
My ref: LL/2009-rep1

23 Jan' 17

Mr Charles Holden,
109 Gors Road,
Towyn,
Conwy
N Wales
LL22 9NR

Dear Mr Holden

Structural Survey of the former granary at Gors Farm, Towyn, Conwy, LL22 9LU

I confirm visiting Gors Farm on 20 Jan' 17 and carrying out a structural survey of the former granary outbuilding.

My brief is to provide a written report on the structural suitability of this outbuilding to be renovated and converted into a garden store or similar.

I have attached a copy of my photographic record for ease of reference and identification of the outbuilding surveyed – 32 No. photos.

Regarding the limitations of this survey, you should be aware of the following:

1. This report is my opinion, based upon an inspection of conditions as they exist at this moment in time and is confined to the terms of my brief.
2. This report is solely for the use of the addressee and no responsibility can be accepted to any third party for the whole of it or any part of the contents.
3. No drains or underground services were inspected.
4. Lack of specific reference to any structural element, material or type of construction will not infer compliance with current British Standards, Codes of Practice or Building Regulations, but only that there were no obvious indications of distress at the time of inspection.
5. This report will not comment on the condition of timbers from the point of view of infestation or disease, as this is a specialised service offered by other suitably qualified experts.
6. See '5' above regarding damp or asbestos also.

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The date 1897 is inscribed on a stone within the outer face of the outbuilding above the middle brick arch – This is the original date of construction of the building, in my opinion – see attached photos.

The walls are of random rubble stone masonry, 450 mm thick, with clay bricks in places.

The roof structure has been removed and the first floor has perished with only two original timber beams still in place that are rotten beyond repair, in my opinion.

The clay brick arches over the main openings within the northern front elevation have slipped and caused cracking – see attached photos.

In my opinion, these arched lintels will require rebuilding or replacement with new modern lintels if this building was to be renovated.

I recommend that the stone wall is also rebuilt above these three brick arched openings.

The 600 x 600 mm square stone piers between the arches appear structurally robust and free of structural distress, in my opinion.

There are localised vertical cracks within the rear south facing stone wall, near the western corner, that appear historic, in my opinion – see photo P1200009.

In my opinion, this outbuilding appears to have been robustly built and has lasted admirably even without a roof and the walls are reasonably straight and plumb.

In my opinion, it is structurally feasible to retain this outbuilding and renovate it for future use as a garden store or similar although a new upper floor and roof will be required and rebuilding of the wall above the three arches with lintel repairs or replacement will be required.

Yours sincerely

J M Mckernon

Director for J MCKERNON & CO LTD

Photos attached: P12000 01 to 35- (32 No.), dated 20/01/2017