

Our Ref: 19152 BTB SMW

Date: 30th September 2019

Doonan Architects
16 Hallstile Bank
Hexham
NE46 3PQ

FAO: Tristan Spicer

Dear Tristan,

CARRAWBROUGH FARM

We visited Carrawbrough Farm, with you, on 17th September 2019 in order to inspect the condition of the barn. You had available your drawing containing notes on the condition and specifications for repair. Our visit was to confirm the extent of structural works.

Carrawbrough is a small farmstead that lies virtually on the line of Hadrian's Wall, just to the south of the B6318 Military Road. The farm comprises a 2-storey stone-built farmhouse, south facing and an adjoining single storey barn attached to the eastern side. There are dry stone walls around a few small enclosures surrounding the buildings. The farmer is a tenant on the farm. Works were ongoing to harvest timber from a small copse of conifers to the south.

The barn is a small single storey building of typical northumbrian construction. The roof is duo-pitched with a covering of corrugated asbestos cement roofing sheets. The walls are formed from random rubble stone, with dressed quoins at the corners. The ground floor, where visible, is largely of concrete.

It is apparent that the roof covering is not original, and we understand that you recommend replacing the asbestos cement sheeting with slate to match what is believed to be the original covering. The roof trusses, purlins and common rafters internally appear to be in reasonable condition and recently upgraded, though further checks will be required for rot during any repair works, particularly to purlin ends



which have skew-cut bearings of limited thickness, over the trusses. Rainwater good to the eaves of the roof are virtually non-existent and should be replaced, particularly as it is likely that the issues apparent to the building walls are likely to be related largely to water ingress.

In addition to restoring the above-ground drainage, we also noted some formed channels in the barn floor, leading to openings in the walls to allow for hosing-down the floor internally. The outlets from these should also be picked up externally with gullies and we suggest that a new underground drainage system, leading to a soakaway in the fields to the rear, will be required.



There are a number of cracks to the walls to the northern side and the eastern gable and you have sensibly proposed repairs to the cracks along with rebuilding of a significant part of the central and southern sections of the gable wall.



The southern elevation appears to have had quite a history. It appears that this used to comprise a number of stone piers, with timber lintels over 4 openings along the wall, 2 to each side of the central doorway. Gradually, over the years, these openings have been filled in with further random stone masonry. The western end of this wall appears to be reasonably stable, but the eastern half has a significant lean and bulge outwards. It appears that the infill panels, and perhaps the piers too in this



area, have very limited if any, foundations. We recommend that the roof is propped and this section of wall to the eastern end is taken down and rebuilt on a new strip footing, either of concrete or river boulders, if available. In terms of appearance, you may choose to inset the infill masonry panels slightly to express the history of building alterations. Infill panels will need to be adequately tied into the adjoining piers throughout this elevation. Through ties may also be required in places to maintain the integrity of the wall and prevent further bulging. Currently there are simple butt joints. Work is required to replace/ restore pointing throughout the building. There is also a central internal wall in the barn. This is in reasonable condition but may need some consolidation to the head of the wall where it appears to support the roof trusses.



Generally speaking, we are satisfied that the repairs you have scheduled, along with further consideration of drainage and possibly some external paving to the southern side to control water run-off, are the minimum necessary in order to restore the building to a structurally sound and weathertight condition.

Please contact us if you have any queries or if we can be of further assistance on this matter.

Yours sincerely,

Stephen M Ward

S M Ward BSC MICE
On behalf of BT Bell