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STRUCTURAL CONDITION SURVEY

PROPOSED CONVERSION OF BARN INTO HOLIDAY LET,
WOODHEAD FARM, TOP ROAD, BIDDULPH MOOR,
STOKE-ON-TRENT, STAFFS, ST8 7LF

SAMMONS REF: 2019 – 2430
22th OCTOBER 2019

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1.0 Introduction

Mr M Randles requested that a structural condition survey was carried out on the property. The structural survey was carried out on Tuesday 22nd October 2019

The survey and report were to consider the following:

The overall structural condition of the property.

Premises surveyed:	Woodhead Farm, Top Road, Biddulph Moor Stoke-on-Trent, Staffs, ST8 7LF
Client:	Mr M Randles

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 partly unoccupied and partly used for storage. It comprises of a part single storey and part two storey property. Traditional duel pitched with staffs blue plain tiles. On the east elevation there is a single storey section with a lean-to roof. External walls are mainly natural stone with part brickwork on the east elevation above window height. The external walls to the right-hand side of the property (when viewed from parking area), the east, west elevation and south gable are faced in blockwork. A single storey lean-to extension is located on the south elevation which is formed in powder coated profile sheeting.

2.2 The single storey lean-to structure on the south elevation is an addition to the building after the original barn was constructed.

2.3 The roof of the building is of traditional timber construction with steel frame supporting purlins. Timber rafters have recently been replaced with new and re-felted and battened in recent years.

2.4 The floor throughout at ground floor level is cast concrete.

2.5 Windows and doors are a mixture of natural non painted timber or painted timber.

2.6 Various former openings throughout the barn have had windows and doors removed and openings built up.

2.7 The single storey lean-to is showing signs of cracking on the east elevation.

2.8 Rainwater goods are black colour, square section downpipes and ogee style gutters.

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 apart from the single storey lean to on the east elevation.

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.

3.6 The stone and concrete 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 timbers on the left hand side of the barn have recently been replaced with new.

3.12 Ground levels are lower 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 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.

4.4 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.

- 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 the 1st floor joists where required.
- 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 on the south elevation should be removed.

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.