

Report

Two barns at Glebe Farm, Potter Heigham, Great Yarmouth, NR29 5LN

For

Robert Hall

Prepared by

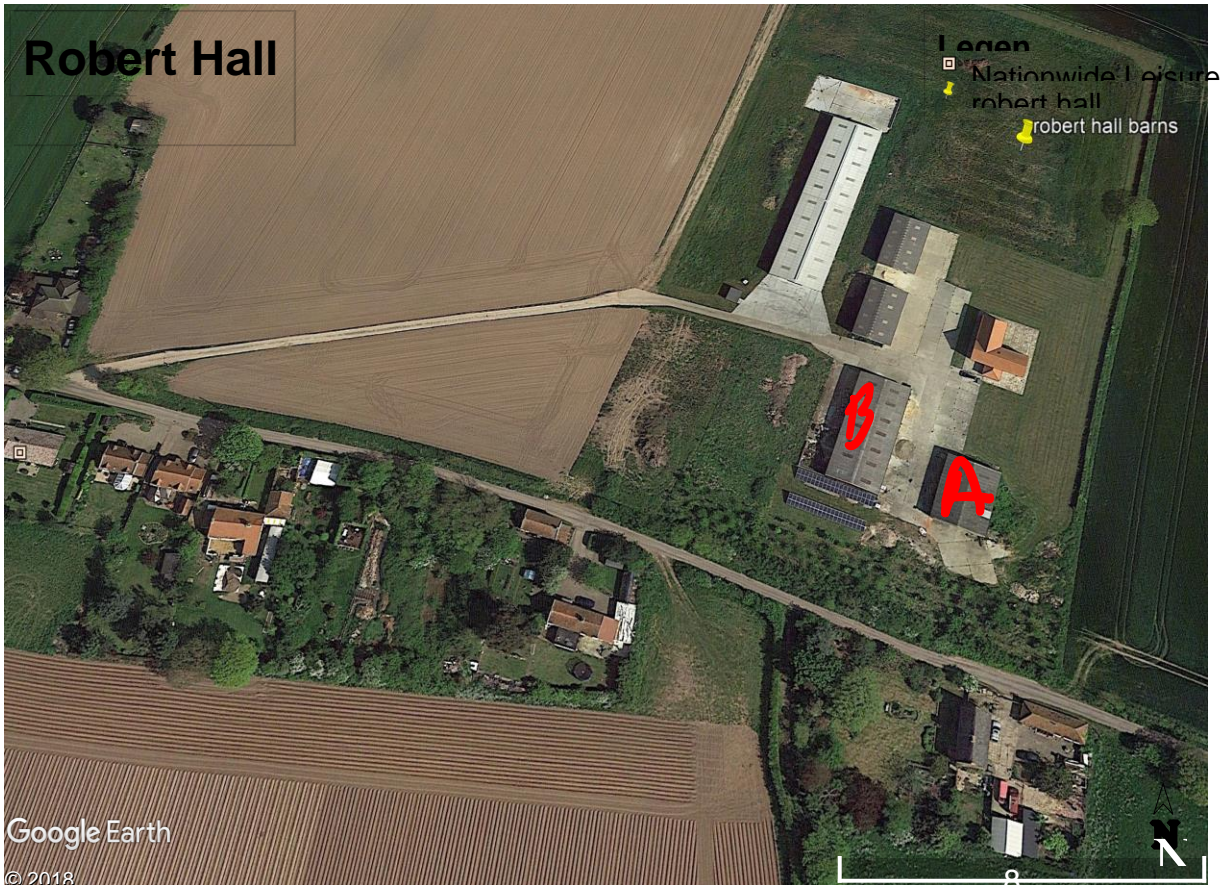
MAYNARD C GROUT, FRICS, C.Build E MCABE, CEnv

February 2019



Maynard Grout Associates Ltd,
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4, Habgood Close, Acle, Norwich, Nr13 3re.
Regulated by RICS



1. Foreword

- 1.1 Please read this report with PRP drawings and supporting documents and MGA Ltd letter dated 7th February 2019 -addendum B.
- 1.2 Strict Liability – This report is provided for your information and that of your advisors only; it is not to be referred to any third party without prior consent and in any event such disclosure shall be without liability.
Our comments on the structure are in general terms only and we do not necessarily include every minor item of disrepair. We are therefore unable to comment or confirm that parts of the structure which were unexposed or covered up are free from defects. We have not carried out an asbestos survey.
- 1.3 This report deals with structural issues in respect to quantifying whether the existing structures are satisfactory for conversion and for planning application purposes only.
- 1.4 This report does not report on other issues such as presence or existence of asbestos, the capacity or capability of existing services, mechanical or electrical installations or similar.

