

Stroud Associates Ltd

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*Consulting Civil
and Structural Engineers*

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Our Ref: ST600

Date: 10 November 2022

CLASS Q STRUCTURAL SURVEY OF PROPOSED OUTBUILDING CONVERSION No.7 THE COMMON, LITTLE BLAKENHAM, SUFFOLK, IP6 4JX

1.0 INTRODUCTION

1.0.1 The Brief

1.0.2 On the instructions of Wincer Kievenaar Architects on behalf of the owner, we have been instructed to visit the above redundant building and carry out a structural survey of the property and prepare a report on the structural elements to support a Class Q conversion application.

1.0.3 This report is prepared as a result of a single visit on the 8th November 2022.

1.1 Methodology

1.1.1 Prior to visiting the site, desk studies were carried out to determine the subsoil conditions for the site. This was followed by a visit to the premises where a walk round was made to review the area around the building followed by a visual survey of the external elements and internal structure. This report has been prepared as a result of the findings to the above.

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2.0 DESCRIPTION

2.1 The property is a rectangular building with the ridge line following the long length of the property. It is a timber frame structure with a corrugated metal lined roof sheeting and a mixture of metal cladding and timber boarding to the outer walls. The ground floor is of ground bearing concrete with a series of columns and rafters forming the timber frame structure. It is formed of 8 bays denoted by rows of timber posts. The bays are at approximately 1.7m spacings forming two outer aisles and a central main aisle. The surrounding area is level with a large drainage pond set off to the left some 6.0 m away. There is a large tree close to the right of the front elevation.

3.0 DESK STUDIES

3.1 The subsoils for this site are alluvium clay and silt sedimentary superficial deposits. These are a mixture of soils but unlikely to be affected by trees apart from direct root action.

4.0 EXAMINATION

4.1 EXTERNAL INSPECTION

4.1.1 The external appearance of the building is in good with the wall cladding in a good watertight condition. The front elevation, the profile is good, and the wall sheeting is intact. There is a large tree located at the front righthand side close to the

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building but does not appear to have impacted on the structure.

4.1.2 The left-hand side is fully sheeted along with the roof structure which is in a good condition with a straight ridge line and roof slope.

4.1.3 The rear elevation was in a similar condition in a good watertight condition and appearance.

4.1.4 The left-hand side showed that this does not have a corrugated sheeting but a timber reconstituted board, painted and sealed with good alignment, appearance and shows no deflection or rot. The roof slope and ridge on this side also reflects that of the other side where this is in good condition.

4.2 INTERNAL INSPECTION

4.2.1 An internal inspection shows that there is a formal timber frame structure at 1.7m centres set in 2.2m from each side of the side wall is a row of timber columns which are a mixture of columns being of new 50 x 200mm timbers bolted up to the ceiling line and timber pole rafters. All of the timbers have been treated and are in good condition. The roof structure is in good condition and shows no signs of visual deflection or movement.

4.2.2 The ground floor slab was a solid concrete ground bearing slab and where visible was in good condition.

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5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 The building is an unusual structure, but the timber sizes visually appear appropriate for the spans particularly because of the close centres of the posts and rafters along the length of the building. The building structure with the close centres of frame will also ensure stability. The proposals for conversion shown on the drawings by Wincer Kievenaar Architects will improve the structure. In a conversion to domestic use the roof covering will need to be a similar weight as the existing. If these measures are followed, then the building structure is suitable for conversion to domestic use.



PHILIP STROUD BEng CEng MICE MIStructE

Stroud Associates Ltd

Enc: Appendix A Limitations

Appendix B Photos

Appendix C Architect's Plans

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Appendix A

Limitations

1. The report is prepared with respect to the structural elements of the building and does not include comment on fitments and fittings, unless it is considered that any such would have an impact on the structural elements.
2. Please note that we have not inspected any part of the structure, which is covered, unexposed or inaccessible and we are, therefore, not able to report that any such part is free from defect.
3. Photographs are included at the rear of this report to indicate the damage discussed. Please note that these photographs are included to show the nature of any damage discussed and are not intended to portray the full extent of any problem.
4. Please note that any comments made within this report are with respect to the structural elements of the property and not intended to indicate or imply any financial valuation.
5. During a single visit of a property, it is generally not possible to gauge whether cracks are progressive or have ceased movement. If possible, the cracks will be assessed by their condition and state to form consideration as to whether such cracking is recent and whether it poses a potential problem.
6. If the condition of the cracks does not indicate historic movement, it may be necessary to monitor them over a period of time or to open up parts of the structure for further investigation.

