

Juxon Ltd

Asterleigh Farm
Kiddington Estate, Oxon

Report on the Condition of
The Plot 3

June 2022

SWJ Consulting Ltd
First Floor Suite, Albion House
Compton Way, Witney
Oxon, OX28 3AB
Tel: 01993 225 085
E-mail: mail@swjconsulting.co.uk
Website: www.swjconsulting.co.uk

Project Number: 03271



SWJ Consulting
 First Floor Suite, Albion House, Compton Way
 Witney, Oxon, OX28 3AB
 T: 01993 225 085 E:mail@swjconsulting.co.uk

Project Asterleigh Farm, Kiddington Estate				Job Ref. 03271	
Section Report on the Condition of Plot 3				Sheet no./rev. 2	
Calc. by JRS	Date 09/05/2023	Chk'd by SAJ	Date 11/05/2023	App'd by JRS	Date 12/05/2023

Report on the Condition of Plot 3

at

Asterleigh Farm, Kiddington Estate, Oxon

SWJ Consulting Ltd has prepared this report in accordance with the instruction given by Amy Powell of Edgars on behalf of Juxon Ltd (The Client)

This report is for the sole and specific use of The Client and SWJ Consulting Ltd shall not be responsible for any use of the calculations or its contents for any purpose other than that for which it was prepared and provided. Should the client require to pass copies of the report to other parties for information, then no professional liability or warranty shall be extended to other parties by SWJ Consulting Ltd in this connection without the explicit agreement thereto by SWJ Consulting Ltd.

Prepared by:	Rhys Skym <i>MEng (Hons) CEng MStructE</i>	Date:	20/06/2022
Checked by:	Sam Johnston <i>BEng (Hons) MSc</i>	Date:	22/06/2022
Approved by:	Rhys Skym <i>MEng (Hons) CEng MStructE</i>	Date:	23/06/2022

Issue

Date	Status	Sheet No	Sets	Recipient
23/06/2022	S2	All	All	Amy Powell

Amendments

Date	Status	Sheet No	Sets	Recipient



SWJ Consulting
 First Floor Suite, Albion House, Compton Way
 Witney, Oxon, OX28 3AB
 T: 01993 225 085 E:mail@swjconsulting.co.uk

Project Asterleigh Farm, Kiddington Estate				Job Ref. 03271	
Section Report on the Condition of Plot 3				Sheet no./rev. 3	
Calc. by JRS	Date 09/05/2023	Chk'd by SAJ	Date 11/05/2023	App'd by JRS	Date 12/05/2023

Contents

1. INTRODUCTION	5
1.1. DATE OF INSTRUCTION	5
1.2. BRIEF	5
1.3. PART Q RIGHTS	5
1.4. OBJECTIVE	5
1.5. SCOPE.....	5
2. INSPECTION	6
2.1. DATE	6
2.2. WEATHER.....	6
2.3. PRESENT DURING INSPECTION	6
2.4. METHOD OF INSPECTION	6
2.5. TERMS OF REFERENCE	6
3. EXISTING CONSTRUCTION	7
3.1. GENERAL	7
3.2. CONSTRUCTION	7
3.2.1. <i>Roof</i>	7
3.2.2. <i>First Floor</i>	7
3.2.3. <i>External Walls</i>	7
3.2.4. <i>Ground Floor</i>	7
3.2.5. <i>Foundations</i>	7
4. OBSERVATIONS	8
4.1. COLLAPSE OF THE ROOF ABOVE THE WESTERN STABLE BLOCK	8
4.2. ROOF OF THE NORTHERN STABLE BLOCK	8
4.3. WORKSHOP ROOF	8
4.4. ROOF OF SOUTHERN STABLE BLOCK	8
4.5. COLLAPSE OF THE MEZZANINE FLOOR IN THE WESTERN STABLE BLOCK.....	8
4.6. CONDITION OF THE FIRST FLOOR WITHIN THE NORTHERN BLOCK	8
4.7. CONDITION OF THE FIRST FLOOR WITHIN THE WORKSHOP	9
4.8. RAINWATER GOODS DISCHARGING ABOVE GROUND	9
4.9. LOSS OF MORTAR.....	9
5. CONCLUSIONS AND RECOMMENDATIONS	10
5.1. SUITABILITY FOR CONVERSION	10
5.2. REMOVE THE COLLAPSED ROOF FROM THE WESTERN STABLE BLOCK.....	10
5.3. REMOVE THE REMAINING ROOF COVERINGS FROM THE ROOF OF THE COVERED YARD.....	10
5.4. REPAIR THE SOUTH-EASTERN WALL	10
5.5. PROVIDE AN UNDERGROUND DRAINAGE SYSTEM	10



