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BUILDING SURVEY
RICKYARD AND BARNs AT BRADLEY LANE
BRADLEY IN THE MOORS ALTON STOKE ON TRENT

Mr J & Mrs J E Babb
Holly Bank
Bradley in the Moors
Alton
STOKE ON TRENT
ST10 4DF

Descriptions of condition

Throughout the report reference is made to the condition of various elements. In order to provide a guide which can be considered consistent the following descriptions can generally be assumed:

1- 'Good' means virtually as new and performing properly.

2- 'Fair' means as to be expected in a property of that age and style. Most elements will generally fall within this category. It indicates that performance is as should be but appearance may not be ideal.

3- 'Satisfactory' means performance is as expected but appearance or other non vital aspects may be slightly worse than normal.

4- 'Poor' means that works are needed and performance and appearance are not satisfactory.

J S Wilks

BUILDING SURVEY

Rickyard and barns at Bradley Lane Bradley in the Moors Alton Stoke on Trent

1- Instructions & Limitations:

1.1 Scope of instructions:

This report is for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or part or relied upon by third for any use without the express written authority of the surveyor.

The report has been prepared to accompany an application to Staffordshire Moorlands District Council to convert the buildings into 3 units of living accommodation.

1.2 Property address:

Buildings formerly part of Church Farm Bradley in the Moors.

1.3 Client's name and address:

J & J Babb Holly Bank Bradley in the Moors Stoke on Trent ST10 4DF.

1.4 Date of survey:

7th April 2015.

1.5 Weather:

The weather at the time of inspection was dry.

1.6 Limitations of inspection:

There were no significant limitations on the inspection.

1.7 Information relied upon in this report:

The client informed me that the buildings have been used only for agricultural purposes.

2- Description:

2.1 General design:

Range of agricultural buildings fronting the road with a further range at right angles, partly 2 storey and partly single storey. There is an open entrance through the roadside buildings to a yard at the rear. There is an attached hay barn.

2.3 Basic construction:

The buildings are of solid stonework and brickwork with tiled and corrugated asbestos roofs.

2.4- Approximate age:

The original building on the roadside probably dates from the mid 1600's. The range at right angles dates from perhaps the 1750's and the hay barn from 1895.

2.6- Current use:

The buildings are currently used for casual agricultural storage.

2.7-Accommodation:

GROUND FLOOR- Various agricultural stores.

FIRST FLOOR- Loft to part.

3- Overall opinion:

This is a brief summary of the property for guidance through the report. The intention being to keep the later advice in context so as not to submerge you in detail immediately. This should help you read the report and understand the detailed comments whilst maintaining a balanced view overall. It should not be taken in isolation without reading the whole report. Please ask if you need any further advice regarding this section. This section also refers to the valuation included at Appendix 1 at the end of the report and may also refer to items in section 3.2 relating to 'areas of concern'

3.1- Overall opinion:

The property is considered to be a reasonable proposition for conversion to a 3 units of living accommodation. The structure is able to withstand the proposed works without significant demolition being needed in particular to the more substantial buildings to the front. New roofs will be needed to the smaller rear buildings. The report following refers to both a plan attached

to this report (Appendix 2) and to the plans submitted with the planning and listed building applications. These are numbered 6708-1 and 6708-2. The former shows the existing buildings, the latter the proposed scheme and areas where rebuilding is needed.

3.2- Summary of repairs:

- 1- The roof covering will have to be stripped and relaid. Some roof timbers will need replacement.
- 2- The bulged sections of walling will need to be rebuilt. Repointing is needed.
- 3- Floors need replacement.

4- Roofs:

Roof surfaces have been inspected as far as possible from ground level. Where this has not been possible comment is made accordingly. Where necessary, binoculars are used for a closer examination.

4.1- Main Roof:

The main roof fronting the road is to a pitched design with the ridge parallel to the frontage. There is a section then running at right angles into the field. Both have a Staffordshire blue clay tiled covering. These are numbered 1 and 2 on the attached plan at Appendix 2.

Examination of external surfaces from ground level revealed some slipped and missing tiles. Some sags were evident. The ridge is fair. There are stone parapets at the gables.

Access was available to the underside from the underside to view the structures. This revealed that the structures are formed with timber rafters supported by purlins beneath in turn carried by timber trusses and the cross walls.

The roofs are as originally built and therefore no felt is laid beneath.