- 7 This survey has only examined timbers which are fully exposed; a reasonable effort has been made to assess timbers hidden behind boards or render, etc., but the full condition of any damage will only be proven on full exposure of the timber frame. Based on experience an attempt has been made to predict the extent of timber degradation but there will be uncovered areas which may require additional repairs. Furthermore, the survey has been made with a bias towards retaining as many structurally sound timbers as possible even where disfigured by attack or rot. If the retained timbers of poor visual appearance are subsequently to be removed this should be arranged with the Local Authority or with consultation of Stroud Associates Ltd.
- 8 This report has reviewed the building at the time of the visit, and no responsibility can be taken for on-going deterioration of the structure.
- 9 The report has been prepared to identify any structural problems in the building but is not intended to be an exhaustive list of repairs and works required. This document is not to be used for construction/repairs.
- 10 Stroud Associates Ltd cannot be held responsible for any use of this report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by Stroud Associates Ltd is owned by them and no such plans or documents may be reproduced, published, or adapted without written consent. Complete copies of the report may be made and distributed by the client as would be expected in dealing with matters related to its commission. Should the client pass copies of the report to any other party for information, the entire report must be copied, but no professional liability or

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warranties shall be extended to any other parties in this connection without the explicit written agreement of Stroud Associates Ltd.

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Appendix B



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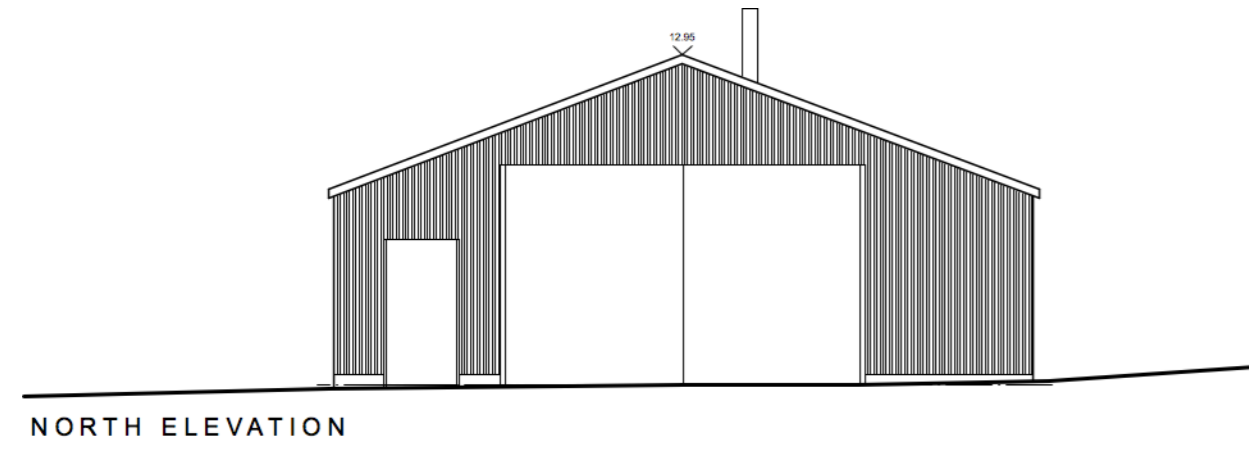
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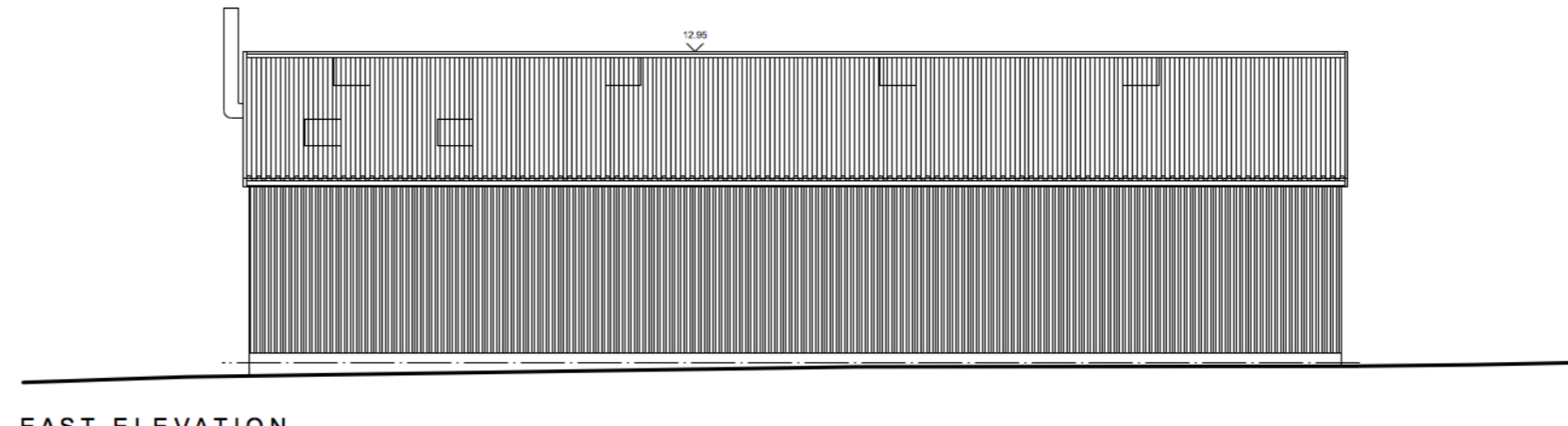
Appendix C

