



Building Survey

on

**Barn C, Tregoon Farm, Gweek, Nr
Helston, Cornwall**



Name and Address of Client: Enhance Land & Planning
Ground Floor, Building A
Green Court
Truro Business Park
Cornwall
TR4 9LF

Date of Inspection: 15th November 2019

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 of the property to accompany a planning application for change of use to residential purposes.

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 very attractive two storey stone barn that has had various alterations undertaken with a two storey extension to the rear and a blockwork extension to the west. It is my opinion that subject to further investigation the building will be suitable for conversion and the basis of the walls provide a good platform to work off.

4. TIME OF INSPECTION & WEATHER

The property was inspected on the 15th November 2019. At the time of inspection the weather was dry. The Autumn had been very wet.

The subject property would not appear to have been used for agricultural purposes for some time.

5. SITUATION

The property is situated down a shared unmade lane just off Chapel Hill at Gweek. The property is an elevated position above the river and the bungalow to the north was the original residence for the farm.

6. DESCRIPTION

Originally a detached two storey barn constructed I would imagine around 1900, this has been extended to the rear and west. A newer barn has been added

against this to the east.

7. THE SITE

This is located toward the south of the site, enjoying pleasant views down the valley.

8. CONSTRUCTION AND CONDITION

The roofs 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.

ROOF

This is probably the original roof. This is a scantle slate roof which is a term used for a roof which is of natural slate construction laid in random widths and in diminishing courses so that they cover less at the ridge than they do at the eaves. The roof is probably around 120 years old and coming to the end of its natural life. There are various holes to both the front and rear. Where the stone extension tees into the main rear roof there is some evidence of leadwork in place. It is clear the roof covering has suffered some storm damage recently.

The roof structure is obviously also original. There is some undulation to the roof covering due to some sagging of timbers. There is also some rot of the timbers noted and some woodworm. During a conversion of any barn of this age I would advocate that a new roof structure is added as it is unlikely that any structural calculations on the existing structure would prove them adequate. Although it has been there for 120 years and the timbers are the size, I would expect of any building constructed at this time.

West Extension

This is a mono pitch roof covered with corrugated asbestos and is deemed to be fit for purpose. There is no leadwork at the intersection between this and the west gable wall, however there are slate courses in place.

FLOORS

The ground floor is solid concrete. At the rear extension there is an unusual detail where there is a stone ramp leading down to the ground floor. Currently water is running into this and the base of the concrete floor has got lots of silt on it. Having spoken to the farmer they believe that this may well have been used for tipping root vegetables in for winter feed which would certainly make sense with an old tipping cart behind the horse. As with any conversion a new ground floor will be required to meet building regulations.

The first floor is suspended timber however at some point it has been deemed necessary to give support to this. There is an RSJ running to the old stone wall

GUTTERS & RAINWATER DISPOSAL SYSTEM

on the west and a new east block wall has been added where this joins the modern barn (Barn D), and the RSJ is supporting the floor joists. Obviously with barns of this age the timbers were undersized and at times, especially if root vegetables were stored here, there was a significant load on the floor. Obviously a new first floor structure will be required as there are various timber defects to this.

EXTERNAL WALLS

These are not complete but there are some circular section gutters and downpipes. Obviously during any conversion new rainwater goods will be required throughout.

The east wall has been rebuilt. This may well have occurred when the new lower section of Barn D was added. This is block on flat to around the roof level of Barn D then is block on edge. This is not rendered. The age of the blockwork requires clarification and again should be proven as being post 1955 else a Mundic block test will be required. My feeling that this was probably constructed after this period but I have no way of confirming this.

The south wall is a dressed stone wall with four windows and one door. There is vegetation growth within the pointing and some cracking to the pointing. During the conversion process the whole wall will require repointing. There is a minor bulge at first floor level above the doorway which is fairly typical being the central point between windows and doors. This is of no significance and during any conversion I would recommend that the first-floor joists are tied into the wall, and obviously when the new roof structure is added the wall plate can be cast in concrete formally tie the wall structure together. With the modern methods of fixings this will bind the building back together fully. I would recommend that any timber lintels that are discovered during the conversion are renewed with precast concrete. These will be the internal lintels as opposed to the external granite lintels.

The west wall is a stone wall much of which is internal due to the west extension. As mentioned there are slate courses over the lean-to roof.

The rear wall has a first floor door which has been reduced in size by around 700mm in blockwork. Originally this was a double door and may well have been access for a cart, again this would back up why an RSJ was required to support the first-floor joists as this was likely to indicate a heavier load than just bales of hay stored at first floor level.

The rear extension is of a different type of stone from a different quarry. This is noted to be partly underground with a lower ground floor as mentioned with a ramp down perhaps for tipping of root vegetables. Again the wall requires repointing but is reasonably straight and true, and fit for conversion.

The west extension is of blockwork of an unknown age. My gut feeling is it is likely to be the 1960s however I have no way of proving this. This is single leaf blockwork with some thicker blockwork walls which are part retaining to the rear with built in feed troughs to the west wall. The age of this requires

clarification and if it cannot be proven that it was built after 1955 then a Mundic block test will be required.

JOINERY

The joinery is fairly ad-hoc and obviously during conversion new joinery will be required throughout to meet building regulations.

SURFACES ADJACENT TO THE PROPERTY

At the front there is concrete below internal floor level and to the west. The floor to the east is the barn floor of Barn D which is earth/hardcore and is approximately level with the interior of the subject property.

At the rear the ground is well above internal floor level and during the conversion it will be necessary to either reduce the external floor level with a retaining wall detail or look at adding a drainage system such as French drains, with a corresponding damp proof treatment internally.

9. SERVICES**GAS**

No gas is available on site.

ELECTRICITY

There is some electricity within the building however this is off the mains supply to the residential property and a new supply will be required.

WATER

There is provision for water at site but this is obviously off the main residence.

DRAINAGE

There is no mains drainage available locally. There is however adequate area around the building for a private water treatment works or septic tank as required.

10. SUMMARY

It is my opinion that the subject property is suitable for conversion subject to a satisfactory Mundic block test or aging the blockwork as post 1955.

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: 20th November 2019**

CHRISTOPHER M GUNN BSc MRICS
Member of the Independent Surveyors Association