Our Ref: 20/031

11th November 2020

Dear Mr. & Mrs. Tyzak,

**Re: Outbuilding at Moorpit Farm, Yarcombe**

I refer to the recent instruction received from Kate Dalton-Aram (Taylor-Wilkinson) to inspect and undertake a Structural Appraisal of the small outbuilding located at the property mentioned above.

I enclose a copy of the Appraisal Report for your information and trust that this meets with your approval and needs in the initial instance. If, however, there is any additional information that you require, please do not hesitate to contact me and I would be more than willing to discuss this matter in detail over the phone.

I have also enclosed our application for payment for the work that has been conducted to date and trust this meets with your approval.

Kind regards.

Yours sincerely,

Prism Consulting Engineers Ltd

[redacted]

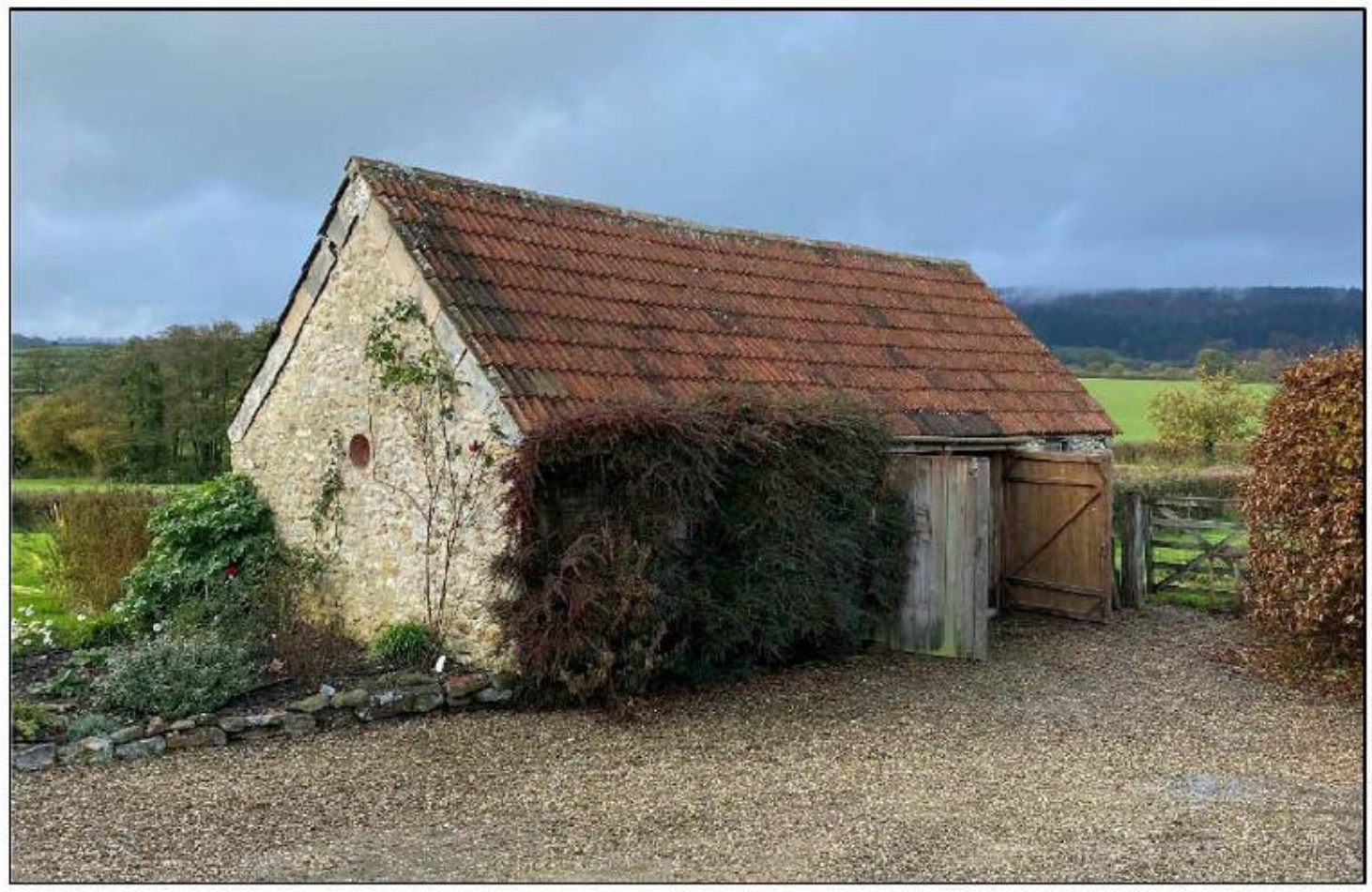
Peter King
Director
Chartered Engineer

info@prism-engineering.co.uk

Mob: 07493 031944

Our Ref: 20/031

# Structural Appraisal



Outbuildings at Moorpit Farm

Yarcombe,

Devon,

EX14 9BG

For

David & Liz Tyzak

