

## Structural Appraisal

**Project:** Barn at Bank Top Farm Mill Lane Aspull WN2 1QG

**Prepared by:** Foxx Limited, Consulting Civil and Structural Engineers  
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**Date:** 15th May 2023

### Scope

The scope of our instructions was to visit the above premises and carry out a visual inspection to determine its general structural condition and in particular its suitability for, and the implications of, its conversion for habitable use. We have had sight of the proposed layout plans and these have been taken into account in our assessment.

Our inspection was carried out on the 19<sup>th</sup> December 2022.

At the time of the inspection the property had been was being used as a plant vehicle and general store.

## **Description**

The premises consists of three specific areas. A central main barn with attached "lean to" structures to the sides. The main barn is a steel portal framed building with gable frames with lightweight steel trusses. The purlins are of sawn timber as are the side rails. The lower portions of the wall are (generally) in blockwork with corrugated mineral fibre cladding to the upper portions. The roof is of corrugated mineral fibre sheeting.

The side "lean to" buildings are principally blockwork structures. Their current use is as stables and stores. These areas are scheduled for demolition under the proposed scheme so we will not comment further on these other than to confirm that they may be removed without detriment to the overall structural integrity of the main central barn.

The (central) barn is approximately 14mx14m on plan and with an eaves height of approximately 4.5m. The construction is thought to date from around the 1950-80s and it is typical of agricultural buildings of that era.

We undertook a visual inspection and the following observations were made.

The roof covering appeared in fair and reasonable condition.

The side cladding was also found to be in satisfactory condition with only localised areas of damage, principally around the industrial doors, and clearly as a result of impacts from vehicular movements.

The general structural condition of the structural members (purlins, side rails and steel frames) were judged to be "fair and reasonable" commensurate with the style and age of the building.

The blockwork walls were in satisfactory condition.

We undertook a structural assessment of the members and found them to be suitable for the applied loading in accordance with the relevant British Standards.

The structure was performing adequately with no concerns over the overall stability.

## **Summary**

The barn may be considered as three areas as they are three separate structures. The outer "lean to" structures are to be demolished. The main barn was found to be free of significant structural defect.

## **Opinion**

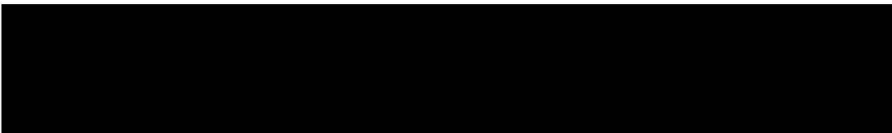
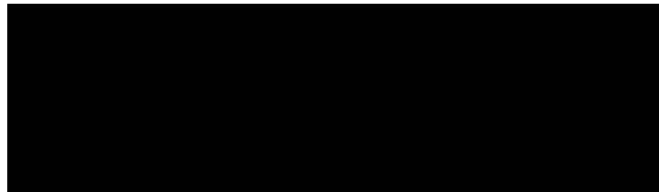
We have been involved at this site over a number of years and whilst not having specifically inspected the barn our cursory viewings of the barn revealed no significant change in the general condition in that time.

The extent of the structural alterations to the buildings do not materially affect the overall structural integrity of the building.

In common with all such conversions the ground floor will need to be overlaid with dampproof membrane, insulation and suitable surfacing -screed or boarding and the walls and roof suitably insulated. No foundation strengthening is required.

We are of opinion that the buildings can be converted to habitable use without recourse to any significant rebuilding and the alterations required by the proposed conversion scheme are of a scale that will not adversely affect the structural integrity of the building.

We have not exposed any parts of the structure that are buried or inaccessible.



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