2. Inspection

- 2.1 Inspection was carried out during October 2018. Weather at the time of our inspection was dry.
- 2.2 The barns are not occupied but contained various agricultural and similar equipment etc.
- 2.3 Some areas of the barns were not accessible, however, every effort to appraise structure in these areas has been made.

3. General Overview

- 3.1 Items applying generally to both structures:
 01. Rainwater disposal is currently poor and a positive system of rainwater disposal will be required to avoid deterioration to structures.
 02. Both structures have substantial floor slabs in good condition, these are adequate to be overlaid to ensure compliance with current building regulations. They are structurally adequate to carry any lightweight internal partitions proposed.
 03. Both structures have predominantly a steel frame consisting of steel portals supporting steel purlins/sheeting rails. Timber members where used are

oversized and in good order. All capable of carrying loads normally associated with residential use.

04. Any asbestos elements should be removed and replaced.

05. Internal walling which consists of either lightweight block work or reinforced concrete is in good condition. Introduction of fenestration is possible subject to correct support being provided over any openings.

06. There are existing connections to the main foul sewer.

07. Electricity and water are connected.

3.2 The above is a overview only and does not represent a schedule for every required repair or a specification for conversion. The above points should be considered further and dealt with by a statement on architectural presentation drawings/specification.

4. Barn A

4.1 Generally a single storey steel framed structure circa 1960's

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4.2 Internally an inner wall of light weight blockwork exists. The blockwork is in good condition, true alignment and structural sound.



- 4.3 The main frame consists of steel portals in good condition. They are of adequate size to accommodate normal residential loads.
- 4.4 The roof covering is supported by steel purlins and wall cladding by steel sheeting rails, all in good order .
- 4.5 The roof covering and wall cladding appears to be of asbestos and should be replaced.
- 4.6 The existing steel framework is capable of carrying alternative cladding systems or walling.



- 4.7 The existing blockwork linings appear to be tied to the wall sheeting rails, they should also be tied into any replacement cladding or external walling.
- 4.8 Any internal partitions can be constructed off the existing floor slab subject to being provided with adequate restraints. The type and thickness of any partitions should be determined by design.

- 4.9 The floor consists of a reinforced concrete slab. The slab is true and level without any major cracks. The slab is capable of being overlaid for provision of DPM and insulation.



- 5 The existing structure has two opening metal doors generally in good condition these should be removed and the opening re-utilised for fenestration in any conversion works.



- 5.1 There are no Windows and any opening for fenestration should be provided with standard support over assuming these will be in the existing blockwork.
- 5.2 Rainwater goods, gutters and disposal of rainwater is currently in asbestos and should be dealt with by replacement. This should be designed as a positive system to soakaways to avoid rainwater causing damage to existing wall foundation/slabs.
- 5.3 The structure is adequate and capable of being converted for residential use.

6. Barn B

6.1 Barn B consists of a single storey steel framed metal covered structure.



6.2 The building consists of a steel portal with steel sheeting rails with steel and timber roof structure. The timbers are in good condition and adequate to take normal residential loads associated with all commonly used roofing materials.





- 6.3 Internal walls to the structure consist of reinforced concrete approximately 2m in height. In good order. Some head restraint will be required depending on the final layout, of the conversion works. Lightweight blockwork can be raised off the top of this walling if required.
- 6.4 The floor structure is of substantial reinforced concrete and in good level condition. It is suitable for overlay with DPM and insulation. It is adequate to carry any internal lightweight partitions proposed.



- 6.5 There is one floor pit in sound condition which will need to be dealt with once the conversion scheme is known.



6.6 The structure is adequate in our opinion for conversion.

A handwritten signature in black ink, appearing to read 'Maynard C Grout'.

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Addendum B

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7th February 2019

Dear Jack

Re: Your client Mr Robert Hall : Report on two barns, Glebe Farm, Potter Heigham dated October 2018-Clarifications.

I would confirm that both structures referred to in our earlier report are structurally capable of being converted with all existing external envelope coverings remaining if required. Both structures can accommodate the cosmetic works which you mentioned. The existing envelope will be satisfactory (structurally) for forming new openings for windows/ doors and propriety lintels can be used.

Kind regards

Yours sincerely



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