



**WHINBARROW DESIGN  
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## **VISUAL STRUCTURAL INSPECTION**

**OF**

**NEWHOUSE FARM HOUSE PIGGERY  
DRIGG  
SEASCALE**



**FOR**

**AVISON YOUNG**

**Reference - WDS/05/6942/REP 04**

**Date - 31/03/2021**

## **1.0 BRIEF**

- 1.1 WDS Limited were instructed by Avison Young to carry out a structural inspection of the Piggery adjacent to New House Farm, Drigg. The inspection comprised a non-disruptive visual survey where access allowed
- 1.2 The property comprises a single storey detached building 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 26<sup>th</sup> 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 hay barn and all areas will be referenced as if looking at this elevation.

## **2.0 OBSERVATIONS**

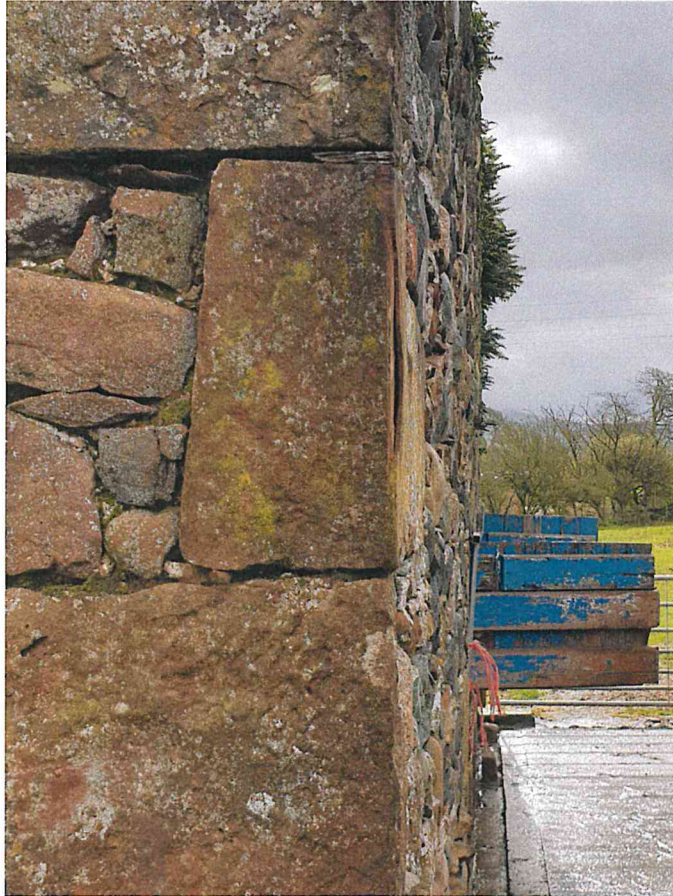
- 2.1 The property is in a very poor structural condition. The masonry is heavily weathered and the front wall is significantly out of plumb and has pulled away from the gables and internal walls. Photographs 01 & 02 in the Appendix show views on the front wall and cracking.
- 2.2 The lintel to the gable has perished and the masonry over loose and has fallen away. See photograph 03 in the Appendix
- 2.3 The roof purlins have suffered from creep and have some infestation. One purlin has failed, see photograph 04 in the Appendix. The roof needs replaced.

### **3.0 DISCUSSION/RECOMMENDATIONS**

- 3.1** The property is in a poor condition. The roof needs replaced and the front elevation rebuilt and re-tied to the gable and internal walls. In addition the lintels need replaced. Considering the above it would be more cost effective to demolish the building and replace it with a new framed structure.

For and on behalf of WDS Limited

Tom Short BEng (Hons) CEng MICE



PHOTOGRAPH 01 VIEW ON BULGE TO FRONT ELEVATION



PHOTOGRAPH 02 VIEW ON SEPARATION CRACKING





PHOTOGRAPH 03 GABLE WINDOW LINTEL



PHOTOGRAPH 04 FAILED ROOF PURLIN