

Observations

To convert the barn building to residential use will present few technical problems. The structure of the building was checked with a spirit level and found to be largely vertical with the maximum amount out of plumb by around 5mm which is within normal building tolerances, ie there is no sign of a lack of verticality.

The extent to structural defects is quite limited for this type building. The only minor cracking in brickwork was noted above the door on the east elevation closest to the north corner. Timber decay was noted in four small timber purlins in the internal area of roof.

The structural fabric of the building whilst in need of some repairs and maintenance shows no sign of serious unreparable structural defects. The building appears in reasonable structural condition considering its age although the visible finishes will need maintenance and replacement to ensure an acceptable standard of weather proofing is provided. Development works to the barn are likely to include new foundations for any walls considered to be defective and to new walls, reinstatement and renovation of areas of defective wall and roof cladding, and installation, replacement or repair of any areas of damaged ground concrete slab, levelling of floors most likely in concrete, plus thorough inspection and treatment of the timber members, plus what appears to be very limited timber member replacement.

Date of Construction

The farm is not recorded on any publicly available online historic Ordnance Survey Maps until the 1955-61 One Inch 7th Series. The barn itself is not readily identifiable on such maps but the building appears typical of farm type buildings of this nature constructed since the 1950s.

Opinion

The building is in a better structural condition than many barns of this type and age. It is considered that this barn building is capable of conversion to residential use from a structural perspective providing sensitive and careful repairs, in keeping with the building fabric, are adopted.

If you require any clarification, please contact us.

Yours sincerely,

A handwritten signature in black ink that reads "K G Philip". The signature is written in a cursive, slightly slanted style.

K G Philip BSc(Hons), CEng, MICE, MStructE, MCIHT
Director

Enclosed: Site inspection photographs numbers 1 to 8



PHOTO NO: 1

DATE: 27 September 2023



PHOTO NO: 2

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PHOTO NO. 1

North elevation

PHOTO NO. 2

West elevation



PHOTO NO: 3

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PHOTO NO: 4

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PHOTO NO. 3

South elevation

PHOTO NO. 4

East elevation - part



PHOTO NO: 5

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PHOTO NO: 6

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PHOTO NO. 5

East elevation – part

PHOTO NO. 6

West elevation



PHOTO NO: 7

DATE: 27 September 2023



PHOTO NO: 8

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PHOTO NO. 7

Internal view – typical

PHOTO NO. 8

Internal view - typical