

**PRELIMINARY STRUCTURAL REPORT  
UPON  
REDUNDANT BARNS  
LOWGATE FARM  
LOWGATE,  
TYDD ST MARY  
PE13 5PF**

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**PRELIMINARY STRUCTURAL REPORT  
UPON  
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**Ref: 25110**

**SEPTEMBER 2025**

**INTRODUCTION**

At the request of Oglesby & Limb Ltd, on behalf of Mrs E. Dack, a visual inspection only of the property was undertaken, the purpose being to comment upon the structural elements only.

The object of this report is to comment upon the present structural condition of the property and consider its suitability for restoration to provide habitable accommodation.

Please note that no finishes were removed, footings exposed, or drainage runs tested during our visit.

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### **LOCATION AND BRIEF DESCRIPTION OF THE PROPERTY**

Situated on the Western side of Lowgate, Tydd St Mary, approximate National Grid Reference TF435180.

The site takes the form of a range of farm buildings, with Barns A and B being considered within this report – see attached sheet No. 25110/SK01/A.

The barns are of traditional construction being pitched timber framed roofs and load bearing masonry walls and isolated steel columns.

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### **COMMENTS 'AS SEEN'**

#### **Barn B**

This isolated brickwork structure with a corrugated asbestos roof covering is presently used for storage. However, no access internally was possible.

The external appearance of the brickwork exhibits considerable movement and re-pointing throughout – see photograph 1.

A minor crack was noted at high level in the Eastern flank wall, with a more significant crack present in the Western flank wall – see photograph 2.

Further cracking is visible to the South gable at eaves level – see photograph 3.

The flank walls are not plumb and lean outwards, with an inconsistent vertical gap noted where the front door abuts the brickwork – see photograph 4.

Large areas of the brick walls have washed away mortar joints and random re-pointing – see photograph 5.

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### **Barn A**

This relatively large open fronted barn, with a rusting corrugated steel roof, appears to have been enlarged to create its present arrangement – see photograph 6.

A large area of brickwork has fallen away to the West gable, with loose bricks clearly visible – see photograph 7.

The South elevation shows the brickwork was built at varying stages, with different types of brick and mortar joints visible – see photograph 8.

Loose bricks are present at eaves level and above an old doorway where a decaying timber lintel is present – see photograph 9.

Internally a series of timber trusses support the roof – see sheet No. 25110/SK02 for details.

The trusses are in relatively sound condition, with only minor decay noted.

The front elevation is supported by an old railway sleeper that spans between isolated steel columns.

To the rear corner, the support of the gable truss is compromised by the condition of the brickwork and timber wall plate that is displaced – see photograph 10.

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## **CONCLUSIONS**

The structural condition of all the barns are typical of buildings of this age that have not benefitted from general routine maintenance, all be it to varying degrees.

### **Barn B**

As with many agricultural buildings of this age, there is unlikely to be any foundations. This is the likely cause of vertical movements to the structure.

Although access internally was not possible, the likely cause of outward movement at eaves level, will be due to no effective tie being present at eaves level.

Nevertheless, it would be possible to introduce suitable support to the walls in the form of underpinning and remedial strengthening to the roof, in conjunction with re-pointing and crack repair.

This would allow the barn to remain in its present condition, and be used for a store or garage.

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### **Barn A**

Considering the relatively sound condition of the timber trusses, the retention of the roof members could form the basis of a renovation scheme.

The truss members would need to be checked by calculation to support additional loads from a new roof covering and strengthened accordingly.

Since the roof trusses have prevented horizontal loads being transferred to the rear brick wall, although the walls are visually different, the sound areas of the wall are relatively true and vertical.

Consequently, it would be possible to renovate this barn to provide habitable accommodation.



