

FAIRCLOUGH
CONSULTING STRUCTURAL ENGINEERS
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

BUILDING 1

**GRATTON HALL FARM, GRATTON LANE, ENDON
STAFFORDSHIRE.
ST9 9AW**

24 July 2021

Report No: 210720C

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : Building 1
Gratton Hall Farm
Gratton Lane
Endon
Staffordshire
ST9 9AW
2. Client : Sarah & Lee Kirkham
3. We have been instructed to :

Inspect and report on the structural load bearing elements of the building.
4. The report is required for advice prior to planning consent. It is proposed to continue the current use as storage space.
5. The property was inspected on the 14 July 2021.

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.

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 elevations will be referred to by compass direction. All references to left, right etc are given as if facing the elevation from the outside.

DESCRIPTION OF THE PROPERTY

10. The property comprises a single storey traditionally constructed agricultural/storage building with a pitched tiled roof and brick elevations. The building appears to be more than 120 years old.
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 corrugated tiles. The roof is free from significant deflection.

ELEVATIONS

13. This elevations were visually inspected from ground level. The elevations are of solid brickwork. 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 recent structurally significant movement.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

14. The roof structure is of traditional form consisting of timber rafters, purlins, and two timber trusses. The roof structure is not excessively deflected. There is worm and rot damage particularly to the trusses. There are signs of some movement between the truss roof and the North West Elevation. Rafter and truss feet are particularly

vulnerable to rot and are largely inaccessible for a thorough inspection until the roof is stripped. It would be normal to budget for repairs.

FIRST FLOOR

15. There is no first floor.

GROUND FLOOR

16. The ground floor is a typical old agricultural solid floor and is uneven in level. I assume that it will be replaced as part of the proposed conversion.

WALLS

17. The internal wall surfaces were visually inspected. There are no recent structurally significant cracks or any other signs of recent structurally significant movement except for signs that the North West elevation has pulled away slightly from the trussed roof.

CONCLUSIONS & RECOMMENDATIONS

18. My overall conclusion is that this building is suitable for continued use as storage space without significant re-building. Some repair or strengthening to the roof structure will be required and strapping of the North West Elevation where it has pulled away from the trussed roof.



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