

TIMBER SURVEY

BRADES FARM, BRADES ROAD, PREES, WHITCHURCH, SY13 2DX



APPLICANT: MR. & MRS. ROGER FORD

DATE: JULY 2023 (REV B)

1.0 INTRODUCTION

This report has been prepared to address Condition 10 of 21/02289/LBC shown below;

10. Prior to the commencement of the works a timber-by-timber inspection of the structural frame, its components and joints shall be undertaken. This inspection shall inform a fully detailed scheme of repairs which shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the relevant works. The scheme shall include:

- *A method statement, having regard to the structural integrity of the frame*
- *Plans, sections and elevations at a scale of not less than 1:50 showing full details of the components to be repaired or replaced,*
- *A complete specification for replacement timbers,*
- *The proposed methods of repair , and*
- *The type of surface treatments or decorative finishes to be applied.*

The report is structured by showing each timber element and making a comment on that in line with the above. Plans outlining the location of each timber is appended to this document.

For ease of reference the timbers have been labelled to help locate them on the accompany plan.

The key uses the following logic;

- Letter 1 – the room reference
 - A – K Rooms within the barn
 - Ho Rooms within the house
- Letter 2 - Ground floor, first floor or second floor for barns or room within the house (i.e. Dr for Dining Room or B1 for Bedroom 1)
- Letter 3/4 – item;
 - RP – Rafters and Purlins
 - P - Purlins
 - T – Truss
 - X – Internal timber work
 - J – Joists and beams
 - Fl. – Floor Boards
- Number – which number item within the room

2.0 METHOD STATEMENTS FOR WORK

2.1 *PAINT REMOVAL*

It is proposed that paint removal will be necessary to the existing brickwork, in various areas. Test areas to be identified, prior to the application of proprietary products such as the Peelaway 1 Poulitice Removal System, strictly in accordance with the manufacturer recommendations and guidance. If necessary, to be used in conjunction with the use of patented cleaning systems such as Jos / Torc and where bitumen, grease and oil is present Doff.

2.2 *REMOVAL OF INTERNAL TIMBERS*

Works to remove the internal timbers will need to be conducted in line with the relevant Health and Safety Guidance in regards to Best Working Practices.

Additional care will need to be taken to ensure that the existing fabric of the building(s) and retained features will not experience any unexpected damage.

2.3 *SPECIFICATION OF REPLACEMENT RAFTERS AND FLOOR BOARDS*

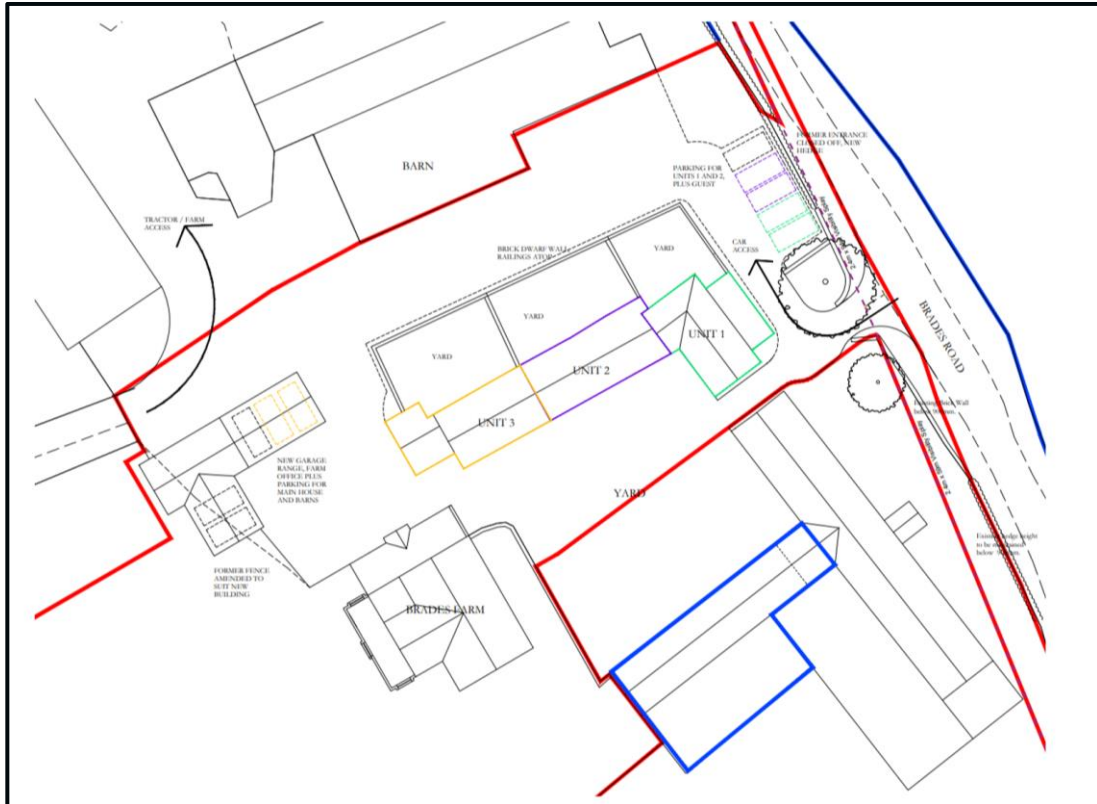
It is assumed that repair and the replacement of roof timbers will be necessary on a like for like basis, though there will always be a presumption to retain as much of the existing building materials and details where it is practical to do so. Replacement Oak to be European White Oak of a general quality not less than permitted in BS 1186-3:1990. Softwood is to comply with BS 1186-3:1990 and to be generally free from checks, shakes, pitch pockets, plugs, laminations, pith or pinholes. European Redwood Class 1S. Structural softwood timbers to be vacuum preservative treated prior to delivery, with certification to accompany each consignment to site.

