

**STRUCTURAL CONDITION SURVEY
FOR THE
PROPOSED CONVERSION OF BARN
TO FORM 3 NO DWELLINGS
AT GREENGATES FARM
GISBURN
CLITHEROE
FOR MR & MRS A ROBINSON**



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1. Introduction

This assessment has been prepared to update the original 13th Nov 2013 report and subsequent update on 9th March 2017 which was to support the variation of condition application by the applicant, Mr A. Robinson; (agent: Mr A Walker) from the approval 3/2015/0620 to convert the traditional stone built barn into 3no.dwellings.

The barn was re inspected Monday 3rd August 2020. This report is to accompany the application for the variation of a condition following granting of planning permission. At the time of the inspection the weather was overcast with intermittent drizzle. The assessment was limited to a visual inspection, no exposure work was undertaken.

The barn and outbuilding were constructed in the 19th century.



Aerial View

2. Condition Assessment

Roof Structure

The roof over the main barn is covered with blue slate there is one glazed roof light in the South elevation. The roof over the lean – to, on the North elevation is covered in grey slate the South lean –to has corrugated fibre cement incorporating 3no plastic roof lights. The main barn North elevation has a section of gutter over the cart opening only. The south elevation has gutters to all roof pitches. The roof to the main barn has been re-roofed and is in very good condition, there are no slates out of place.

The rafters to the lean- to on the North elevation towards the north east edge have rotted at the abutment with the wall leading to sagging these timbers will need to be replaced and the grey slates be reinstated. See photo 1, below



Photograph 1- Roof deterioration on the north lean -to.

The roof to the main barn has been kept in a reasonable state of repair, as a result the roof timbers are also in good condition (see photograph 2).



Photograph (2) – showing the good condition of the trusses purlins and rafters in the main barn.

External Walls

The walls of the main barn are built from random stone, with dressed stone quoins. The walls are all plumb.

East Elevation

The 2no window openings to the east elevation have been formed with dressed stone surrounds. The forking hole has a stone head and the sliding door openings which are more recent additions have concrete lintels over. All the stone surrounds are in good condition and will be retained. The concrete lintels will be replaced with stone to match existing. There is also a triangular vent opening at the apex of the gable formed in stone.

There are a few sections of the wall which require re-pointing, but the walls are generally in extremely good condition.



Photograph (3) – East elevation

North Elevation

The wall to the north elevation has a lean -to covering approx 4/5 th's of the North elevation. The Lean-to has 3no window openings in the wall adjacent to the road. They have slim stone heads and sills with no frames to 2 of them. The North east corner of the lean –to wall has deteriorated the stonework needs to be rebuilt .

The return wall has a window opening with a slim stone head, it has been a door opening which has been built up with no sill. There is a further small window opening with a stone head. both the wall and the pointing are in good condition.

There are a few sections of the wall which require re-pointing and north west corner rebuilding, but the walls are generally in extremely good condition.

Photograph (4) – North elevation Stones missing north east corner



Photograph (5) Lean -to Return and cart opening

South Elevation

The door and window openings to the south elevation and returns have dressed stone surrounds, the lean-to having 2no openings which have been built up the 1no

remaining window opening has a brickwork jamb and a sand stone head and sill. The pointing on this elevation is in very good condition as is the stone work.



Photograph (6 & 7) – South elevation



Photograph (8) – Stone detail on south elevation



Photograph (9) – South lean –to return elevation

Internal Walls

The internal walls of the barn are in good condition, this can be seen in the photograph below.



Photography (10) – Internal wall

Conclusion

The Barn has suffered minimal deterioration since the 2017 report, with the exception of the lean to roof which requires new rafters.

This structural condition survey of the barn shows that the building is in good condition, the north east corner on the lean –to (area approx 1.5 m) requires some rebuilding repair.

The barn can be converted without major intervention these repairs are minor in comparison to what would normally be expected when converting buildings of this age.