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Our Ref: 2637.RBS

Mrs S Andrews,
Middlewood Farm,
Sarn Road,
Threapwood,
SY14 7AW.

19th May 2021

Dear Mrs S Andrews,

**RE: SPECIFIC DEFECT REPORT: STRUCTURAL REPORT ON BARN AT
MIDDLEWOOD FARM.**

Further to your recent instruction, I can confirm that I carried out my inspection of the property on 4th May 2021 and on the basis of this inspection now report hereunder, subject to the limitations detailed under those detailed in the Terms and Conditions of Engagement.

A. TERMS AND CONDITIONS OF ENGAGEMENT

A1 Particulars

- A1.1 The Client: Mrs S Andrews,
Middlewood Farm,
Sarn Road,
Threapwood,
SY14 7AW.
- A1.2 The Surveyor: Platt White Partnership
Nova House



STRUCTURAL REPORT ON BARN AT MIDDLEWOOD FARM.

94 Boughton
Chester
CH3 5AQ

A1.3 The Property:

Barn at,
Middlewood Farm,
Sarn Road,
Threapwood,
SY14 7AW.

A1.4

Purpose of the Report:
Confirm suitable for conversion.

A1.5 Principal Exclusions:

Our report is restricted to this specific Claimed defect. We have not looked at any other part of the structure and cannot vouch for the condition of any other part of the property as this would override our instruction. This report shall be for the private and confidential use of yourself and your professional advisers/insurance firm assisting you in the matter. It shall not be reproduced in whole or in part or relied upon by third parties for Any use without the express written authority of Platt White Partnership.

A1.6 Details of any special
Instructions:

See section 'C'.

A1.7 Define Costing:

Not Applicable

A1.8 Inspection Date:

4th May 2021

A1.9 Likely report delivery date:

19th May 2021

A1.10 Number of copy reports to
be provided:

One.

A1.11 Reports to be delivered
To:

Client

A1.12 Agreed fee (exclusive of VAT):

£600.00 + VAT

A1.13 Basis for additional fees
(exclusive of VAT):

Hourly rate charges

Principal £95.00

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Senior Surveyor £80.00

A1.14 Payment date: 7 days and interest at 3% above
On delivery of report and late base rate for late payment.
Payment provisions.

A1.15 Date: 18th May 2021

A1.16 If this report relates to settlement in buildings, you should read the “Brief Explanation of Settlement in Buildings” which forms part of this report, in order to obtain a greater understanding of the risks involved.

A2 Additional Particulars

A2.1 Other specialists directly engaged by client
Who/Responsibility for co-ordination/Liability/Costs N/A

A2.2 Other specialists engaged by Surveyor
Who/Liability/Costs N/A

A2.3 Contractors’ attendance
Who/Liability/Costs N/A

A2.4 Insurance Details – Professional Indemnity Insurance level £2 million.

A2.5 Dispute Procedures: Platt White Partnership complies
with the Royal Institution of Chartered
Surveyors complaints handling
procedure requirements. A copy of our
procedure is available on request.

A3 Limitations

A3.1 Content of the Report

In accordance with these terms the Surveyor will use his or her best Endeavours to report upon:

- (a) Specific defect instructed in A1.6;
- (b) any requirements for further investigation arising from the inspection.

A3.2 Scope of the inspection

- (a) Generally
 - (i) the Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the Building is not apparent at the time of inspection from the inspection itself.

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- (ii) The Surveyor will inspect diligently but is not required to undertake any action that would risk damage to the Building or injury to himself, herself or any other party.
- (iii) The surveyor will not undertake any structural or other calculations, unless agreed with client.
- (iv) The Surveyor will not produce a repair schedule, planned maintenance report, feasibility report or advise on design, procurement or project management unless expressly agreed with the client.

(b) Accessibility

- (i) The Surveyor will inspect as much of the internal surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.
- (ii) The Surveyor is not required to move any obstruction to inspection including, but not limited to, fixtures, fittings and floor coverings.
- (iii) The Surveyor will not open up or cut into the building fabric without specific directions from the Client. Such intrusive investigations, if instructed by the client, will be at the risk and liability of the client and will be assumed to be with agreement between the client and the building owner.