The roofs will have to be stripped and tiles set aside for re-use. The timber frameworks can be retained but some repairs and replacements will be needed where decay has occurred, especially at rafter ends and on wallplates. The tiles can then be re-fitted with felt and new battens.

4.3- Subsidiary roofs:

The roof to the single storey building (numbered 3 on the plan attached at Appendix 2) is at a lower level and is of corrugated asbestos construction. It is supported by a timber framework. This roof will have to be taken off and replaced but the King Post trusses can be retained.

The roof to the end building, numbered 4 on the plan is covered with Staffordshire blue clay tiles. Many tiles here have slipped and the covering is in poor condition. The supporting timber frame is badly affected by rot and will need replacement.

4.2- Gutters & Rainwater Pipes:

Unless it was raining at the time of inspection it may not be possible to state if the system is watertight.

There are asbestos cement gutters and downpipes to parts of the buildings and some parts have no gutters. A new system of gutters and downpipes is needed.

5- Walls:

Wall surfaces are examined as far as possible. It should be appreciated that often no comment can be made on the method of construction of foundations, particularly on older property. Those built prior to about 1920 may well have only brick foundations at a shallow level and may be susceptible to moisture changes in the soil. Those built since about 1975 should have foundations at least 1 metre deep if on clay soil, which should be adequate assuming the soil is stable and trees are not a problem.

5.1- Main Walls:

The main walls to sections 1 and 2 (plan at Appendix 2) are of solid stonework construction.

Examination of external wall surfaces revealed some evidence of movement and localised repairs will be needed in areas where the roof structure has pushed the walling outwards, particularly on the eastern side of section 2. These areas are identified on the plans. Pointing is poor and will need replacement. Photographs showing affected areas are included in the Appendix at the rear of the report.

Masonry over openings is supported by stone lintels. These will need some repair and probably back-up with steelwork behind.

Sections 3 and 4 (plan at Appendix 2) are a mixture of solid stonework and brickwork. These sections are in poorer condition and will need more extensive works including probable rebuilding to perhaps half the front and rear walls. These areas are shaded red on the attached plan. The gables should be sufficiently robust to remain intact.

There is no evidence of recent significant foundation movement and the walling is well able to withstand the proposed conversion work with the repairs noted. No significant under-pinning is considered necessary.

5.2- Damp-Proof Course:

A damp-proof course (or 'dpc') is a horizontal layer within a wall which prevents the passage of moisture. It can be formed with a variety of materials and should be positioned at least 150mm above ground level.

There is no dpc.

6- Floors:

Fitted floor coverings often prevent a detailed examination of floor surfaces. Unless comment is made to the contrary it is assumed that floor surfaces are in reasonable condition.

6.1- Ground Floors & Sub-Floor Ventilation:

The ground floors are uneven and will need to be replaced.

6.2- Upper Floors:

The upstairs floor is boarded to section 2. Woodworm and rot has affected boards and these will need to be replaced. The timber joists will have to be strengthened.

7- Internally:

7.1- Ceilings:

Lath and plaster ceilings found in older properties can fail quite suddenly without warning. Properties built since the late 1930's generally have plasterboard ceilings which will not fail unless damp or damaged.

There are no ceilings

7.2- Wall Plaster & Partitions:

Wall plaster in older property is often hollow in places. It will remain intact if left undisturbed but the use of wallpaper strippers can result in large sections coming away. Once part is removed, adjacent sections often loosen and need attention.

None.

Partitions are of masonry and modern timber framing. The masonry partitions are fair and can be retained. The timber sections are in poor condition and need to be removed.

7.3- Internal Joinery and Fittings:

None.

7.4- Dampness:

Electric damp meters can only give accurate readings of moisture in timber. High readings in walls must be interpreted in conjunction with other evidence. They are not always indicative of a failed dpc or serious dampness problem.

Readings were taken throughout with a dampness meter.

Walls and floors are affected by penetrating and rising dampness. Measures will have to be taken to ensure that the new surfaces remain dry. This can be achieved by damp-proofing the existing structure and incorporating appropriate detailing into the new sections.

7.6- Internal Timber Defects:

No comment can be made on hidden timbers. In older property scattered woodworm is quite common. It is not usually serious and rarely thrives in a centrally heated atmosphere.

The timbers to be retained will need treatment as some decay and woodworm attack is evident.

8- External Joinery & Decoration:

Openings windows have been checked where possible.

