



PHILIP WRIGHT
ASSOCIATES

**STRUCTURAL APPRAISAL
OF
BARN,
THREE GATES FARM,
TURTON ROAD,
TOTTINGTON**

CONTRACT NO. 3882	PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN
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**STRUCTURAL APPRAISAL REPORT
BARN, THREE GATES FARM, TURTON ROAD, TOTTINGTON**

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 nor 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. It would be prudent that a timber preservation specialist is commissioned to advise on the condition of any timbers 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 building and is in two parts with the left hand part being built in around 2004 being longer than the right hand part which was built in around 2010 and projecting forwards towards the front. Both barns incorporate cement fibre corrugated roof sheeting, the right hand barn being mono-pitched sloping downwards towards the right with the left hand part incorporating a duo pitched roof with a central ridge. To the walls, the right hand part incorporates Yorkshire boarding to the upper half with timber sleepers to the lower part, the left hand part incorporates full height profiled steel sheeting.

Both barns incorporate concrete slab floors and are currently utilised as storage.

3.0 OBSERVATIONS

3.1 EXTERNAL OBSERVATIONS

To the right hand barn, the front elevation incorporates timber vertical boarding with the main access doors. The remainder of the right hand and rear elevations are of Yorkshire boarding with open joints to

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allow ventilation to the interior of the property. Externally there is no evidence of visual distortion, the boarding remained in satisfactory condition and there was no evidence of distress to the steelwork.

To the left hand part of the barn, the vertical cladding was in a fair and reasonable condition, the front elevation incorporates the main access doors with a personnel door to the right hand return.

The roof when viewed from the adjacent track to the left hand side and to the field to the right hand side showed no obvious evidence of distress.

3.2 INTERNAL OBSERVATIONS

The right hand barn incorporates a structural steel frame with steel columns supporting mono-pitched steel rafters. The barn incorporates both timber purlins and timber rails supporting the cladding. The steelwork was in a fair and reasonable condition and showed no significant evidence of deterioration or corrosion.

The left hand elevation incorporates structural steel duo pitched portal frames supporting timber purlins and timber cladding rails. The steelwork was in a fair and reasonable condition and showed no obvious evidence of distress.

4.0 SUMMARY AND RECOMMENDATION

In conclusion from the findings from my visual inspection, I would advise that both the left and right hand barns are constructed with structural steel frames supporting timber purlins and rafters and are noted to be in a fair and reasonable condition and showed no evidence of any structural distress. I am of the opinion that the barns are both suitable for conversion for habitable purposes, although it is anticipated the left hand barn would be utilised as a garage. It would be necessary however for the roof cladding and purlins to be replaced and also for the external timber boarding to be replaced with a more substantial construction to suit current Building Regulations. The existing slab is in a fair and reasonable condition but would require to be reformed and insulated to suit current Building Regulations.



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APPENDIX A

PHOTOGRAPHS

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INTERNAL VIEW OF LEFT HAND BARN



INTERNAL VIEW OF RIGHT HAND BARN

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