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Construction
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Services

Structural condition survey

For

Mr Daniel Matthews

For

Proposed Barn Conversion

At

**Bryn Rhedyn
Bedlinog
CF46 6UF**

Ref: 20.282

20th September 2020

John Payne BSc C Eng MICE

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Barn survey and report

General description

The barn is a single story structure with solid natural stone walls.

The roof is pitched with a centre ridge, east to west with slopes to the north and south.

The north slope is covered with profiled metal sheets and the south slope is covered with natural slate. The roof construction comprises timber battens supported on timber purlings which are supported on timber trusses.

There are three doorway openings on the south elevation and two doorway openings on the north elevation. There is also window opening on the north elevation and a high-level window opening on the west elevation.

The barn is on a sloping site with the slope rising from east to west such that the west end of the barn is built into the earth bank.

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Observations

The stone walls are generally in very good structural condition with no signs of bowing or leaning. There is no evidence of settlement or instability. However, there has been some weathering and deterioration of the top section of stonework forming the gable above the window opening within the west elevation which has left sections of missing stonework and exposed bed joints.

Conclusions and recommendations

The barn is generally in a very good state of structural repair apart from the high-level gable section of wall within the west elevation. This section of stonework will need to be taken down and rebuilt.

The roof structure and covering will need to be replaced to comply with modern building regulation standards.

In conclusion I can confirm that it is my professional opinion that there are no issues that would prevent the successful conversion of this barn into residential use.

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Photographs



East gable and south elevation

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South elevation and south corner of west gable

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North elevation

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West gable showing missing high level stonework

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Roof covering, metal sheets to north slope and slate to south slope

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Roof structure

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Roof structure

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