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				4	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023

5.6.	REPOINT THE MASONRY	10
5.7.	PROVIDE SAFE ACCESS TO THE FIRST FLOOR OF THE NORTHERN BLOCK.....	10

APPENDIX A - PHOTOGRAPHS	11
---------------------------------	-----------

 <p>SWJ Consulting First Floor Suite, Albion House, Compton Way Witney, Oxon, OX28 3AB T: 01993 225 085 E:mail@swjconsulting.co.uk</p>	Project				Job Ref.	
	Asterleigh Farm, Kiddington Estate				03271	
	Section				Sheet no./rev.	
Report on the Condition of Plot 3				5		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023	

1. Introduction

1.1. Date of Instruction

27th March 2023

1.2. Brief

We have been appointed by the client, to undertake an assessment of the buildings at Asterleigh Farm on Kiddington Estate and to determine their suitability for conversion to residential use.

1.3. Part Q Rights

We understand that Part 3 Class Q of the General Permitted Development Order restricts building operations too;

The installation of or replacement of:

- Windows, doors, roof, external walls, or
- Water, drainage, electricity, gas or other services.

Partial demolition to the extent reasonably necessary to carry out building operations outlined above.

The national planning policy guidance notes, that the right assumes the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

1.4. Objective

The purpose of the report is to record the condition of the building and to determine what works are required to allow the conversion from agricultural to residential use.

1.5. Scope

The scope of the report was limited to a visual inspection of the barn and no intrusive works, e.g. trial pitting were undertaken as part of the assessment.

It has been assumed that the modern steel frame covering the courtyard will be removed as part of the future redevelopment of the block and is therefore excluded from consideration within this report.

 <p>SWJ Consulting First Floor Suite, Albion House, Compton Way Witney, Oxon, OX28 3AB T: 01993 225 085 E:mail@swjconsulting.co.uk</p>	Project				Job Ref.	
	Asterleigh Farm, Kiddington Estate				03271	
	Section				Sheet no./rev.	
Report on the Condition of Plot 3				6		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023	

2. Inspection

2.1. Date

14th June

2.2. Weather

Sunny, partly cloudy

2.3. Present During Inspection


Rhys Skym of SWJ Consulting and Juxon Ltd (part)

2.4. Method of Inspection

Visual, non-intrusive survey of the superstructure. No surfaces were opened up within the property.

2.5. Terms of Reference

The description of the various elements is given assuming that we are standing in the courtyard looking west towards the covered yard

 <p>SWJ Consulting First Floor Suite, Albion House, Compton Way Witney, Oxon, OX28 3AB T: 01993 225 085 E:mail@swjconsulting.co.uk</p>	Project				Job Ref.	
	Asterleigh Farm, Kiddington Estate				03271	
	Section				Sheet no./rev.	
Report on the Condition of Plot 3				7		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023	

3. Existing Construction

3.1. General

The northern, eastern, and southern buildings of the Plot 3 are of stone construction with what is assumed to be a cut timber roof supported by purlins and trusses.

The western building which encloses the covered yard is predominantly of blockwork construction. with a traditionally constructed cut roof supported by purlins and trusses.

3.2. Construction

3.2.1. Roof

The slate-clad roof of the western and southern stable blocks are of traditional cut timber construction with loose rafters which are supported by hardwood purlins which are, in turn, supported by timber trusses spanning from front to back.

The workshop to the east of the courtyard is also of traditional construction with loose rafters supported by purlins and trusses.