info@prism-engineering.co.uk

Mob: 07493 031944

Our Ref: 20/031

| | |
|---|---|
| Client | David & Liz Tyzak<br>Moorpit Farm<br>Yarcombe<br>Devon<br>EX14 9BG |
| Property | Small Outbuilding<br>Moorpit Farm<br>Yarcombe<br>Devon<br>EX14 9BG |
| Date of Survey | 9th November 2020 |
| Weather | Overcast, damp |
| Brief | To undertake structural appraisal of the small outbuilding located on the farm stated with respect to its capacity to accommodate the proposed conversion to habitable dwelling. |
| Limitations | The survey is reliant by the owner of the property and no acceptance or liability to any third party is accepted as part of this instruction. |
| Services | The outbuilding was provided with a water supply although its source and functionality are unknown. There was an electric supply which could not be determined if connected and safe. The barn did not appear to be connected to any form of foul drainage although there was a septic tank located in the field next to the building. |

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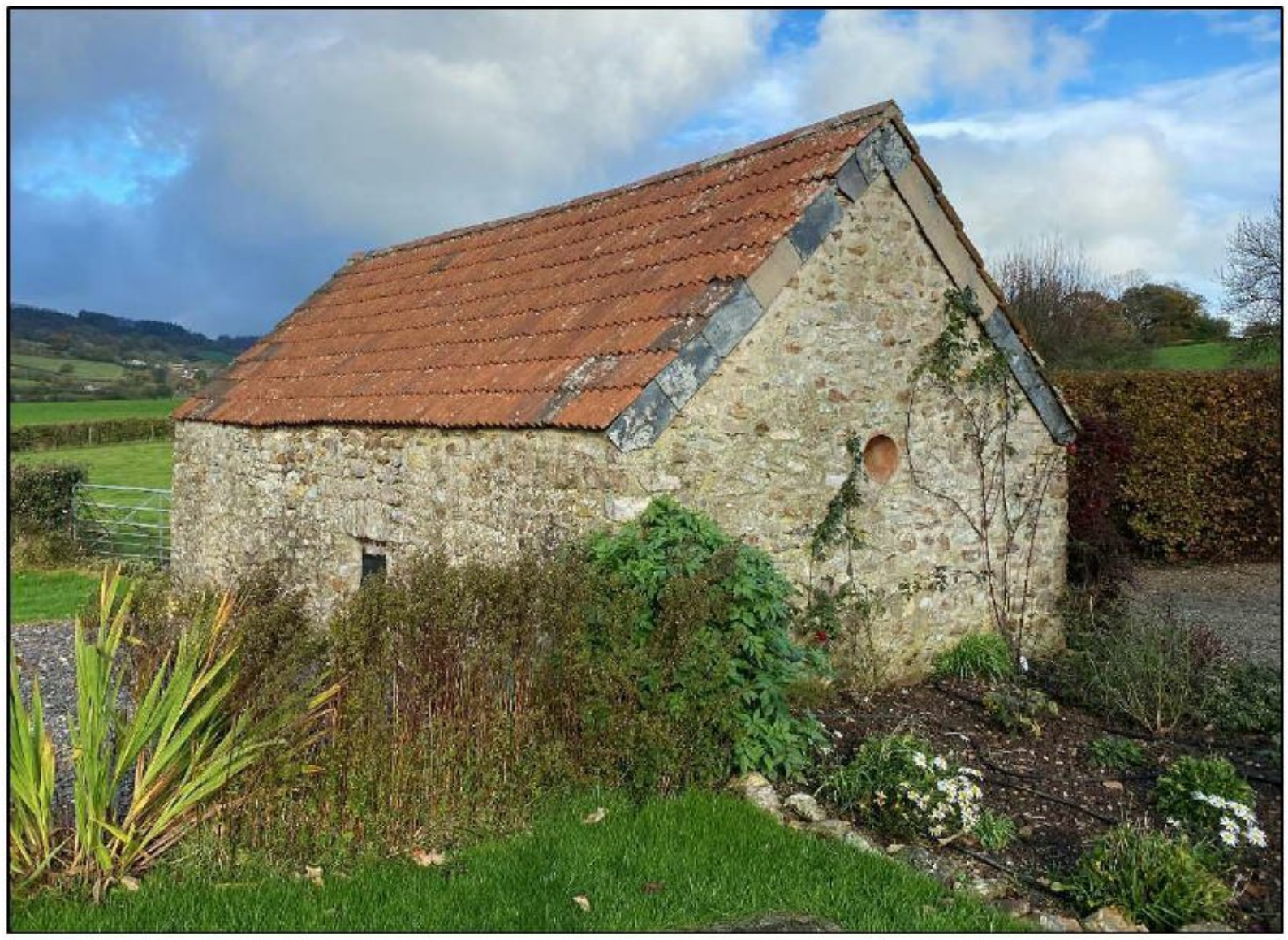

