SANSOM HAMILTON & Co
Chartered Surveyors & Rural Business Consultants

BUILDING CONDITION SURVEY

BARN

AT

LEEK ROAD, UPPER MAYFIELD,

ASHBOURNE



ON BEHALF

OF

MR & MRS R ARCHER

JULY 2019

Regulated by RICS

Agricultural Commercial Development Residential

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BIAC The British Institute of Agricultural Consultants

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1. INSTRUCTIONS

We are instructed to provide a report on the current structural condition of a traditional building adjoining Leek Road, Upper Mayfield, Ashbourne. To achieve the purpose for which it is intended, the survey has been conducted with particular regard to the main elements of construction and their structural and weather proofing integrity. Therefore, in the interests of clarity and determining the suitability of the property for refurbishment or rebuilding, matters of a relatively minor detail have been omitted.

No investigation has been made of the subsoils or footings and therefore no opinion can be expressed regarding the ability of the foundations to continue to support the buildings. However, any suspicion of foundation weakness or failure would be reported upon together with recommendations for further investigative action to determine any problems. The inspection has been visual only and no practical tests have been carried out. The report summarises the state of repair and condition seen at the time of inspection; defects that have developed since that time are not covered. The inspection was carried out on 3rd July 2019 by Martin Sansom MRICS FAAV of Sansom Hamilton & Co. This report has been prepared for the sole use of Mr & Mrs R Archer and their professional advisers and the liability of Sansom Hamilton & Co does not extend to any third parties.

2. LOCATION

The traditional barn is located off the Leek Road on a principally level site. The building was originally used for cattle housing with hayloft above.

This report should be read in conjunction with Andrew Large Surveyors Ltd as existing drawings.

3. CONDITION

3.1 Construction Principals

This building is constructed of local stone with random stone walls and the addition of stone quoins to the corners. The roof has a covering of blue clay tiles and is of a pitched construction.

3.2 Main Walls

The main walls are constructed of local stone to random thicknesses of around 450-500mm. Externally the walls are a smoother finish, internally the stonework is of a more random nature. There are stone quoins to the corners and there is a central steel tie to head height in the building. To the south west elevation there is an opening in the gable end.

The walls have been well maintained throughout their life span and the mortar remains largely intact. There is a small area of distortion to the north

west elevation where the corner has come away in part. The cause of this is not known and it is not due to any subsidence as the lower courses remain intact. This may have been as a result of some impact damage in the past as the rest of the building shows no signs of any movement. It will be necessary to repair this area and tie in the gable wall to the rear wall. In addition, repointing of the gap which has formed in this area will be required. To the gable ends there are stone parapet walls to both gables, again these are in good condition throughout. Cut stone as also been used at eaves level and also to the underside of the parapet wall.

There are substantial stone lintels above the openings however internally the timber lintels showed signs of past woodworm activity and it will be necessary to replace these to prevent possible damage to the internal stonework.

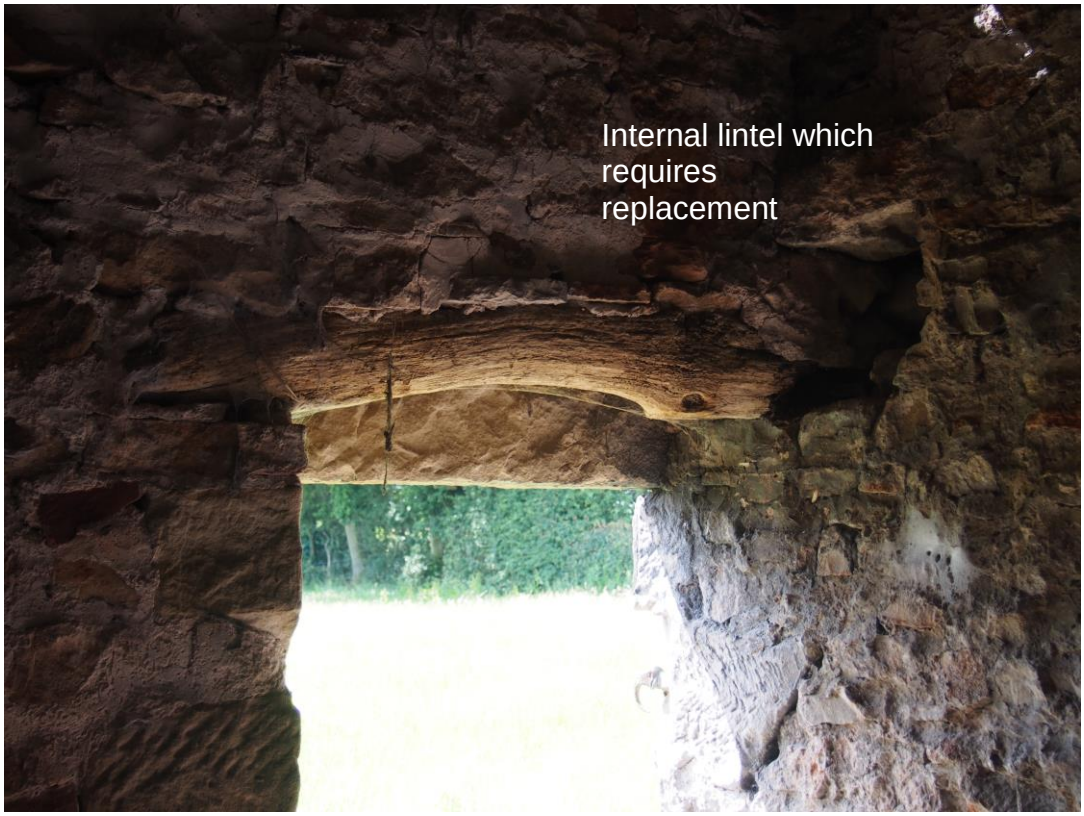


North east elevation



South west elevation


Split to wall
North west elevation


Internal lintel which requires replacement

3.3 Main Roof

The main roof is of pitched construction with the roof being supported by a single roof truss to the centre of the building supporting purlins which also rest in the gable ends. There are timber rafters and laths and the roof has a covering of blue clay tiles. The roof is generally in satisfactory condition throughout having received some past maintenance which has kept the building largely weather tight although there are a number of tiles which have slipped, and the ridge tile would benefit from re-bedding.



Timber roof structure

3.4 Floor

The floor to the building is of earth construction with some stone present and a new insulated floor will be required throughout.

3.5 Internal Walls

None.

There is an internal tie-bar which runs across the centre of the property and other than some surface rust this was intact.

4.0 CONCLUSION

The building is of substantial construction and has been well maintained in the past. There is some slight damage to the north west corner however this is relatively minor, and some repointing would also be beneficial to this elevation. The building is capable of conversion without any substantial alteration to the structure of the building.

As part of the conversion process it will be necessary to provide insulated floors and roofs and it is considered that these can be accommodated within the building without any significant alteration to the structure of the building.



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Martin Sansom MRICS FAAV
Sansom Hamilton & Co
July 2019