

EXISTING BARN
WOODPECKER WOOD
DAMERHAM
FORDINGBRIDGE
HAMPSHIRE



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1.0 Report Issue Register

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APPENDICES A **Error! Bookmark not defined.**

EXISTING AND PROPOSED PLANS & ELEVATIONS **Error! Bookmark not defined.**

3.0 Executive Summary

Main Findings

3.1.1 Existing Structure

The purpose of this report is to identify the current structural condition of the existing building at Woodpecker Wood and its suitability for conversion to form a new residential dwelling.

The building is a simple rectangular shaped single storey structure with a pitched roof running the length of the building. The roof is supported by a precast concrete roof trusses with concrete posts set into the ground and bracing between with dense concrete blocks providing lateral stability. Externally the building is covered with a corrugated sheet roof, likely asbestos. The walls are fairfaced blockwork, with steel single glazed windows.

The building is in a state of repair and, some items of general maintenance are required to tied the movement in the blockwork together, but there were no indications of any significant structural failure from our visual inspection. All works noted were those which could be resolved by a general builder as part of any routine maintenance.

The building in its current form is made up from various elements, these being split into two categories:

1. **Structural** – Items such as the walls, concrete posts and roof construction.
2. **Cosmetic** – External walls, roof coverings and doors.

Our inspection identified that the cosmetic finishes to the building were tired but generally functioned and in need of some maintenance in order to bring into a full state of repair, should the building continue to be usable and weathertight.

Such materials as asbestos are no longer suitable for use in modern construction, if found this should be removed by a qualified person.

Internally the main structural elements of the building are the walls and roof structure and it is these elements that were inspected to ascertain their suitability to support any new structure. It would be our opinion that the existing masonry walls and concrete roof structure are suitable for re-use in furtherance to convert to a residential building. Our recommendation would be to utilise a lightweight timber frame or Structural Insulated Panel System (SIP's), this would complement the existing building design and also reduce the amount of additional load placed on the building and ensure the existing structure can be retained. This would require some remedial works to the existing structure first, but this can be completed as part of the routine maintenance to the building.

It is our opinion that the building in its current form is considered to be of a permanent and substantial construction.

4.0 Introduction

Client Name

Mr Geoffrey French

Brief

Conduct a building survey of the existing building to determine its current condition and suitability to convert to residential use.

Scope of inspection

Inspect the external fabric and structure of the building and the internal open areas. We have not excavated trial holes or opened up any portion of the property by removing boarding, lining or panels. We have not inspected woodwork or other parts of the structure that were covered, unexposed or inaccessible. We are therefore unable to report that any such part of the property is free from rot, beetle, fungal growth or other structural or non-structural defects. For the purpose of this report we have assumed that there is no contamination from or within the ground.

Our report is mainly concerned with matters that significantly affect the condition of the subject building. We have not prepared a schedule listing defects individually or specifically mentioned every minor blemish, but have written our report in general terms.

About the survey

The survey was conducted on 15th March 2022 by Adam Elcock MBE, MRICS, Chartered Building Surveyor & Registered Valuer.

The weather was dry following a period of changeable weather.

Occupants and Current use

The building is currently used for storage of equipment and is not used for any residential or livestock use.

5.0 The Property

Orientation

The front elevation, which is considered to be the elevation with barn doors and facing the entrance to the site faces North East. All directions within this report assume this as the front elevation and any directions given are with this in mind unless stated otherwise.

Location and Amenities

The property is located close to Fordingbridge, and this is primarily a suburban and spacious residential area with residential buildings in the open spaces. Local amenities include a doctors and small shopping precinct with reasonable transport links. Ringwood is around 5 miles distant with more comprehensive shopping facilities and transport links.

Tenure

We believe the building to be freehold.

Brief Description

The building is a detached single storey structure, with barn doors to the North East elevation. The wall elevations are block, with cavity in places, with a corrugated roof, supported by a traditional concrete truss construction, common for this time period, laid to wall plate and posts. The ground floor is concrete with the walls supported by the concrete raft. Wall window openings have been covered over to ensure a watertight structure in some places.

Access to the building is via Court Hill Road, then a part made up gravel track to the building. The area around the building is surrounded by fields, woodlands and other properties. Within the site curtilage there are no other buildings.

