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**Structural Report**

**Granary Cottage, Black Hedley Farm, Shotley Bridge.**

Introduction

An inspection of this cottage was carried out of behalf of the owner to consider its suitability for renovation. It is proposed to continue to use the building as a cottage but to upgrade the standard.

The cottage is two-storey built in random stonework and is adjoined to similar former farm buildings. The roof is duo-pitch constructed in timber with a slate finish. The floors are also constructed in timber.

The building dates back to the early nineteenth century.

Structural condition

External

The eastern gable wall was in good condition with stonework square and plumb with no signs of cracking or bulging. The stonework was in good condition with little weathering and all jointing intact. There was a full height stonework buttress bonded into the wall, This was offset to left side of the gable. There were no signs of defects either side of the buttress.

The southern elevation was also in good condition, plumb with no bulging and no damage to the stonework. There were several openings to this side of the cottage which opened out into a courtyard. Alterations to some of the openings was noted as the building has been adapted over time.

The stonework on the northern elevation was in good condition.. There was a small single storey lean to annex to the side of the cottage. This was a later addition constructed in brickwork and formed an entrance into the cottage. This annex was in poor condition with a collapsed roof and cracked brickwork.

Apart from a slight dip in the ridge profile around 8-9m from the gable end , the main roof was in reasonable condition and appears to have been re-slated at some time.

## Internal

At the entrance on the north elevation there was an oak lintel above the door. This lintel showed signs of rot but was still intact. It should be possible to retain this lintel as a feature if desired. The interior of the lean to annex was in poor condition with dampness and mould to all walls. Some of the roof timbers lay on the floor where they fallen.

Inside the main cottage there was a displaced stone linter over the door leading into the pantry. This doorway was in line with the buttress observed on the eastern elevation. It is likely that the buttress was erected to provide bracing to this wall and lintel.

There was a staircase through the centre of the cottage leading to the first floor. This staircase was in sound condition. At the top of the stair there are rooms either side. The floor to the left was sound without defect or noticeable deflection. The floor to the right was in a similar condition though some localised repairs were required where floorboards had been removed. Some of the roof timbers were visible and all were in good condition

## Comments

This cottage is in reasonable condition and is ideal for renovation. The most serious defect observed was the condition of the annex on the northern elevation. However, this is a later addition to the cottage. It is proposed to demolish and re-build this annex in stonework as part of the renovation. Most of the walls forming the cottage are in good condition and are suitable for retention.

Some work is required to improve the roof profile over a small area, this is less than 5% of the total area of the roof. As part of the renovation, some roof works will be required. It is intended that the roof profile will be attended to as part of these works.

## Conclusion

This cottage has some small defects that can be attended to. However, most of the building is in sound structural condition and is suitable for retention in the proposed renovation.

Brian Rickman

7<sup>th</sup> March 2023