

Our Ref: 19152 BTB SMW

Date: 30th September 2019

Doonan Architects
16 Hallstile Bank
Hexham
NE46 3PQ

FAO: Tristan Spicer

Dear Tristan,

SEWINGSIELDS FARM

We visited Sewingshields Farm, with you, on 17th September 2019 in order to inspect the condition of the 2-storey 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.

Sewingshields lies virtually on the line of Hadrian's Wall, at the top of Sewingshields Crag and just to the east of Housteads fort. It is accessed by a stone surfaced track from the B6318 Military Road. There is a stone-built farmhouse, south facing and an adjoining barn attached to the eastern side. The barn in question which sits in a north-south orientation, is attached to the eastern end and some further outhouses, largely of timber construction are located to the north and the east. There are other detached buildings to the south, some of which are in separate ownership. The farmer is a tenant on the farm.

The barn is an imposing 2-storey building of typical northumbrian construction. The building is built into the hillside and has 2 storeys to the southern end but only one storey at the rear, northern side, along with a lean-to section to the eastern side. The roof is duo-pitched and covered in slates and with stone tabling to the head of the projecting gable walls. The walls are formed from random rubble stone, with dressed quoins at the corners. There are external stone steps on the western side giving access to the 1st floor granary. The first floor is of suspended timber and the ground floor, where visible, largely of concrete.

It was apparent that the roof requires re-covering throughout, and the head of the gable walls requires re-building, along with re-setting the stone tabling and providing additional restraint straps or dowels to



the tabling, in order to prevent the kneeler/ skew stone from rotating. There some cracks to the walls, on all elevations across which you have suggested some helibar ties. Other than to the heads of the walls, there is no major rebuilding required. There are however extensive areas of cement-based smear pointing that will require attention. The floorboards to the first floor are rotten to most areas and require replacement, but the floor joists appear to in reasonable condition. Additional joists are required to bring the floor in the southern end of the offshoot over the gable kennel area back into use.



Generally speaking, we are satisfied that the repairs you have scheduled are 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