

FAIRCLOUGH
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

WEST BARN AT HAREGATE HALL, LEEK, STAFFORDSHIRE.

29th September 2021

Report No: 210918A

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : West Barn at Haregate Hall
Leek
Staffordshire
2. Client : StoneOak Holdings Ltd
3. We have been instructed to :

Inspect and report on the structural load bearing elements of the property.
4. The report is required for planning advice.
5. The property was inspected on the 15th September 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.
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 East. 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 constructed agricultural barn with brick and stone faced elevations, and a pitched roof. The barn appears to be in excess of 100 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 with tiles. The roof is free from significant deflection or distortion.

ELEVATIONS

13. The elevation was visually inspected from ground level. The two gable elevations are of solid stone masonry and the front and rear 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.
14. Lintels to ground floor openings on the front elevation are covered in timber boarding etc. These will have to be inspected during the construction phase and replaced and repaired as necessary.
15. There are some minor cracks on the South elevation.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

16. The roof structure is of traditional form consisting of timber rafters, purlins, and trusses. The roof structure appears to be robust and free from significant defect. Design check calculations will be required at Building Regulation stage to check the roof structure for the additional load that will be placed upon it from insulation and ceiling etc., but there is every prospect that the existing structure will be adequate.
17. There is an existing steel repair to the left hand end of the front purlin. Once a closer inspection is available some improvement to this repair might be required.

FIRST FLOOR

18. There is a first floor to the right hand end of the barn. The joists appear to be in relatively good condition but they are unlikely to meet the strength requirements for a habitable room. I anticipate this floor being replaced as part of the conversion works.

GROUND FLOOR

19. The ground floor is a typical concrete agricultural barn floor. The floor is structurally adequate but will require upgrading with insulation etc., as part of any conversion works.

CONCLUSIONS & RECOMMENDATIONS

20. This barn is in a very robust structural condition with no significant defect. The barn is suitable for conversion to habitable use without any significant rebuilding.



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