The external joinery where remaining is poor and will need replacement.

Decoration is poor.

Signed..... J S Wilks FRICS

Report dated 7th April 2015

(JSW Building Survey revision 16/09/11)

Appendix 1- Photographs

Photographs have been taken of various parts of the buildings to highlight some of the issues noted.



Front wall

Bulge visible at wallplate level



Eastern side wall

This shows the prop for the barn link and defective walling on the single storey section



King post truss in 2 storey section

This truss and other timbers can remain but will restrict headroom



King post truss support on Eastern wall

Walling here has bulged to a significant extent and will need rebuilding



Single storey building to rear

King post trusses can be retained. Roofing otherwise needs replacing.



Roof to existing access

Timbers and walling here are in good condition. Roof to be stripped and relaid with new felt and battens.



General view of Eastern elevation

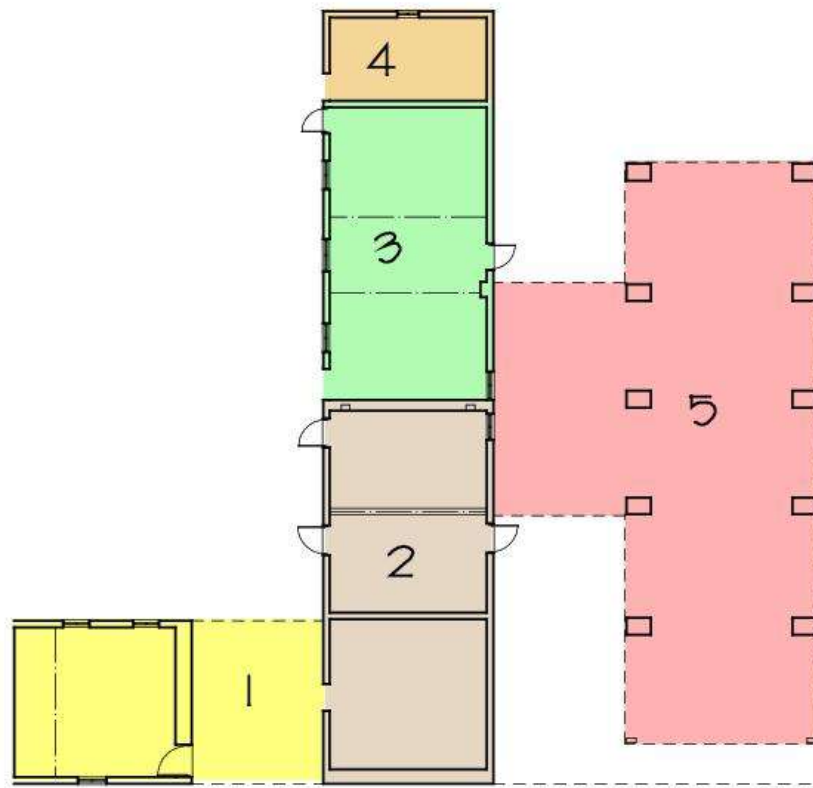
This shows corrugated asbestos roofing and rear gable to 2 storey section.



Interior of roadside building

This shows truss with dropped ceiling tie

Appendix 2- Plan



Plan 1-200

Appendix 3- Conditions of Engagement

CONDITIONS OF ENGAGEMENT FOR BUILDING SURVEYS

1. Introduction

- a). This document sets out the contractual terms upon which the Surveyor will advise the Client by means of a written report as to his or her opinion of the visible condition and state of repair of the property.
- b). The individual carrying out the inspection and providing advice will be a chartered surveyor.
- c). The Surveyor will use all of the care and skill to be reasonably expected of an appropriately experienced chartered surveyor.

2. Content of the Report

In accordance with these terms the Surveyor will report upon:

- a). the main aspects of the Property including assessing the site/location, the design, structural framework, fabric and services;
- b). the grounds, boundaries and environmental aspects considered to affect the Property;
- c). any requirements for further investigation arising from the inspection.

3. Delivery of the Report

- a). The Report is to be delivered by the date agreed or at such later date as is reasonable in the circumstances.
- b). The Surveyor will send the Report to the Client's address (or other agreed address) by first class post for the sole use of the Client. The Client agrees to keep the Report confidential disclosing its contents only to the Client's professional advisors. In particular (but without limit) the Client must not disclose the whole or any part of the Report to any person (other than a professional advisor) who may intend to rely upon it for the purpose of any transaction.

