

REPORT ON THE STRUCTURAL CONDITION OF
THE OLDE BARN, MAIN STREET, FLINTHAM ESTATE,
NG23 5LG

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**REPORT ON THE STRUCTURAL CONDITION OF
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1.0 INTRODUCTION

1.1 This report is on an existing outbuilding called The Olde Barn, Main Street, Flintham Estate, NG23 5LG.

1.2 This report follows a visual inspection that took place on Wednesday the 22nd July 2020, on instructions received from The Art of Building Ltd.

1.3 The site is situated on Main Street approximately 200 metres from the junction with Spring Lane. The barn is currently used for storage.

1.4 I must stress that my inspection was purely a visual inspection of the elements of structure that were visible at the time.

1.5 The report is to assess the suitability for reinstatement and change of use to residential.

1.6 The foundations were not uncovered for inspection.

2.0 CONSTRUCTION

2.1 The building was probably built over 200 years ago and has been recently re-roofed.

2.2 The roof is pitched and covered with clay bold rolled tiles (Photograph 1). The tiles are supported on timber battens on felt on 50mmx75mm common rafters. The rafters are supported on the front and back walls and one line of rafters on each slope (Photograph 2).

2.3 The external walls are solid brick 114mm thick with an internal pier on all four walls. The walls are recessed 120mm and thickened to 228mm around the openings on the front and back walls (Photograph 3) with flat topped arches over the openings (Photograph 4).

2.4 The ground floor is half in stone flags and half in brick pavers (Photographs 5 & 6).

2.5 There is a mezzanine floor over the left half of the building (Photograph 7). This consists of ply boarding on 60mmx75mm joists. The joists bear on timbers bolted to the front and back walls and a 63mmx178mm timber beam bearing on 100mmx100mm timber posts bearing on the brick floor.

2.6 There is no damp proofing in any of the walls.

3.0 CONDITION

3.1 The building as a whole is in reasonable condition structurally, but there are areas that are in need of repair or maintenance

3.2 The walls are generally plumb, but there are areas that need re-pointing. A chemical damp proof course needs to be introduced throughout.

3.3 At both the wall openings, the flat-topped brick arch has dropped with cracking in the brickwork over (Photographs 8 & 9).

3.4 Adjacent to the right-hand wall there is a pear tree. There is diagonal cracking at the bottom left of the wall and more substantial cracking near the right side up to about mid-height.

3.5 The roof timbers appear to be generally in reasonable condition and are all fairly new. There was, however, some evidence of woodworm and the whole roof should be checked for rot and infestation.

3.6 The ground floors are fairly level but will need to be replaced if used as part of a dwelling.

4.0 OPINIONS AND RECOMMENDATIONS

4.1 These buildings are generally in good condition for their age, but are in need of some remedial work to make is usable.

4.2 The buildings are suitable for conversion into part of a dwelling reusing the existing walls. They will need to have an internal leaf of blockwork added for stability and for insulation. Also, a chemical damp proof course should be added to the brickwork.

4.3 The walls need repointing generally and a few holes filling in with reclaimed bricks.

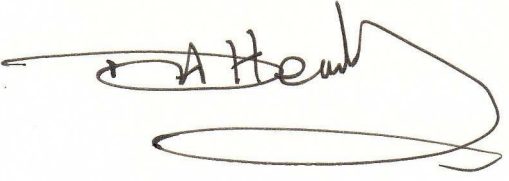
4.4 The brick flat-topped arches with need to be cut out rebuilt and reinforced with brick reinforcement or purpose made lintols. The cracking in the walls should be raked out and repointed incorporating stainless steel reinforcing bars set in a resin mortar.

4.5 The foundations were not seen. There is evidence of some foundation movement in the right-hand wall. It is likely that this wall will need to be underpinned.

4.6 The roof timbers should be inspected for rot and infestation by a specialist contractor and any recommended work undertaken. Strapping between the roof structure and the walls should be installed

4.7 The ground floor will have to be taken up and replaced to make it level and to introduce insulation to comply with Building Regulations.

for BURR HOUSE



A handwritten signature in black ink, appearing to read 'D. A. Headley', is written over a horizontal line. The signature is stylized and includes a large loop at the end.

David. A. Headley
B.Sc., C.Eng., F.I.Struct.E.,

5.0 Photographs

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