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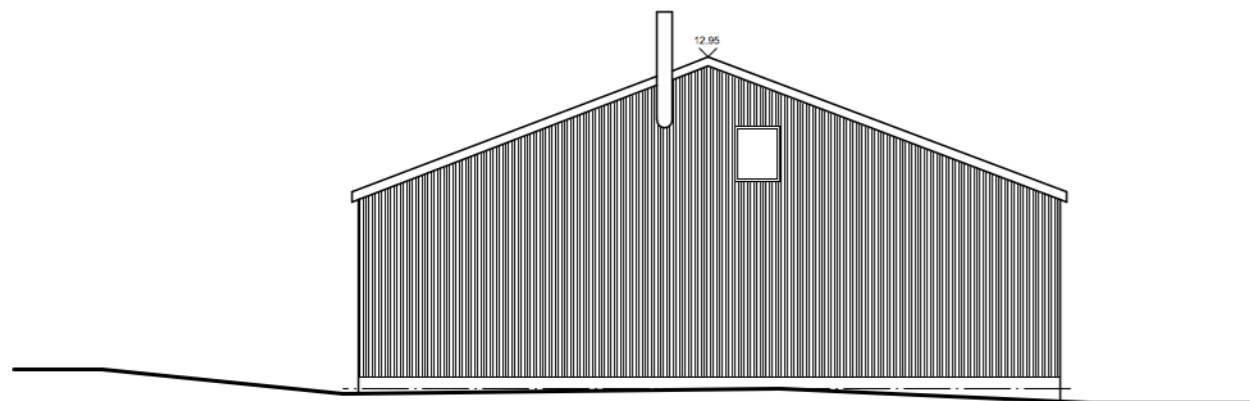
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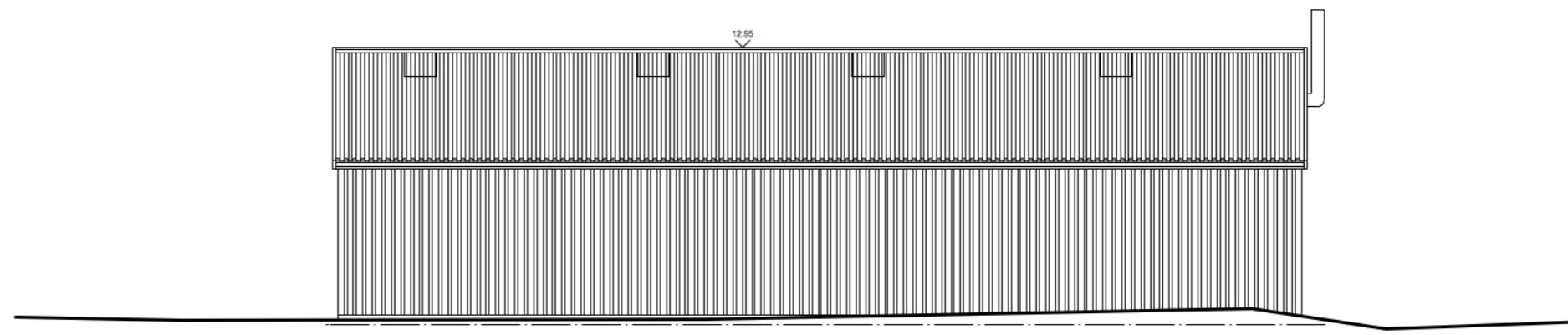