Original timbers are to be retained if at all possible. De-frassing is not to occur unless specifically indicated by the Architect. Replacement timber is to have a moisture content of between 15 and 20% and be of matching size and species to that being replaced unless otherwise specified. Softwood is to be pressure-impregnated with preservative before being brought onto site and any cut ends or bored holes are to be liberally treated with insecticide/fungicide before being built in.

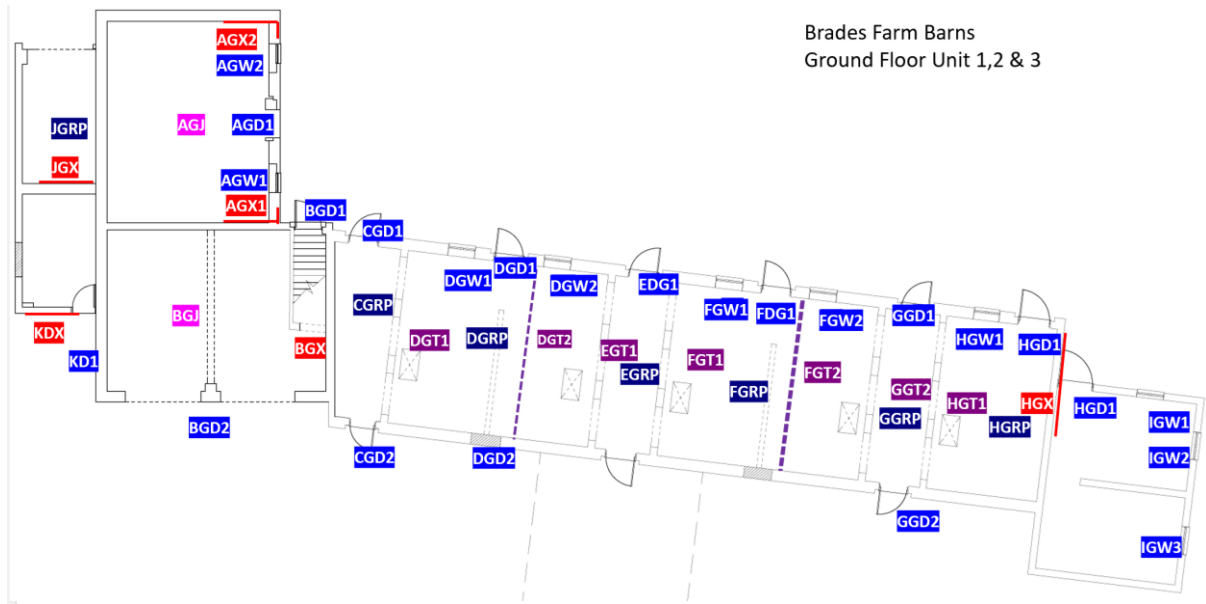
3.0 SPRAY TREATMENTS FOR TIMBER

This will be done in within BS8417. Any in-situ timber treatment is to be carried out in accordance with CoSHH Regulations, the Health and Safety at Work, etc, Act 1974 and the Control of Pesticide Regulations 1986. Use of splay applied or for timber end bearings of structural beams use Boron based treatment, to be confirmed for application with supplier/manufacturer.

