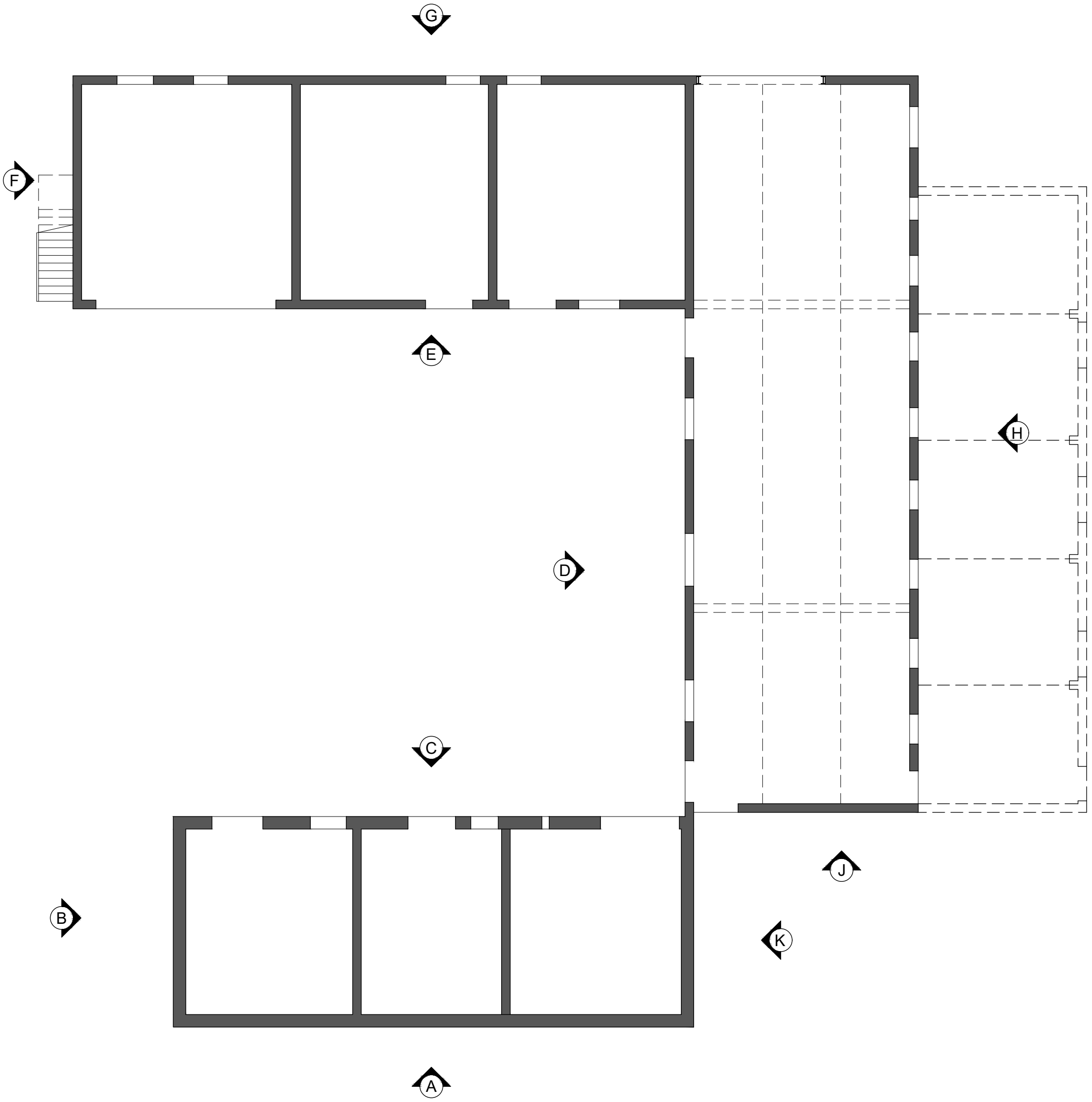
LOWER RACKERY BARNS, LLAY
FOR MR & MRS PHILLIPS

SCHEDULE OF REPAIRS

EXISTING PLANS
P645.SK.01a

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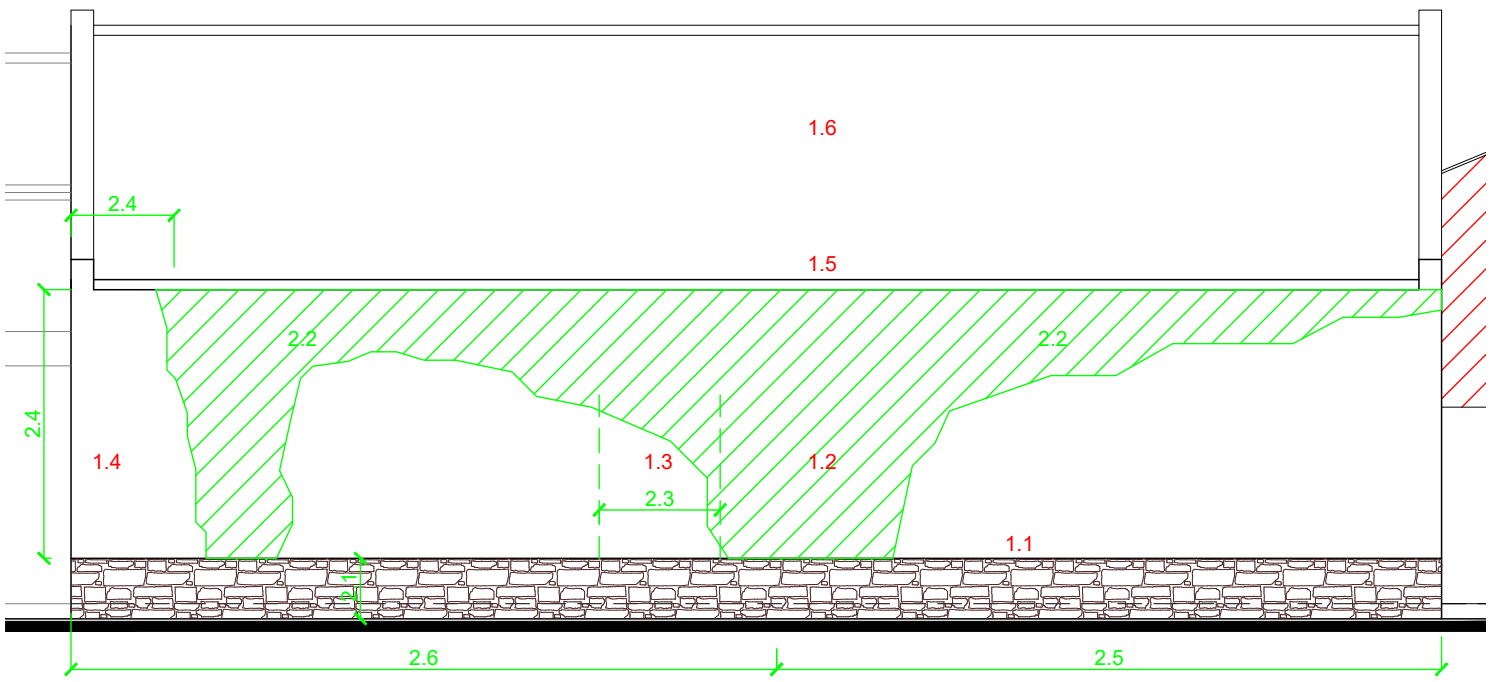
GROUND FLOOR PLAN

