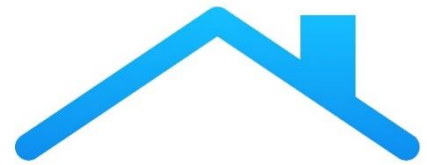


Structural Survey



Plumb

Stone

Surveyors



Mount Pleasant Farm, Hopton, Nesscliffe, SY4 1DJ

Index	
1	Preliminary Information
2	Description of the Property
2.1	Age and Construction
2.2	Accommodation
2.3	Site
2.4	Location
2.5	Services
3	Condition
3.1	Roof Coverings
3.2	Roof Structure
3.3	Rainwater fittings
3.4	Main walls
3.5	External Joinery
3.6	Walls and Ceilings
3.7	Ground floor
4	Summary
Appendix 1	Condition of dwelling
Appendix 2	Photographs

1.0 Preliminary Information

- 1.1 Name/Address of Client(s): Mary Anne Oakley
Mount Pleasant Farm
Hopton
Nesscliffe
SY4 1DJ
- 1.2 Address of Property Inspected: Stone Barn
Mount Pleasant Farm
Hopton
Nesscliffe
SY4 1DJ
- 1.3 Date of Instruction: 23.08.2023
- 1.4 Date of Inspection: 21.11.2023
- 1.5 Circumstances of Inspection: Building vacant.
- 1.6 Weather Conditions: Cold and dry.
- 1.7 Current Use: Storage.
- 1.8 Other Matters: This report has been commissioned to ascertain the general structural condition of the existing dwelling and accompanying barn and its suitability and adequacy for restoration and re-use.
- Inspection has been restricted due to access limitations in turn due to the amount of storage within the building. In consequence, it has been necessary to generalize. The report might be updated when the building has been made safe and full access made available.
- 1.9 Confidentiality: The report has been prepared solely for the use of the named clients and their other professional advisors. It must not be relied upon by any other parties. The terms under which the inspection has been carried out and the report prepared have been set out under separate cover.

2.0 Description of the Property

2.1. Age and Construction

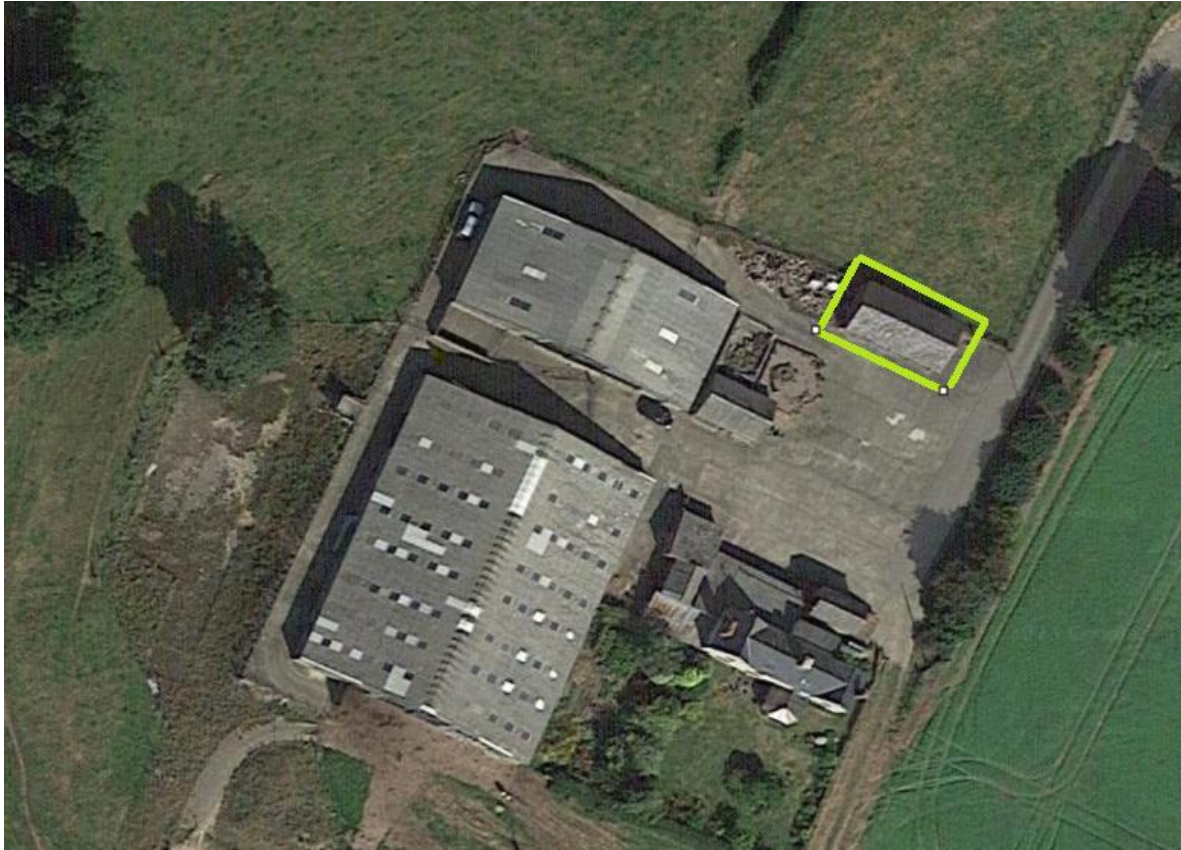
- 2.1.1 The building comprises an agricultural barn that is used for storage purposes.
- 2.1.2 The building includes original stone walls which are assumed to date back over 200 years.
- 2.1.3 There have been some alterations over the years with localised rebuilding of wall sections where openings have been closed off, and roof coverings and rainwater fittings have been previously replaced.
- 2.1.4 The barn is a typical agricultural building that displays common characteristics to the local area and rural make up.

