



**WHINBARROW DESIGN
SERVICES LIMITED
CIVIL & STRUCTURAL
ENGINEERS**

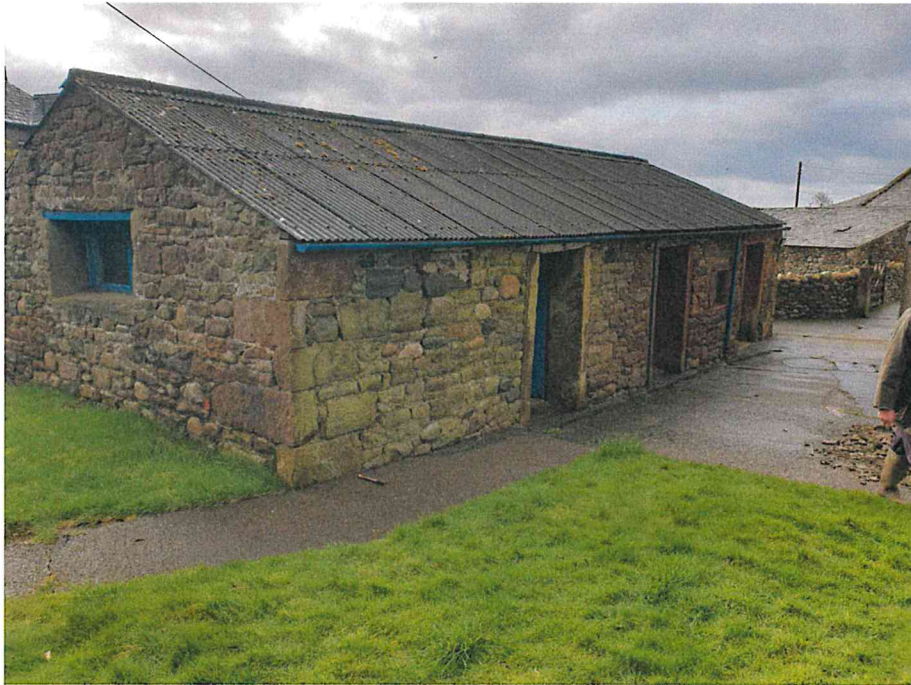
**Whinbarrow House
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VISUAL STRUCTURAL INSPECTION

OF

**NEWHOUSE FARM HOUSE OUTBUILDING
DRIGG
SEASCALE**



FOR

AVISON YOUNG

Reference - WDS/05/6942/REP 03

Date - 31/03/2021

WDS/05/6942/REP01

1.0 BRIEF

- 1.1 WDS Limited were instructed by Avison Young to carry out a structural inspection of the Outbuilding to the rear of New House Farm, Drigg. The inspection comprised a non-disruptive visual survey where access allowed
- 1.2 The property comprises a single storey detached store constructed from rubble filled random stone masonry walls which supports a traditional timber purlin roof.
- 1.3 The property is in well over 100 years old.
- 1.4 The inspection was carried out on the 26th 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 For the purposes of this report the front face of the property will be considered that which faces the farm house and all areas will be referenced as if looking at this elevation.

2.0 OBSERVATIONS

- 2.1 The rear wall to the property has suffered some movement in the past which has caused separation cracking with the gable and internal walls. Photographs 01 and 02 show views on the cracking apparent.
- 2.2 The masonry generally is weathered and needs repointed. A number of the timber lintels have been affected by rot and need replaced. The gable window lintel has deflected excessively causing cracking to the masonry over. Photograph 03 shows a view on the lintel.
- 2.3 The roof structure appears generally adequate although the purlins have suffered creep. The replacement of the original slate finish with a cement board system has reduced the weight on the roof structure.

3.0 DISCUSSION/RECOMMENDATIONS

- 3.1** The property although weathered and affected by historic movement is structurally adequate at present. Other than the replacement of the timber lintels with precast concrete sections, no remedial measures are deemed essential at this time.

For and on behalf of WDS Limited

Tom Short BEng (Hons) CEng MICE



PHOTOGRAPH 01 VIEW ON LEFT AND GABLE CRACKING



PHOTOGRAPH 02 VIEW ON CRACK TO REAR CORNER



PHOTOGRAPH 03 VIEW ON GABLE LINTEL & CRACKING