*Image 1 – Small outbuilding at Moorpit Farm.*

The barn consisted of a solid stone construction with principal trusses supporting a clay tiled roof. On the North Eastern side there was double access wooden doors with small single-pane timber frame widows either side of the doors.

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## Roof

The original stone barn had a clay tiled roof. The roof was being supported by timber purlins which were, in turn supported by principal trusses, spaced at roughly 2.0m and bearing on wall plates fixed to the external walls.

The trusses were constructed from timber roughly 75x180 mm which appeared to be in good condition although slightly damp to the touch. It was noted that the bottom tension chord of one truss was bearing on the timber lintel over the double access doors.

*Image 2 – Timber principal roof trusses.*

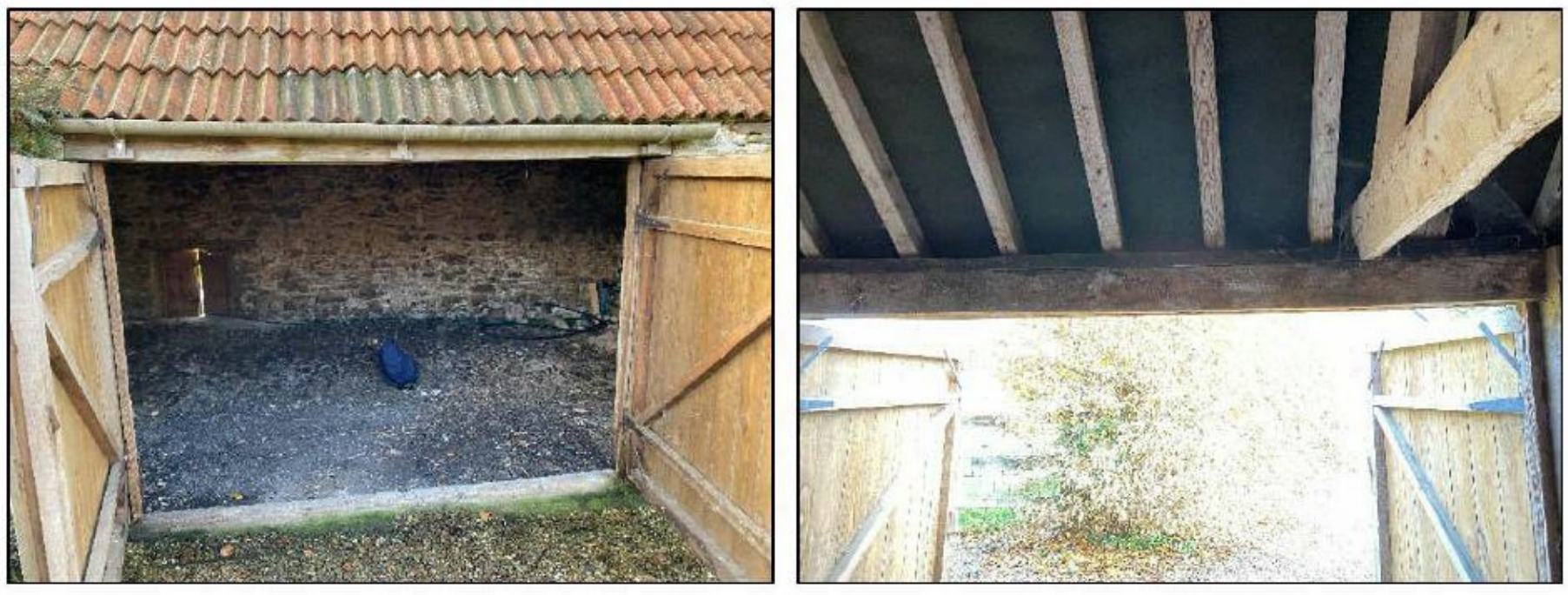

*Image 2 – Double door access (left) and roof truss bottom chord bearing on timber lintel over access doors (right).*

