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STRUCTURAL CONDITION SURVEY

PROPOSED CONVERSION OF BARN INTO SINGLE DWELLING,
HEATH HOUSE FARM COTTAGE, OSTLERS LANE,
CHEDDLETON, ST13 7DQ



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1.0 Introduction

Mr J. Carr requested that a structural condition survey was carried out on the property. The structural survey was carried out on Wednesday 10th October 2018.

Weather conditions – Dry & sunny.

The survey and report were to consider the following:

The overall structural condition of the property.

Premises surveyed:	Barn at, Heath House Farm Cottage Ostlers Lane, Cheddleton, ST13 7DQ
Client:	Mr J. Carr

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.

1.6 The report will form part of the planning application for the conversion of the agricultural building into residential accommodation.

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

3.6 Ground levels are either level or lower than the existing floor level.

3.7 The steel portal frame & roof are generally in good condition.

3.8 External walls are generally in good condition.

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 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.
- Existing concrete panels to be removed & replaced with brick panel infill to match front gable.
- Existing profiled sheeting to be removed & replaced with vertical timber boards.
- Thermal upgrading to roof structure, floor & walls.

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.