

Our Ref: 230408/PAH/PMR

Mr & Mrs G Wright
The Grapes
Garstang Road
St Michaels
Lancs PR3 0TJ

18th April 2023

Dear Mr & Mrs Wright

BARN AT REAR OF THE GRAPES, GARSTANG ROAD, ST MICHAELS.

INTRODUCTION

- 1.01 Our terms of reference are to carry out an appraisal of the barn at the above and advise on its structural stability.
- 1.02 We have not visited the barn but have been several photographs which clearly show its condition. For ease of reference, our main conclusions and recommendations can be found in Section 3 of this report.
- 1.03 For clarification, we would point out that our report is an appraisal of the structural, loadbearing elements of the building but does not cover plumbing, wiring or any other non-structural items. We have not inspected for woodworm, other types of insect attack nor any parts of the building that were not shown in the photographs supplied. As our report is based on a visual inspection only, we are unable to report that any such parts are free from defect or decay.

EXISTING CONDITIONS

- 2.01 The building comprises a two storey barn, has solid walls which appear to be 343mm thick and a pitched roof which is covered with corrugated sheets.

EXTERNAL

Front Elevation to Car Park (assumed facing North)

There is a wide crack over the upper right-hand corner of the single door which appears to be due to deterioration of the timber lintel over this opening and the upper parts of this wall lean noticeably outwards.

Side Elevations

There are no photographs of the side walls.

Rear Elevation

This wall is covered with vegetation and the lower section is constructed of random stone. The central section of this wall has collapsed resulting in brickwork having fallen into the adjoining garden to the rear (South). The first-floor timbers have also dropped due to the collapsed wall and there is now a significant amount of building debris inside the building.

DISCUSSION AND CONCLUSIONS

- 3.01 It is apparent from the photographs supplied that the above barn is in very poor structural condition and is now in danger of collapsing.
- 3.02 As noted, part of the rear wall has already collapsed, resulting in masonry falling into the attached neighbour's garden. This has also caused part of the first-floor structure to collapse resulting in a significant amount of debris lying inside the building. We would strongly recommend that no-one enters the barn as there is a significant risk that the structure could collapse and injure anyone either inside or nearby.
- 3.03 We therefore feel that it would not be economically viable to try and repair the barn due to the extent of the works required. We also feel the significant amount of propping that would be necessary to try and repair the building and provide a safe environment for Contractors to work in would make this extremely expensive.

We would therefore recommend that the above barn is demolished as soon as possible.

We trust our report is sufficient but please do not hesitate to contact us should you require any further information.

Yours sincerely

