

Building Survey

The Barn
Dryhill Farm
Dryhill Lane
Sundridge
Kent
TN14 6AA

for

Mr & Mrs Petry
Dryhill Farm
Dryhill lane
Sundridge
Kent
TN14 6AA

Date 26th January 2021

Ref: SS/201578

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1.THE BRIEF

The brief as given by Mr & Mrs Petry to Richard Sonnex was as follows:

1. To arrange access.
2. To carry out an inspection of the building to ascertain its general constructional condition.
3. To prepare a report on conditions found and submit to Mr & Mrs Petry.

At the time of the inspection the weather was overcast, drizzle and cold.

2. LIMITATIONS

Limitations to our work as confirmed are as follows:

- 1 We were not able to inspect woodwork or any other parts of the structure which were covered, unexposed or inaccessible at the time of our inspection. We are unable to report that such parts are free from defects.
- 2 We did not inspect flues, hearths, ducts, voids or other enclosed areas, the access to which would have necessitated the use of specialist tools or would have caused damage to fixtures and fittings and are therefore unable to report that such parts remain free from defect.
- 3 We did not carry out tests for High Alumina Cement, Calcium Chloride additive to reinforced concrete or any other materials considered as potentially deleterious.
- 4 We did not carry out an inspection or commission tests of the electrical, mechanical, heating, hot and cold water service, drainage or sanitation installations, but will comment on the services connected to the property and advise you if we believe further testing is warranted.
- 5 Our report is confidential to the party to whom it is addressed, and should not be passed on to a third party without our written consent. No responsibility can be taken towards any third party for the whole or any part thereof.

6. You have informed us that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown. Your solicitor should verify this and this survey was undertaken on the understanding that the above is correct.
7. If asbestos was noted to be present in the construction or suspected, this will be drawn to your attention and recommendations with regard to the necessity for further testing or investigation made.
8. No investigations were commissioned or undertaken in respect of the past use of the site and its potential or otherwise for contamination. We are unable to advise you in this respect.
9. Boundaries and external areas will be visually inspected where access and vegetation allow. Dependent on the time of year of the inspection or development of growth of some species, we cannot guarantee that we can identify all deleterious species during this inspection.

3. GENERAL DESCRIPTION

The Barn at Dryhill Farm comprises a detached redundant Grade II Listed agricultural building constructed of ragstone elevations under a pitched tiled roof.

The building is located to the east of Dryhill Lane and is sited approximately level with Dryhill Lane.

4. ABUTMENTS ABOVE ROOF LEVEL

There are no abutments above roof level.

5. ROOF

The roof structure comprises a traditional "cut and Pitch" timber framed structure formed of pine 100mm x 75mm approx. common rafters at 500mm centres supported mid span by 200mm x100mm purlins to front and rear roof slopes which are in turn supported by two queen post trusses on two 200mmx200mm pine cross beams.

The open rafter feet at eaves level are birds mouthed over the original oak wall plates suggesting that a previous oak roof structure may have existed before the current more modern roof structure replaced it.

The common rafters support 40mmx25mm battens which in turn support a clay plain tiled roof covering.

The barn hipped ends of the roof are provided with bonnet tile fittings.

The roof structure presents as generally robust but in a weathered and age worn condition with localised areas of rot requiring attention..

The tiled roof covering is now defective where tile batten fixings have rusted and clay tiling (nail sick) with ferrous tile pegs now rusting and breaking corners off tiles in all areas with holes now formed leaving holes through which water ingress now occurs.

6. RAINWATER DISPOSAL

Cast Iron rain water gutters with steel brackets attached to rafter feet are now rusted and fallen away in places, as are the down pipes and maintenance using similar cast iron rainwater goods is required here.

7. EXTERNAL JOINERY

The existing modern painted timber garage doors are now use worn but serviceable.

A timber framed multilight window with defective joinery is located at high level in the west facing gable wall. Now covered completely externally by ivy.

8. ELEVATIONS

Elevations comprise random coursed Kent Ragstone laid in lime mortar with red brick quoining to door and window openings.

Although a trial pit identifies nominal shallow foundations, typical in this period of construction, the external wall structures present as plumb and robust.

9. BOUNDARIES & EXTERNAL AREAS

The barn is approached from Dryhill Lane onto a tarmacadam driveway/paring area which gives access to the open cart shed bay and the two garage/barn door bays in the front north elevation of the building.

The driveway/parking area presents as use worn but serviceable.

Topography around the barn is differing levels mainly rising from Dryhill Lane in an easterly direction.

11. DRAINAGE

Currently the structure is only served by surface water drainage externally.

INTERNALLY

12. GENERALLY INTERNALLY

Internally the Barn is in a use worn condition but the structures present as serviceable.

A modern internal wall has been built in white sand lime brickwork across the barn to separate the two garage/barn bays from the open cart shed bay to the east end of the barn.

Internal walls are random Kent Ragstone laid in lime mortar.

The floor structure in the two garage/barn bays is covered in modern concrete slab construction.

The floor within the open cart shed bay is mainly soil.

13.SERVICES

The property is currently connected to electrical mains services. We have carried out a visual inspection of the service installations from which the following comments are made. Should you require any further information, then it will be necessary to employ the services of a suitably qualified engineer.

13.1 Electrical Installation

The building is provided with electric lighting served by fluorescent light tubes and switches. It is recommended that the electrical installation be tested by a NICEIC qualified electrical engineer.

14. DAMP & TIMBER TREATMENT

The external Kent Ragstone walls are not provided with a physical Damp Proof Course and some damp will therefore be present internally.

Localised areas of insect and fungal infestation have been present.

15. THERMAL & SOUND INSULATION

There is currently no thermal or sound insulation.

16. DELETERIOUS MATERIALS/ASBESTOS

No significant deleterious materials such as asbestos were identified.

17. FIRE RISK

A mains wired fire alarm is recommended.

18. RADON

The Public Health England UK Radon Map has been inspected and the risk is indicated as below 1% properties above the action level. If this is still of concern to you, you can order a report from the Government website www.Ukradon.org

19. FLOODING

The Environment Agency flood maps for river and surface water flooding have been inspected and flood levels are noted to be Low (Zone 1) for this property.

20. PLANNING & BUILDING REGULATIONS

Due to the age and current condition of the barn it would appear there are no works carried out which would have required Planning or Building Regulations Approvals

21. CONCLUSIONS & RECOMMENDATIONS

The Barn comprises a detached redundant agricultural structure originally constructed in the 18th/19th Century.

The original roof structure appears to have been replaced with more modern materials, for example the softwood pine rafters.

The roof structure presents as generally robust but the clay tile roof covering has been failing for many years and replacement in early term is strongly recommended to protect the structure as whole.

The external envelope comprising Kentish Ragstone elevations with red brick quoining to openings presents as largely robust and plumb.

The modern concrete floor is also generally flat and plane and robust.

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Mains electricity is provided but the installation requires inspection in early term.

It is understood that the building will form part of Planning Application and due to its current complete condition it would appear that 95% of the existing structure can be retained, thus protecting and preserving its built form and character in the landscape.

In conclusion it is clear that the barn has been redundant for several years but generally presents as a robust structure but will now require works in both the short and longer term to bring it back into good order.

SONNEX BUILDING SURVEYORS LIMITED

Richard Sonnex

15th February 2021

RPB SONNEX BSc Hons MRICS

Date

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