It appeared that roof felt had been installed, although only on the North Eastern side of the building. Some of the tiles, including ridge tiles, were partially damaged and so were allowing water to ingress inside the building.

*Image 3 – Evidence of roof felt installed on the North Eastern side of the roof only.*

The purlins were in the order of 75x125 with no major deflection evident. Overall, the roof did not appear to have suffered any significant movement and, with some minor modifications, would be suitable to support modern roofing material and insulation loads.

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## Walls

The original stone walls were approx. 300mm thick and appeared straight, true and relatively stable. There was some minor cracking where the roof purlin was bearing at the West corner although this could not be seen on the exterior face of the wall.

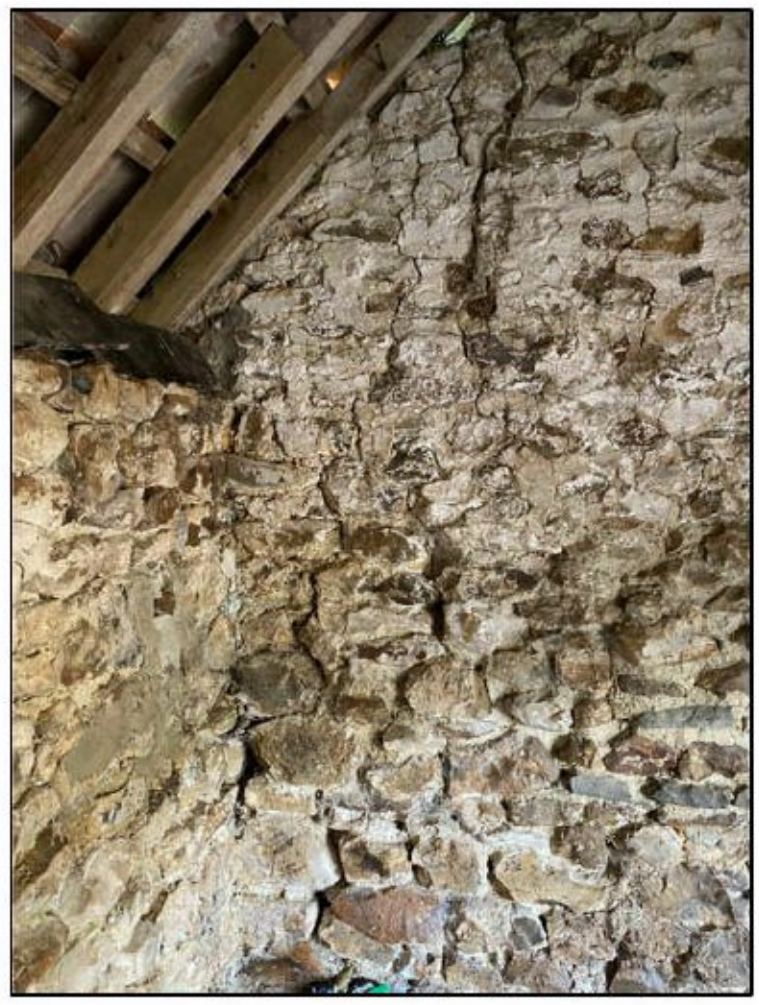

*Image 4 – Minor cracking in the West corner of the building under the purlin bearing.*