LOWER RACKERY BARNS, LLAY
FOR MR & MRS PHILLIPS

SCHEDULE OF REPAIRS

EXISTING ELEVATIONS A & B
P645.SK.02a

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Elevation A Key (2013):

2.1 - Stonework at low level.

2.2 - Ivy Covered Wall

2.3 - Bricked in Opening

2.4 - Repaired Corner

2.5 - Wall reasonably plumb

2.6 - Wall generally bows out over its height in the order of 50mm

Elevation A Key (2023):

1.1 - Low level stonework joints open (mortar loss).

1.2 - Ivy generally removed from elevation, with the exception of small area at one end.

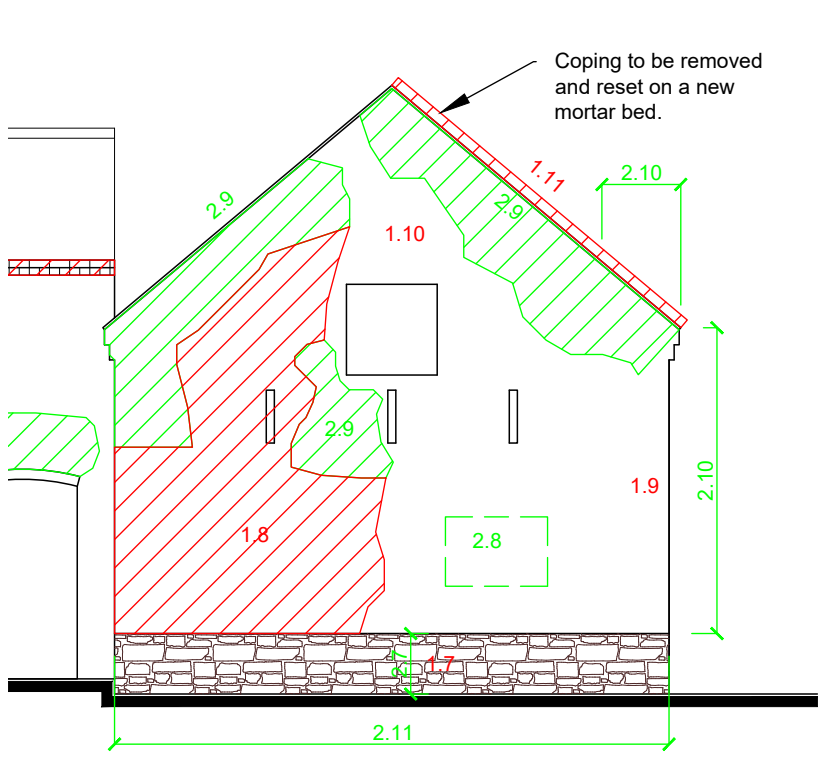
1.3 - Brickwork infill to previous opening.

1.4 - Evidence of remedial work to corner.

1.5 - Wall bowing outwards toward top.

1.6 - Corrugated sheet roofing removed - timber structure exposed but generally intact.

ELEVATION A



Elevation B Key (2013):

2.7 - Stone wall at low level.

2.8 - Bricked in opening

2.9 - Ivy covered wall

2.10 - Repaired corner

2.11- Wall generally bows out over its height, estimated to be in the order of 50-75mm at first floor level

Elevation B Key (2023):

1.7 - Low level stonework joints open (mortar loss).

1.8 - Ivy growth concealing large portion of the elevation.

1.9 - Possible local remedial works.

1.10 - Wall bowing outward at first floor level.

1.11- Top of gable wall has loose coping units/dentil course, and not adequately restrained by roof structure.

ELEVATION B

Structural Report
Approved 23rd April 2013 (P/2013/0285)

Elevation A exhibits a noticeable lean but is acceptable in structural terms.

We would envisage repairs concentrating on resetting/repointing the stone base courses in conjunction with making good around new openings/opening up existing brick openings.

Elevation B, the small gable facing the road exhibits some out of plumb but otherwise appears in acceptable structural condition accepting that some crack repairs will be required.

As a general comment to all walls exhibiting out of plumb we would envisage a need to incorporate lateral strapping at first floor and roof levels which may take the form of tie rods/patress plates.

