



**WHINBARROW DESIGN
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CIVIL & STRUCTURAL
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Our Ref: WDS/05/6942/LETT002

5th April 2021

NDA Properties Ltd
C/o Avison Young (PMA 321)
PO Box 8790
Birmingham
B1 2JJ

For the attention of Mrs O Harker

RE: Structural Inspection, Cattle Shed, New House Farm Drigg

Dear Madam

As requested I carried out a structural inspection of the Cattle Shed adjacent to New House Farm and note the following:-

1. The inspection was carried out on the 26th March 2021 and was limited to a non-disruptive visual inspection of the property.
2. The cattle shed comprises a timber framed structure with metal profiled roof sheets and timber boarded side cladding. Photograph 01 attached shows a view on the front of the property. The building is almost 40 years old.
3. For the purposes of this report all areas will be referenced as if looking at the sheds front elevation, that is the elevation which overlooks the main barn.
4. The base of the timber posts have been set into the ground into the foundation. This has allowed damp to affect the timber column bases which are starting to rot. Photograph 02 shows a typical view on a timber base.
5. The roof cladding is rusting, the plastisol coating has been compromised in a number of areas; the steel is rusting and delaminating especially adjacent to the apex. The cladding is nearing the end of its life expectancy. Photograph 03 shows a typical view on the roof cladding.

Considering the above it is our opinion that the timber columns are nearing the end of their life. The rot will worsen with time and the sections will be compromised which will lead to failure of the timber elements. The columns could be fitted with steel shoes up to unaffected timber and the shoes bolted to the foundations however this will need to be carried out on each timber column.

The roof cladding needs to be replaced in the near future. The rust will compromise the cladding fixings as the affected sheet will weaken and will pull over the fixings in high wind conditions.

This will result in the roof sheets detaching from the building. In addition the weathertightness of the roof will be compromised.

Considering the above it may provide more cost effective to replace the building than refurbish.

I hope you find the above acceptable however should you have any queries please do not hesitate to contact me.

Yours Faithfully

Mr Tom Short B. Eng. (Hons), C. Eng., MICE
For WDS Limited



PHOTO 01 VIEW ON CATTLE SHED



PHOTO 02 TYPICAL VIEW ON AFFECTED COLUMN

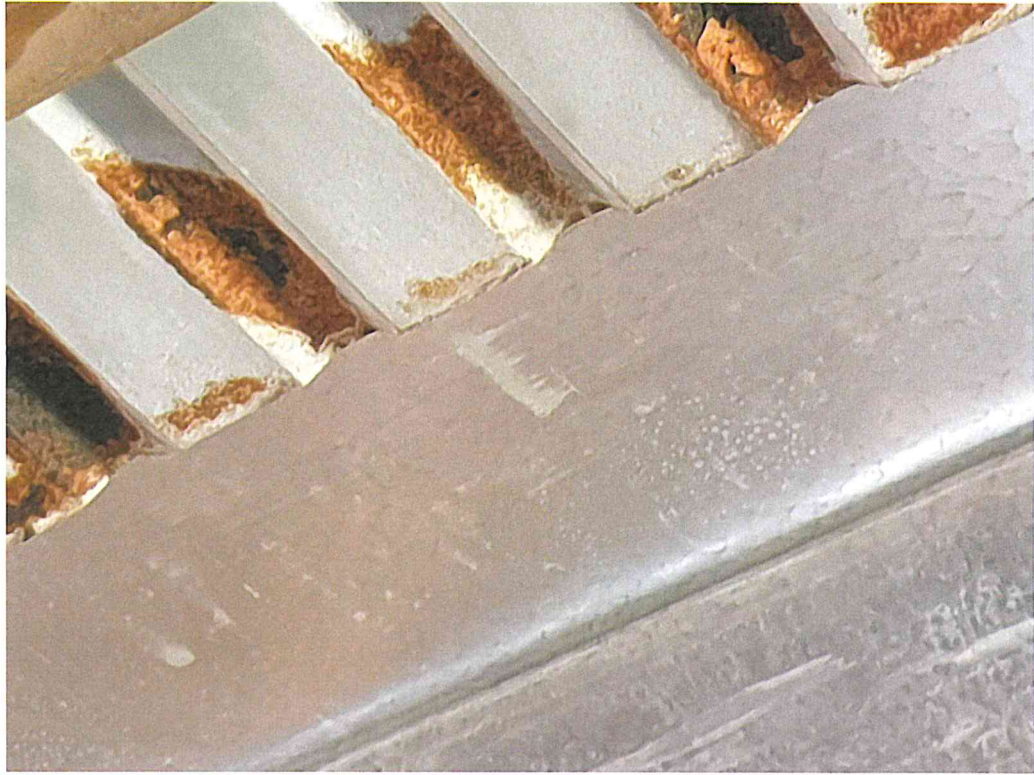


PHOTO 03 VIEW ON ROOF CLADDING