

FAIRCLOUGH
CONSULTING STRUCTURAL ENGINEERS
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

BUILDING 5

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

24 July 2021

Report No: 210720D

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : Building 5
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. The building is currently a large log store, It is proposed to convert it to an agricultural garage involving a 2m increase in height.
5. The building 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 building is a timber framed single storey agricultural building with a single pitched roof covered with corrugated steel sheets and a mixture of stone, concrete block, and timber elevations. It is currently used as a log store.
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.

OBSERVATIONS

ROOF

12. The roof consists of a light timber structure covered with corrugated steel sheets.

ELEVATIONS

13. Most of the North West elevation is open. The lower left hand part is of concrete blockwork and the upper part is of corrugated steel sheets supported on a timber frame.
14. The lower part of the North East Elevation is stone. The upper part is concrete blockwork.
15. The lower part of the South East Elevation is stone. The upper part is vertical timber boards supported on a timber frame.
16. The South West Elevation is of corrugated steel sheets supported on a timber frame.

GROUND FLOOR

17. The ground floor could not be inspected because the building is full of timber and other items.

CONCLUSIONS & RECOMMENDATIONS

18. This is a very light weight timber structure. There is no practical method of increasing its height by the required 2m or by any significant amount. I recommend that it is demolished and re-built.



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For Fairclough & Co Ltd

