Address:	Barn at Haywood Farm Haywood Lane Cheswardine Market Drayton TF9 2LW
Client:	KKIP Farms
Inspection Date:	11th September 2023

BERRYS

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BERRYS

Contents

1. EXECUTIVE SUMMARY

We have been instructed to produce a structural survey report detailing the condition of Barns at Haywood Farm, Haywood Lane, Cheswardine, Market Drayton in support of a planning application for conversion to a veterinary practice.

An inspection of the site was made by Stephen Latham MRICS on 11th September 2023. A visual inspection of the subject building was undertaken from ground level and off surveyors ladders where appropriate. No invasive investigations were undertaken as part of our inspection.

No significant structural issues which would prejudice conversion to habitable accommodation were noted to the building. Structural repairs are required to address roof spread to the central section of the property; however, these are of such a nature that they are not considered prohibitive to conversion.

Elsewhere, simple repair works would be considered adequate to address issues. The existing ground floor structure, although in fair condition, would re replacement to allow conversion to habitable accommodation. From a visual inspection we would not anticipate any further significant demolition or rebuilding works being necessary.

The internal space afforded by the building facilitates conversion with little in the way of significant structural intervention required. Loadbearing partition walls would require the introduction of lintels to accommodate openings; however, these works are simple in nature and are easily achieved.

Overall, although the central section of the building requires intervention, the building was found to be in acceptable condition for the purpose of conversion to a veterinary practice.

2. APPOINTMENT

On behalf of our client, KKIP Farms, the following report details the structural condition of Barns at Haywood Farm, Haywood Lane, Cheswardine, Market Drayton TF9 2LW.

This investigation has included only those part of the superstructure which a visible and accessible and does not include any parts which were cov unexposed or inaccessible at the time of inspection. We are therefore unable to report that any such section is free from defect. Our inspection was undertaken from ground level and off surveyors ladders where appropriate.

This report is confidential to the addressees and for the purpose of submitting along with a planning application only. This report does not constitute a full building survey and we have not investigated the size or suitability of structural members to meet current building regulations. We accept no liability to any third party, or this report being used for any other purposes.

The inspection was carried out on Monday 11th September 2023. Weather conditions at the time of inspection were clear and dry throughout.

3. GENERAL DESCRIPTION

This report relates to Barns at Haywood Farm, Haywood Lane, Cheswardine, Market Drayton TF9 2LW.

Haywood Farm is located on the north-west outskirts of Cheswardine, approximately 3 miles from Market Drayton and 21 miles from Shrewsbury Town Centre.

The application building comprises a single storey barn of traditional brick elevations and plain clay tile covered pitched roof.

For the purposes of this report and ease of reference, the application building is highlighted below in red.

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4. OBSERVATIONS/ CONDITION

Roof

The roof structure comprises timber rafters over timber purlins supporte loadbearing walls and timber scissor trusses. The overall condition of the roof structure was generally fair, save a localised section to the centre of the roof which is suffering roof spread.

Timber decay to the feet of 2 no. scissor trusses, located to the centre of the building, has resulted in them becoming partially detached. This has further resulted in localised deflection of timber roof members and a degree of roof spread. The affected trusses will require repair or replacement to secure long term structural integrity.

Water ingress via the centre roof light has resulted in visible staining of the adjacent purlin and is likely to have caused a degree of timber decay. At the ti inspection the structural integrity of the purlin did not appear to have significantly compromised; however, localised minor repair works should be anticipated.

Throughout the building, some timber roof members were noted to be somewhat out of plumb. This is likely resultant of historic movement to the building throughout its lifespan to date and is not considered a significant structural concern currently.

Several areas of historical repairs were noted to timber roof members throughout the barn. Repairs were relatively minor in nature and are suspected to have been introduced to address damage resultant of localised water ingress. This is not uncommon in a property of this age and nature and is not considered a significant concern.

Given the age and use of the building it is likely that some timbers will have suffered a degree of timber infestation, albeit no significant signs of on-going issues were noted at the time of inspection. Additionally, the structural integrity of the existing roof structure did not appear to have been adversely affected by timber infestation. For good order it would be considered prudent to consider treating timbers as a precautionary measure, following close inspection upon commencement of works.

Rainwater Goods

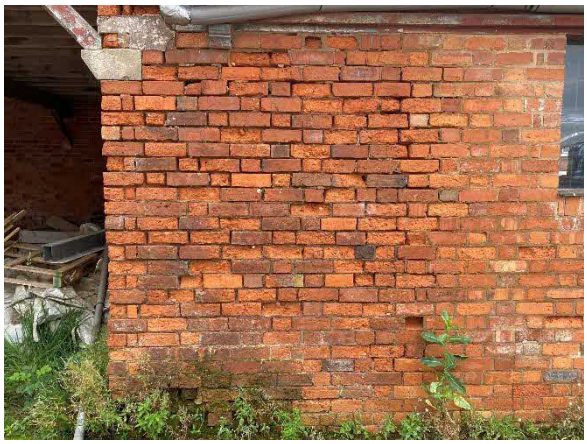
Rainwater goods throughout are either missing or damaged and will require wholesale replacement with new as part of any future development.

Walls

External elevation walls comprise of solid facing brickwork throughout and were found largely to be in good condition for their age and construction with no significant signs of bulging, cracking, or distress to raise concern at this time.

The exception to the above relates to the central section of the building, which as noted above, has suffered from a degree of roof spread resulting in localised cracking and movement or perimeter walls. Affected areas have suffered an outward rotation of high level masonry, which will require localised rebuilding to restore structural integrity.

Localised areas of recessed pointing were identified throughout the building, which would benefit from re-pointing in a lime-based mortar. Additionally, spalling of brickwork was also noted in small areas. Isolated replacement of the most severely affected bricks would be considered beneficial.



Openings throughout the building are provided with a combination of brick arch and timber lintels. Openings are generally in acceptable condition with only localised areas of minor cracking above. Where cracking is evident above openings minor repairs are required to ensure long term structural stability.

Internally, a combination of brick and blockwork walls divide the space. Partition walls are largely in acceptable condition with no signs of significant structural stress to raise concern. The exception being partition walls directly adjacent to those areas affected by roof spread. Localised rebuilding of partition walls, where they abut external walls, is required to address cracking.

Partition walls are generally loadbearing, carrying timber roof members, therefore should the proposal include for removal or alteration of the existing, supplementary support would be required.

Floors

The ground floor comprises a combination of assumed ground bearing concrete, quarry tiles and brick flooring, likely laid directly over bare earth. Although generally

in fair condition, the existing floors will require replacement with a modern counterpart as part of any conversion works given their existing makeup and varying levels. Removal and replacement of the existing floor will not be detrimental to the overall structural integrity of the building.

5. CONCLUSION

Overall, the building inspected was found to be in acceptable condition with no significant structural defects noted that would preclude conversion into habitable accommodation.

Repair works are required to address issues of roof spread to the central section of the building; however, these are localised in nature and not reflective of the wider condition of the building fabric. Repairs to the roof structure and localised rebuilding of masonry walls are necessary. Elsewhere, only minor repairs are considered necessary to address localised issues.

Ground floors comprise a combination of concrete, quarry tile and brick construction throughout and will require replacement. Replacement of the existing ground floors will not be detrimental to the overall structural integrity of building.

Inspected and Prepared by:

[redacted]

Stephen Latham BSc (Hons) MRICS
For and on behalf of Berrys
Dated: 25th September 2023