

**AEC**

Architectural and Engineering Consultants

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Mr Warren Lewis
59 Prestwood Avenue
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Dear Mr Lewis

Re: Barn Conversion 56 Cheadle Road Forsbrook

Further to your recent request, we confirm having visited the above premises in order to carry out a visual structural inspection with regard to a barn conversion for domestic purposes. Our observations and comments are as follows:-

1. The barn is a detached dwelling which is constructed from 225mm solid brickwork and has a clay tile pitched roof covering. The left hand portion of the barn is two storey with the right hand portion being single storey. The rear wall of the property bounds Draycott Old Road.
2. An external visual inspection of the property revealed no major evidence of subsidence. On the front elevation (within the courtyard) there was minor evidence of lateral movement at first floor level to the two storey section of the building, together with movement of the eaves brickwork. Similar movement was noted on the rear elevation. The gable ends were generally intact although there was some fracturing of brickwork on the right hand gable above the ground floor window openings. The roof covering again was generally intact although there was evidence of deflection to the roof structure on the two storey section of the building.
3. A trial hole was excavated adjacent the front left hand corner of the property. This revealed a brick spread corbel footing which was approximately 1200mm below external ground level and was found to bear onto sand substrata.
4. Internally the property is generally intact and is divided into 6 individual units. The dividing walls appear to be of 225mm thick solid brickwork. General fracturing of the brickwork was noted between the internal walls and front and rear walls. Within the two storey section of the building the first floor was partially missing and deflection of timbers was noted.



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5. The roof structure to the two storey section comprises 2 No substantial purlins per roof slope. The purlins were supported at mid span by a raised tie timber truss over unit 1 and built into the dividing walls elsewhere. New rafters and battens have been provided. The single storey roof consists of 1 purlin per roof slope which span between the dividing walls. Again rafters and battens have been replaced.
6. From the above observations, it is our considered opinion that the barn is in a reasonable structural condition considering its age and usage and can be suitably converted into a domestic dwelling without major structural or rebuilding works being undertaken.
7. The following minor structural works are required:-
 - (a) Repoint and repair brickwork externally.
 - (b) Provide Helibar Cem ties at first floor and roof level.
 - (c) Provide Helibar Cem ties between external and cross walls.
 - (d) Provide new insulated ground floor slab.
 - (e) Treat all existing timbers and replace first floor where required.
 - (f) Strengthen existing raised truss and purlins as required when roof is recovered.
 - (g) Provide new injected dpc.

We trust that these initial observations and comments will be of assistance to you, and confirm that we have only commented on what was visible at the time of our visit, considering the extent of the wall, floor and ceiling coverings.

We have not you will appreciate, considered the condition of the structural timbers, or the adequacy of any damp proof course, the presence of asbestos or the services or drains within the site or property.

Should you have any queries or require any further information or assistance then please do not hesitate to contact us.

Yours sincerely



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For AEC Architectural and Engineering Consultants