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Paul Gargan  
32 Oakenbottom Road  
Bolton  
BL2 6DQ

Dear Mr Gargan

**RE: Barn at Meadowcroft Farm, Walshaw, Bury**

I am writing to confirm that we have carried out a visual only site inspection at the above property on 28th September 2022 in order to determine the suitability of the existing barn structure at this property for conversion into a new residential home.

The inspection was visual only and this report is based on the elements of structure that were visible on the day of inspection. The weather was clear and dry and we were able to inspect all external elevations, both internal rooms but we were not able to access the roof timbers at high level.

**1) Form of Construction**

The buildings generally consist of 350mm - 420mm thick solid stone external walls with stone lintels over window and door openings. There is a large opening infilled with modern blockwork to the south west elevation supported by a steel column with a timber lintel above. The roof consists of large pitch pine purlins and hips supporting timber rafters and thick stone tiles over.

**2) General Building Condition**

The building is generally in a sound structural condition bearing in mind its age and previous farm usage.

The external walls are standing vertical with little sign of movement, settlement of any other form of distress. There is a small area of settlement to the south facing elevation resulting in a long crack approximately 5 to 10mm wide running

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diagonally across the elevation. It is deemed that this is long standing settlement and not recent and that a simple repair and repointing of the stone work will suffice and we presume this can be accommodated within the refurbishment works.

External stone lintels are generally intact with no signs of cracking or structural distress and are generally suitable for re use. The steel column supporting the roof on the west elevation is generally sound with some minor surface corrosion but could be reused as part of the refurbishment works.

The timber hips and purlins appear to be largely intact and still suitable as structural supports. A detailed timber inspection by a timber specialist is recommended to identify any areas of infestation, dry or wet rot. Of particular interest is the bearings of these elements onto the solid external walls, where they will be subject to potential damage from damp

We would recommend the rafters supporting the roof stones be removed, and re-levelled or replaced as required as part of the works to upgrade the roof covering to be suitable for domestic purposes. This is likely to be required in any case under current Building Regulations to comply with insulation requirements. We note there are several roof stones missing or misplaced which is allowing water ingress into the building and we would recommend some temporary repairs are carried out in order to preserve the rafters where possible.

### **3) Summary of Suitability for Conversion**

We are satisfied that the existing structure of the building is suitable for conversion to a new residential property. We would recommended specialist survey work is carried out to the roof timbers and to the completion of rafter repairs or replacement. We would suggest that the these works are generally consistent with other barns you have converted previously for residential use.

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Should this project proceed, our scope of service will consist not just of the design of the structural components of the refurbishment but also site inspections to assess the various elements as they are exposed and recommend any further works required to preserve them.

Please find attached below some site photographs taken from our initial site visit, which illustrate the general sound condition of the barn.

Should you have any queries or require further clarification on the above please do not hesitate to contact us.

Yours sincerely

Patrick Seed MRICS  
Director  
Chartered Building Surveyor

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## Site Photographs