Repairs to roofs and floors are not normally an issue withe respect to planning as they are normally replaced in Barn Conversions. With this property we would envisage this standard approach.

Structural Assessment
August 2023

Elevations A & B - With reference to the earlier reports produced by Huxtable Hodgson and following our recent visual inspection on site, we would suggest that, in general, there has been little appreciable change in the overall condition of the buildings (and in particular the external elevations) since 2004.

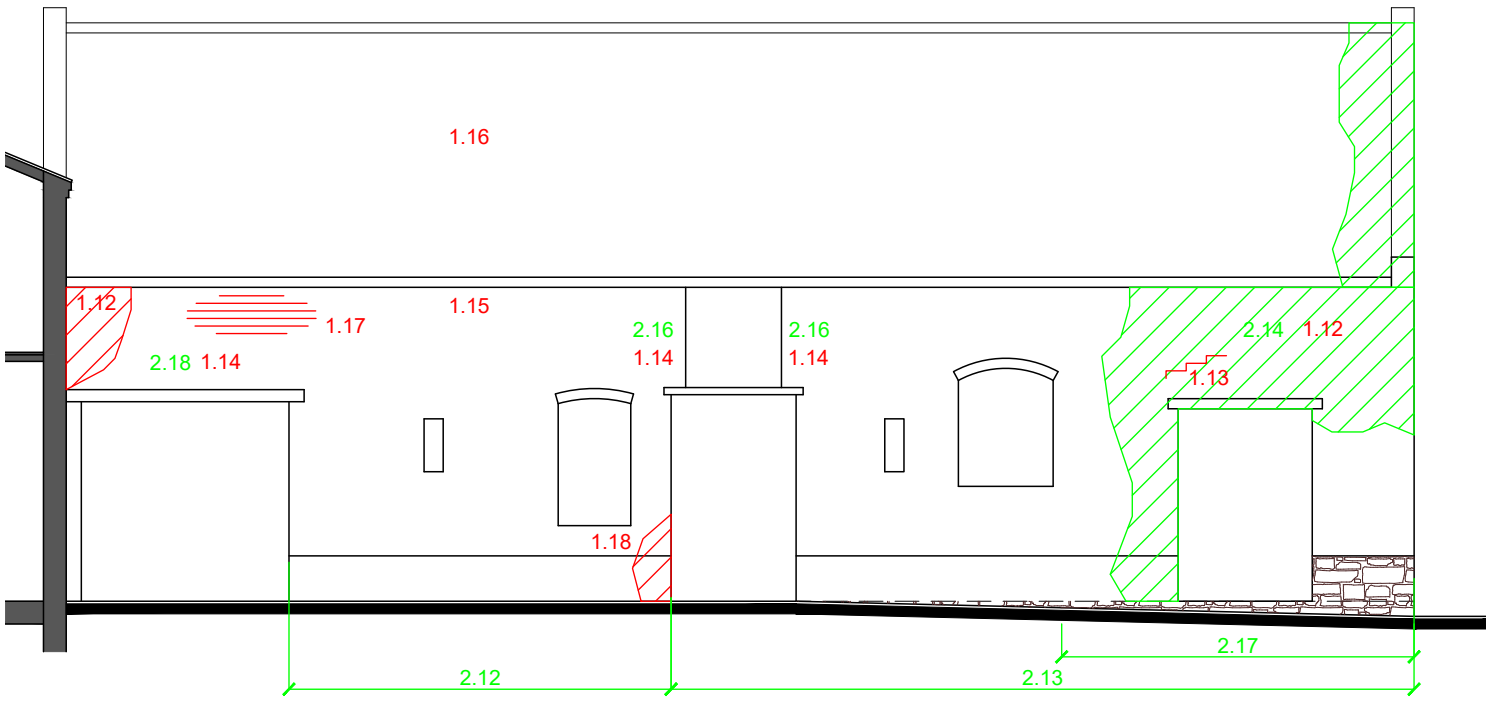
A further programme of repair works are clearly required throughout each building in order to prolong the life of the structures / facilitate conversion of the buildings into dwellings, however, it is suggested that these would be relatively straight forward repair works.

LOWER RACKERY BARNS, LLAY
FOR MR & MRS PHILLIPS

SCHEDULE OF REPAIRS

EXISTING ELEVATIONS C & D
P645.SK.03a

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ELEVATION C

Elevation C Key (2013):

2.12 - Mix of brick and stone masonry at low level

2.13 - Stone wall at low level in the order of 550-600mm thick

2.14 - Ivy covered wall

2.16 - Rebuilt brickwork to sides of opening

2.17 - Wall leans out slightly over its height

2.18 - Three courses rebuilt brickwork above timber lintel

Elevation C Key (2023):

1.12 - Ivy growth concealing small area of elevation at each end.

1.13 - Possible local repair work of diagonal cracking.