4.0 APPROVED SITE PLAN



5.0 UNITS 1,2 & 3



Brades Farm Barn
First Floor Unit 1

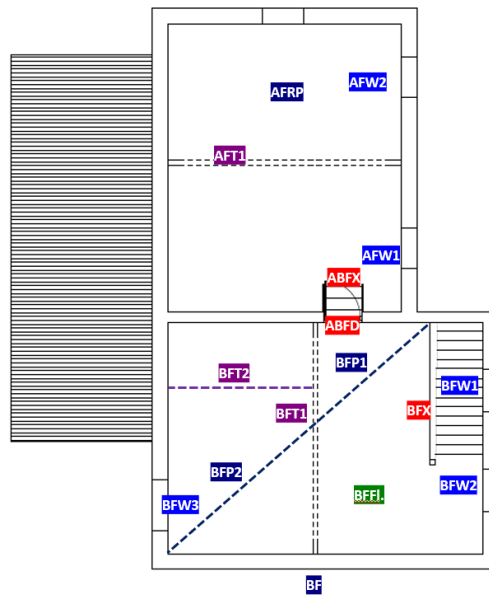










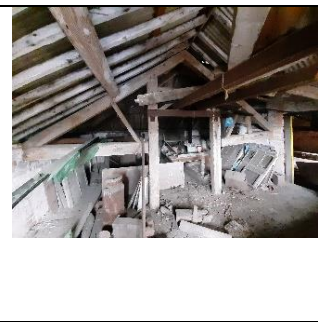















Image	Reference and Comment
	<p>AGJ</p> <p>The exposed joists and beams are covered in white paint, albeit in good condition.</p> <p>Once the paint is removed they will be treated with a suitable treatment as described within section 2.</p> <p>Plaster boards will be scribed around these beams to allow them to become a feature.</p>
	<p>AGX1</p> <p>This timber is within the wall and was previously used as an area where they can hang pegs upon.</p> <p>Once the paint is removed they will be treated with a suitable treatment as described within section 2.</p> <p>Plaster boards will be scribed around these beams to be retained as a feature.</p>
	<p>AGX2</p> <p>This timber is within the wall and was previously used as an area where they can hang pegs upon.</p>




	<p>Once the paint is removed they will be treated with a suitable treatment as described within section 2.</p> <p>Plaster boards will be scribed around these beams to be retained as a feature.</p>
	<p>AFRP</p> <p>The building has been roofed with a modern box profile metal sheeting which has protected the timber rafters and purlins.</p> <p>The rafters requiring replacement due to damage will be replaced in line with Section 2.</p> <p>Many of these rafters can be protected in line with Section 2.</p> <p>No primary timbers are to be removed or modified and they will be protected in line with Section 2.</p>
	<p>AFT1</p> <p>The Queen Truss within the room is to be retained as a room division and the sections infilled.</p> <p>The timber will be protected in line with Section 2.</p>
	<p>BGJ</p> <p>The general condition of the timbers are considered to be good condition and do not require extensive repairs.</p> <p>The beams requiring replacement due to damage will be replaced in line with Section 2. However, no primary timbers such as the joists will be replaced or modified.</p>







	<p>The joists and beams exposed after plaster boarding will be left in a natural stained colour and protected in line with Section 2.</p>
	<p>BGX</p> <p>These timbers were placed to prevent stock entering the void space and although not structural are key to the current use of the building.</p> <p>These modern timbers, non-structural timbers are to be removed, without damaging the brick work and this area infilled.</p>
	<p>BFX1</p> <p>The exposed timber balustrade is badly affected by woodworm and as such will be removed. Floorboards will extend over the staircase void to form bed 3.</p>
	<p>BFX2</p> <p>This timber is a modern addition to facilitate the positioning of a water tank.</p> <p>This timber will be removed without impacting the original timbers.</p>
	<p>BFFI.</p> <p>The items within the building inhibit the examination of the floorboards</p> <p>On the whole the floorboards appear strong but there is evidence of some degradation which has led to gaps within the boards which would require repair / replacement.</p>






