

STRUCTURAL REPORT
ON

BLAENAU UCHAF , FRONCYSYLLTE , LLANGOLLEN,
LL20 7RY



INSPECTED BY

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1.0 Instructions

We are acting on instructions received from Tim Pluves to undertake an inspection of the traditional farm buildings at Blaenau Uchaf, Froncysyllte, Llangollen, LL20 7RY.

The purpose of our inspection was to carry out a visual appraisal of the buildings to enable the preparation of a structural report confirming the overall condition and suitability of the building for re-use and residential conversion.

2.0 Observations

General

Our inspection was carried out on the 11th of March 2022. The weather at the time of inspection was dry but overcast.

This report relates to the detached barn at Blaenau Uchaf, consisting of main barn including lean to single storey shed, and attached garage structures. Please see attached plan for reference.

Main Barn

The main barn consists of a two storey stone structure which has a replacement pitched fibre cement sheet roof covering. The floors are of both solid and suspended construction.

The barn is in overall good condition with no significant cracks or structural movement apparent.

There is evidence of slight bowing to the front elevation (west). The bowing and distortion was considered to be slight, given the age and type of property, and no recent or significant movement was noted at the time of our inspection. During conversion providing adequate support and connection of the roof to the walls will be necessary.

Internally there are very localised areas of the stonework which has become damaged and deteriorated but this is very minor and was not considered structurally significant.

The roof is of pitched and ridged design and covered with a profile fibre cement sheet roof covering. The roof structure consists of traditional trusses supporting purlins and rafters.

The roof covering will require renewal in conjunction with conversion. The roof structure is currently adequate for the current covering. Slight deterioration and isolated damage to the rafters has occurred but this was not considered structurally significant.

Typical for this age and type of building there is evidence of woodworm activity and general deterioration / wear of the joinery but again this was not considered to be significant.

The general condition of this structure is good with no significant structural defects identified which would prevent conversion of the building to residential use.

Garage 1 (West)

This garage consists of a modern concrete block wall structure under a pitched concrete tiled roof covering.

The roof structure consists of a traditional rafter and purlin roof structure. The purlins are supported with a basic steel truss.

The structure is basic, consistent with a garage, but no significant structural defects noted.

Garage 2 (North)

This consists of a single storey garage structure constructed of concrete block and stone walls under a pitched concrete tiled roof covering.

The walls are in generally good condition with no significant defects identified.

The roof construction consists of a traditional “ring” purlin supporting timber rafters. This design of roof structure can be vulnerable to structural movement and improvements to the roof design would be desirable at the time of conversion and renovation which may include additional ceiling timbers.

The structure is in satisfactory condition but design improvements to the roof structure would be recommended on conversion. At the time of inspection no significant structural defects were noted to prevent conversion to residential use.

Garage 3 (East)

This garage is located to the rear of the building and is constructed from modern concrete block walls with render external finish under a pitched sheet roof covering. Internally there is a steel frame structure supporting a profile steel sheet roof covering.

There is slight bowing, distortion and cracking to the north elevation of this building. This north section of this garage is a basic extension to the original structure. The north wall will require improvement or rebuilding.

General

In buildings of this age and past use there is evidence of typical wet rot decay and wood beetle activity to the joinery. These defects are common in buildings of this age and type. The woodworm activity and rot has not caused significant structural defects to the joinery although remedial chemical treatment will be necessary and localised replacement of joinery and repairs will be required.

3.0 Conclusion

The main building consist of a traditional stone structure with later render finish under a pitched profile cement fibre sheet roof covering supported by a traditional timber roof structure. The building has evolved with alterations and additions being provided to the main barn. The additions have using more modern building materials.

The main stone building is in good condition, localised minor structural defects have occurred which includes bowing to the front elevation. The bowing or distortion was

considered historic and no evidence of significant structural defects were noted that would be considered to prevent conversion and reuse to residential.

Alteration work to the building will inevitably be necessary as part of any conversion to an alternative residential use.

We trust that we have correctly interpreted your instructions and have accurately reported on this property, but should any of the points in our report be unclear or should you wish to discuss our report in greater detail, please do not hesitate to contact us.