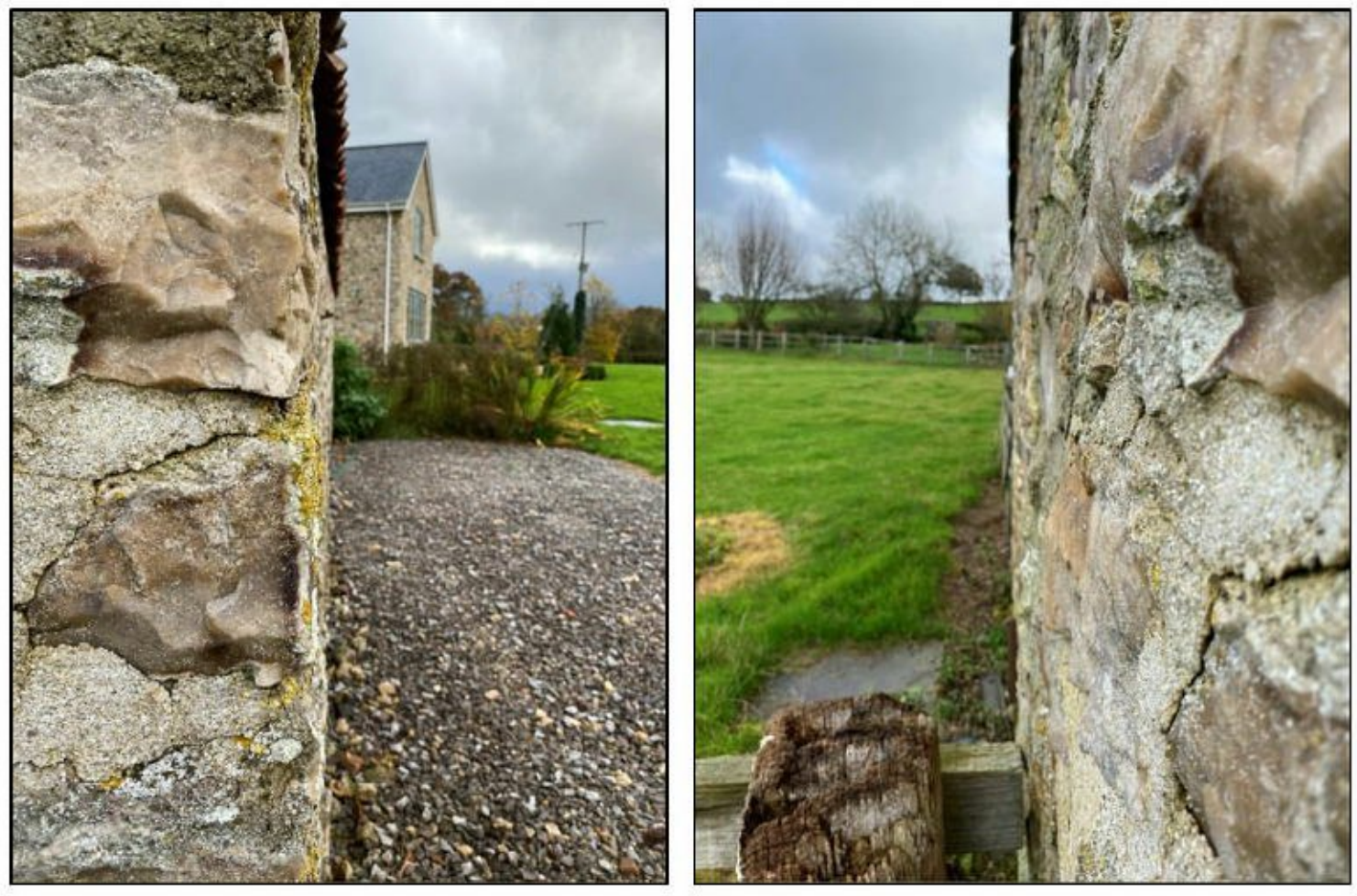

*Image 5 – Exterior walls appeared straight and true.*

Some the original stone walls showed evidence of previously being repointed, there were other areas that would require repointing to prevent further deterioration.