The building has a Gross Internal Floor Area (GIFA) of 60 (M²), or 645 Square Feet (Ft²). Shown in the photo below is the subject building with arrow pointing towards it.



Accommodation

It is proposed that the existing open plan arrangement of the building is divided to form new living spaces, to include bedrooms, bathrooms, storage areas and day rooms such as kitchen. The whole footprint will be used to create the new residential accommodation.

6.0 External

Main roof

Where seen from ground level, the building has a traditional pitched roof which is in a state of repair. The roof covering is made of corrugated material, likely asbestos. The roof covering is supported by a concrete pre-formed truss arrangement.

Roof coverings are in a good condition and the structurally supporting concrete below are still sound, but with some isolated repairs required where steels have oxidized and damaged the concrete. The same applies to the corresponding posts, these appear true and structurally sound, with some maintenance required to exposed steel rebars.

The rafters span the width of the building and are supported at eaves area by a concrete wall plate, which is atop a blockwork wall with part cavity wall infill in places.

The main roof structure is on the whole capable of supporting a similar weight roof covering so long as any repairs are carried out.

Our current design proposal would be to incorporate a structural timber frame design or Structurally Insulated Panel system, this would provide a greater spread and support of the roof coverings and offer enhanced construction and energy performance benefits.

Roof spaces

Within the existing roof space there is very limited space and the underside of the ceiling joists are open. In the proposed design roof spaces even if boarded underside to create new flat ceilings would not offer sufficient space for access and storage of items, therefore a vaulted ceiling detail is assumed in our report.

External walls

The external walls are limited in height to around 2.5m at the highest point reducing to around 2.2m at the lowest point to the rear of the building, this is a result of the single storey structure, pitch and width of building.

The current external walls are made up of blocks laid over a concrete raft foundation. The blockwork walls are finished with a concrete wall plate which supports the rafters. Some timber plates and purlins are also noted.

The walls in their current condition appear to be in a state of repair and of sufficient strength to support the roof. The proposed design would require use of the existing walls to support the roof structure. The existing walls are in a structurally sound condition with some maintenance required to tie the cracking and would remain as part of the proposed new building.

Damp proof course.

A damp proof course was not identified during the inspection to the North, South and East elevations. A number of methods could be incorporated to ensure any new construction has protection from damp ingress and this does not affect the structural integrity of the current building.

Foundations

The foundations to the building were not exposed but were noted as being a poured concrete construction which provides support for the external block walls. There were signs of movement which could be overcome by using a floating floor detail in the conversion. The foundations in their current condition appear to be structurally adequate for the existing building.

External Decorations - Fascia's and soffits, joinery etc.

Woodwork at eaves level appears satisfactory and will require regular maintenance in the usual manner.

Windows

There are single glazed steel windows to all elevations, some have been partially blocked over. These are suitable for their current purpose but should be upgraded as part of any conversion works.

External doors

There are barn style doors situated to the front elevation. The barn doors in their current condition would not be suitable for any residential use and will need to be replaced as part of the conversion work.

Rainwater goods

Limited number noted during the inspection, this will need to be provided as part of the conversion works.

External soil waste and ventilation pipework

No soil and ventilation pipes are currently in position due to the absence of sanitaryware and kitchens, but there is a cess pit noted to the rear of the building serving the WC in place.

7.0 Internal

Internal walls and partitions

The internal faces of the outside walls are unfinished being either brick work, or glazed.

There are no formal internal walls and the building has an open plan arrangement.

Ceilings

There are no ceilings to the building, the underside of the roof coverings are exposed.

Dampness and Rot

No significant areas of damp or rot were found. Any conversion works would require a warranty for the existing structure and a requirement would be to treat all existing timbers for rot and fungal attack. Upon completion of this treatment and isolated repairs to areas which are damaged, the existing timbers to the roof and wall structures can be re-used.