**J A RICHARDSON IMIStructE**

**24<sup>TH</sup> SEPTEMBER 2025**



**Photograph 1**



**Photograph 2**



Photograph 3



Photograph 4



**Photograph 5**



**Photograph 6**



**Photograph 7**



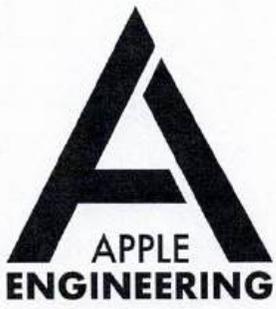
**Photograph 8**



**Photograph 9**



**Photograph 10**



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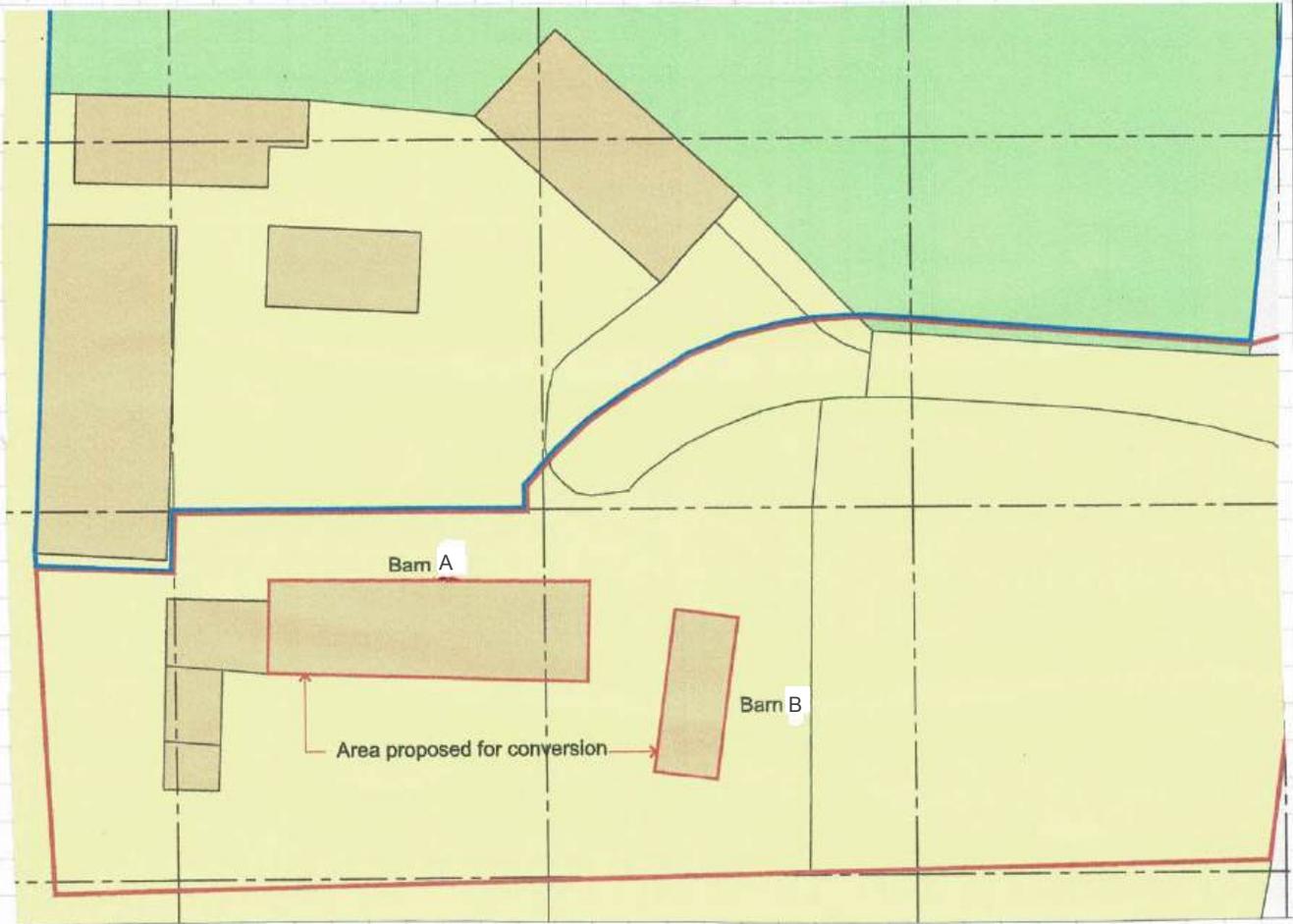
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Rev. A

Date:

Designer:

Project:



BARN LOCATION PLAN