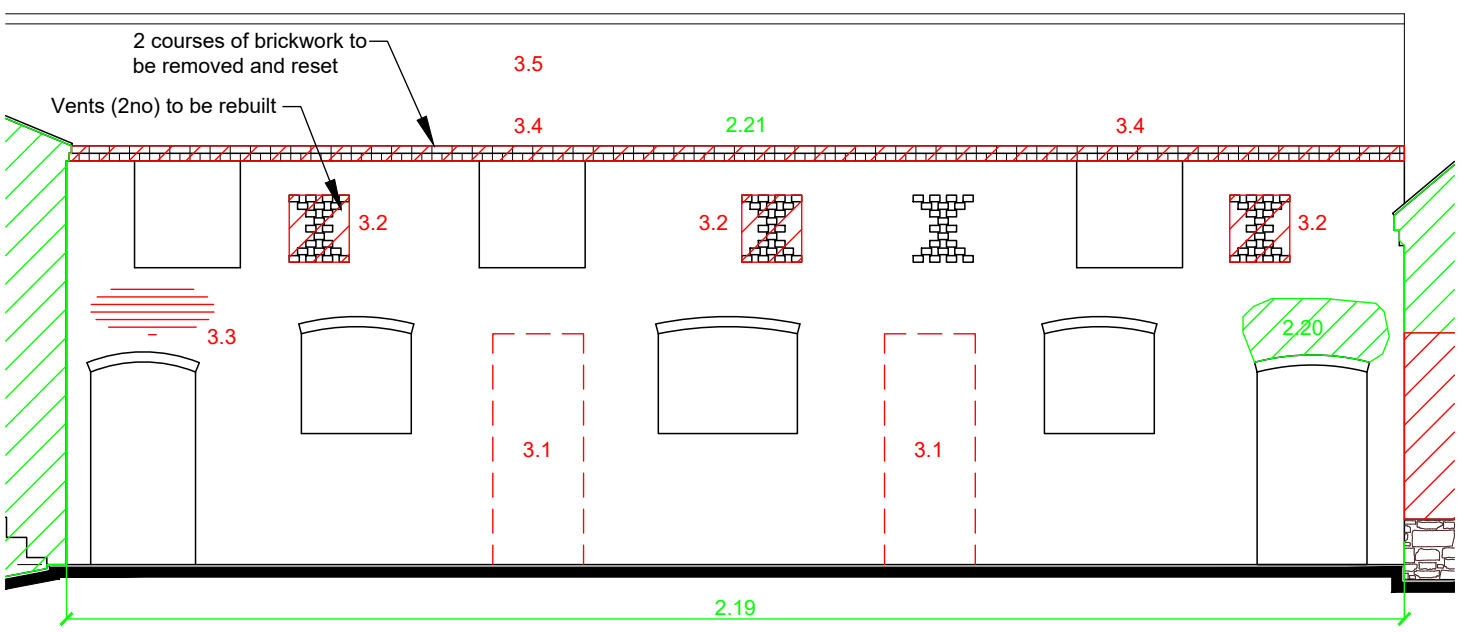
1.14 - Areas of local re-building adjacent to openings.

1.15 - Wall bowing outward towards top.

1.16 - Corrugated roof sheeting removed - timber structure exposed but generally intact.

1.17 - Localised re-pointing of brickwork.

1.18 - Loss of brickwork/ damage to walls adjacent central door opening.



ELEVATION D

Elevation D Key (2013):

2.19 - Wall in overall reasonable condition excepting that it is generally bowing out over its height in the order of 50mm at first floor level together with areas of local bulges.

2.20 - Bulging and cracked brickwork above opening

2.21 - Apparent decayed wall plate above outer leaf. Brickwork below appears loose in part.

Elevation D Key (2023):

3.1 - Previous opening infilled with brickwork

3.2 - Loose brickwork/ void in wall due to collapsed brickwork.

3.3 - Complete loss of mortar beds - loose brickwork.

3.4 - Loose brickwork to brickwork dentil corses/above timber lintels.

3.5 - Roof sheeting/ finishes removed - some timber structure remaining.

Structural Report
Approved 23rd April 2013 (P/2013/0285)

Elevations C & D appears in a presentable condition without any major defects accepting that areas are covered in ivy.

As a general comment to all walls exhibiting out of plumb we would envisage a need to incorporate lateral strapping at first floor and roof levels which may take the form of tie rods/patress plates.

Repairs to roofs and floors are not normally an issue withe respect to planning as they are normally replaced in Barn Conversions. With this property we would envisage this standard approach.

Structural Assessment
August 2023

Elevations C & D - With reference to the earlier reports produced by Huxtable Hodgson and following our recent visual inspection on site, we would suggest that, in general, there has been little appreciable change in the overall condition of the buildings (and in particular the external elevations) since 2004.

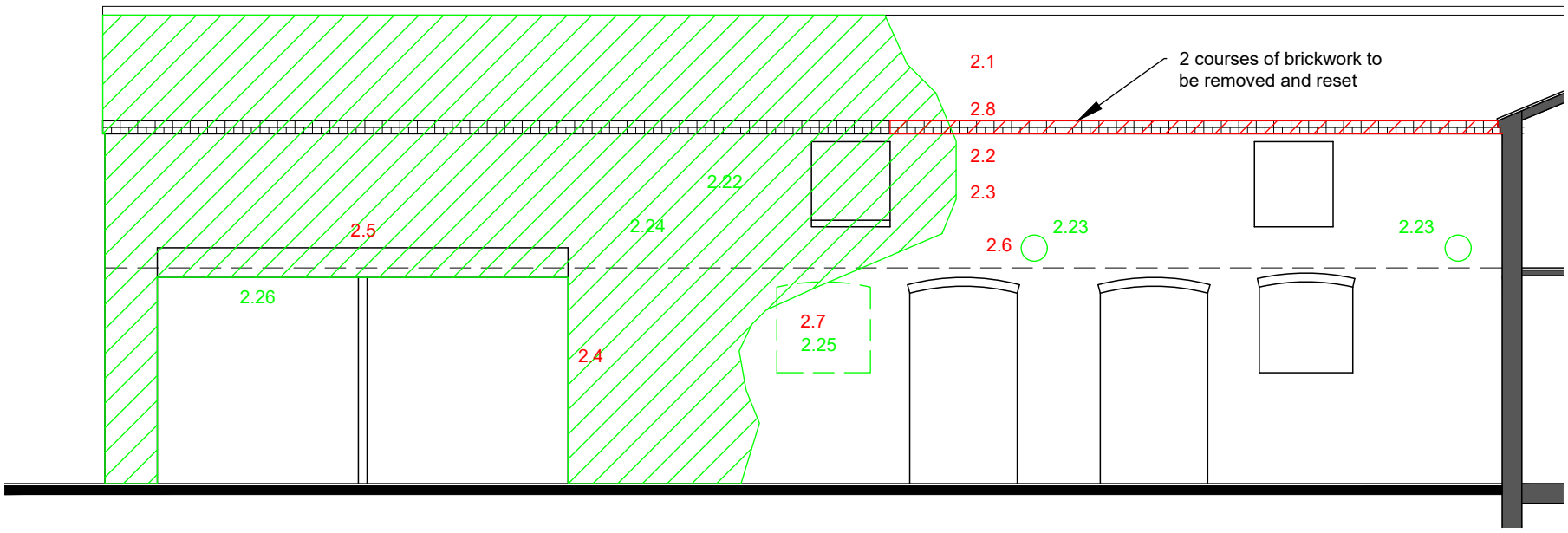
A further programme of repair works are clearly required throughout each building in order to prolong the life of the structures / facilitate conversion of the buildings into dwellings, however, it is suggested that these would be relatively straightforward repair works.