It was not possible to gain access to the first floor of the northern block as access is through the first floor of Plot 2 which was considered to be unsafe. (Please see our Report 03271-SWJ-XX-XX-RP-S-00002 for more information on the condition of Plot 2.)

3.2.2. First Floor

The first floor of the workshop is of traditional timber construction with loose timber joists supported by hardwood beams which span from the front to the back of the workshop.

The first-floor mezzanine remains intact within the southern section of the western stable block and is formed of softwood joists spanning between the gable walls and the bottom chord of the trusses that support the roof.

3.2.3. External Walls

The front wall of the western stable is of blockwork construction with the walls of the three remaining blocks being of stone construction.

3.2.4. Ground Floor

The ground floor appears to be a concrete floor slab but the overall thickness and make-up of the slab could not be ascertained during our visit.

3.2.5. Foundations

The nature and depth of the foundations could not be determined during our visit but it is assumed that the foundations are of masonry construction and bear onto the underlying limestone.

 <p>SWJ Consulting First Floor Suite, Albion House, Compton Way Witney, Oxon, OX28 3AB T: 01993 225 085 E:mail@swjconsulting.co.uk</p>	Project				Job Ref.	
	Asterleigh Farm, Kiddington Estate				03271	
	Section				Sheet no./rev.	
Report on the Condition of Plot 3				8		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023	

4. Observations

4.1. Collapse of the Roof Above the Western Stable Block

The rear wall of the western stable block in the Plot 3 supports a valley that is formed by the lower roof of the covered yard.

There appears to have been water ingressing through the barn for some considerable time which has led to the partial collapse of the wall resulting in a consequential loss of support of the lower roof of the covered yard (Plot 2) and the Stable Block of the Plot 3. (Plot 3)

The loss of masonry support and degradation of the timber owing to the decay of the timber has led to the failure of the first two trusses and the partial collapse of the roof. (Please see Figures 1 and 2).

The third and fourth trusses show significant signs of decay at the bearing onto the rear wall and are showing other signs of distress, such as failure of the internal joints and decay of the principal structural members. (Please see Figures 3 to 5).

4.2. Roof of The Northern Stable Block

Whilst it was not possible to inspect the roof internally, the roof coverings of the northern block are damaged and there are signs of deflection of the roof leading to outward movement of the masonry at high level. (Please see Figure 14 in Appendix A)

4.3. Workshop Roof

The roof of the workshop is in good condition with no signs of moisture penetration through the roof. There is some minor damage to the roofing felt visible but there are no signs of daylight or moisture penetration through the roof. (Please see Figure 6 in Appendix A).

Furthermore, the roof of the workshop is free from signs of excessive deflection of the timbers or bowing of the roof that would indicate that the roof is under duress.

4.4. Roof of Southern Stable Block

The roof of the southern stable block is generally in good condition with limited signs of moisture penetration but damage to the roof coverings does mean that there is daylight visible when viewing the roof internally. (Please see Figure 7 in Appendix A).

4.5. Collapse of the Mezzanine Floor In the Western Stable Block

The mezzanine floor in the northern section of the barn has failed. The floor in the southern section of the barn is still in place but is showing decay due to an insect attack. (Please see Figures 6 and 7 in Appendix A)

4.6. Condition of the First Floor Within the Northern Block

The floor within the northern block could only be viewed from the underside and the joists were obscured by boarding which meant that their condition could not be checked. Generally, the floor was free from signs of excessive deflection but some of the boards applied to the underside of the joists were showing signs of moisture damage and it was not possible to determine if this was due to damp moisture penetration generally. (Please see Figure 8 in Appendix A).

 <p>SWJ Consulting First Floor Suite, Albion House, Compton Way Witney, Oxon, OX28 3AB T: 01993 225 085 E:mail@swjconsulting.co.uk</p>	Project				Job Ref.	
	Asterleigh Farm, Kiddington Estate				03271	
	Section				Sheet no./rev.	
Report on the Condition of Plot 3				9		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023	

4.7. Condition of the First Floor Within the Workshop

The first floor of the workshop was in use as storage, i.e. greater than standard domestic loading, and was free from signs of deflection or other forms of distress.