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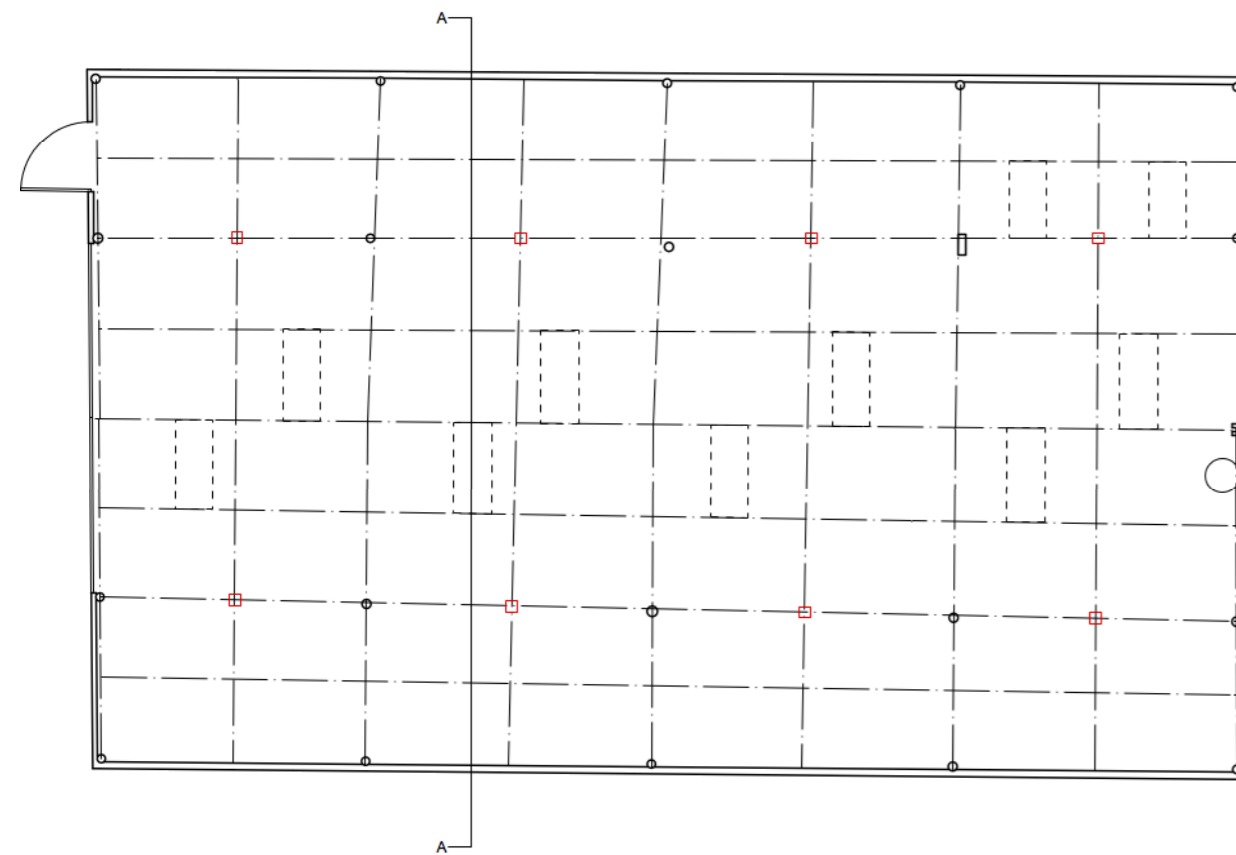
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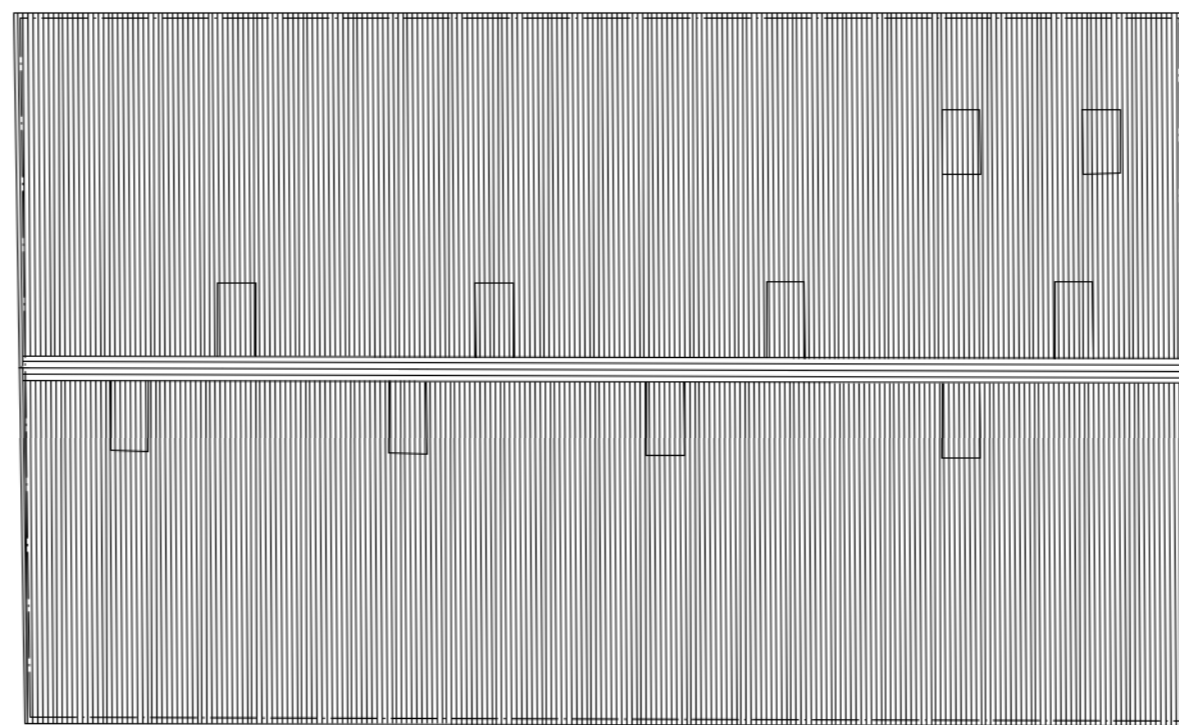
