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Structural Appraisal Report

Barn at The Rise, Glyncastle, Resolven

February 2025

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February 2025

Site name: Pengwndwn, Rhosfach, Maenclochog

Client name: Mr. Dan Davies

Type of report: Structural Appraisal

Prepared by: Iwan Griffiths BEng (Hons) ICE IStructE

Signed 

Date: 28th February 2025

Revision History:

Rev.	Date	Comments
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Table of Contents

1. Introduction
2. General Description
3. Recommendations
4. Conclusion

1. Introduction

1.1. Brief

Grade Consulting Limited have been appointed by Mr. Dan Davies to undertake a non-intrusive investigation of a barn structure at The Rise, Glyncastle, Resolven.

The purpose of the appraisal is to establish if the existing structures are adequate to accommodate a conversion of the buildings into domestic accommodation.

This report is based on observations made during a site visit conducted on 4th February 2025.

Observations made in this report are based on a visual appraisal of the exposed building structure visible from ground level externally and internally.

Comments may be included on non-structural elements, but these are provided for information only as they are beyond the realm of our professional expertise.

This appraisal has been prepared without prejudice and items listed at the most salient points, bearing in mind the purpose of the appraisal. It is not an exhaustive list of defects of condition. This information is provided for the sole use of the named clients and is confidential to them and their professional advisors. No responsibility to other parties is accepted.

The building is situated about ten metres to the northeast of The Rise, Glyncastle, Resolven and is part of the same property. Access to the property is via a lane leading east from Tanyrhiw Rd, Resolven. The building is a disused barn and is constructed on slightly inclined ground and has an approximate floor area of 25m². The barn contains two storeys.

The barn is mainly of stone masonry wall construction, with brick panels in various locations. The roof is a traditional timber roof construction and clad with slate tiles.

1.2 Inspection Date, Site Conditions and Limitations

The property was visited on 4th February 2025 and the weather was overcast and rainy.

Access to the inside of the barn was via a door opening on the northwestern face, which is the front of the building.

It was not possible to access the first floor as there were no steps.

The exterior and interior of the building was viewed from ground level at all sides of the building.

2. General Description of The Property

The building shows signs of slight deterioration.

The stone masonry work of the barn is stable. No significant cracks or signs of structural movement were observed in the walls except for on the southern end of the front face.

The first floor and roof structure of the barn appear to be in a reasonably good condition.

The southern end of the front walls shows signs of leaning, indicating potential structural issues that need to be addressed to ensure safety and stability.

The barn roof structure appears to be in good condition.

3. RECOMENDATIONS

3.1 Rebuilding Leaning Walls

The brick wall at the southwestern side of the front face leans slightly. This section is constructed from brick. This section should be rebuilt as it is too far out of plumb. The new wall should be adequately tied into existing walls. It is recommended to reuse the original stone masonry units wherever possible during reconstruction. In the interests of conservation and sustainability, reclaimed materials should be considered for use in the rebuilding process. Repointing of masonry is required in several areas. Lintels above doors and windows should be replaced.

3.2 Rebuilding Floors and Roof Structure

The first floors structure in the barn are in a reasonably good condition but is not adequate for use as a floor in a domestic building.

The roof structure also appears to be in reasonable condition. Further analysis by a structural engineer will be required once development proposals for the building have been completed. Potential remedial works could involve installing new joists, beams, and roofing materials to ensure they meet current building standards.

The ground floors uneven and should be levelled. Any areas of exposed ground should be filled with concrete. Alternatively, the whole floor should be rebuilt with a new concrete slab.

5. CONCLUSION

The barn The Rise, Glynncastle, Resolven requires some structural work to address the identified issues.

The stable masonry of the barn provides a solid base, but the leaning wall and first floor necessitates careful rebuilding efforts. The roof structure requires potential remedial work to ensure that building standards for domestic use are adhered to. We recommend further analysis by a structural engineer once proposals for the building have been finalized.

with reasonable care, attention and repairs the building is suitable and capable of being adapted for residential use and by reusing original materials and following sustainable practices, the integrity and character value of this building can be preserved.

APPENDIX A



South West Gable Wall.

Barn at The Rise, Glyncastle, Resolven
February 2025



West corner showing leaning brick panel and cracks in the stone masonry above.

Barn at The Rise, Glynncastle, Resolven
February 2025



Stone masonry above opeinings in the northwestern face of the building.

Barn at The Rise, Glyncastle, Resolven
February 2025



The northern end of the front face (Northwest facing) of the building.

Barn at The Rise, Glyncastle, Resolven
February 2025



North corner of the building

Barn at The Rise, Glyncastle, Resolven
February 2025



East corner of the building.



Cracked masonry above opening in the north western face. Repointing is required here once rebuilding of the brick panel is completed.

Barn at The Rise, Glynncastle, Resolven
February 2025



The roof appears to be mainly level with no sagging. Some tiles need to be replaced.

Barn at The Rise, Glyncastle, Resolven
February 2025



South west gable from the inside of the building. Some strengthening work has already been carried out in this section.

Barn at The Rise, Glynncastle, Resolven
February 2025



Underside of first floor joists.

Barn at The Rise, Glyncastle, Resolven
February 2025



Underside of first floor joists and inside of southwest wall panel.

Barn at The Rise, Glyncastle, Resolven
February 2025



Inside of northeast face of building,



Existing floor structure is in good condition in this area but may require improvement to make it suitable for a domestic use.