FAIRCLOUGH

CONSULTING STRUCTURAL ENGINEERS

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STRUCTURAL ENGINEERS INSPECTION REPORT

of

SHIPPON AT SEXTON FARM, DOG LANE, IPSTONES EDGE, IPSTONES, STAFFORDSHIRE. ST10 2LR

12 September 2022

Report No: 220905

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : Shippon at Sexton Farm
   Dog Lane
   Ipstones Edge
   Ipstones
   Staffordshire
   ST10 2LR

2. Client : Nigel Wibberley

3. We have been instructed to :

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

4. The report is required in connection with a planning application.

5. The property was inspected on the 8th September 2022.

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. 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

8. 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

9. The property comprises a traditionally constructed agricultural building with mostly solid stone elevations, and a pitched roof. The property appears to be in excess of 100 years old.

10. 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

11. 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

12. The elevations were visually inspected from ground level. The elevations are of solid stone masonry except for a panel of brick faced masonry on the rear elevation. Horizontal lines are level within the tolerances normally expected. There is a minor amount of distortion to the front elevation but generally the elevations are plumb and undistorted within the normally expected tolerances. There are no indications of roof/eaves spread. There are no structurally significant cracks, gaps, or other signs of recent structurally significant movement. There are some cracks to the elevations but these are clearly of great age and not structurally significant. At the rear of the property there is a small section of masonry where the outer leaf is missing.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

13. The roof structure is of traditional form consisting of timber rafters and purlins. The roof structure generally appears to be in a satisfactory condition. The roof structure is not excessively deflected and there is no visible damage to the structural members.

FIRST FLOOR

14. First floor joists are present. These are in a satisfactory condition with no sign of decay or other defect. Floorboards are not present.

GROUND FLOOR

15. The ground floor is of concrete. The ground floor is level and with no signs of distortion, significant cracks, or other structural defect.

WALLS

16. The internal wall surfaces were visually inspected. There are some cracks but all of these are clearly old and with no signs of recent structurally significant movement. There are no indications of any defect that would affect the structural stability of the property.

CONCLUSIONS & RECOMMENDATIONS

17. This agricultural building is in a robust structural condition with no signs of any defect that would affect its overall structural stability. From a structural point of view this building is entirely suitable for conversion to habitable use without rebuilding or extensive structural repair or strengthening.

18. As would be expected in any agricultural building there are some localised defects/ maintenance issues to the elevations which require attention but nothing that would not be expected or which constitutes significant structural repair or rebuilding.

19. During the rebuilding work the junction between internal walls and the external elevations should be exposed and checked and if the masonry is not adequately tied together metal straps should be installed as normal practice.

20. There is a small amount of distortion to the front elevation but this is well within the limits often seen in properties of this type and age. An inner leaf of concrete blockwork has been formed at this location. No action is required other than to ensure that the outer of stone is effectively tied to the inner concrete blockwork with

cavity wall ties and that normal elevation to floor and elevation to roof restraint straps are installed as would normally be required to comply with the building regulations for any new masonry building.



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