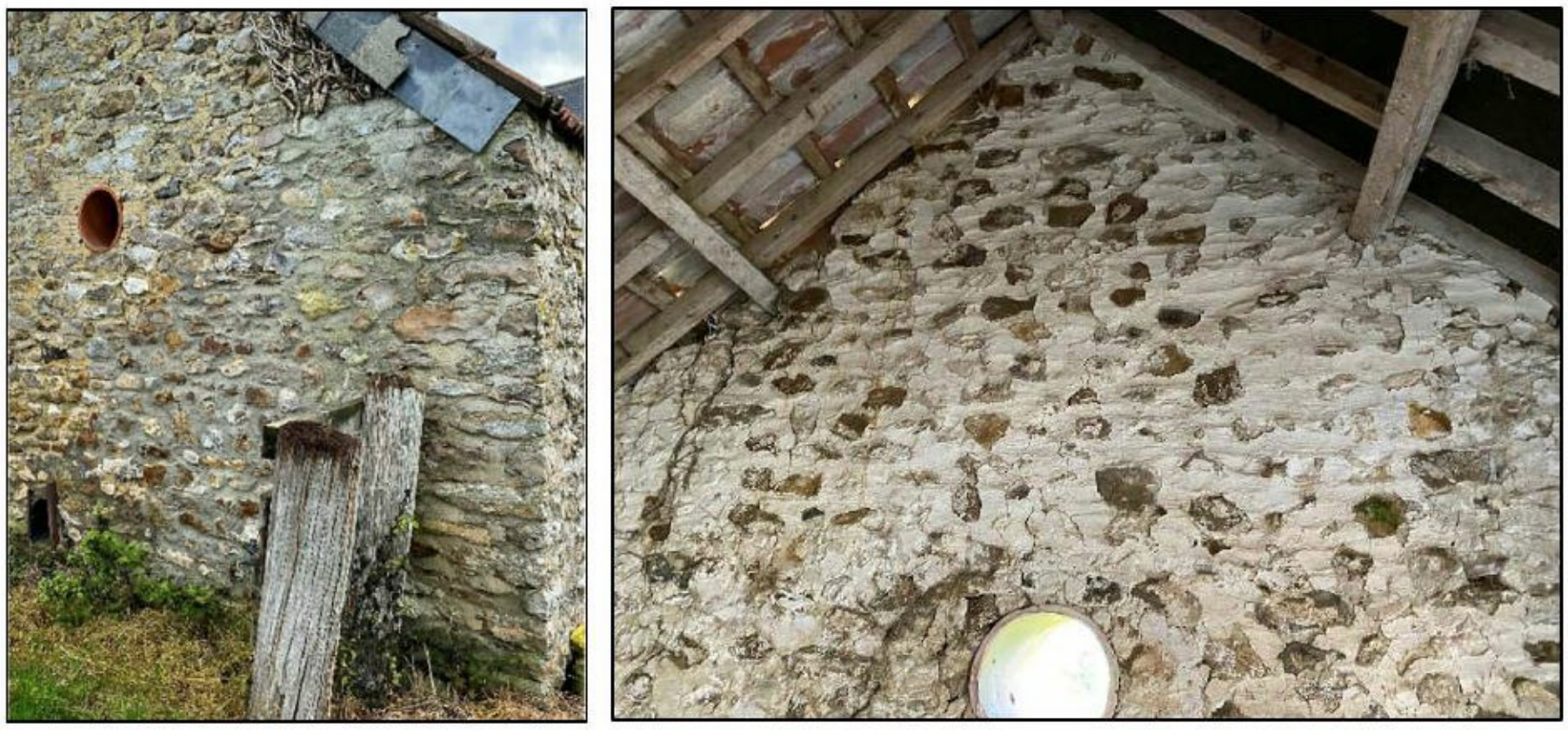

*Image 6 – Evidence of previous repointing.*

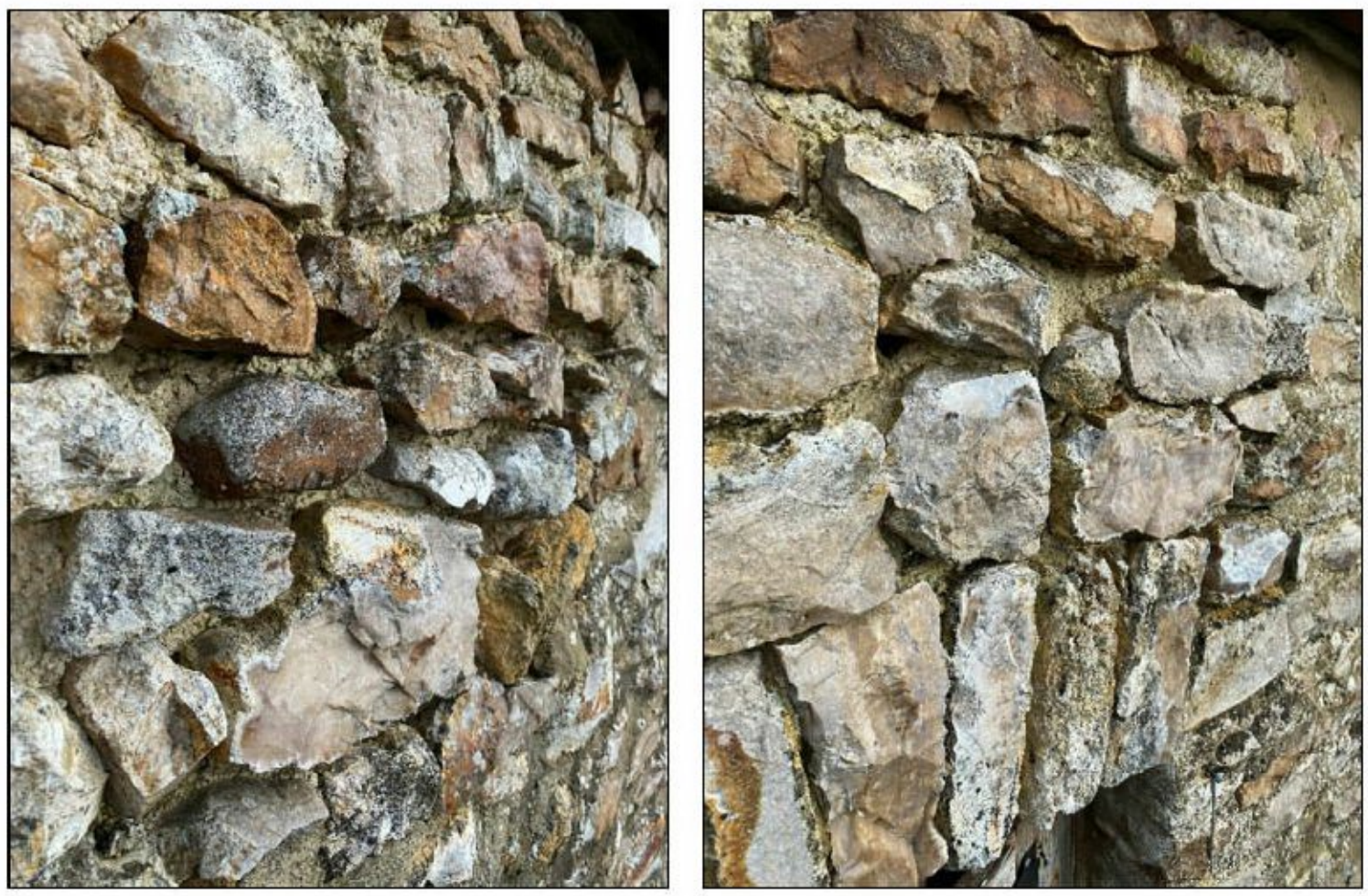

*Image 7 – Some areas of the exterior wall requiring repointing to prevent further deterioration.*

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## Foundations

No trial holes were opened therefore the adequacy of any existing footings cannot be commented on at this stage. In the Western corner of the building, a water and electricity supply had been installed and, in this area, it was possible to see the stone walls extended roughly 400mm below ground level.

