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# STRUCTURAL CONDITION SURVEY

PROPOSED CONVERSION OF BARN INTO 2No DWELLINGS,
IVY HOUSE FARM, ROWNALL ROAD, ROWNALL,
WETLEY ROCKS, ST9 0BT

**SAMMONS REF: 2015 – 2033**
**9th NOVEMBER 2017**

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## 1.0 Introduction

JCM Groupholdings (uk) Ltd requested that a structural condition survey was carried out on the property. The structural survey was carried out on Thursday 9th November 2007.

The survey and report were to consider the following:

The overall structural condition of the property.

| | |
|---|---|
| **Premises surveyed:** | Ivy House Farm,<br>Rownall Road,<br>Rownall,<br>Wetley Rocks,<br>ST9 0BT |
| **Client:** | JCM Groupholdings (uk) Ltd |

**1.1** The inspection was of a limited nature and comprised a walk around the exterior of the building and the interior where access was safe.

**1.2** It should be emphasised that a detailed inspection was not undertaken. No exploratory investigation was carried out and there was no removal of any fixtures or fittings.

**1.3** It is not intended to comment upon elements such as window frames, external and internal timberwork, rainwater and drainage goods, fixtures and fittings, or any building services. Timber and damp aspects are beyond the scope of the Brief and the expertise of Sammons Architectural Ltd, but have been considered in very general terms as part of the overall assessment.

**1.4** Given the nature of the inspection, it is considered likely that defects may exist in areas of the building which were not examined or which were concealed.

**1.5** These notes have been prepared for the private and confidential use of the client and their professional advisers, in accordance with the agreed Brief. The report must not be reproduced in whole or in part, or relied upon by any other party for any purpose without the express written authority of Sammons Architectural Ltd.

**2.0 Description of Building**

2.1 The building is an unoccupied barn. The building is a two storey traditional due-pitched roof with staffs blue plain tiles. Solid natural stone walled structure, rectangular on plan.
To the east elevation is a single storey lean to structure comprising of concrete blocks and asbestos sheeting.

2.2 The single storey lean to structure appears to be added after the original barn was constructed.

2.3 The roof of the main building is of traditional timber construction with raised collar trusses, mid pitch purlins and raised ceiling joists, covered with staffs blue plain tiles and modern felt.

2.4 The roof of the single storey lean to is of corrugated asbestos.

2.5 There was on ground floor construction evident in the main barn, hard-core finish.
Single storey lean to floor is concrete.

2.6 The north elevation (elevation C-C) consists of a mixture of windows and door openings with natural stone heads. Window openings are covered with poly-carbon sheeting.
The stone work is in good condition.

2.7 East elevation (elevation B-B) consist of a single storey lean to with door and window opening within the block structure. At high level within the main barn is a window opening with the opening covered with poly-carbon sheeting. Stonework is in good condition.

2.8 South elevation (elevation A-A) consist of a small window opening to the left hand side and large window central on the elevation that is partially built up with timber lintel. Stonework is in good condition. Timber lintel is poor.

2.9 West elevation (elevation D-D) high level window covered with poly-carbon sheeting.
Stonework is in a good condition.

2.10 Rainwater goods are missing.

**3.0 Findings of Survey**

3.1 The following general observations were made during the course of the visual inspection of the building. These observations are only indicative and they are not intended as a detailed schedule of condition.

3.2 There did not appear to be any obvious evidence of substantial subsidence, or any other of substantial vertical movement within the walls of the building.

3.3 There did not appear to be any obvious evidence of substantial bulging or leaning within the walls of the building.

3.4 There were generally signs of damp to the surface of the masonry at the base of the walls throughout the building.

3.5 The timber lintels were generally in good condition. The external timber lintel on the south elevation is in poor condition.

3.6 The stone lintels were generally in good condition.

3.7 The lines of the roof did not show any adverse warping, sagging, dropping or spreading. The roof timber structure appeared to be in a good condition. The clay tile covering appeared to be generally in a good condition.

3.8 There did not appear to be any DPC to any of the walls.

3.9 The condition of the masonry to the barn is in good condition.

3.10 The roof timber is in good condition.

3.11 The first floor timber boards have been removed. Structural beams remain and are in good condition.

3.12 Ground levels are higher than the existing internal floor level.

## 4.0 Conclusions and Recommendations

4.1 On the basis of a visual inspection, it is intended to comment upon the general structural condition, in accordance with the terms of the Brief and the limitations of the inspection.

4.2 The building appeared to be in a very good condition and did not appear to be outside of the potential for redevelopment.

4.3 Renew all rainwater goods.

4.4 There were also areas of damp near the base of the walls. These may well be due to rising damp from the ground. A more detailed investigation should assess the presence of a DPC, and if there is or is not, what measures, if any, should be taken to address any damp from the ground.

4.5 The timber lintels should be replaced with stone externally and internally.

4.6 In order to address the structural issues towards redevelopment, it is considered that some structural works may be required. Such works may include the following items.

This is not intended to be an exhaustive list, or a detailed schedule of work. It is only indicative of the basic main items, which may be required.

- Renew rainwater goods.
- Introduction of a DPC or any other damp-proofing works as deemed necessary dependent upon a more detailed investigation and the details of the proposed refurbishment.
- Replacement of timber lintels with stone externally and concrete internally.
- Replacement of the 1st floor in its entirety.
- Complete removal of the walls to the lean-to section and roof over.
- Treatment of timber decay, dry rot, etc as determined by specialist.
- Any works required to manage the presence of any asbestos as determined by specialist.
- Where possible the existing ground levels to be lowered below the finished floor level.
- An electric osmosis DPC should be installed internally.
- New concrete floors with DPC and insulation should be installed.
- The internal timber looked in a good condition, but should be checked by a damp specialist.
- The single storey lean-to should have the asbestos removed by a specialist.

4.7 There has been no assessment upon the adequacy of any items to support loads or assessment of the suitability of the foundations.

4.8 It should be emphasised that the above has been based on a brief visual inspection and in order to more accurately identify the condition and assess any remedial work requirements, it would be necessary to carry out a very detailed survey.

4.9 It is also strongly recommended that separate advice be obtained from appropriate specialists In relation to timber and damp aspects, building services, asbestos etc.