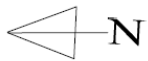
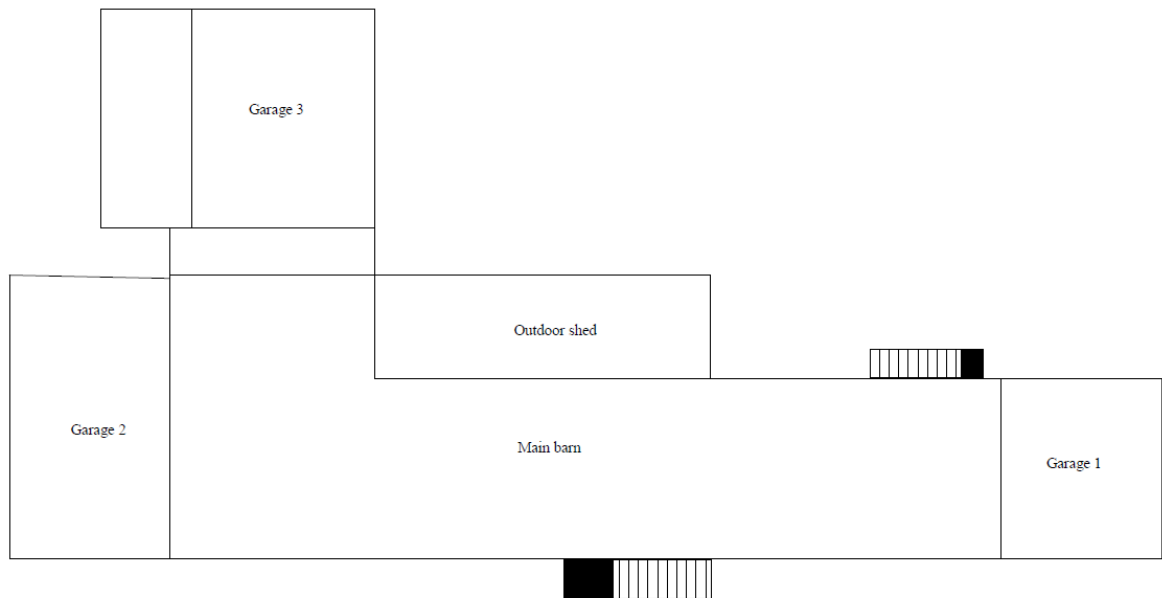
Prepared by;

A handwritten signature in blue ink, appearing to read 'G Mountford', is written over a faint, circular official stamp. The signature is fluid and cursive.

G Mountford, BSc (Hons) MRICS
Chartered Building Surveyor

Report Date – 17th March 2022

FOR AND ON BEHALF OF:
ALPHA - CHARTERED SURVEYORS
FIELDS FARM
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SY4 5ND
Photos



Existing
Plan view elevation
1:100 @A3
25/02/2022
Ref : 1054

Main Barn



	
Slight bowing to wall.	Interior.
	
Example of minor rafter damage.	Example of slight stone damage.
	
Interior.	Interior.

Garage 1 (South)



Internal view.



Internal view.

Garage 2 (North)



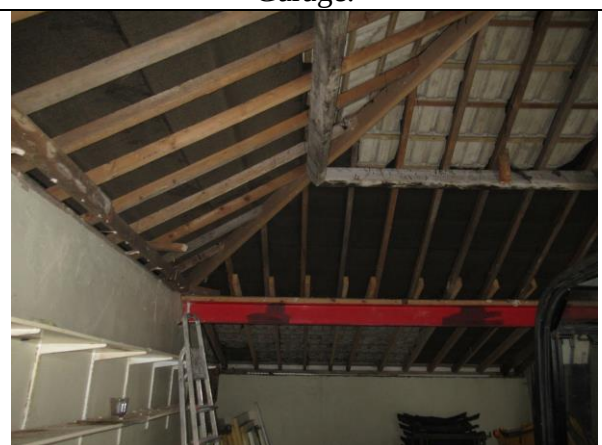
Garage.



Garage.



Interior.



Interior.

Garage 3 (East)

	
Garage to East.	Rear wall clad with steel sheets.
	
Internal view.	Crack to rear wall.