4.8. Rainwater Goods Discharging Above Ground

It was noted that a number of the rainwater pipes were discharging the surface water directly to the ground adjacent to the corners of the buildings.

This leads to softening of the founding soils, separation of the quoins from the remaining masonry, and damage to the masonry at or just above ground level. (Please see Figures 11 and 12)

4.9. Loss of Mortar

Some of the external stone walls show signs of damage due to frost action in the form of missing or crumbling pointing within the perpendicular and bedding planes of the walls (Please see Figure 13).

 <p>SWJ Consulting First Floor Suite, Albion House, Compton Way Witney, Oxon, OX28 3AB T: 01993 225 085 E:mail@swjconsulting.co.uk</p>	Project				Job Ref.	
	Asterleigh Farm, Kiddington Estate				03271	
	Section				Sheet no./rev.	
Report on the Condition of Plot 3				10		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023	

5. Conclusions and Recommendations

5.1. Suitability for Conversion

The barns of Plot 3 are suitable for conversion from agricultural use to residential use subject to the following maintenance works being undertaken.

5.2. Remove the Collapsed Roof from the Western Stable Block

The collapsed roof of the Western Stable Block is dangerous and should be demolished to remove the risk of danger to the occupants of the site and to prevent any further collapse of the roof structure from damaging the remainder of the buildings and adjoining covered yard

5.3. Remove the Remaining Roof Coverings From the Roof of the Covered Yard

The remaining roof coverings on the low-level southeastern wall of the covered yard should be removed to allow the safe re-erection of the rear wall of the western building.

5.4. Repair the South-Eastern Wall

Once the Western Stable Block roof has been removed and the rubble removed from around the southeastern wall, a suitably qualified stone mason should be appointed to rebuild the southeastern wall to support the restored roof.

5.5. Provide an Underground Drainage System

The rainwater goods should be connected to an underground drainage system which should convey the surface water away from the buildings and discharge to a soakaway located at least 5m from the existing buildings.

5.6. Repoint the Masonry

Where the masonry has been damaged by water ingress or where frost action has eroded the mortar at or just above ground level, the walls should be repointed with a suitable lime mortar

5.7. Provide Safe Access to the First Floor of the Northern Block

Safe access to the first floor of the northern block should be provided to allow us to undertake a complete assessment of the condition of the roof.



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				11	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023

APPENDIX A - PHOTOGRAPHS



Figure 1 - Hole in Roof With Collapsed Roof Beneath



Figure 2 - Failed Truss



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				12	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 3 - Failure of Timber Lintel Supporting Masonry, Decay of Truss at Bearing and Broken, Unsupported Rafters



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				13	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 4 - Local Failure of Joint Between Rafter and Strut



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				14	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 5 - Decay of Truss Rafter and Purlins at Bearing of Purlin onto Truss



Figure 6 - Minor Damage to Roofing Felt of the Workshop Roof



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				15	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 7 - Daylight Visible Through Roof of Southern Stable Block



Figure 8 - Moisture Damage To Ceiling of Northern Block



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				16	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 9 - Failure of Joist Bearings Onto Wall



Figure 10 - Insect Attack of Floor Joists



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				17	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 11 - Cracking at Interface of Stone and Quoins



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				18	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 12 - Damage to Masonry Owing to Discharge of Surface Water to Ground



Figure 13 - Loss of Pointing at Ground Level



SWJ Consulting
First Floor Suite, Albion House, Compton Way
Witney, Oxon, OX28 3AB
T: 01993 225 085 E:mail@swjconsulting.co.uk

Project				Job Ref.	
Asterleigh Farm, Kiddington Estate				03271	
Section				Sheet no./rev.	
Report on the Condition of Plot 3				19	
Calc. by	Date	Chk'd by	Date	App'd by	Date
JRS	09/05/2023	SAJ	11/05/2023	JRS	12/05/2023



Figure 14 - Outward Movement of Roof and Northern Wall