



Building Survey

Workshop / store at Green Acres Farm, West End, Blackwater, Truro

Name and Address of Client:

Mr & Mrs Seaton Burridge, Green Acres Farm, West End, Blackwater, Truro TR4 8HH

Date of Inspection: 11th March 2021

INTRODUCTION

This Structural Appraisal is required to support the current planning application for the change of use and conversion of the existing workshop and store to a single family dwelling house. This visual appraisal has been prepared to be used as part of the supporting information required for the submitted planning application.

The site inspection was carried out on the 11th March 2021 at 3.00pm when the weather conditions were wet and windy.

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SCOPE

During our visit a condition survey was carried out and photographs taken. This report is based on notes taken from this visit without benefit of monitoring or previous knowledge of the building. All external observations were made from ground level unless noted otherwise. Parts of the structure, which were covered, unexposed or inaccessible, could not be visually inspected and therefore cannot be reported upon. These areas are indicated within the report.

Dimensions, where given in the report, are estimated.

Trial pit excavations were not carried out.

Underground drains were not examined.

This inspection relates to the main structural elements, i.e. roofs, walls and floor of the building structure.

OBSERVATIONS & COMMENTS

Barn is single storey being rectangular shaped on plan with an overall approximate length of 14m and width of 5.6m. There are two internal block walls which are approximately 2m high which will be removed and are not considered structural.

The external walls of the building structure comprise approximately 450mm thick random stonework with cement pointing and timber lintels. There is an unrendered blockwork cavity wall to the south elevation which appears to have been constructed may be in the last 10 years or so.

The pointing to the stonework walls is in a relatively good condition with the walls being generally plumb and free from any significant bulging, leaning or cracking. There are a few areas of minor cracking internally but these are not considered structural. It is assumed that the existing walls have not been built off foundations except for the cavity wall which is traditional for this type of building. No settlement has been noted.

The ground floor level leading to the North elevation is above the existing floor level. The proposal is to reduce the ground level and this will solve any potential damp issues into the building. This will also be helped by the provision of the single storey extension.

The internal floors have been concreted but it was not possible to ascertain its thickness or whether a damp proof membrane had been installed at the time of pouring. The slab appears to be in reasonable condition and could potentially be retained as part of the proposal.

The roof structure consists of A frame roof trusses with purlins and cement fibre slate roof covering incorporating a modern type roofing felt. The roof structure is in generally in good condition although historically the roof has moved where the A frames are not vertical. This appears to be historic and with no signs of recent movement. Subject to structural engineers design the roof structure would appear suitable to be retained. Additional strengthening may be required to the A frames to take the additional loads imposed by the additional insulation and plasterboard but this is normal for any conversion.

The building has timber lintels which are only partly visible. It is likely there will be rot to the ends and the possibility of wood boring insects. The A frame trusses bear on a number of the lintels which are not considered structurally sound. These should be replaced with reinforced concrete lintels or similar subject to structural engineers design.

No other structural issues where noted.

No surface water drainage exists to the building. The proposal will incorporate gutters and downpipes to new soakaways.

No foul water drainage exists to the building. The proposal will incorporate a new treatment plant and associated soakaway.

RECOMMENDATIONS

The building is considered suitable for conversion with minimal structural alteration or impact on the existing building. The conversion will not be detrimental to the existing structure but will in fact ensure the longevity of the building.

Replace timber lintels as guided by structural engineer.

Existing retained roof to be proved by structural engineer to any required strengthening works. Also Any retained woodwork to be treated for wet/dry rot and wood boring insects.

Remove cement pointing and replace with lime pointing as guided by Cornish Lime or similar approved supplier.

The provision of internal blockwork walls and the extension to the building will add to the structural integrity.

We see no issues in relation to the conversion works being fully compliant with current and relevant Building Regulation requirements.