2.2. Accommodation

- 2.2.1 No floorplans have been provided.
- 2.2.2 Gross external floor area of the barn extends to about 50 sqm.

2.3. Site

- 2.3.1 The barn occupies part of the grounds of the Mount Pleasant Farm. The farmstead is dominated by paddocks and contains a collection of agricultural buildings.
- 2.3.2 The site is accessed via a long entrance lane from the main road located between Mount Pleasant Cottage and Faraway.
- 2.3.3 The lane circles round into the centre of the site and opens into a courtyard housing the farmstead and agricultural buildings.
- 2.3.4 The stone barn sits on the edge of a paddock directly opposite the main farmhouse.



Barn within the site

2.4. Location

2.4.1 The site sits within the village of Nesscliffe, situated on the A5 between Oswestry and Shrewsbury. Access into Shrewsbury is approximately 10 miles to the southwest.

2.5. Services

2.5.1 No services are connected to the building or site.

2.5.2 There are no drainage facilities. The dwelling will need to be connected to a private sewage treatment plant – design subject to percolation tests.

3.0. Condition

Please refer to Appendices 1 for the condition of the barn.

4.0 Summary

The barn is in good structural condition and free from any significant damage, beyond some localised distortion. The original features remain largely in-tact and can be mostly retained during conversion.

Previous repairs to roof coverings and rainwater fittings have provided weather protection to the interior supporting frameworks and prevented any significant decay of the structure from occurring.

The main walls remain complete with only relatively minor localised damage, which can be easily made good, such as damp staining and use of cement mortars. The door and window openings are all clearly identifiable and help to define the architectural style and merit of the barn. Necessary building repairs can be guided by BS7913 on conservation, to preserve the original design, style and construction materials where relevant.

The barn meets the criteria set by Shropshire LDP for conversion in every aspect and I see no reason why this project cannot proceed. When the application is approved, this report can be updated to provide a more detailed structural specification. In its present form the report is considered sufficient to inform the planning process by demonstrating the general condition of the building and confirming that it is capable of conversion.

