Brief :

A previous structural report has been carried out by Hodgson Structural Design Ltd dated 11th April 2019 and submitted to Wrexham County Borough Council for planning approval in August 2019 Ref 2019/0647.

We have been asked by our Client to visit the barn to carry out a visual inspection only and to see if the structural condition has changed and/or deteriorated since April 2019.

Survey & Observations :

We visited the barn on Thursday 5th December 2024.

Please refer to Hodgson structural report for a full description of the barn together with plans and observations on the structure.

Obviously, the barn is still suffering from the same structural issues highlighted in Hodgson Structural Report ie roof spread, foundation settlement, cracking & bulging to brick walls, however the walls, floors and roof are still very much intact and considered to be in a reasonable structural condition.

Conclusions :.

In conclusion we did not see any obvious signs of deterioration that would have an adverse effect on the structural stability of the barn.

We see no structural reason why the barn cannot be converted to domestic accommodation.

Please refer to current photos of the barn below

Generally, the construction of the barn is in sufficiently reasonable condition for it to be retained, and maintenance and strengthening works to be carried out during the conversion and refurbishment will enhance the structure.

Referring to the layout, it is considered to be entirely feasible from a structural viewpoint to convert the barn into domestic use.

Alterations will need to be carried out without jeopardising the structural stability of the barn. The Contractor who carries out these works must not compromise overall stability.

It is assumed that detailed structural matters will be attended to as part of a Building Regulations submission

References :.

33No Site Photos and email dated 5/12/24

My Photos 5 Dec 2024

Brian Crawford

Brian Crawford I Eng, MICE, IMI Struct E.
9th December 2024

CONDITIONS OF STRUCTURAL COMMENT

1) This comment is for the use of the Client only and shall not be released to any other party without the express permission of the Client and Crawford & Co Ltd.

2) This comment is based on a visual inspection only without removing any finishes and is limited only to the areas mentioned in the brief.

3) Crawford & Co Ltd reserve the right to change their opinion/recommendations should further information become available following any opening-up or repair works on site.

4) This comment does not confer nor purport to confer any third party rights.

Although it is judged that sufficient information has been gathered for us to report usefully, it should be noted that detailed examination of all areas was not possible. Any areas not examined, nor referred to in this report should not necessarily be considered as being free from defect.