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VISUAL STRUCTURAL INSPECTION

OF

**OUTBUILDINGS
GREENMOORSIDE FARM
BECKERMET
CUMBRIA**

FOR

AVISON YOUNG

Reference - WDS/05/9858/REP01

Date - 26/05/2026

1.0 BRIEF

- 1.1** WDS Limited were instructed by Avison Young to carry out a structural inspection of the Outbuildings adjacent to Greenmoorside Farm, Beckermat. The survey was limited to a visual, non-disruptive inspection of the buildings where access allowed.
- 1.2** The buildings inspected are outlined in red on Fig1 in the Appendix. The buildings are disused apart from the building outlined in blue which is used as part of the current farm operations. The buildings inspected comprise a variety of differing structures. The two detached portal frame buildings to the rear of the site are clad timber framed structures. The front buildings comprise stone and brick single storey buildings with a combination of slate and fibre cement cladded roofs. The buildings connected to the rear of the front buildings are a series of ad hoc light weight steel framed and timber framed structures. Many of the buildings are derelict and some have suffered partial collapse. The buildings range in age from over 100 years to being erected in the past 30 years.
- 1.3** The inspection was carried out on the 29th April 2026. On the day of the inspection the weather was clear and dry.
- 1.4** 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 inspection.
- 1.5** The foundations to the buildings were not exposed at the time of this inspection and therefore no comment can be made at this time on their extent or condition.

2.0 OBSERVATIONS

- 2.1** The random stone masonry building (outlined in blue on Fig 1) is in an adequate condition. The walls are slightly out of plumb and in need of repointing with historic cracking apparent to all elevations. The timber rafter, purlins and truss roof structure has been affected by woodworm and has suffered from creep leading to a deflection on the roof finish. See photographs 01 and 02 attached. The lean to roof off the front of the building is at risk of collapse and needs replaced, see photograph 03 attached.
- 2.2** The masonry buildings off the left hand gable of the building noted above are derelict, the roof has partially collapsed and the walls have suffered excessive movement. See photographs 04 and 05 attached.

2.3 The timber framed portal buildings to the rear of the site are structurally inadequate. These have not been erected to any design criteria, but merely just 'put up'. The buildings have both suffered sway due to wind loading, the roof truss and column connections have failed in a number of locations and the cladding is loose. See photographs 06-08 attached. The buildings are disused. They are at risk of collapse in high wind or heavy snow conditions.

2.4 The buildings between the front stone structures and rear portal frames are in a very poor condition. The structures erected were probably built by the farmer in a sequential order as more buildings were necessary. They comprise timber canopies which have rotted and partially collapsed. A lightweight steel framed container has been repurposed, but the steel has been excessively affected by rust and is at risk of collapse. See photographs 09-11 attached

3.0 SUMMARY

3.1 The front masonry building (outlined in blue on Figure 1) is in an adequate structural condition. The roof structure needs some strengthening works and some of the timbers will need replaced where loss of section is excessive. The roof trusses and purlins where sat into the walls need strapped down the walls using 1500mm long Bat straps. The walls need pointed and the cracks sealed to ensure the walls remain structurally adequate. The lean-to canopy roof to the front elevation needs replaced.

3.2 All other buildings noted are beyond repair due to a lack of maintenance over many years combined with inadequate construction. Partial collapse has occurred to a number of the roofs and the rear timber portals are at risk of collapse during high wind or heavy snow conditions. We recommend that these buildings are demolished as soon as possible and should be cordoned off until removal has taken plac.. The removal of these buildings will not have an adverse effect on the building noted in 3.1 above.

For and on behalf of WDS Limited



Tom Short BEng (Hons) CEng MICE



FIGURE 1 PLAN ON BUILDING INSPECTED



PHOTO 1 FRONT ELEVATION, BLUE OUTLINED BUILDING



PHOTO 02 VIEW INSIDE BLUE LINED BUILDING



PHOTO 03 LEAN-TO CANOPY FRONT BUILDING



PHOTO 04 VIEW LEFT HAND MASONRY BUILDINGS



PHOTO 05 FRONT LEFT BRICK MASONRY BUILDING



PHOTO 06 DETACHED TIMBER PORTAL SHED



PHOTO 07 TIMBER PORTAL SHED TYPICAL INTERNALLY



PHOTO 08 TIMBER PORTAL COLUMN/TRUSS CONNECTION (TYPICAL)



PHOTO 09 REPURPOSED STEEL CONTAINER



PHOTO 10 LINK BUILDING TYPICAL



PHOTO 11 COLLAPSED ROOF