

STRUCTURAL INSPECTION REPORT

AT

REDUNDANT OUTBUILDINGS

BROAD OAK FARM

LLYNDIR LANE

ROSSETT

LL12 0AU

Huxtable Hodgson

Consulting Civil and Structural Engineers

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Chester CH1 3DU

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E-mail: info@huxtablehodgson.co.uk

6538/DHU/CHe

27 February 2018

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1. Introduction

- 1.1 We confirm having visited the property on 26 February 2018 to review its structural condition with a view to its conversion into domestic accommodation.
- 1.2 This report refers to Barns C, E, F and G as referenced on Cassidy and Ashton, Architects, (C+ A) 'Phase 2' site layout drawing C3707/L04/P3.
- 1.3 We confirm having previously reported on C + A Barns A, B and D; refer to previous reports dated 4 July 2017 and 3 October 2017.
- 1.4 This report, similar to previous, is intended for the benefit of the Planning Department to gauge whether the condition of the buildings have significantly altered since the original Planning Report undertaken by Adams Consulting Engineers (ACE) dated 10 October 2008.
- 1.5 The ACE report related to all the various buildings A-K as referenced on their enclosed sketch SK01.
- 1.6 The proposed 'Phase 2' scheme prepared by C + A relates to the proposed conversion of buildings C, E, F and G as located on sketch 6538/SK13.

Unlike previous please note that the C + A building references are now the same as the ACE References.
- 1.7 Our inspection consisted of a visual appraisal of buildings C, E, F and G with respect to gauging the condition of the external walls and their likely need for repair.
- 1.8 To confirm, the ACE report concluded that buildings C, E, F and G were considered to be structurally sound and suitable for conversion.

2. Survey and Conclusions

Building C

2.1 Refer to sketch SK14 showing the existing layout.

2.2 Refer to sketch SK15 showing the proposed layout.

Existing

2.3 The building is a mix of structures with the presumed original two-storey building being the oldest with later additions.

2.4 The two-storey building is constructed with solid brick walls, a solid ground floor, a timber first floor and a timber roof with a slate finish.

2.5 The section containing storage tanks has no roof, consisting only of brick perimeter and brick interior tank support walls.

2.6 The external walls of the two-storey building are largely concealed behind ivy on two elevations, where visible elsewhere the walls appear in good condition.

2.7 The rear wall of the single storey section/tower is weathered in part up to head height.

2.8 The rear wall of the two-storey section appears to be built off a low level concrete wall.

2.9 We did not detect any significant structural issues to the external walls.

Proposed

2.10 The proposed works consist of the retention of the two-storey section and front single storey section together with the removal of the storage tank walls and tower and replacement with a rear single storey section to be attached to the front two-storey section.

2.11 The retained layout of internal walls basically remains as existing hence in theory it may be possible to retain the existing first floor and roof to the two-storey section albeit we would expect them to be replaced.

2.12 The roof to the single storey section will need to be replaced.

2.13 The ivy will of course need to be removed from the external walls of the two storey section, however we would be surprised if it concealed any significant defects given that visible external walls appear in good condition.

2.14 To summarise, we consider that the areas to be retained are sound and can be converted into domestic accommodation.

We would only expect repairs to external walls to be of a minor nature consisting of replacing weathered bricks, resetting brickwork under the eaves/verges followed by presumed repointing throughout.

Building E

- 2.15 Refer to sketch SK16 showing the existing layout.
- 2.16 Refer to sketch SK17 showing the proposed layout.

Existing

- 2.17 The single storey building is constructed in solid brick external walls under a timber roof with a corrugated sheeted finish.

The taller main section incorporates a timber first floor supported on timber posts, which also support the bottom chord of the timber trusses.

The ground floor is concrete construction.

- 2.18 We did not note any significant structural issues to the external walls accepting that local weathered and damp brickwork is apparent on the rear wall (adjacent to building D).

Proposed

- 2.19 The proposed works consist of removing the lower section and opening up the taller section to form 2No. dwellings.
- 2.20 The existing first floor and roof will need to be replaced to accommodate the new internal layout.
- 2.21 The new party wall will be masonry construction and which will form a buttress/tie between the long external walls.

The new internal walls will likely need to be a mix of solid and stud walls, with the solid walls possibly used to support a new trussed roof.

- 2.22 There are no significant issues to the existing building and it is clear that it can be converted into domestic accommodation with minimal basically cosmetic repairs to the external walls.

Building F

- 2.23 Refer to sketch SK18 showing the existing layout.
- 2.24 Refer to sketch SK19 showing the proposed layout.

Existing

- 2.25 The single storey building is constructed in solid brick walls under a timber purlin roof supporting corrugated sheeting.

The ground floor is concrete construction.

- 2.26 The front and rear external walls are essentially inaccessible from outside due to brambles etc, however, from inside, we did not note any significant defects.

2.27 Internal walls appear in good condition.

2.28 The roof is generally in poor order.

Proposed

2.29 The proposed works consist of removing approximately half the length of the building and converting the remainder into a single dwelling.

2.30 The existing roof is to be replaced keeping the same profile but raising it slightly.

2.31 The existing internal cross walls will largely be replaced to suit the new layout, the longitudinal corridor walls are noted largely to remain.