	<p>BGP1</p> <p>The primary timber will remain in situ and will be treated in line with Section 2</p>
	<p>BGP2</p> <p>The primary timber will remain in situ and will be treated in line with Section 2</p>
	<p>BFT1</p> <p>The timbers within attic truss within this building appears to be in good condition and will be treated in line with Section 2.</p> <p>Although it is acknowledged that some of the timbers have been strengthened with steel joists.</p>
	<p>BF</p> <p>These is an exposed timber on the eaves on Barn B</p> <p>This appears to be a modern timber placed when works to the roof was completed and will be removed / rectified once the roof is replaced.</p>
	<p>CGRP</p> <p>The rafters requiring replacement due to damage will be replaced in line with Section 2.</p> <p>Many of these rafters can be protected in line with Section 2.</p> <p>No primary structural timbers are to be removed or modified and they will be protected in line with Section 2.</p>

	
	<p>DGT1 The internal wall will be removed to create a single space.</p> <p>The bonding timber within this will be removed, however, no primary timber will be affected.</p>
	<p>DGT2 This truss will be treated and remain in situ as a feature of the scheme.</p>
  	<p>DGRP The rafters requiring replacement due to damage will be replaced in line with Section 2.</p> <p>Many of these rafters can be protected in line with Section 2.</p> <p>No primary timbers are to be removed or modified and they will be protected in line with Section 2.</p>

	<p>EGT1</p> <p>The internal wall will be modified to create a divisional wall within Unit 2.</p> <p>The bonding timer will be lost and a suitable replacement will be utilised within the works.</p> <p>No primary timber is affected.</p>
	<p>EGRP</p> <p>The rafters requiring replacement due to damage will be replaced in line with Section 2.</p> <p>Many of these rafters can be protected in line with Section 2.</p> <p>No primary structural timbers are to be removed or modified and they will be protected in line with Section 2.</p>
	<p>FGT1</p> <p>The internal wall will be modified to create a divisional wall within Unit 2.</p> <p>The bonding timer will be lost and a suitable replacement will be utilised within the works.</p> <p>No primary timber is affected.</p>
	<p>FGT2</p> <p>This truss will be treated and remain in situ as a feature of the scheme.</p>
	<p>FGRP</p> <p>The rafters requiring replacement due to damage will be replaced in line with Section 2.</p> <p>Many of these rafters can be protected in line with Section 2.</p> <p>No primary timbers are to be removed or modified and they will be protected in line with Section 2.</p>

	
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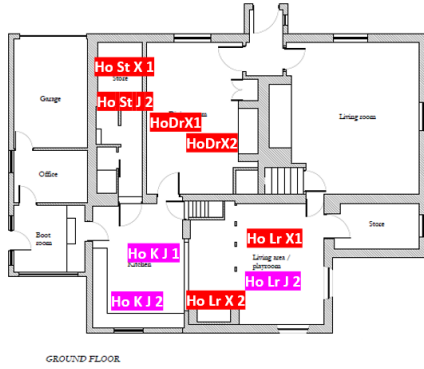
	
 	<p>HGT1</p> <p>The internal wall will be modified to create a divisional wall within Unit 2.</p> <p>The bonding timer will be lost and a suitable replacement will be utilised within the works.</p> <p>No primary timber is affected.</p>
  	<p>HGRP</p> <p>The rafters requiring replacement due to damage will be replaced in line with Section 2.</p> <p>Many of these rafters can be protected in line with Section 2.</p> <p>No primary structural timbers are to be removed or modified and they will be protected in line with Section 2.</p>

	
	<p>HGX</p> <p>The timber in the plasterboard will be scribed around this featured to allow become a feature in the dwelling</p>
	<p>JGRP</p> <p>The rafters requiring replacement due to damage will be replaced in line with Section 2.</p> <p>Many of these rafters can be protected in line with Section 2.</p>
	<p>JBX</p> <p>The timbers are not sound and will be removed when works are done to make this wall structurally sound.</p>
	<p>KDX</p> <p>The timber will be retained as a feature and will be treated to protect it.</p>

