# Structural Condition Survey

## Proposed Conversion of Outbuilding to form Ancillary Living Accommodation

**at**

**Far Rownall Farm**
**Thorneyedge Road**
**Bagnall**
**Stoke on Trent**
**ST9 9LD**

**for**

**Mr & Mrs M Beardmore**

October 2018

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## 1.0 Introduction

A Structural Condition Assessment was requested by Staffordshire Moorlands District Council in support of a Planning Application to convert an existing outbuilding to form ancillary living accommodation. The survey was carried out on Wednesday 17 October 2018.

The survey and report were to consider the following:

The overall structural condition of the property

Premises Surveyed: Outbuilding at
Far Rownall Farm
Thorneyedge Road
Bagnall
Stoke on Trent
ST9 9LD

Client: Mr & Mrs M Beardmore

1.1 The inspection was of a limited nature and comprised a visual inspection around the exterior of the building and the interior where the roof structure was visible.

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 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 Robert Berry**.**

## 2.0 Description of the Building

2.1 The single storey building is a traditional brick built structure sitting below a traditional pitched roof with blue plain tiles of a simple rectangular form and incorporates existing doors and windows to the front elevation with timber windows to the rear.

The building was clearly a former shippon / milking parlour but has been more recently used for storage and occasional stabling of horses.

2.2 The roof of the building has recently been repaired and comprises plain blue roofing tiles on timber battens on roofing felt on recently renewed timber rafters, it appears that the original timber wall plate has also been replaced. The roof is now true, straight and completely water tight.

2.3 The wall construction comprised 225 mm thick solid brick walls which were found to be in sound condition with no visible signs of cracking, bulging or settlement. The floor was of concrete construction although no core drilling was undertaken due to its age it would be fairly safe to assume that there would not be any damp proof membrane or insulation below the concrete.

## 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. One of the external timber lintel on the rear elevation is in poor condition.

3.6 The concrete lintels were generally in good condition.

3.7 As the roof structure has been recently replaced 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 leaving the building watertight.

3.8 Although there was no evidence of rising damp 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 to the rear are slightly higher in places than the existing internal floor level.

## 4.0 Conclusion & 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 Although there was no evidence of rising damp it is suggested that a chemical injected dpc is provided to all walls as part of the residential conversion

4.5 The timber lintels should be replaced with pcc 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 concrete internally.
- All walls to be drylined internally to upgrade insulation levels to achieve compliance with building regulation requirements.
- Replace all existing timber windows and doors to meet building regulation requirements.
- 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 chemical injected DPC should be installed internally.
- New concrete floors with DPC and insulation should be installed.
- The new internal timber looked in a good condition and is more than adequate for the proposed end use.
- Rake out and repoint any defective mortar joints.

4.7 There has been no assessment upon the adequacy of any items to support loads or assessment of the suitability of the foundations although due to the lack of any signs of settlement or cracking in the external walls these are likely to be adequate.

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 etc.