

FAIRCLOUGH
CONSULTING STRUCTURAL ENGINEERS
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STRUCTURAL ENGINEERS INSPECTION REPORT

of

BARN AT APESFORD FARM
APESFORD LANE, BRADNOP, LEEK. ST13 7EX

25 January 2022

Report No: 220114

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : Barn at Apesford Farm
Apesford Lane
Brandon
Leek
ST13 7EX
2. Client : Mr J Harrison
3. We have been instructed to :

Inspect and report on the structural load bearing elements of the barn.
4. The report is required for a Planning Application.
5. The property was inspected on the 17th January 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: roofs (slates, tiles, felt, battens), 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, roof 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. We will only comment on chimney cracks if they are unstable and about to fall. Re-pointing of brickwork is a maintenance item and we will not comment on it unless the condition of the pointing is so bad that it effects the structural stability of the property in the short term.
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 building is a traditionally constructed agricultural barn with stone masonry elevations and a pitched roof. The barn appears to be at least 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 free from significant deflection or distortion. The tiles/slates have been removed and the roof is currently covered plastic sheet/battens.

ELEVATIONS

13. The elevations were visually inspected from ground level. The elevations are of solid stone faced masonry. Horizontal lines are a bit out of level but within the limits expected in a property of this type and age. 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. There are minor cracks at various locations but they all have weathered and rounded edges indicating that they are old and with no signs of recent movement.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

15. The roof structure is of traditional form consisting of timber rafters, purlins, and trusses. There was no access to carry out a close inspection of there roof timbers. From ground floor level there were clear signs of rot to one truss which has been propped. Temporary repairs have been made to other areas of the roof.

FIRST FLOOR

16. The first floor is absent. A few floor joists remain in place.

GROUND FLOOR

17. The ground floor is mostly a concrete slab. There are no indications of any defect that would effect the structural stability of the property.

INTERNAL WALLS

18. The internal wall surfaces were visually inspected. The internal faces of the elevations are mostly of stone but with modern concrete blockwork to some areas. Internal walls are mostly of stone or old brick except for one main dividing wall which is of modern concrete blockwork.

CONCLUSIONS & RECOMMENDATIONS

19. There are no signs of overall structural instability to this building and from a structural perspective it is suitable for conversion to habitable use subject to the comments in the following paragraphs.
20. There are clear signs of rot to some roof timbers and temporary repairs have been made to a significant part of the roof structure. Other areas might not meet building regulations standards depending upon the load to be applied by the conversion works. It is likely that a new or substantially strengthened roof structure will be needed to most or all of the barn. This should be checked at the building regulations stage.

21. The main elevations and internal walls are in a stable condition. Restraint to floors, internal walls and roof will be required in the normal way as part of the detailed design at building regulations stage.
22. The small single storey lean-to extensions with concrete blockwork walls to the rear of the barn are in a very poor condition and I assume they will be demolished.



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