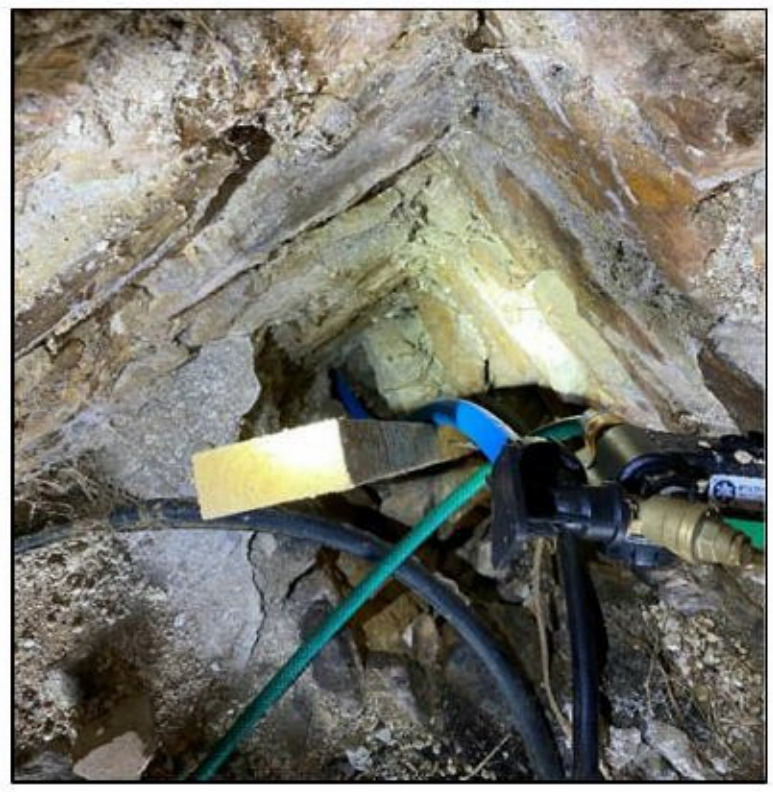

*Image 8 – Water and electricity supply in the Western corner, showing stone walls extending below ground level.*

## Floor

The outbuilding had an original cobbled stone floor that appeared stable and relatively level. This would provide a good base to support any new flooring that may be required.

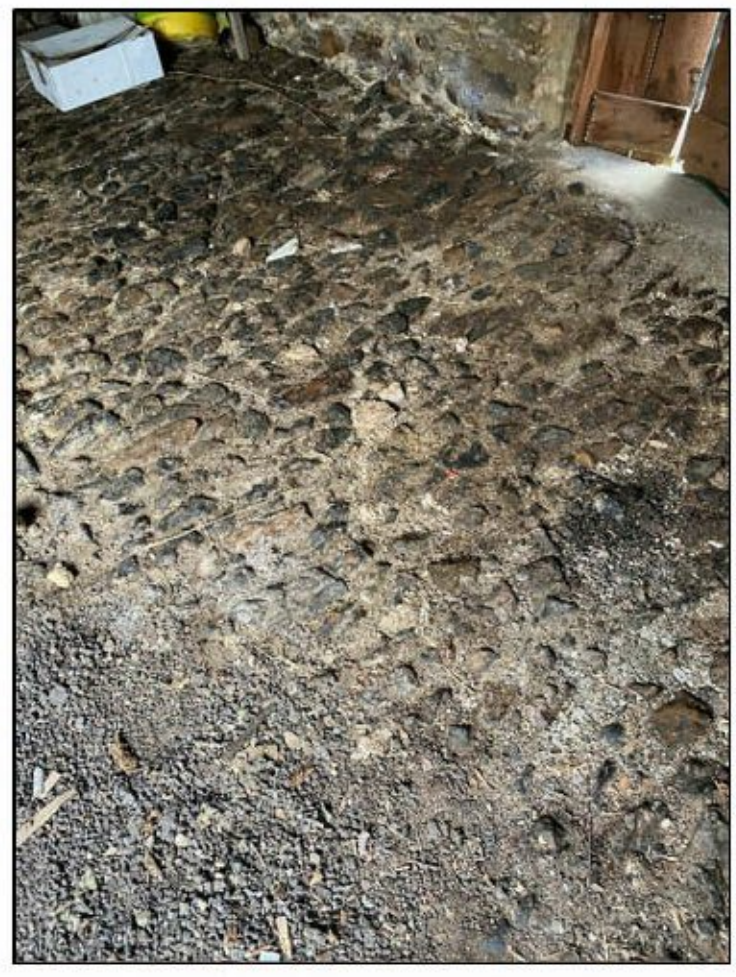

*Image 10 – Original cobbled stone floor of the outbuilding.*

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## Summary

The existing building appeared to be in relatively good order and structurally suitable for conversion with minimal alterations. The existing roof would need waterproofing and insulating but this would be relatively straightforward task. If proven suitable for modern roofing material and insulations loads, the existing roof structure could be reused.

The walls may require some localised repointing, but this is to be expected with a building of this type / age and would provide a suitable structure for conversion.

The floor appeared in good order and could provide a good base to support any new flooring that may be required.

The foundations were not exposed and so could not be inspected.

To summarise, with a sympathetic approach this building would be suitable for conversion as intended without significant rebuilding of the primary structure.

Areas that were covered, inaccessible, or unexposed were not inspected and therefore cannot be said to be covered by this report.

I certify that I have prepared this report.

Peter King,

Director, Prism Consulting Engineers Ltd

Chartered Engineer

Date: 11/11/20

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