CHANDLER WATSON
CONSULTANCY

Structural Condition Report

Back Lane Farm
Bottomhouse
Leek
ST13 7PJ

August 2018

Introduction

This condition survey has been carried out by David W Watson MBIAC who has carried out Building Condition Reports and Surveys for over 50 years .Surveys have included the large steelworks on Teesside, country mansions and churches and listed buildings.

The report covers the property for the building which is the subject of the application.

Structure

The building is of BSST construction and was built in the last century. It was the original farmhouse. When the new house was built it became an Agricultural building used for storing animal feeds hand tools farm machinery and also Animal Medical supplies (in a locked metal cupboard)

The building was re-roof in 2013 with Staffordshire Blue Tiles. The purlins show no sign of damp penetration or infestation. There is one roof ridge tile which needs attention as pointed out in the Bat and Bird survey this will of course be carried when the conversion work takes place.

The Bat and Bird survey Indicates that there is no evidence of any signs of bat roosting in the building and the potential of this happening is very low. Bat boxes will be placed on the on the building under the guidance of an Ecologist.

The stone work has been re-pointed with cement mortar it is in good condition and does not show any signs of bulging.

As is stated in the Planning Statement the lean to front extension will be reroofed and the block work at the front will be stone faced to match the main building .This will enhance the appearance of the whole building.

The windows and doors will need to be renewed to comply with the planning statement. Some of the new windows and doors will be the same size as the original windows and will be opened again to provide more natural light. The structure will support these amendments.

The ground floors in the main building and the lean to are concrete, there is no sign of damp ingress in these floors.

The upper floor rooms are wooden the joists show no signs of damp or infestation.

The services that building needs ie water, electricity and sewerage are all available on the site.

This building has been very well maintained and to my mind it is a credit to the Applicant Mr B Rowlinson.

Photographs are included in this report ; David W Watson ACII MBIAC



Photograph showing the Lean to on the south side of the Building



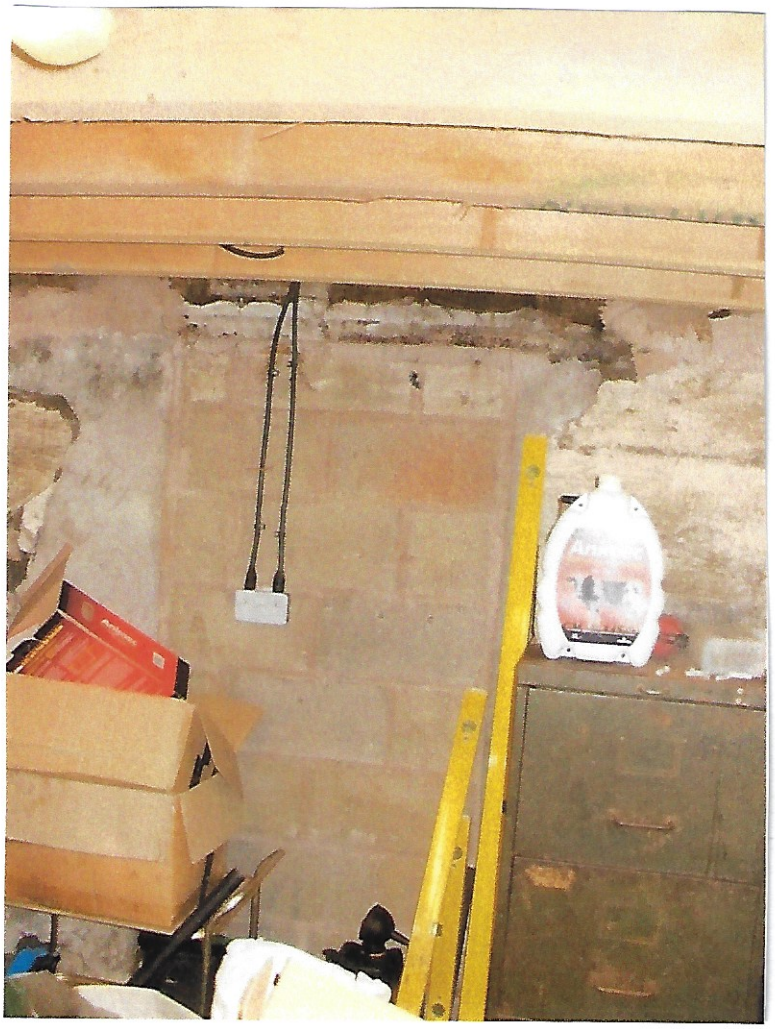
Photograph showing south side of building with the up and over which will be replaced by Patio Doors



Photograph showing west side of the building with the window which shows where the stone work shows was on the original building and has been blocked up



Photograph showing the North side of the building. Oil Tank will be removed



Photograph of inside of North wall where a doorway has been blocked up this will be re-opened the back door shown on the elevations and floor plans will be situated here.