4. Payment of fees

The Client will pay the Agreed Fee, any Additional Fees, any VAT and any agreed disbursements by the Payment Date.

5. Assumptions

Unless otherwise expressly agreed the Surveyor while preparing the Report will assume that:

- a). the property (if for sale) is offered with vacant possession;
- b). the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
- c). access to the Property is as of right upon terms known and acceptable to the Client.

6. Scope of the inspection

a). Generally

- i. The Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.
- ii. The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the Property or injury to him- or herself.
- iii. The Surveyor will not undertake any structural or other calculations.

b). Accessibility

- i. The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.
- ii. The Surveyor is not required to move any obstruction to inspection including, but not limited to, furniture and floor coverings.

c). Floors

The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to cut or lift fixed floorboards without express permission of the owner.

d). Fixed covers or housings

The surveyor will not attempt to remove securely fixed covers or housings without the express permission of the owner.

e). Roofs

The Surveyor will inspect the roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer surfaces of the roof or adjacent areas will be inspected using binoculars, but will be excluded if they cannot be seen.

f). Boundaries, grounds and outbuildings

The inspection will include boundaries, grounds and permanent outbuildings but will not include constructions or equipment with a specific leisure purpose including, without limit, swimming pools or tennis courts.

g). Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Drainage inspection covers will be lifted where they are accessible and it is safe and practicable to do so.

No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where possible and practicable. The Surveyor will report if it is considered that tests are advisable.

h). Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect.

i). Flats or maisonettes

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building or particular block in which the subject flat is situated. Other flats will not be

inspected. The Surveyor will state in the Report the limits of access and/or visibility in relation to the common parts and structure. The Surveyor will state whether he or she has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he or she is working.

jj). Environmental and other issues

- i. Particular noise and disturbance affecting the Property will only be noted if it is significant at the time of the inspection or if specific investigation has been agreed between the Surveyor and the Client and confirmed in writing.
- ii. The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent from elements of the Property considered as part of the inspection.

7. Hazardous materials

- a). Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the Property. However, the Surveyor will advise in the Report if, in his or her view, there is likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.
- b). Subject to clause 6b the Surveyor, based upon a limited visual inspection, will note and advise upon the presence of lead water supply pipes and asbestos.
- c). The Surveyor will advise in the Report if the Property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.
- d). The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject Property or visible immediately adjacent to the Property. The Surveyor is not required to assess any possible effect on health or to report on any underground cables.

8. Ground conditions

The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

9. Consents, approvals and searches

- a) The Surveyor will be entitled to assume that the Property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.
- b) The Surveyor will be entitled to assume that all planning, Building Regulations and other consents required in relation to the Property have been obtained. The Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's legal advisers. Drawings and specifications will not be inspected by the Surveyor unless otherwise previously agreed.
- c) The Surveyor will be entitled to assume that the Property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

10. Insurance rebuilding cost assessment

The Surveyor will provide an insurance rebuilding cost assessment only if this is agreed at the time of taking instructions. Building insurance cost assessments will be calculated using the current edition of the BCIS *Guide to House Rebuilding Costs*.

11. Additional services

A valuation will be included. Please see separate Conditions of Engagement. The Surveyor will provide, for an additional fee, such additional services as may be specified in the Specific Terms or are agreed between the Surveyor and the Client and confirmed by the surveyor in writing.

12. Miscellaneous

- a). In the event of a conflict between these General Terms and the Specific Terms, the Specific Terms prevail.
- b). Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the *Contracts (Rights of Third Parties) Act 1999* by any person other than the Surveyor or the Client.
- c). Where the Client has instructed the Surveyor to make investigations which cause damage to the Property on the basis that the Client has obtained the owner's consent, the Client will indemnify the Surveyor against any loss or cost arising.
- d). **Dispute Resolution** In the event that the Client has a complaint regarding the standard of service he or she has received, a formal complaints handling procedure will be followed. A copy of the Surveyor's complaints handling procedure is available upon request. Using the Surveyor's complaints handling procedure will not affect the Client's legal rights.
- e). The Client may only rely upon the Surveyor's advice and Report for purposes described in the Particulars or communicated to the Surveyor in writing prior to the agreement of the Fee and if the client wishes to rely upon such advice and Report for any other purpose he or she may only do so with the written consent of the Surveyor.



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