LOWER RACKERY BARNS, LLAY
FOR MR & MRS PHILLIPS

SCHEDULE OF REPAIRS

EXISTING ELEVATIONS E & F
P645.SK.04a

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ELEVATION E

Elevation E Key (2013):

2.22 - Ivy covered wall and roof

2.23 - Patress plates

2.24 - Wall is reasonable for plumb and condition

2.25 - Bricked in opening

2.26 - Wide opening spanned by timber beam propped at mid span by cast iron post

Elevation E Key (2023):

2.1 - Roof sheeting / finishes removed - some timber purlins remain.

2.2 - Wall relatively plumb for verticality.

2.3 - Brickwork generally fractured/weathered across elevation.

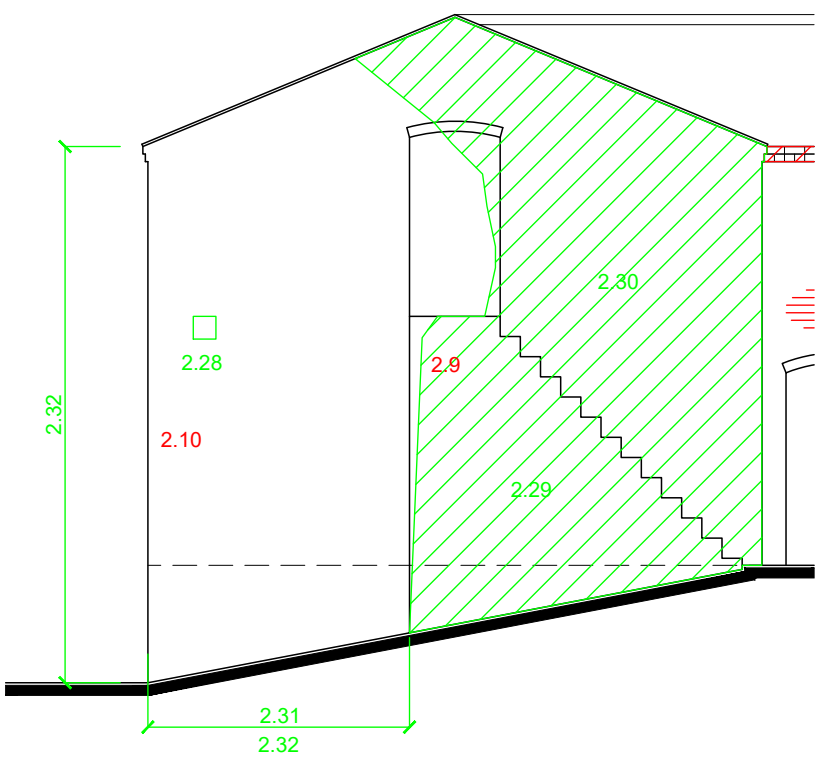
2.4 - Cracked brickwork to side of large opening.

2.5 - Timber lintel supporting wall above large opening deflected excessively.

2.6 - Loose brickwork around pattress plate, extending to eaves level.

2.7 - Previous opening infilled with brickwork

2.8 - Loose brickwork to dentil courses.



Elevation F Key (2013):

2.28 - End of timber beam

2.29 - Brick and stone external steps

2.30 - Ivy conceals right hand side of wall

2.31 - Wall appears to be reasonably plumb where visible

2.32 - Repaired section.

Elevation E Key (2023):

2.9 - Ivy/ vegetation growth across majority of elevation including external staircase.

2.10 - Repair works carried out to corner of wall.

ELEVATION F

Structural Report
Approved 23rd April 2013 (P/2013/0285)

Elevation E appears in a presentable condition without any major defects accepting that areas are covered in ivy.

Elevation F, the small gable facing the road exhibits some out of plumb but otherwise appears in acceptable structural condition accepting that some crack repairs will be required.

As a general comment to all walls exhibiting out of plumb we would envisage a need to incorporate lateral strapping at first floor and roof levels which may take the form of tie rods/patress plates.

Repairs to roofs and floors are not normally an issue withe respect to planning as they are normally replaced in Barn Conversions. With this property we would envisage this standard approach.

Structural Assessment
August 2023

Elevations E & F - With reference to the earlier reports produced by Huxtable Hodgson and following our recent visual inspection on site, we would suggest that, in general, there has been little appreciable change in the overall condition of the buildings (and in particular the external elevations) since 2004.

