



PHILIP WRIGHT
ASSOCIATES

**STRUCTURAL APPRAISAL
OF
BARN,
33 SUNNY BOWER STREET,
TOTTINGTON**

CONTRACT NO. 3390	PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN
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STRUCTURAL APPRAISAL REPORT
33 SUNNY BOWER STREET, TOTTINGTON, BURY, BL8 3HL

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 attached barn to the house 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. The property has decayed or insect infestation, 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 attached to the right hand end of a row of three, two storey terraced cottages incorporating solid stone external walls, timber board and joist first floor and slated duo pitched ridged roof.

The barn is of solid stone external walls with a duo pitched slate roof. The right hand half of the barn is in the ownership of another and subsequently, this part of the barn does not form part of this report or of the planning submission.

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It would be deemed, as part of the works to the barn, that a new dividing wall is constructed to the middle of the barn. The right hand part of the barn incorporates a first floor structure, incorporating timber joists supported on a steel beam, the steel beam running between the rear wall and to a steel column built within the front elevation.

Observations termed front, rear, left and right are termed as facing the front of the property from Sunny Bower Street.

3.0 OBSERVATIONS

3.1 EXTERNAL OBSERVATIONS

3.1.1 FRONT ELEVATION

The exterior of the barn has been examined and the following observations were recorded.

The wall to the front elevation incorporates a large arched opening with stone head, the right hand half of the opening has been partly infilled with stonework being supported on an exposed horizontal timber beam. The timber beam was noted to have decayed to the right hand end with the stonework having been repointed over the top of the arch. Visually, there was a slight inward bow of the wall but was considered within acceptable tolerance. The left hand stone jamb of the arch was noted to be plumb.

3.1.2 REAR ELEVATION

The wall to the rear elevation of the property incorporates a full height arched opening with the keystone at eaves. The opening incorporates quoined reveals which were noted to be plumb and the coursing level. The arch showed no evidence of any structural distress.

3.2 INTERNAL OBSERVATIONS

Internal observations of the barn showed slight cracking evident over the arch to the front wall.

The exposed roof structure incorporates a single purlin to the front slope and three purlins to the rear slope being supported on a single truss in the middle of the overall barn. It was noted that the roof had been re-slatted with felt evident and the rafters replaced.

The left hand wall forms the division wall with the main house which showed no evidence of significant distress.

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An internal cursory inspection of the main farmhouse showed the house to be in good condition and has recently been refurbished with no evidence of any structural distress.

4.0 SUMMARY AND RECOMMENDATION

In conclusion from the findings from my visual inspection, I would advise that the barn is in general in a fair and reasonable condition and shows no evidence of any significant distress and is suitable for conversion to habitable accommodation.

There is some slight cracking evident over the arch to the inner face, I understand that the arch is to be infilled with the timber beam supporting the infilled section of stone to be replaced. The barn incorporates a stone flag floor which will be required to be removed to be deemed suitable for Building Regulations.



P G Wright BSc.(Hons) CEng. MStructE.

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