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VISUAL STRUCTURAL INSPECTION

OF

**CALFS NOOK
ATTACHED BARN**

AT

**ROTTINGTON HALL
ROTTINGTON
ST BEES
CUMBRIA**

FOR

MR LEECH

Reference - WDS/05/6987/REP01

Date - 07/04/2021

1.0 BRIEF

- 1.1 WDS Limited were instructed by Mr Leech to carry out a structural inspection of the single storey disused barn attached to Rottington Hall, Rottington. The purpose of the inspection was to verify whether the existing building is adequate to convert into a dwelling. The survey was limited to a visual, non disruptive inspection of the buildings where access allowed.
- 1.2 The building comprises a single storey attached barn which is formed in random stone masonry walls which supports a traditional timber roof structure. The ground floor comprises a concrete ground bearing slab.
- 1.3 The original building is over 150 years old.
- 1.4 The inspection was carried out on the 24th March 2021. On the day of the inspection the weather was clear and dry.
- 1.5 It should be noted that there may be faults with the building which are masked or hidden by finishes that are not normally identified during a non-disruptive visual inspection.
- 1.6 The foundations to the buildings were not exposed at the time of this inspection.
- 1.7 For the purposes of this report all locations will be referenced as if looking at the front elevation, that is the elevation with the adjacent properties gable end..

2.0 OBSERVATIONS

- 2.1 The walls to the property are generally in an adequate condition. There are timber inserts and lintel which will need replaced as part of the conversion scheme. A number of the adjoining walls are only butted and not tied in. There are also a number of cracks apparent however these are historic. The mortar bed joints in numerous areas have perished due to weathering.
- 2.2 The original roof structure is to be replaced as part of the conversion scheme and therefore no further comment will be made concerning the existing roof structures condition.
- 2.3 We understand that the ground slab will be removed as part of the conversion scheme and hence no further comment will be made regarding its condition.

- 2.4** The foundations walls appears to be built directly off a clay substrata, as the loading on the walls will not be increased as part of the conversion scheme then the walls footings can be considered adequate..

3.0 DISCUSSION/RECOMMENDATIONS

- 3.1** The walls to the building are generally in an adequate condition. All butt jointed walls need tied as do any historic cracks. The external face of the walls need repointed where no render is to be applied. Internally the walls should be plastered with a scratch coat.
- 3.2** All timber inserts and lintels should be replaced as part of the conversion scheme with precast concrete lintels to suit the relative spans..

4.0 CONCLUSION

- 4.1** The barn building is in an acceptable structural condition and is suitable to be converted into a domestic property. The nature of the works to be carried out as part of the conversion scheme will be such as to keep the amount of demolition works to a minimum and thus secure its long-term retention as a heritage asset

For and on behalf of WDS Limited

Tom Short BEng (Hons) CEng MICE