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(Newbridge Ltd)
Construction
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Services

Structural Condition Survey

At

**Coc Y North Barn
North Lane
Rhiwderin**

For

Skerryvore Designs

Ref: 24.547

30th November 2024

John Payne BSc Eng MICE

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Coc y North Barn

Instructions

CDS (Newbridge) Ltd were instructed by Skerryvore Designs to carry out a structural condition survey of the Barn known as Coc y North, to assess the building as part of the planning application for the conversion into a dwelling.

The inspection was carried out on the 11th of November 2024. The weather was dry and sunny at the time.

The inspection was confined to a visual survey with no intrusive works or excavations being undertaken.

General description

Building is a single-storey structure with stone walls and a dual pitched roof with centre ridge and slope to both sides to front and rear.

Internally the building is divided into two sections by a stone wall across the width of the building.

The right-hand section is accessed from double doors at the front and double doors at the rear. The left and section is accessed from the opening at the rear.

The original roof covering and roof structure have been removed and replaced with timber trusses to the left-hand side and timber purlins and rafters to the right-hand side. The roof is covered with profiled metal sheets.

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External walls are random rubble stonework bedded in lime mortar with some brickwork detailing to opening reveals and some arch brickwork to opening heads. Generally opening heads have timber lintels.

Observations

The stone walls are generally in reasonable structural condition with some loose stones within the elevations and at eaves and verge levels.

There has been some movement of the timber lintels.

No excavations were carried out to inspect the foundations but there are no obvious signs of any subsidence or settlement within the structure.

Recommended remedial works

Trial excavations to expose the underside of the existing stone walls and assess.

Remove the existing metal roof covering and roof construction.

Reconstruct the stonework at eaves level and fix new timber wall plate.

Remove all timber lintels and replace with concrete lintels to inner skin and oak externally.

Re-point existing stone walls and rebuilt loose sections of stonework including reinforcing with stainless steel HeliBars as necessary.

Install new proprietary attic type of trusses.

Fix new felt and batten and slate roof covering with vented eaves and ridges.

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Construct new insulated ground floor slab.

Conclusions

Is my professional opinion that with the works listed above this Barn is suitable for conversion into a dwelling.

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Photographs



Front and left-hand sides

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Rear and left-hand sides

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Left-hand side rear

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Rear

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Right-hand side rear

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Left-hand side

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Timber trusses – left-hand side

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Purlins and rafters – right-hand side

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