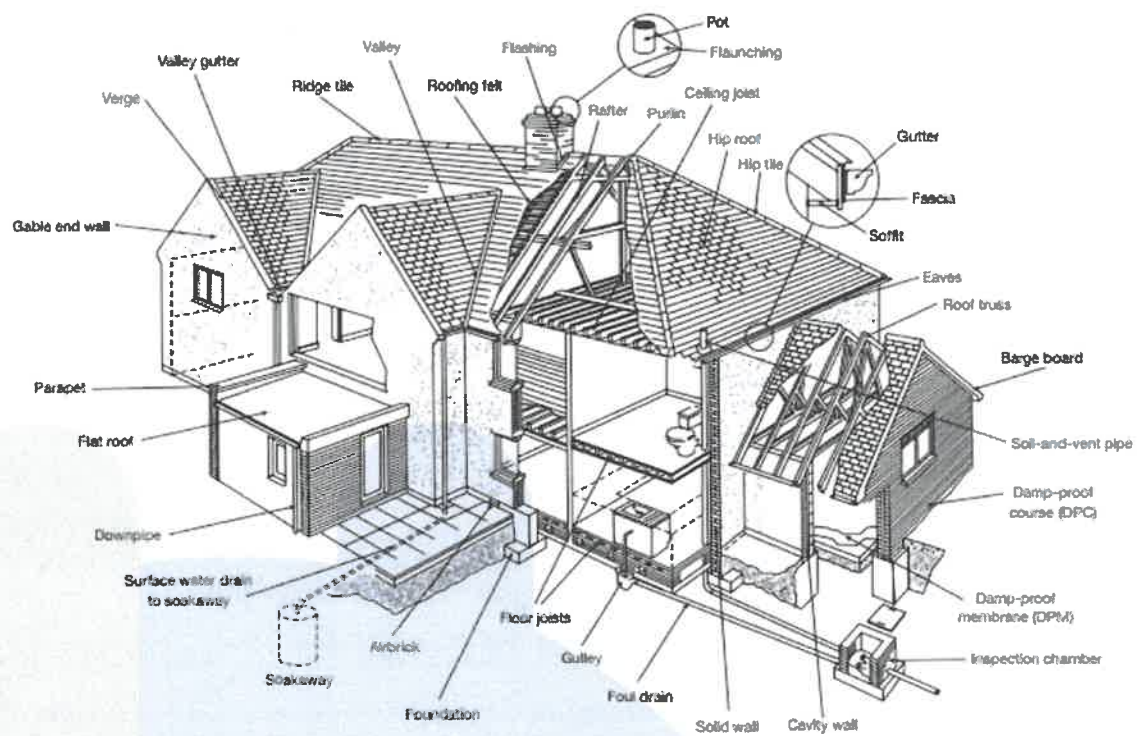
Please note the following exclusions to our report.

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 defects were not specifically assessed unless noted.
- 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.

This report is based on a visual, non-invasive survey from accessible areas only. No Intrusive investigations were undertaken.



VIEW OF DOMESTIC TYPE PROPERTY SHOWING THE VARIOUS ELEMENTS

SIGNED *M. Bradbury*

MARK BRADBURY
B.Eng (Hons) C.Eng M.I.Struct.E

DATED: 9th June 2026



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



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



Photograph 46