

# roger mead associates

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Robert Johnson  
c/o Laneton Design,  
12, Benfield Way,  
Braintree, CM7 3YS

Our ref 2231/RMA

28<sup>th</sup> June 2022

Dear Mr Johnson,

Re: - Ashwell Hall Farm, Pump Lane, CM7 4QP.  
Structural integrity of the barn.

Further to instructions from Laneton Design and our inspection of the above property that was carried out on 28<sup>th</sup> May (2022) we advise as follows.

## EXTENT OF REPORT

The extent of this report is appended hereto.

## DESCRIPTION

It is understood that the barn was originally constructed for agricultural use and has been extended and the subject of various alterations over many years.

The roofs to the main (*'as originally constructed'*) section of the building and the 'single-storey' extended section of the building that abuts the South facing wall are steeply pitched and rise to a common 'straight-line' ridge

The roof to the 'single-storey' extended section of the building that abuts the North facing wall is shallowly pitched and rises to and abuts the North facing roof to the main building.

The roofs to these sections of the building are covered with profiled metal sheeting.

The roof to the extended section of the building that abuts the East facing wall is shallowly pitch and covered with 'Eternit' or similar.

The external walls are of timber-framed and masonry construction with elevations of over-painted block-work and timber cladding with a section

of apron brickwork to the North facing extension

Internally the roof to the main building is traditionally constructed of timber rafters that span up-to the 'common ridge' with intermediate support from timber purlins and ties.

The roofs to the two single-storey extensions are constructed of timber rafters and purlins.

The floors at ground level are of 'poured concrete' construction,

The first floor in the main section of the building is constructed of timber joists supported off timber and masonry posts and walls and sections of the original 'braced oak' framework

## OBSERVATIONS

### EXTERNALLY.

The main 'common' ridge was to true line and there was no evidence of any settlement, bowing or similar distortion having occurred.

There was no sagging or similar distortion of the pitched roofs having occurred and the roof covering laid evenly.

There was no evidence of any recent repairs / strengthening having been undertaken.

The fascia lines to the North and South facing extensions were generally level and to true line.

The external walls were plumb and to true line with no evidence of any outward bowing or lateral movement having occurred.

The 'double-door' openings in the North and East facing walls were square with no evidence of any recent work of 're-alignment' / repair having been undertaken.

There was no evidence of any significant cracking of the block-work masonry having occurred or of any recent patch or crack repairs having been undertaken.

### INTERNALLY

The timber framework forming the roof the main section of the building and the rafters forming the sections of roof above the two extended areas of the building were in a satisfactory condition

Joints were well formed and adequately secured and there was no evidence of any spreading or similar movement having occurred.

The timber-framed gables to the main section of building were generally plumb and well secured..

The 'braced oak framework' forming the structure to the main section of the building is of traditional configuration / construction.

There was no evidence of any spreading or structural movement having occurred within the framework or any recent repairs or strengthening having been undertaken.

The block-work walls forming dividing / partition walls were generally plumb and to true line.

There was no evidence of any recent cracking or movement having occurred or of any patch or crack repairs having been undertaken.

Sections of the concrete floor that could be inspected were generally level and firm and even underfoot.

There was no evidence of any significant cracking or settlement having occurred.

## DISCUSSION

The building has been constructed to a satisfactory standard and there was no evidence of any movement having occurred that would have compromised its structural stability.

The extensions to the North and South elevations and the internal alterations that have been undertaken are considered to be of long-standing have not compromised or adversely affected the structural integrity of the building.

The combined 'Dead & Live' loads that will be applied to the concrete floor when the use of the building is changed to 'domestic use' would be less than that considered for when a building is constructed for commercial/ agricultural use.

## CONCLUSION

The structural condition of the building is such that the proposed work of conversion of the building into habitable accommodation as outlined on drawing RMA/2231/SK01-06 attached to this report can be undertaken without the need to undertake any works of structural repair or enhancement.

We trust that the above is satisfactory for your immediate needs however should you have any queries or wish to discuss any points arising please do not hesitate to contact our office

Yours faithfully,

*Roger Mead*

Roger Mead,  
Chartered Engineer, M.I.Struct.E.

Extent of report

Our ref 2231/RMA

Ashwell Hall Farm, Pump Lane, CM7 4QP.  
Structural integrity of the barn.

The purpose of the report is to advise on the structural integrity of the building

It is not intended to be a full building survey, specification or list of every defect which may already exist, or which may come to light in the future. It must be appreciated that consideration is, and should be given to the age of, construction and usage of the property over the years.

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