



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

**Whinbarrow House  
Aspatia, Cumbria,  
CA7 2PJ.**

**Tel/Fax : 016973 21984  
Mob : 07803 943 248**

**VISUAL STRUCTURAL INSPECTION**

**OF**

**LONGLANDS FARMHOUSE & COTTAGE  
GOSFORTH  
CUMBRIA**



**FOR**

**AVISON YOUNG**

**Reference - WDS/05/7082/REP01  
Date - 02/06/2021**

**WDS/05/6467/REP01**

## **1.0 BRIEF**

- 1.1 WDS Limited were instructed by Avison Young to carry out a visual structural inspection of Longlands Farmhouse & attached Cottage, Gosforth. The survey was limited to a non-disruptive visual structural inspection of the property where access allowed.
- 1.2 The property comprises a detached two storey former farm house constructed from rendered random stone masonry walls which support a traditional rafter/purlin/truss roof structure and timber joisted floors. The ground floor comprises a combination of concrete ground bearing and some timber joisted floating floors. A cottage is attached off the rear left hand extent of the property which is of similar construction.
- 1.3 The inspection was carried out on the 15th April 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 property which are masked or hidden by finishes that are not normally identified during a non-disruptive visual structural inspection. The property is well over 100 years old
- 1.6 The building foundations were not exposed at the time of this inspection therefore no comment could be made as to their condition.
- 1.7 For the purpose of this inspection report all locations will be referenced as if looking at the front elevation, that is the elevation which faces the farmyard.

## **2.0 OBSERVATIONS**

- 2.1 The property is in need of modernisation. The property has been empty and boarded up for some time with damp due to lack of ventilation and heating prevalent. The walls generally are structurally adequate with no significant cracking apparent. The walls generally appear relatively plumb and free from any active movement.
- 2.2 The roof structure to both properties appears structurally adequate. There is some limited deflection on the roof lines however this is due creep of the purlins which is common in properties of this type and is not structurally significant. There is evidence of wood worm in the property which needs further investigation by a Timber Specialist to check if treatment is necessary. In addition there has been a roof leak recently over the right hand portion of the property, there is water damage to the first floor beneath. It is unclear whether the roof has been repaired properly as on the day of this inspection it had been dry for some time. The timbers adjacent to the leak need inspected by the Timber Specialist to ensure wet rot is not an issue locally.

**2.3** The ground floor timber structure to the left hand room to the main farm house is rotten and unsafe. Whilst access into the property is prohibited this is not an issue. The water damage to the first floor structure beneath the roof leak to the right hand portion of the property, noted above, has caused localised deterioration of the floor boards and timber joists. Elsewhere the joists appear structurally adequate; there is evidence of wood worm which will need checked.

**2.4** Vegetation growth is prevalent around the property with tree saplings and bushes growing near to the house walls. If left these will cause damage to the property and their roots may lead to foundation issues. (See photograph 01)

### **3.0 DISCUSSION/RECOMMENDATIONS**

**3.1** The property is generally in an adequate structural condition. The property is in need of total modernisation however we understand the property is to remain under care and maintenance for the foreseeable future. With this in mind we recommend the following works are required going forward:-

- The vegetation needs cleaned out from around the property with all bushes and tree saplings removed to a minimum of 10m from the building walls.
- Suitable signage needs erected to warn anyone accessing the property in the future of the dangerous floor to the ground floor area and first floor as noted above. Alternatively the floors can be replaced in a like for like manner where affected.
- A timber specialist needs appointed to inspect the timbers throughout the property to check for active wood worm and rot. Where required suitable treatment should be applied to protect the timber structures from deterioration.

For and on behalf of WDS Limited

Tom Short BEng (Hons) CEng MICE



Photo 01 Typical View On Vegetation Growth Against The Building