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Mr T Blair
1 Heatherbreea Gardens
Rushden
Northants
NN10 6EH



4th August 2023

SJA/23/53355/HM

Dear Tony,

RE: 25 CHURCH STREET, STANWICK, NN9 6PS

Thank you for your request for us to carry out a visual structural inspection of the Barns to the rear of the above property. We confirm inspecting 2No. Barns, 1 the Plumbing Shop and also the Loft Barn. For clarity within this report, we will comment on those individually.

Plumbing Shop

In principle, this is a double height stone-built brick Barn with a duo pitch concrete tile roof covering. We can confirm that the roof structure is in very poor condition and shows considerable deviation both over the Barn and the flyover. The ridge has deflected significantly due to the rotting of the ridge board and some of the rafters have deflected and snapped. The rafters are very small and are not fit for purpose. Therefore, we recommend that the roof is removed and replaced with modern sawn cut timbers, appropriate felt and batons. Please refer to Photographs 1 – 4 in Appendix A.

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In addition to this, we inspected the stonework on the north elevation, which appears to have been a door infill or similar at some point in the past. This is part of the wall is in particularly poor condition and bulges out approximately 75mm. Please refer to Photographs 5 & 6 in Appendix A.

It is our opinion that this inner skin has the potential to collapse and, therefore, should be propped as soon as practicably possible and/or taken down. (Please note that any demolition works should be considered as to their knock-on effect to the remaining structure).

We did note various other areas of fairly significant cracking to both the stonework, and the buttressing brickwork and to the brickwork over the front opening which has kicked out and leans towards the front of the property. We recommend that you also consider either propping or taking this down and rebuilding to suitable standards. Please refer to Photographs 7 – 9 in Appendix A.

Loft Barn

The roof structure within the Loft Barn is of similar construction and is also of poor condition with under-sized timber rafters. This roof structure is subject to horizontal roof thrust and we confirm that it is unlikely that we would be able to justify the roof to modern building regulations and, therefore, recommend that it is replaced to the suitable modern standards. Please refer to Photographs 10 & 11 in Appendix A.

We trust the above is satisfactory for your present use. However, should you require any further comments, please do not hesitate to contact us.

Yours sincerely



STEVE AINGE
David Smith Associates

APPENDIX A

Typical Photographs



Photograph 1



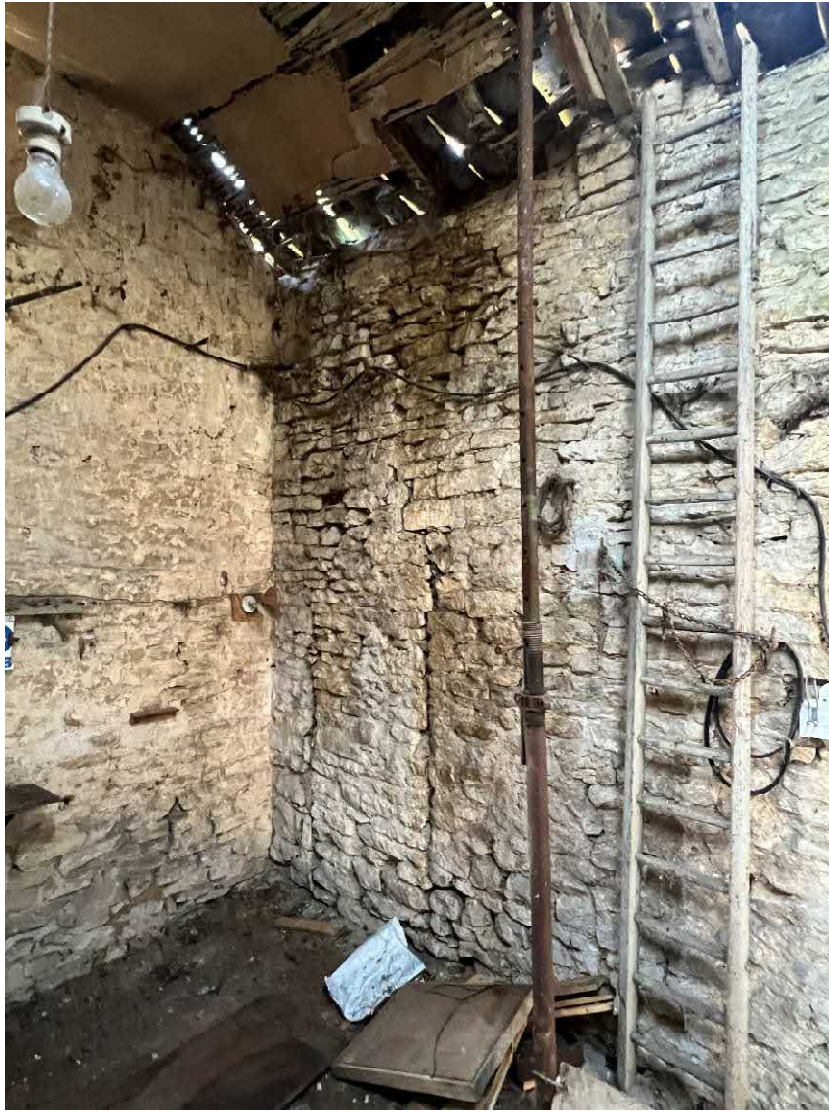
Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11