8.0 LEGAL MATTERS

Legal adviser queries

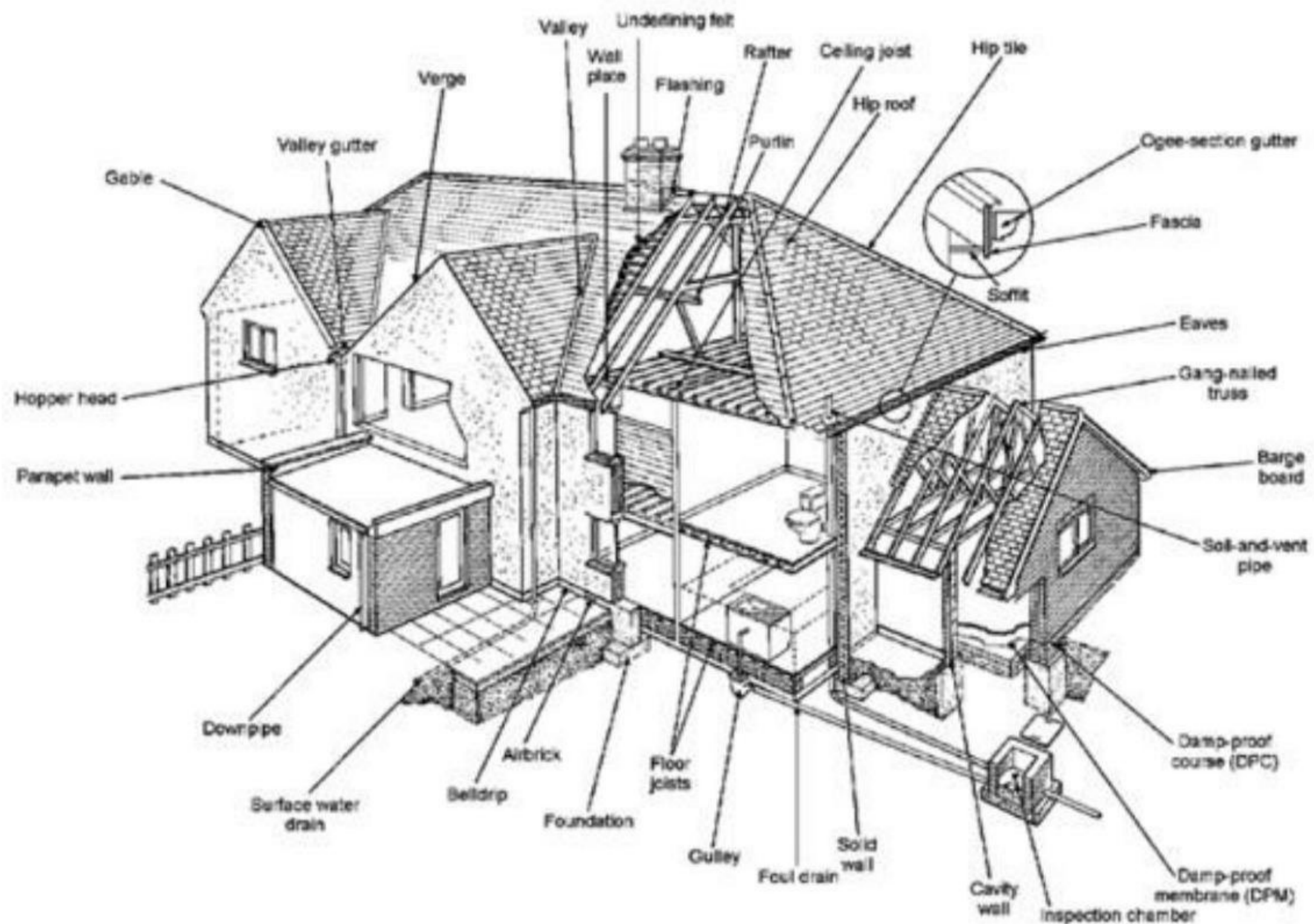
Your Legal Adviser should be asked to verify the legal position and advise upon the implications of the following where applicable:

- Any adverse easements, servitudes or wayleaves.
- The right of access over the property for the purposes of maintaining parts of the Property sited on boundary lines. Similar right may exist in favour of adjoining property owners.
- The precise maintenance and repairing responsibilities in respect of shared drains / sewers.

- The responsibility for maintenance and repair of boundary walls and fences prior to any works being carried out.
- Details of any repairs to the drainage on site including CCTV surveys.
- Copies of all guarantees and service records for electrical and gas installation.
- Enquires into ownership and responsibilities of the road and access way.

9.0 Appendix

Glossary of terms



Photographs











