FAIRCLOUGH

CONSULTING STRUCTURAL ENGINEERS

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STRUCTURAL ENGINEERS INSPECTION REPORT

of

BARN AT LITTLE MOORVILLE FARM, LEEK ROAD, CELLARHEAD. ST9 0DG

5 February 2020



Report No: 200123A

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : Barn at Little Moorville Farm
   Leek Road
   Cellarhead
   ST9 0DG

2. Client : Mark Woodhouse
   Barn at Little Moorville Farm
   Leek Road
   Cellarhead
   ST9 0DG

3. We have been instructed to :

   Inspect and report on the structural load bearing elements of the property.

4. The report is required for advice in relation to a planning application.

5. The property was inspected on the 24th January 2020

EXTENT AND LIMITATIONS OF THE SURVEY & REPORT

6. This inspection report is limited in its scope to the instructions as noted above. We have not inspected parts of the property or defects that are not relevant to the instructions unless noted in this report. Our inspection was a visual inspection internally and externally as necessary subject to safe and reasonable access being available. We shall only report upon those structural defects that materially affect the stability of the property and provided that these defects are reasonably detectable at the time of our inspection. Whilst we will use all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the property will be free from future defects or that existing defects will not become worse. Internal inspection is made within the limits of ready accessibility and it is not normal practice to lift floor coverings or floor boards, remove panels or plaster, or move heavier items of furniture. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. Such unexposed parts may contain problems and you would need to make special arrangements for these areas to be investigated if you require confirmation about their condition.

7. We are not qualified to comment upon: drainage, electrical systems, water systems, heating systems, gas and electrical systems, condition/rot/insect infestation/fungal infestation of timber, damp penetration, mechanical installations, decorative condition, mouldings, coverings, and all other non-structural matters. If we happen to notice any problems in these areas which we recognise we will draw this to your attention, however you should not assume that the absence of any such comments means that the property is free from defect in these areas.

8. This report has been prepared for the named client and for a particular purpose. Any liability, which may arise, is therefore restricted to the client and the client's professional advisers in relation to that stated purpose.

ORIENTATION

9. For the purpose of this report, unless otherwise stated, the front elevation is that which faces the public road or path from which access to the property is given and all references to left and right are given as if viewing the property from the front.

DESCRIPTION OF THE PROPERTY

10. The property comprises a traditionally small agricultural barn with masonry elevations, and a pitched roof.

11. No details were available of any structural problems that may have occurred, nor of any structural repairs or structural alterations that may have been made to the property or to neighbouring properties except as noted in this report.

EXTERNAL OBSERVATIONS

ROOF

12. The roof was observed from ground level. The roof is pitched and covered with corrugated sheeting. The roof is moderately deflected but within the limits expected in a property this type and age.

ELEVATIONS

13. The elevations were visually inspected from ground level. The elevations are rendered except for the lower part of the front elevation which is faced in brick. Horizontal lines are level within the tolerances normally expected. The elevations are plumb within the tolerances normally expected. There are no indications of roof/ eaves spread. There are no structurally significant cracks, gaps, or other signs of structurally significant movement.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

14. The roof structure is of traditional form consisting of timber trusses supporting timber purlins which in turn support the corrugated roof sheets. The trusses are of a fairly rudimentary form and one of the truss feet on the rear elevation has rotted away and failed. A repair has been made by splicing on a new piece of timber. The purlins are noticeably deflected.

FIRST FLOOR

15. The first floor is of suspended timber construction. The timber joists are relatively slender.

GROUND FLOOR

16. Typical agricultural barn/stables floor.

CONCLUSIONS & RECOMMENDATIONS

17. The elevations of this barn are free from any recent structurally significant movement and there are no reasons to suspect that there will be any structurally significant movement in the future. The elevations are suitable for conversion to habitable use without extensive rebuilding. Foundation depths should be checked in the normal way at Building Regulation stage. Underpinning might be required if the foundations are exceptionally shallow.

18. The roof structure is of a fairly basic form and one of the roof trusses has failed at the rear. The purlins are noticeably deflected under the existing load. All the roof structure will have to be replaced as part of the proposed conversion works.

19. The suspended timber first floor appears to be satisfactory for its current use but I suspect that the joists will require either reinforcement or replacement in order to cope with increased loadings that will be applied to them from habitable use.

20. The ground floor is a typical agricultural ground floor with changes in levels etc., and I would anticipate it being dug up and replaced with a new floor to current Building Regulation standards incorporating insulation and a damp proof membrane.



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For Fairclough & Co Ltd