APPENDIX 1 – CONDITION - Mount Pleasant Farm, SY4 1DJ

Element	Description	Condition	Recommendation
<u>EXTERNAL</u>			
1. Roof Coverings	<p>Pitched timber structure clad with natural slates. Slates are set over a breathable membrane.</p> <p>The ridge comprises angular tiles and verges are closed off with cement.</p>	<p>Good condition.</p> <p>The roof has been re-slatted in recent years and displayed no significant damage.</p> <p>Roofing felt has broken down at the roof edges and no longer adequately laps into the rainwater gutters.</p>	<p>Install eaves tray to front and rear roof slopes.</p>
2. Roof Structure	<p>Timber framework incorporating;</p> <p>purlins (70 x 200mm) common rafters (100x50mm) wall plates (100x50mm)</p> <p>Three king post trusses and vertical beams support structural framework.</p>	<p>By and large, roof structures adequately support the coverings and display no obvious timber decay or beetle infestations.</p>	<p>No repairs needed.</p>

APPENDIX 1 – CONDITION - Mount Pleasant Farm, SY4 1DJ

	Vertical supporting beams sit upon stone feet. Rear supports are concealed within plywood linings.		
3. Rainwater Fittings	The rainwater fittings are formed in plastic.	Neglected condition. The rear gutter has disconnected centrally. The left sided drainpipe show has disconnected, and rainwater is discharging against the base of the wall.	Overhaul rainwater fittings and reseal joints. Rainwater fittings to be connected to soakaway drains via storm gullies.
4. Main Walls:	The main walls are formed in solid sandstone ranging from 220-440mm thickness. Footings not seen. There is no damp-proof course (DPC) to the main walls.	Repairs needed. Significant frost damage evident to the right-hand side flank wall owing to previous 'ribbon' style repointing with hard cement mortar. Biological growth evident at the base of the left gable side wall and rear elevation wall where rainwater fittings have failed.	Cement mortar to be raked out and walls re-pointed in more appropriate mix e.g. Ty-Mawr lime. Rainwater fittings to be repaired and connected into storm gully's. External walls to be repaired with traditional materials to promote moisture evaporation or 'breathability'.



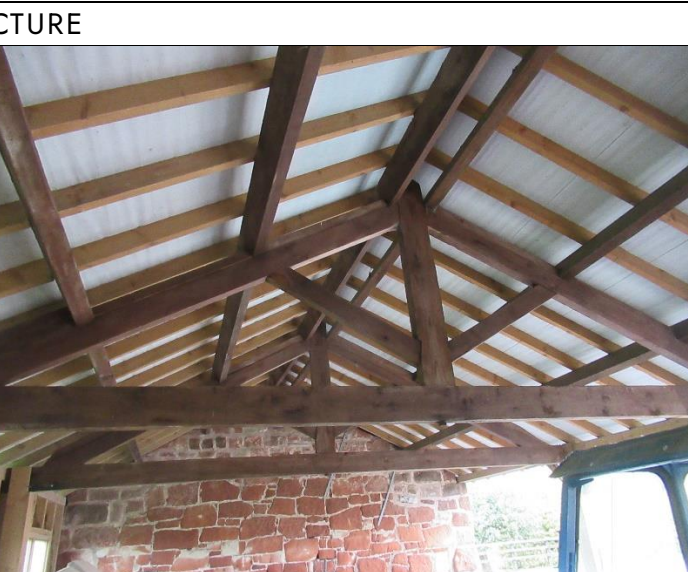
APPENDIX 1 – CONDITION - Mount Pleasant Farm, SY4 1DJ

		There is no requirement for invasive damp proofing interventions (as per BS7913:2013 – Conservation of Historic Buildings).	
5. External Joinery	<p>The rear elevation wall comprises a 100x100mm modern timber frame with three window openings and a door.</p> <p>Windows include single glazed panels, and the door is formed with basic timber panels.</p> <p>Rear face of framing is clad with shiplap timber panels.</p>	<p>Good condition.</p> <p>All joinery retains its basic shape and form. Three parts can easily be altered to incorporate more appropriate forms for residential usage.</p> <p>Shiplap provides basic weather protection. Staining to the internal face of the boards and frame indicate some damp penetration occurring.</p> <p>The connection between the frame and supporting stone wall is closed off with cement. The mortar has mostly loosened and detached. Replacement with lead would be preferable.</p>	Complete replacement/redesign of door and windows – to be informed by project design.