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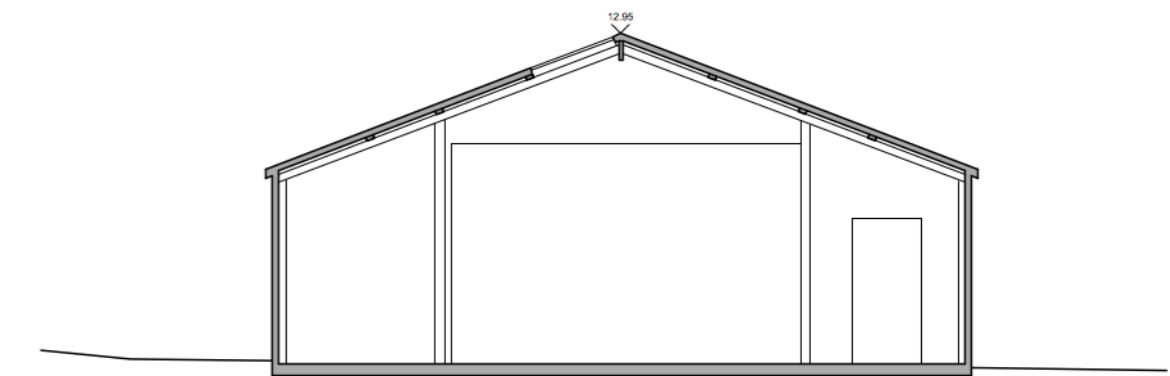
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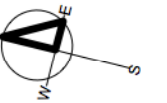
FLOOR PLAN