(c) Floors

The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to cut or lift fixed floorboards or other floor fabric without the express permission of the owner.

(d) Fixed covers or housings

The Surveyor will not attempt to remove securely fixed covers or housings without the express permission of the owner.

(e) Roofs

The Surveyor will inspect the roof spaces if applicable if there is a safe working platform available to work from. Where no safe working platform or access is available, the roof spaces will not be inspected using binoculars, but will be excluded if they cannot be seen.

(f) Boundaries, Grounds and outbuildings

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If applicable and where reasonable access is available the inspection will include boundaries, grounds and permanent outbuildings but will not include temporary buildings or structures.

(g) Services

If applicable, the Surveyor will carry out a visual inspection of the service installations, as instructed. Drainage inspection covers will be lifted where they are reasonably accessible and it is safe and practicable to do so. No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where reasonable and practicable. The Surveyor will report if it is considered that tests are advisable. Specialist inspection of electrical installations or gas mains will not be undertaken.

B CURRICULUM VITAE

- B.1 This report has been prepared by Robert Benjamin Sunderland, Partner in Platt White Partnership, Chartered Building Surveyors and Consulting Engineers of Nova House, 94 Boughton, Chester, CH3 5AQ.
- B.2 I have been a Professional Member of the Royal Institution of Chartered Surveyors since 2002 and hold the post nominals M.R.I.C.S and (Hons). I graduated with a Bachelor of Science Degree in Building Surveying in 1993.
- B.3 I have 23 years' experience of commercial and residential building surveying working mainly in the areas of defect diagnosis and repair, survey and dilapidations and neighbourly matters including party wall and boundary disputes. I have experience of the design and project management of extensions and refurbishment of commercial and residential buildings. I am currently acting on behalf of several clients in relation to defective building work.

C INSTRUCTION

- C.1 I have been instructed to inspect Middlewood Farm Barn to report on the structure of the existing barn building, taking into account a proposed scope of works for its conversion to habitable accommodation.
- C.2 No other elements or buildings have been commented on as this is outside the scope of our instruction. We have not undertaken calculations of existing elements or designed replacement elements.
- C.3 Trial holes have not been excavated.
- C.4 We are unable to comment upon any concealed area of the structure and as such some additional defects may be present. If we believe that there are any hidden defects, we will highlight the fact and either request further investigation or recommend how to proceed.

STRUCTURAL REPORT ON BARN AT MIDDLEWOOD FARM.

D BUILDING

- D.1 The property is a two-storey brick build barn of 330mm (13 inch) & 225mm (9 inch) thick brickwork of a modified English garden wall bond, stepping in at certain locations such as gables. We will reference the property as the front elevation being the courtyard elevation and the rear being the car park and menage elevation.
- D.1.1 The barn is set within the curtilage of a farm and farm house
- D.1.2 The ground floor slab is of concrete generally with some areas of brick all being relatively uneven.
- D.1.3 The first floors are of suspended timber, supported on brick walls and newer piers or steel beams.
- D.1.4 The roof is of concrete tile cover supported on basic purlin and rafter construction on inner walls and king post roof trusses. The roof has sarking timbers internally and appears to have been re roofed in the last 10-15 years.
- D.1.5 Timber doors and windows of differing styles are provided to front, left and right elevations.
- D.1.6 The external ground level to the perimeter is approx. 100-150 below slabs.

E FINDINGS

- E.1 ROOF: The roof is of concrete tile cover over timber structure with sarking boards being noted.
- E.1.1 The rafters appear to be also a newer addition to the property and these are supported on purlins, trusses and walls. These appear to be in a good condition
- E.1.2 The purlins are supported on gable ends and inner king post trusses.
The trusses are in a fair condition.
The original purlins can also be reused when treated and cleaned.
- E.1.3 The concrete tile will need to be removed and stacked for re use or disposal depending on the approved final finish of the roof.
- E.2 WALLS GENERAL: The walls were noted to be of varying thickness but the predominant thickness was 330mm 1 1/2 brick thick (13 inch) to the ground floor. There were no signs of foundation failure, major structural cracking or overloading to any of the walls.
- E.2.1 COURTYARD ELEVATION: The elevation is 330mm to ground floor and 225mm to first floor with concrete lintels being provided

STRUCTURAL REPORT ON BARN AT MIDDLEWOOD FARM.