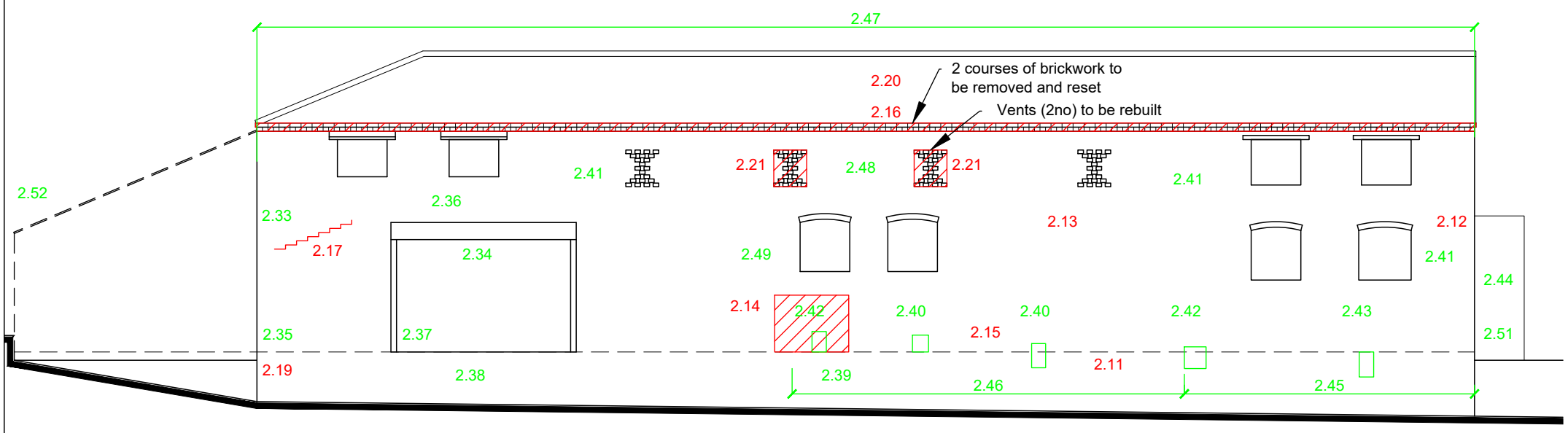
A further programme of repair works are clearly required throughout each building in order to prolong the life of the structures / facilitate conversion of the buildings into dwellings, however, it is suggested that these would be relatively straightforward repair works.

LOWER RACKERY BARNS, LLAY
FOR MR & MRS PHILLIPS

SCHEDULE OF REPAIRS

EXISTING ELEVATIONS G
P645.SK.05a

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ELEVATION G

Elevation G Key (2013):

2.33 - Repointed diagonal crack

2.34 - Steel beam and steel channel doorpost

2.35 - Wall leans out in the order of 50mm up to first floor level

2.36 - Repaired section

2.37 - Local damaged and roughly repointed brickwork at side of door

2.38 - Concrete ramp up into building

2.39 - External concrete path falls sharply towards front

2.40 - Repaired section

2.41 - Patress plates

2.42 - Repaired section

2.43 - Wall bowing out noticeably at low level

2.44 - Wall bowing out at low level but less that (2.43)

2.45 - Wall generally curls out below eaves

2.46 - Weathered mortar joints

2.47 - Crack above door to distortion to corner

Elevation G Key (2023):

2.11 - Lateral movement of wall at low level (where wall is acting as retaining wall, internal ground level approximately 1300mm higher then external levels)

2.12 - Remedial works of corner and end of elevation.

2.13 - Brickwork generally weathered and fractured, open joints and loss of mortar beds

2.14 - Loss of mortar beds - loose brickwork.

2.15 - Previous openings/ damaged areas infilled with brickwork.

2.16 - Loose brickwork to dentil courses.

2.17 - Diagonal cracking (previously repointed).

2.18 - Cracking and loose brickwork local to pattress plate.

2.19 - Local remedial works to corner.

2.20 - Roof sheeting/ finishes removed - some timber structure remaining.

2.21 - Loose brickwork to ventilation voids.

Structural Report
Approved 23rd April 2013 (P/2013/0285)

Elevation G has undergone lateral movements at low level where the wall acts as a retaining wall. Above low level there are areas of repair presumably undertaken to correct out of plumb and/or cracking, these areas appear now in an acceptable structural condition and we did not note any evidence of ongoing movements.

Notwithstanding we would envisage a wish to ensure long term level stability of the wall which could be achieved once the ground floor is replaced allowing the retained substrata to be removed from the back of the wall and/or buttressing to the back of the wall.

As a general comment to all walls exhibiting out of plumb we would envisage a need to incorporate lateral strapping at first floor and roof levels which may take the form of tie rods/patress plates.

Repairs to roofs and floors are not normally an issue with respect to planning as they are normally replaced in Barn Conversions. With this property we would envisage this standard approach.

Structural Assessment
August 2023

Elevation J - Significant repair works have recently been carried out in terms of the new sections of masonry blockwork walls constructed to locally stabilise Building 3. It is anticipated that the previous removal of the lean to structure (at some point after 2013) and the collapse of the first floor timber joists (in 2022) had progressively weakened the building leading to the requirement for the repair works.

Elevation K - With reference to the earlier reports produced by Huxtable Hodgson and following our recent visual inspection on site, we would suggest that, in general, there has been little appreciable change in the overall condition of the buildings (and in particular the external elevations) since 2004.