APPENDIX 1 – CONDITION - Mount Pleasant Farm, SY4 1DJ

<u>INTERNAL</u>			
6. Walls and Ceilings	<p>There are no internal coverings or linings; walls and ceilings remain exposed.</p> <p>There is no internal joinery.</p>	<p>Significant frost damage to stone owing to use of cement mortar pointing to interior walls within the barn.</p>	<p>Internal linings to be informed by project design.</p>
7. Ground-floor structure	<p>The main floors appear to be a continuation of the driveway hardstanding and covered over with pebbles.</p>	<p>Functional, but designed for agricultural use.</p> <p>Full inspection not available owing to storage.</p>	<p>Complete replacement using suitable materials. Consider limecrete</p>

APPENDIX 2 – PHOTOS Mount Pleasant Farm, SY4 1DJ

1.	ROOF COVERINGS	
1.1		
Modern slate coverings		
1.2		
Breakdown of roofing felt at roof edge		
2	ROOF STRUCTURE	
2.1		
Roof frame		



Supporting beams for frame

	RAINWATER FITTINGS
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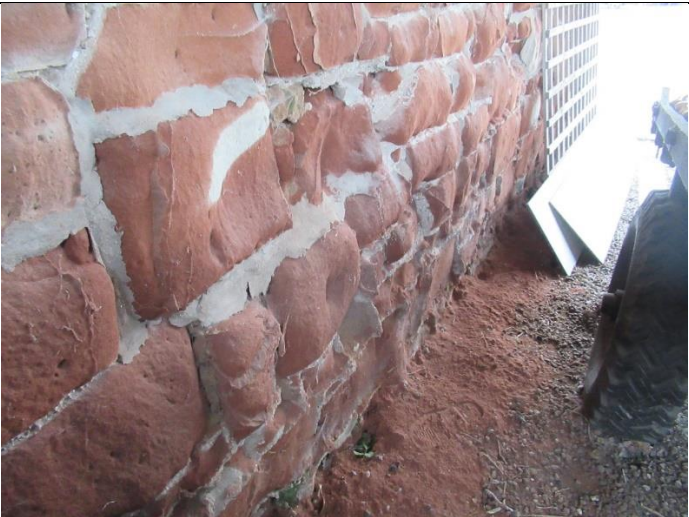



Disconnected gutter joint









Disconnected shoe to drainpipe

APPENDIX 2 – PHOTOS Mount Pleasant Farm, SY4 1D]


4	MAIN WALLS
4.1	
	Frost damage to stone faces
4.2	
	Significant erosion to internal stone faces
4.3	
	Staining to stone faces below leaking gutter

APPENDIX 2 – PHOTOS Mount Pleasant Farm, SY4 1DJ

5	EXTERNAL JOINERY
5.1	
	Shiplap boarding over rear joinery
5.2	
	Basic single glazed window
5.3	
	Detaching cement mortar at framing/wall junction

5.4	
	Deterioration/moisture staining to inner side of door and shiplap
6	WALLS AND CEILINGS
6.1	
	Internal view of barn
6.2	
	Inspection restricted by storage

APPENDIX 2 – PHOTOS Mount Pleasant Farm, SY4 1Dj

7	GROUND FLOOR STRUCTURE
7.1	 A photograph showing the ground floor structure of a building. A blue Ford tractor is parked in the foreground, and a silver car is parked behind it. The building has a stone wall and a wooden post-and-beam roof structure. The floor is covered in pebbles. A black bag is on the ground near the car.
	Pebble covered floor