2.32 By virtue of removing half of the building it will be necessary to construct a new gable wall to one side.

2.33 Accepting that our external view of the external walls was limited we did not note any significant structural issues hence we consider that the building can be converted into domestic accommodation with minimal basically cosmetic repairs to the external walls.

Building G

2.34 Refer to sketch SK20 showing the existing layout.

2.35 Refer to sketch SK21 showing the proposed layout.

Existing

2.36 The single storey building is similarly constructed to Building F, the only slight difference being the roof profile.

2.37 The front and rear external walls are again obscured by undergrowth, but again, from inside, we did not note any significant defects.

2.38 Internal walls appear in good condition.

2.39 The roof is generally in poor order.

Proposed

2.40 The proposed works consist of removing both ends of the building, which will necessitate in building one new gable wall.

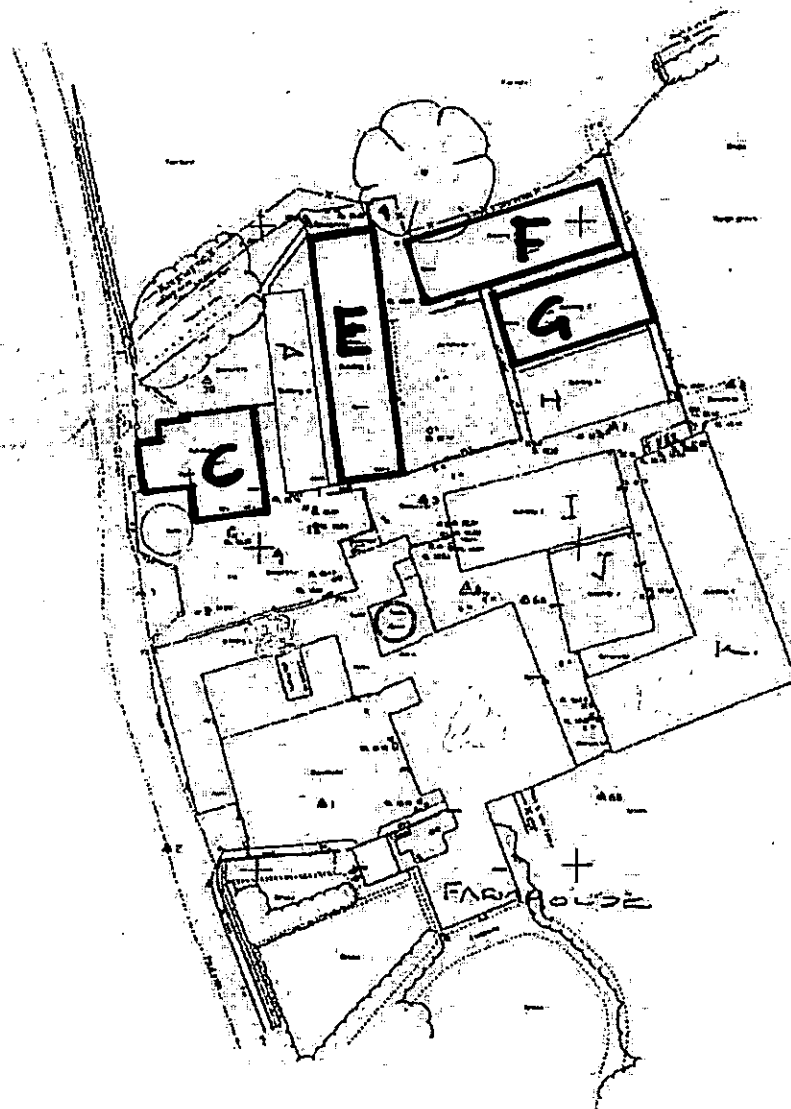
2.41 The existing roof is to be replaced keeping the same profile but slightly raising the eaves.

2.42 The existing internal walls layout will be amended similar to works involved in building F.

2.43 Again accepting that our external view of the external walls was limited we again did not note any significant structural issues hence again we consider that the building can readily be converted into domestic accommodation.

3. Limitations

This report is limited to the items mentioned. We have not inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect.



- ADAMS CONSULTING ENGINEERS.
- 2008 REPORT
- SITE LAYOUT.