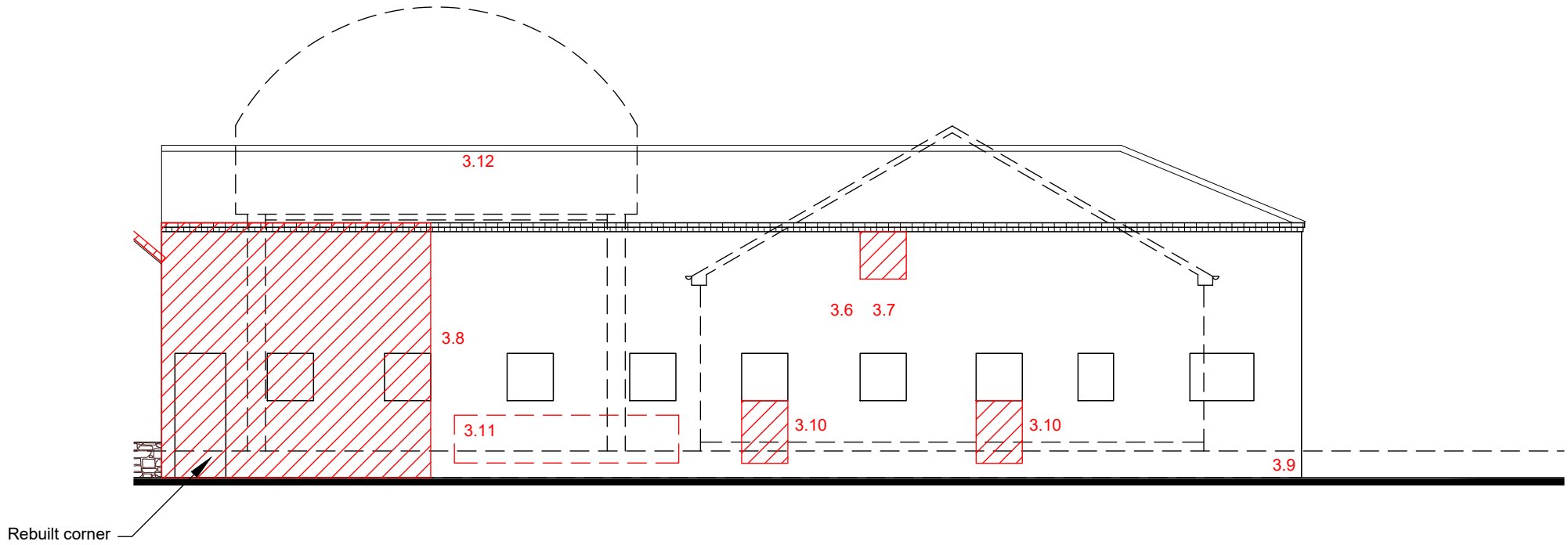
A further programme of repair works are clearly required throughout each building in order to prolong the life of the structures / facilitate conversion of the buildings into dwellings, however, it is suggested that these would be relatively straightforward repair works.

LOWER RACKERY BARNS, LLAY
FOR MR & MRS PHILLIPS

SCHEDULE OF REPAIRS

EXISTING ELEVATIONS H
P645.SK.06a

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ELEVATION H

Elevation H Key (2013):

Main Building - No notable structural defects.

Lean-to - poor condition and may need to be rebuilt.

Elevation H Key (2023):

3.6 - Lean-to structure completely removed - scarring and damage from associated demolition works.

3.7 - Scaffold present across full elevation.

3.8 - Complete repair of western end of elevation and return wall (elevation J) in blockwork masonry.

3.9 - Local remedial works to eastern corner and repointing of vertical cracking.

3.10 - Loss of outer leaf of brickwork at low level.

3.11 - Low level brickwork concealed by render.

3.12 - Roof sheeting/finishes removed - some timber structure remaining.

3.13 - Locally collapsed brickwork at high level.

3.14 - Weathered brickwork and loss of mortar joints.

Structural Report
Approved 23rd April 2013 (P/2013/0285)

Elevation H (Main Building) appears in reasonable condition accepting weathered mortar joints.

Elevation L (Lean-to) now appears in poor condition and may need to be rebuilt subject to verifying its condition once external ground levels are lowered and the adjacent outbuilding is removed allowing a detailed inspection of the wall from outside.

As a general comment to all walls exhibiting out of plumb we would envisage a need to incorporate lateral strapping at first floor and roof levels which may take the form of tie rods/patress plates.

Repairs to roofs and floors are not normally an issue with respect to planning as they are normally replaced in Barn Conversions. With this property we would envisage this standard approach.

Structural Assessment
August 2023

Elevation H - Significant repair works have recently been carried out in terms of the new sections of masonry blockwork walls constructed to locally stabilise Building 3. It is anticipated that the previous removal of the lean to structure (at some point after 2013) and the collapse of the first floor timber joists (in 2022) had progressively weakened the building leading to the requirement for the repair works.

Elevation L (Lean to) - The removal of the lean-to has been carried out as outlined in the Huxtable Hodgson report, for full reconstruction.

It should be noted that the majority of the exposed Elevation H will be an internal wall when the lean-to is reconstructed in accordance with the approved scheme and structural report.

A further programme of repair works are clearly required throughout each building in order to prolong the life of the structures / facilitate conversion of the buildings into dwellings, however, it is suggested that these would be relatively straightforward repair works.

