



Conversion Survey

on

**Barn @ Goviley Major, Goviley,
Tregony, Truro, Cornwall, TR2 5TT**



Name and Address of Client: Influence Planning
2nd Floor
7 – 9 Old Bridge Street
Truro
Cornwall
TR1 2AQ

Date of Inspection: 3rd March 2020

Surveyor: Christopher M. Gunn BSc MRICS
The Old Parlour
Polgear
Four Lanes
Redruth
Cornwall
TR16 6NF

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1. INTRODUCTION

Please note that this Report is solely for your use and that of your professional advisers, and no liability to anyone else is accepted. Should you not act upon specific points contained in this Report no responsibility is accepted for the consequences.

2. OBJECTIVE

This was to provide the client with a detailed report upon the construction and condition to accompany a planning application for change of use under Class Q.

3. OVERALL SUMMARY

It is hoped that this overall view will help the reader to keep in perspective the detailed facts and advice which follow.

A traditional stone single storey barn and more modern open-fronted building which would appear to have been used for calf housing. The walls to the stone barn are in good order and the more modern building is structurally adequate but would need various amendments for the proposed scheme.

4. TIME OF INSPECTION & WEATHER

The property was inspected on the morning of the 3rd March 2020. At the time of inspection, the property was pretty much disused with just a few items of storage.

The weather at the time of inspection was dry.

5. SITUATION

The property is situated in a small cluster of properties, many of which are barn conversions around 1.5 miles from the village of Tregony which is the gateway to the Roseland peninsula that has village amenities for the immediate daily needs.

6. DESCRIPTION

As mentioned, a traditional single storey stone barn which is adjoined by a modern open-fronted building of blockwork construction under a corrugated roof. The subject buildings sit beside and to the west of the remaining buildings of the traditional farmyard.

For the purposes of this report orientation will be on the assumption that the open-fronted modern building is south facing although it is more south/southeast facing, and points of orientation will be taken off this.

7. THE SITE

The site outlined within the plans has a small area of land located to the west along with the access to the buildings and area provided in front at present is shared between the units and is concreted together with the former farmyard. A small section of land would appear to be held behind the stone building (west facing) where there is a retaining gully and bank which allows for the rear wall of the stone building to be dry. The level of this is above the internal floor level and there will be a need to consider drainage etc.

8. CONSTRUCTION AND CONDITION

The roofs, chimneys and other external surfaces of the building were examined from ground level, and with the help of binoculars. All the roof areas could not be inspected at close quarters due to the remit of this survey. Inspection from ground level was undertaken with the additional aid and benefit of binoculars.

Stone Barn

ROOF

There is no roof structure or roof covering in place. From the remnants I can see on the gable this was a natural slate roof being a simple pitched roof. The lintels over the doors were formed by the wall plates that supported the trusses and these have also been removed.

FLOORS

There is a lot of debris over the old floor. This is a concrete floor with various channels and would have been the stores for the piggery/calf pens. To conform with building regulations there will be a need for this floor to be taken out, a new floor needs to be constructed with radon sump, sand blinding, dampproof membrane, concrete and insulation.

GUTTERS & RAINWATER DISPOSAL SYSTEM

No provision has been made for this and all guttering and downpipes will need to be added and will need to drain to a soakaway 5m from any buildings. This will need to conform with building regulations.

EXTERNAL WALLS

All the stone walls are noted to be in surprisingly good order. There is a lot of ivy growth that requires removal. Externally these are lime pointed where this is still insitu. The wall on the southwest corner on the splayed section is not tied externally and I would recommend some remedial ties are added within the bedding joints as a precaution. It may be that these are tied adequately internally but it is never worth taking the chance when carrying out a conversion such as this. I would recommend either the repointing of the stone walls throughout or rendering. The walls are surprisingly straight and true.

