

VISUAL STRUCTURAL INSPECTION REPORT

BARNs 4 AND 6
PICKER PALMER FARM, CAPP LANE, HEYWOOD
Prepared for:
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1. Introduction

- 1.1 Paul Dawson CEng MStructE MRICS was instructed by Mr J Buck of Acorn Architectural to undertake a visual structural inspection of the agricultural buildings known as Barns 4 and 6 at Picker Palmer Farm, Capp Lane, Heywood.
- 1.2 The purpose of this report is to provide a structural appraisal of the existing buildings in support of their potential conversion.
- 1.3 This report is limited to structural matters only. No comment is made on services, contamination, ecology, planning matters, or building regulations compliance.
- 1.4 No intrusive investigations were undertaken except where noted. All comments are based primarily on visual observations made during the site inspection.
- 1.5 This report has been prepared for the sole use of Mr J Buck and shall not be relied upon by any third party without written consent.

2. Survey

- 2.1 The site visit was undertaken on Tuesday 10th February 2026.
- 2.2 Weather conditions were clear and dry with no risk of rainfall during the inspection.
- 2.3 The inspection was undertaken at ground level and included visual examination of the structural elements of both barns.

3. Site and Ground Conditions

- 3.1 Published geological mapping indicates the site is underlain by the Kimmeridge Clay Formation – Mudstone at depth.
- 3.2 A trial hole was excavated against the rear south elevation of Barn 2 which revealed foundations extending to approximately 500mm depth bearing onto virgin clay.

3.3 No evidence of significant structural movement attributable to the foundations was observed.

4. Structural Description and Observations



Barn 4 Front (Northern) Elevation



Barn 4 Rear (Southern) Elevation

4.1 Barn 4 - General Arrangement

4.1.1 Barn 4 comprises a single-storey blockwork structure measuring approximately 9m x 3.3m in plan.

4.1.2 The building is constructed with single skin dense block external and internal walls.

4.1.3 The roof is of lean-to construction formed with timber purlins supporting single skin corrugated steel sheeting.

4.1.4 A concrete ground bearing slab is present throughout the building.

4.1.5 No significant signs of structural distress were observed during the inspection.

4.1.6 The roof covering will require upgrading, and the walls may require improvement works. However, the structure itself appears structurally adequate.

4.2 Barn 6 - General Arrangement

4.2.1 Barn 6 comprises a single skin dense concrete blockwork dwarf wall and single storey timber framed structure incorporating some steel posts.

4.2.2 The building measures approximately 20.5m x 15m on plan.

4.2.3 The external walls are formed with low level dense blockwork, with timber side rails and cladding above.

4.2.4 The roof is of duo pitch construction with a central ridge.

4.2.5 Internally the building is formed with regular timber frames supporting timber purlins.

4.2.6 These frames incorporate knee braces (cruxes) which provide the primary structural stability to the building.



Knee Braced Timber Frames



Knee Braced Timber Frames

4.3 Roof Structure

4.3.1 The roof structure consists of timber purlins supported by the timber frames.

4.3.2 The existing roof sheeting will require upgrading.

4.3.3 The timber frames appear to be structurally sound and suitable for incorporation into any proposed conversion.

4.4 Ground Floor

4.4.1 The existing slab was locally drilled to determine its thickness.

4.4.2 The concrete slab was recorded as being approximately 400mm thick.

4.4.3 The building has historically been used for agricultural purposes, and the existing slab thickness is considered adequate for proposed domestic loading.



4.5 Foundations

4.5.1 A trial hole excavated adjacent to the rear south elevation revealed foundations extending to approximately 500mm depth onto virgin clay.

4.5.2 No evidence of significant movement or distress attributable to the foundations was observed.

5. Structural Comments

5.1 The roof structures to both barns will require upgrading as part of any proposed conversion works.

5.2 Defective purlins and roof coverings should be replaced where necessary.

5.3 The existing timber frames within Barn 6 appear structurally suitable to form part of any proposed redevelopment.

5.4 Any proposed conversion will require a detailed structural design as part of the Building Regulations submission.

6. Conclusion

6.1 Based on the visual inspection undertaken and subject to the recommendations outlined above, the existing structures appear to be permanent and substantial.

6.2 The buildings are considered to be structurally suitable for conversion into residential accommodation, subject to the upgrading works identified and the preparation of a detailed structural design.

Report prepared by

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