- E.2.2 The pointing was weathered in places to the elevation and a small amount of spalling was noted.
- E.2.3 Impact damage was noted to the far left of the elevation. This took the form of minor cracking and some new bricks have been added at the location of the damage.
- E.2.4 LEFT GABLE ELEVATION: This gable was partially concealed by the adjacent barn but when checked no major issues noted. The damage to front elevation was also noted to the right corner of the elevation.
- E.2.5 REAR ELEVATION: The rear elevation is concealed within an adjacent barn that is to be removed. When inspected there was no signs of movement, cracking or bowing.
- E.2.6 RIGHT GABLE ELEVATION: This gable was again noted to be 330mm and 225mm and was of English garden wall bond, minor spalling but no major defects.
- E.2.7 All walls will need to be upgraded thermally internally to meet current thermal standards.
- E.3 GROUND FLOOR: This floor was of concrete and brick. The floor was uneven and would require to be excavated and reinstated in any conversion to comply with thermal requirements.
- E.3.1 FIRST FLOOR: The first floor is of suspended timber and has been affected by some rot and woodworm. This floor again would need to be removed and reinstated to comply with current loading, sound proofing and fire rating requirements.
- E.4 INTERNAL STRUCTURE: The internal brickwork was generally plumb with no major defects noted.
- E.4.1 When checked with a laser level and plumb bob the inner side of the external walls were relatively plumb.
- E.5 DOORS AND WINDOWS: All doors and windows will be upgraded within the conversion to meet thermal requirements and added security.
- E.6 SERVICES: All services will need to be upgraded in any conversion.

F RECOMMENDATIONS ON DESIGN AND STRUCTURAL STABILITY OF BARN

- F.1 EXISTING WALLS:
 - RIGHT ELEVATION: No major issues, normal thermal upgrade required internally and some aesthetic repair externally.
- F.1.1 REAR ELEVATION: No major issues, normal thermal upgrade required internally and some aesthetic repair externally. Adjacent barn to be removed.

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- F.1.2 FRONT ELEVATION: No major issues, normal thermal upgrade required internally and some aesthetic repair externally.
- F.1.3 LEFT ELEVATION: No major issues, normal thermal upgrade required internally. Some aesthetic rebuilding due to impact damage and cracking. (Past repair noted)
- F.2 NEW INTERNAL WALLS: The new walls will be constructed off a new engineered designed inner raft/slab. This will have the effect of removing all loads off the existing external envelope.
- F.2.1 The new roof and floor loads will be supported of inner block walls constructed of the new raft. The existing foundations/walls can also be supported on the raft with 20mm reinforcement bars drilled in at 400mm centres set within the raft's reinforcement

G. CONCLUSIONS

- G.1 The barn is suitable for conversion but some minor sympathetic isolated rebuilding will need to be undertaken to ensure long term stability of the building and to reverse some of the neglect and minor damage caused over the past years. The barn however is in a good condition structurally.
- G.1.1 The barn will need to be upgraded for thermal and current building control standards with full building regulations being required. All details with regards to building control will be standard practices with no special requirements needed.
- G.1.2 The barn is more that capable of being converted.

Yours sincerely



R B Sunderland
BSc (Hons) MRICS
For and on behalf of Platt White Partnership

STRUCTUAL REPORT ON BARN AT MIDDLEWOOD FARM.



Courtyard elevation.



Right elevation

STRUCTUAL REPORT ON BARN AT MIDDLEWOOD FARM.



Left elevation.



Rear elevation within adjacent barn.

STRUCTUAL REPORT ON BARN AT MIDDLEWOOD FARM.



Brick and concrete ground floor



First floor timber floor and truss.

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First floor internal, showing truss and walls along with rafters, purlins and sarking board.



Slight sag in floor; joists and floor boards to be upgraded to comply with building regulations.

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Minor damage to courtyard and left corner.



Minor damage to courtyard and left corner.