Internally the walls are part rendered to around 4ft high. This will need taking off and the walls will need rendering and dampproof treatment internally to conform with building regulations. There will then be a need for studwork, insulation with plasterboard finish.

JOINERY

The only joinery is a galvanised steel window which will require replacement.

SURFACES ADJACENT TO THE PROPERTY

As mentioned to the west there is a gulley. This is above internal floor level and there is a retaining bank. This gulley has no doubt filled in over the years with various leaf mulch and rubbish and slippages within the retaining bank. Ideally this will need to be taken down below internal floor level. If this is not the case there will be a need to excavate, carry out a remedial membrane treatment of the outside wall of the building and then backfill with chippings and perforated pipe, and discharge to soakaways. To the south and east there is a concrete yard below internal floor level. Ideally all external finishes should be 150mm below internal floor level.

Modern Building

ROOF

This is a mono pitched roof going from south to north. This is corrugated asbestos/fibre cement sheets dependent on age. The roof pitch has been altered and has been lifted by around 500mm on the north in the past. The reason for this was probably to allow for a little more headroom which would no doubt making mucking the building out much easier. You can clearly see the line on the west and east wall where the rear of the building has been lifted. The rafters and purlins are of the correct size and spans for this style of roof covering, although alterations to the structure are a little unorthodox, they are certainly fit for purpose.

FLOOR

This is a piecemeal floor. Again, some undulation and cracks. To conform with building regulations a new floor structure will be required to incorporate sand blinding, radon barrier, radon sump, concrete and insulation.

EXTERNAL WALLS

This is open-fronted. The roof structure (rafters) are supported on steel columns. These columns are corroding at the base and if these are to be retained new bases will be required to weld in. They have not failed but given time they will. The west and the east wall are single leaf blockwork which are part-rendered. Bearing in mind the level of work to be undertaken I would recommend a full re-rendering. The rear wall is of cavity construction however

does not go all the way up to the roof structure. This is as a result of the wall plate being lifted by around 500mm. This will require closing in to wall plate level.

Internally there are various concrete block walls and piers supporting the roof structure, where alterations have been made these are fit for purpose but a more orthodox support system is required. Where the supports are to be demolished there will be a requirement for the piers to be replaced either with timber or steel, or potentially new rafters could be run through front to rear.

JOINERY

There is no joinery on the building. The gates which once served the front of this for the calf pens have now been removed.

SURFACES ADJACENT TO THE PROPERTY

At the rear (north) there would appear to have been an area of hard-standing between the retaining wall which is around 1m from the rear wall. To the east there is a concrete yard below internal floor level. To the front there is a concrete yard slightly below floor level.

9. SERVICES

GAS

There is no gas connected to the property or in the vicinity.

ELECTRICITY

There are some switches in the property and these are probably dead, and it is likely a new electricity supply will be brought in.

WATER

There are currently water pipes to the property but whether or not these are still live will need to be confirmed but a new water supply or bore hole will possibly be required.

DRAINAGE

A new drainage system will be required to conform with building regulations.

10. SUMMARY

The stone barn is in surprisingly good order. This will require the removal of ivy, repointing/rendering, damp treatment and a new roof structure. As in a new barn conversion fit out comprising services, insulation, ceilings, etc.

The modern building within the proposed scheme is to have a new wall on the south elevation which will no doubt replace the steel columns. Externally these walls will need to be re-rendered. Where they are to remain single leaf, they will need to be treated for damp by a tanking treatment, studded off, insulated and plasterboard added. It may be possible to have the cavity wall filled with remedial cavity insulation. Alternatively, this could be battened off and insulated. The roof covering should be stripped, the timber treated and then the roof should be re-covered with a similar or lighter product.

11. CONFIRMATION OF INSPECTION

I hereby certify that the Property has been inspected by me and that I have prepared this Report.

SIGNATURE:

DATE OF REPORT: 6th March 2020

CHRISTOPHER M GUNN BSc MRICS
Member of the Independent Surveyors Association