

FAIRCLOUGH
CONSULTING STRUCTURAL ENGINEERS
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

BARN AT LONGHURST FARM, OAKAMoor, STAFFORDSHIRE. ST10 3AS

4 April 2022

Report No: 220319

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : Barn at Longhurst Farm
Oakamoor
Staffordshire
ST10 3AS
2. Client : Chris Hankinson
3. We have been instructed to :

Inspect and report on the structural load bearing elements of the property.
4. The report is required for a planning application.
5. The property was inspected on the 25th March 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. 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 traditional agricultural barn with stone 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 tiles. The roof is free from significant deflection or distortion.

ELEVATIONS

13. The elevations were visually inspected from ground level. The elevations are mostly of stone faced solid masonry. The elevations are mostly faced in dressed stone. 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. There are some pattress plates/tie bars to the left hand end of the barn.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

14. The roof structure is of traditional form consisting of timber rafters, purlins, and trusses. The roof structure is robust and free from significant deflection or structural movement.

FIRST FLOOR

15. There is a first floor at the left hand end of the barn. Floorboards are rotten. The floor joists appear to be in a reasonable condition but are probably too shallow meet current building regulations.

GROUND FLOOR

16. The ground floor is a typical agricultural concrete floor with changes in level etc., I assume that the floor will be dug up and replaced with a new floor to current building regulation standards and incorporating underfloor insulation. It is important that the foundations are not undermined as part of this work. If the foundations are at shallow depth then underpinning might be required unless the foundations are onto rock.

CONCLUSIONS & RECOMMENDATIONS

17. This barn is in robust structural condition with no indications of any significant defect to the structural load bearing elements. From a structural point of view the barn is entirely suitable for conversion to habitable use.
18. The first floor joists at the left hand end of the barn are probably too shallow/slender to meet building regulation standards for a habitable space. They should be checked at building regulations stage. They will probably have to be replaced.
19. The roof structure is robust and with good structural depth and I would hope that it would be sufficient to support any increased loads without significant work being required. A detailed check at building regulation stage will be needed. Some strengthening might be required but this should be possible without complete replacement of the roof structure.

A handwritten signature in black ink, reading 'D Fairclough'.

D.Fairclough BSc, MBA, CEng, MICE, MStructE, MInstRE
For Fairclough & Co Ltd