ROOF PLAN



SECTION AA



A	AMENDMENT TO NOTES	0120	MC	CW
REVISION	DESCRIPTION	DATE	DRAWN	CHECK
STATUS				

SURVEY

TITLE	Existing Barn	DWG NO	5482
PROJECT	PROPOSED CONVERSION	DWG NO	SU_01
	No.07 The Common, Little Blakenham	SCALE	1:100
	SUFFOLK IP8 4JX	DATE	Nov-19
CLIENT	Mrs. J. Knott	DRAWN	MC
		CHECK	CW



WINCER KIEVENAAR
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Chartered Practice

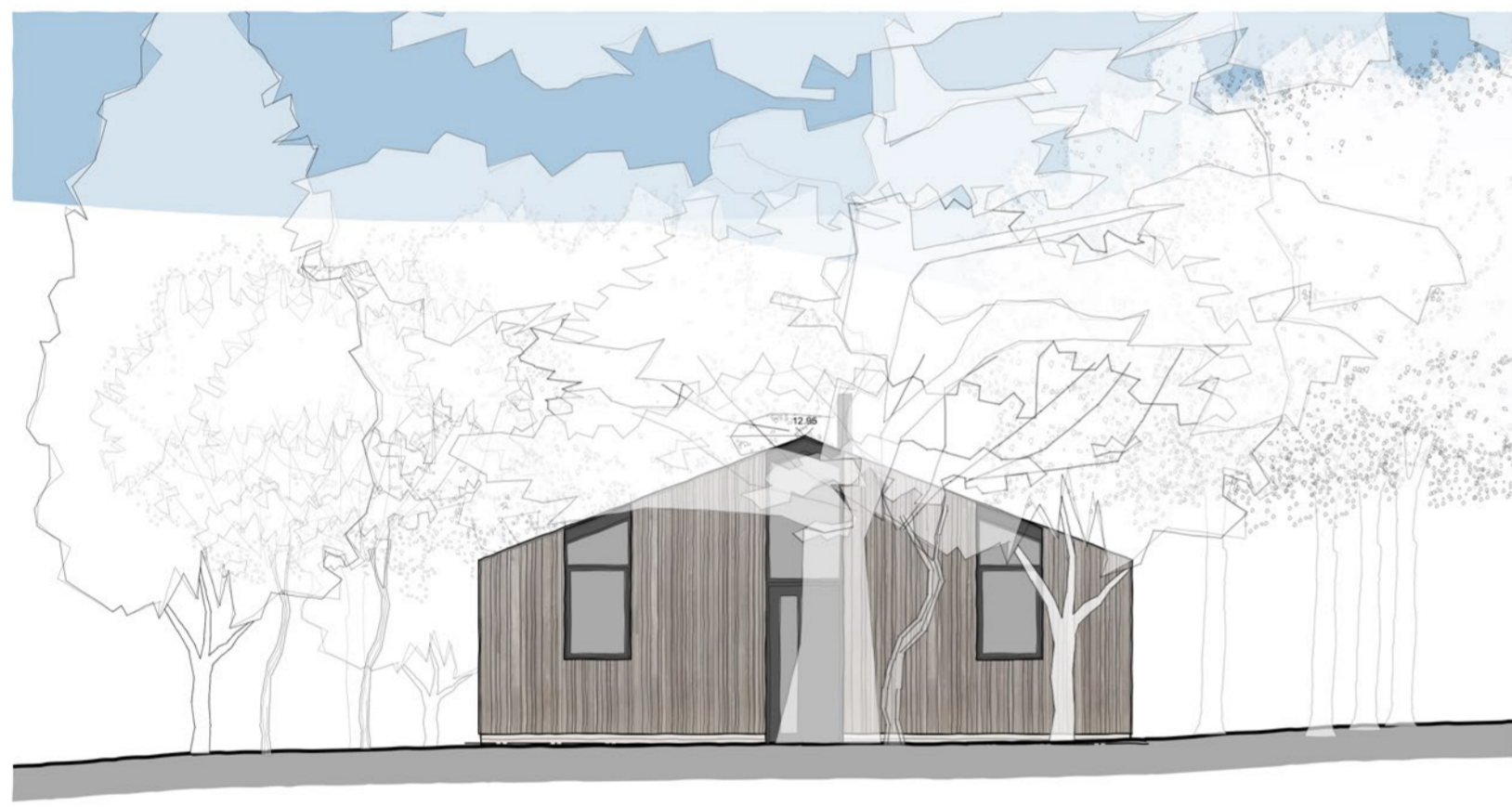




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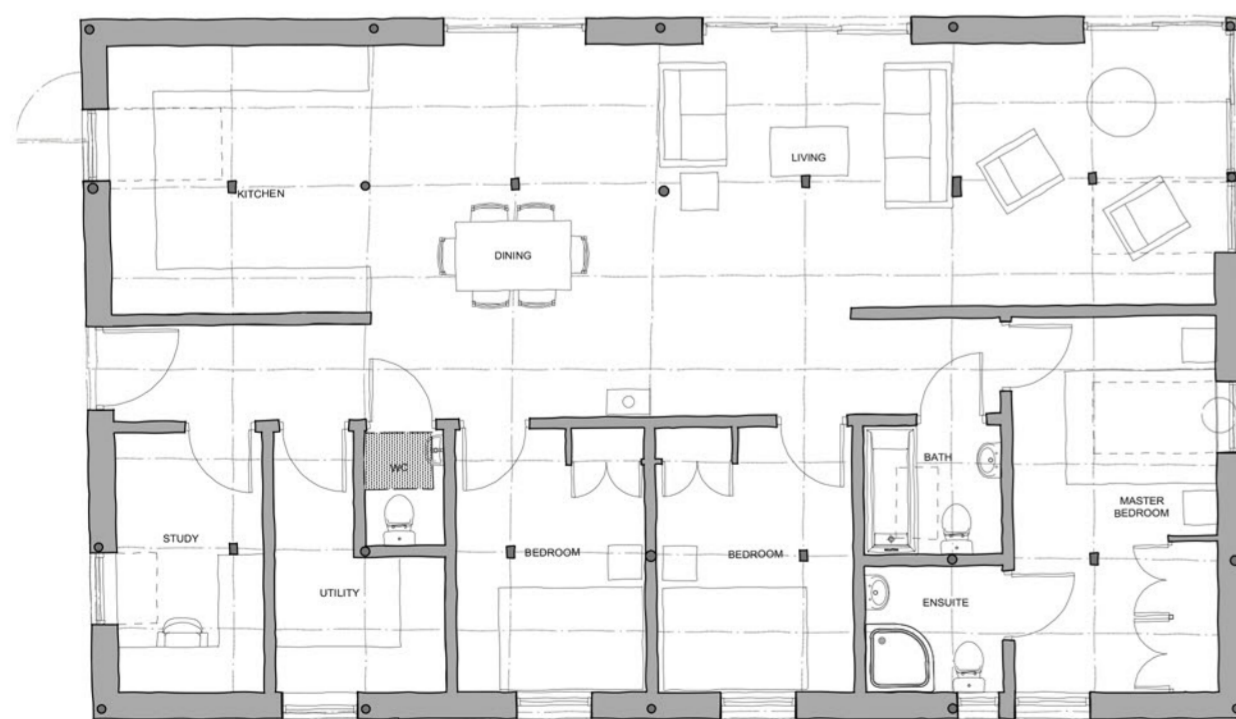
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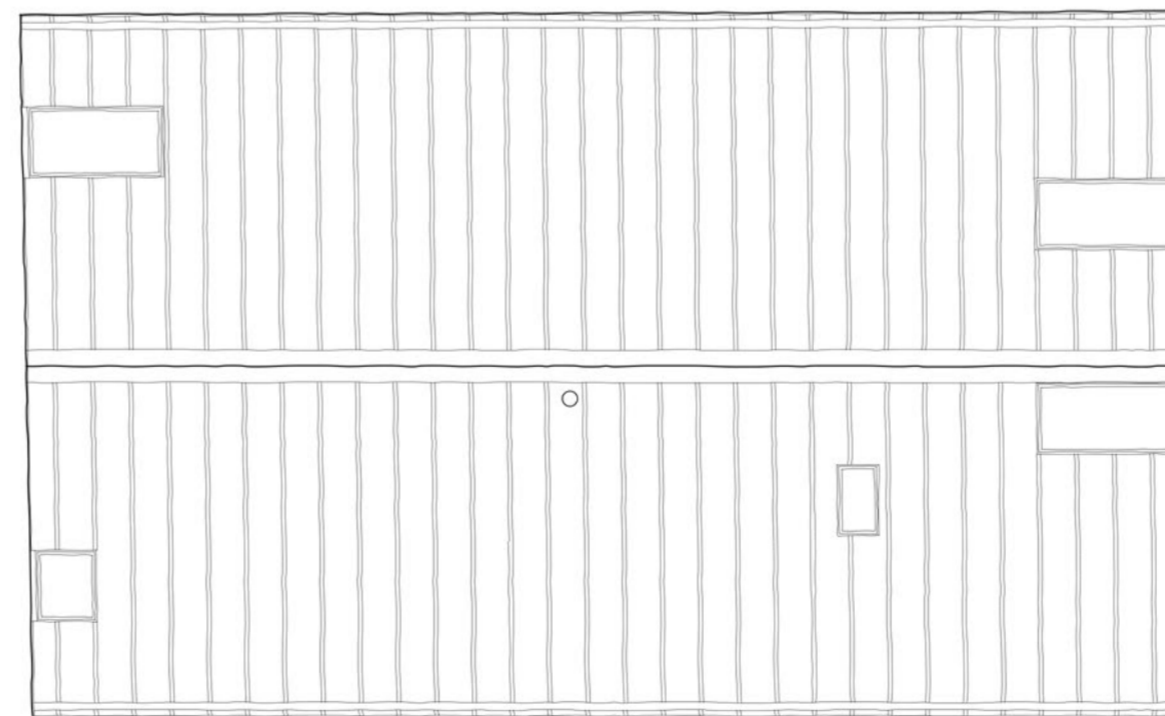
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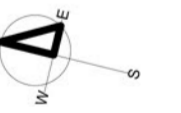
WEST ELEVATION



FLOOR PLAN



ROOF PLAN



B	AMENDMENTS FOLLOWING CLIENT MEETING.	03/20	MC	CW
A	AMENDMENTS FOLLOWING CLIENT MEETING.	01/20	MC	CW
REVISION	DESCRIPTION	DATE	DRAWN	CHECK

STATUS **PRELIMINARY**

TITLE	Proposed Plans & Elevations	JOB NO	5482
PROJECT	PROPOSED CONVERSION	PROJ NO	SK_01B
	No.07 The Common, Little Blakenham	SCALE	1:100
	SUFFOLK IP8 4JX	SHEET SIZE	A2
CLIENT	Mrs. J. Knott	DATE	Dec-19
		DRAWN	MC
		CHECK	CW



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