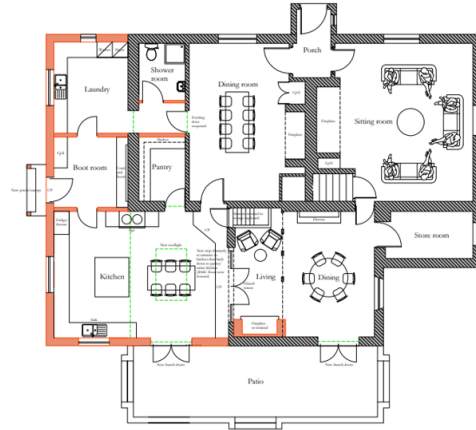
6.0 BRADES FARM HOUSE

Brades Farmhouse Ground Floor

Existing

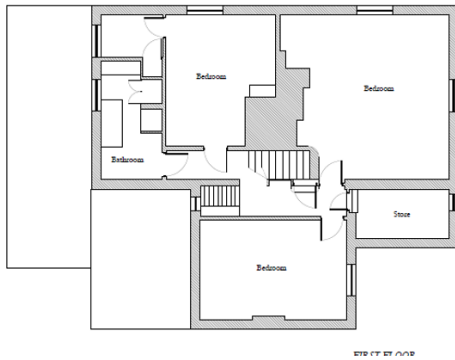


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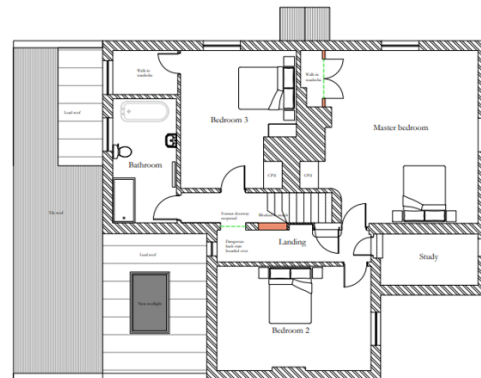


Brades Farmhouse First Floor

Existing

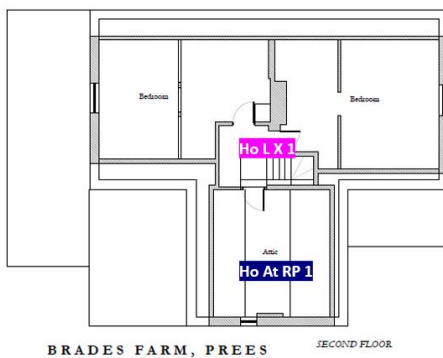


Approved



Brades Farm Second Floor

Existing



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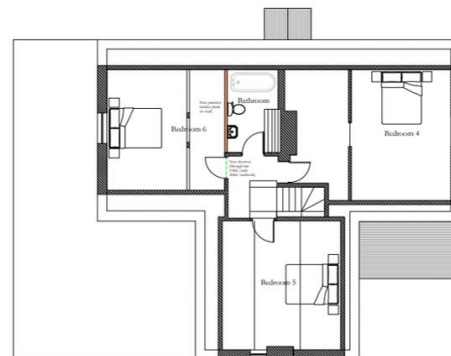





Image	Reference and Comment
	<p>Ho Dr X 1</p> <p>This is located in the dining room of the house. Much of the timbers are new timber, following works to the dwelling in the latter part of the 20th Century. Which were done to match the original 16th Century Timbers</p> <p>The original timber will not be affected</p>
	<p>Ho Dr X 2</p> <p>The timbers around the fireplace are not original to the house but will not be affected by the proposal</p>
	<p>Ho Lr X 1 and Ho Lr J 1</p> <p>Plans confirm that the timbers in this area will be retained in their existing form</p> <p>In addition the exposed beams will be retained</p>

	<p>Ho Lr X 2 It is understood that the timber around this range cooker is from the latter 20th Century</p>
 	<p>Ho K J 1 The exposed floor joist in the kitchen will be retained with the glass screen framed around it</p>
	<p>Ho K J 2 The beams will be retained</p>
	<p>Ho St X 1 This original beam shown in the image will be retained</p>
	<p>Ho St J 1 This beam will be retained</p>
	<p>Ho L X 1 The original beams will be retained</p>

	<p>Ho At RP 1</p> <p>The rafters and purlins in the attic, currently used for Storage are in good condition and are not considered to require any further work.</p>
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