

Ref 067/012011

6<sup>th</sup> January 2011.

Mr C Friel  
14 Derwent Road  
Buxton  
High Peak  
SK17 9HD.

Dear Mr Friel,

**STRUCTURAL INSPECTION – PEATHILL FARM BARN, BUXWORTH.**

I write to confirm the results of my inspection of the attached barn structure carried out on 8<sup>th</sup> March 2011.

The inspection consisted of a visual non-invasive examination carried out externally and internally from ground level.

Unless stated otherwise I have not inspected the timberwork or other parts of the building which are covered, unexposed or were generally inaccessible and as such I am unable to report that any such part of the building is free from defects.

Directions for the inspection are taken when facing the external elevations.

The building briefly comprises a single storey barn constructed in solid stonework. The roof structure generally consists of 'hewn' timber rafters and purlins supporting a blue slate roof.

The wall construction generally consists of coursed stonework outer face with random stone construction to the remainder. The walls were found to be generally 500mm in overall thickness.

To the rear of the building is a single storey outshut building being of similar stone construction albeit with a stone slab roof commonly known as 'grey slate'.

**EXTERNAL INSPECTION**

**EXTERNAL ELEVATIONS**

The inspection of the front elevation revealed that the stone coursing runs through from the adjoining farm house, without any apparent joint, which would indicate that both structures were constructed at the same time.

Vertical sighting of the front elevation revealed this to be generally plumb with no evidence of settlement movement. A minor stepped crack was noted above the left hand door which appears to be the result of lintel failure. The stonework joints were found to be in good condition throughout the elevation.

The inspection of the gable wall again revealed this to be generally plumb with the exception of a localised area of minor outward bowing at approximately mid height. The extent of the movement would not be considered detrimental to the overall structural integrity of the wall.

Vertical sighting of the rear wall again found this to be generally plumb with the stonework being of similar condition to the other elevations.

The inspection of the rear 'outshut' found this to be generally in poor condition in particular the roof which is in a state of partial collapse. Some remedial work to both the walls and roof will be necessary in order to return the structure to a serviceable condition.

## **ROOF**

The inspection of the slate roof covering revealed this to be generally in a serviceable condition. However 'saddling' of the ridge line and within the roof slopes is visible.

## **INTERNAL INSPECTION**

The internal inspection of the barn did not reveal any significant evidence of structural movement within the walls these being generally in good condition.

An inspection of the roof members was not carried as part of this report. However given that they are of 'hewn' timber it may be deemed necessary for their replacement in order to satisfy the change of loading conditions. Furthermore the 'saddling' which is visible on the outside of the roof would indicate that the members have deflected excessively. A specialist inspection of all timbers to be retained in any proposed conversion is advisable.

## **CONCLUSION**

The results of the inspection confirm that the building is generally in sound condition subject to the areas requiring further inspection or remedial work as previously discussed.

The introduction of new floors and walls within the building, for any proposed conversion for domestic use, would greatly enhance the overall structural integrity of the external walls.

This being the case I feel that the building is totally suitable for conversion to domestic use.

In addition, the conversion of the building would enhance the overall appearance of the buildings as a whole whilst also being a positive contribution to the general landscape.

I trust the above will satisfy your requirements at this stage. However should you require any further information or clarification please do not hesitate to contact me.

Yours sincerely,

David A Ecob  
DAE Design Limited

Cc Richard Hubble – High Peak Architects.