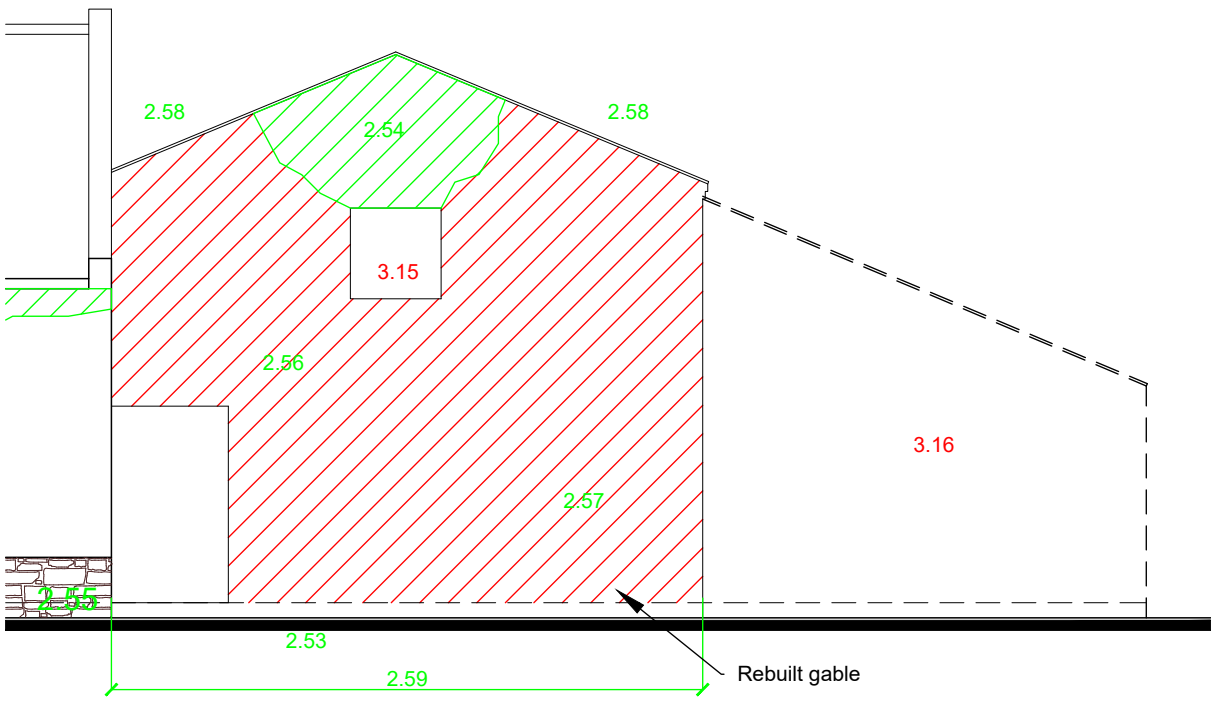
LOWER RACKERY BARNS, LLAY
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SCHEDULE OF REPAIRS

EXISTING ELEVATIONS J & K
P645.SK.07a

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Elevation J Key (2013):

2.53 - Stonework at low level

2.54 - Rebuilt high level apex

2.55 - Concrete repair at corner

2.56 - Bricked in ventilation slots

2.57 - Roughly rebuilt brickwork to sides of door opening

2.58 - Poor condition brick on edge parapet

2.59 - Wall generally slightly out of plumb

Elevation J Key (2023):

3.15 - Elevation fully repaired in brickwork masonry and tied into adjacent elevation D and H.

3.16 - Lean-to structure completely removed.

ELEVATION J

Structural Report
Approved 23rd April 2013 (P/2013/0285)

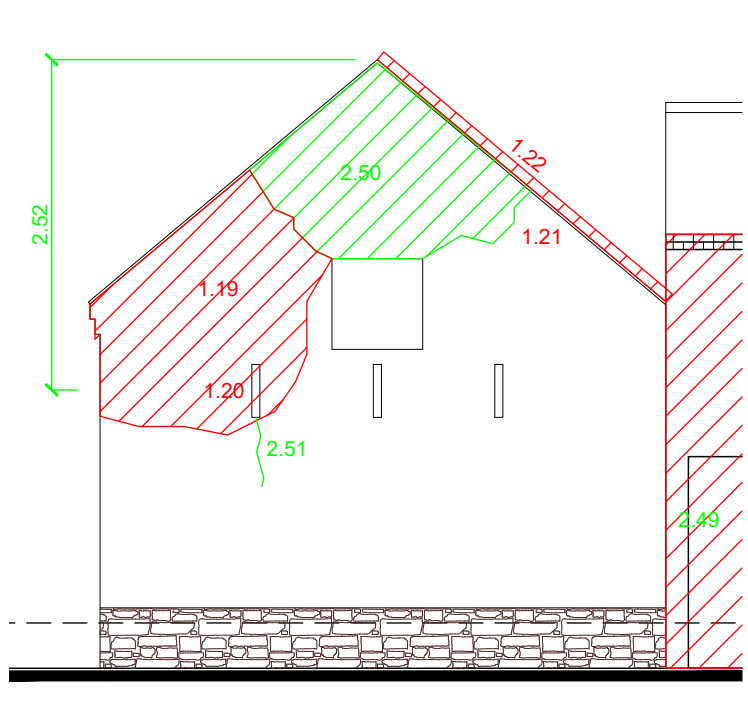
Elevation J appears in reasonable condition accepting weathered mortar joints.

Elevation K again appears in reasonable condition accepting that it has a rather shabby appearance consistent with weathered brickwork around openings, rough infilling around the door, poor condition parapet brickwork and an area of repaired low level stonework at the corner.

These areas all merit local repairs.

As a general comment to all walls exhibiting out of plumb we would envisage a need to incorporate lateral strapping at first floor and roof levels which may take the form of tie rods/patress plates.

Repairs to roofs and floors are not normally an issue with respect to planning as they are normally replaced in Barn Conversions. With this property we would envisage this standard approach.



Elevation K Key (2013):

2.49 - Lean to section

2.50 - Dropped and loose brickwork above decayed window frame

2.51 - Vertical crack below ventilation slot

2.52 - General eroded joints

Elevation K Key (2023):

1.19 - Vegetation growth partially concealing part of elevation.

1.20 - Numerous brickwork infills to ventilation voids.

1.21 - Evidence of historic remedial works at high level.

1.22 - Top of gable has loose coping units/ dentil course, and not adequately restrained by roof structure.

Structural Assessment
August 2023

Elevation J - Significant repair works have recently been carried out in terms of the new sections of masonry blockwork walls constructed to locally stabilise Building 3. It is anticipated that the previous removal of the lean to structure (at some point after 2013) and the collapse of the first floor timber joists (in 2022) had progressively weakened the building leading to the requirement for the repair works.

Elevation K - With reference to the earlier reports produced by Huxtable Hodgson and following our recent visual inspection on site, we would suggest that, in general, there has been little appreciable change in the overall condition of the buildings (and in particular the external elevations) since 2004.

A further programme of repair works are clearly required throughout each building in order to prolong the life of the structures / facilitate conversion of the buildings into dwellings, however, it is suggested that these would be relatively straightforward repair works.

ELEVATION K