6538/Sk01

BELGRAVE DEVELOPMENTS

mck

BROAD OAK FARM
BOISSET

TOPOGRAPHICAL SURVEY

Drawn	Checked	Scale	Date
00-919	0002		02/07/08

A2

PLANNING

Accommodation Schedule

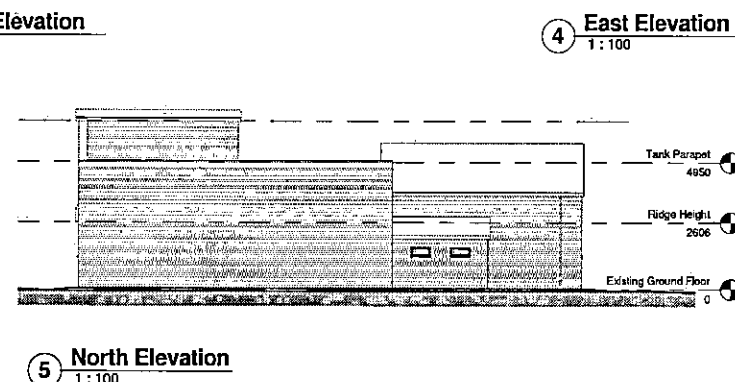
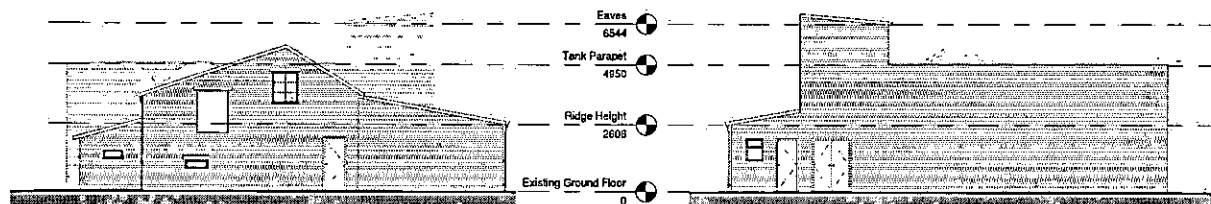
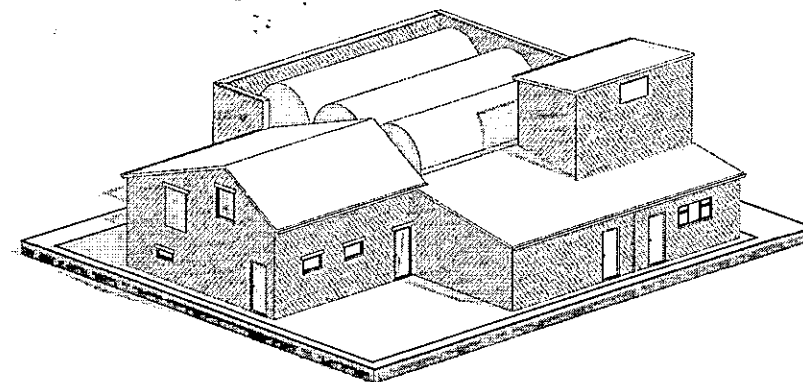
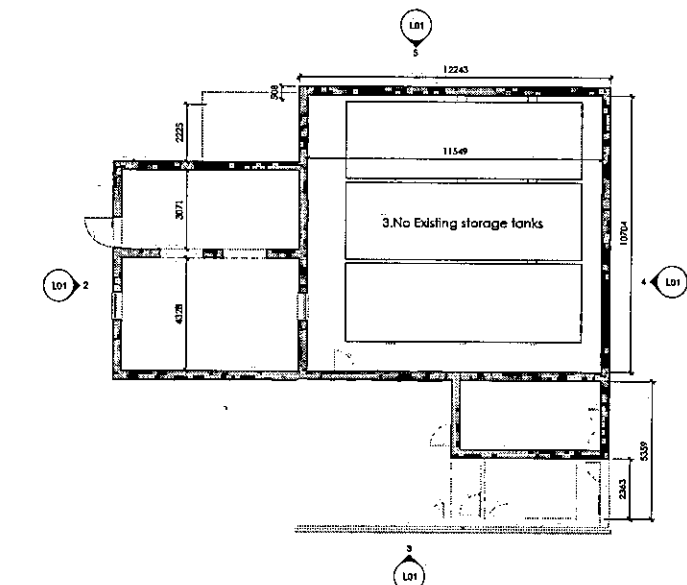
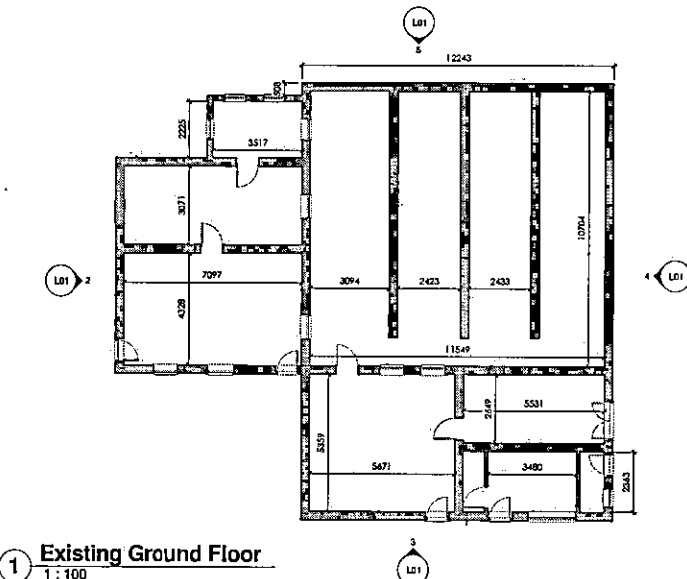
Unit 1 - 195 sqm. - 4 Bed
 Unit 2 - 143 sqm. - 3 Bed
 Unit 3 - 143 sqm. - 3 Bed
 Unit 4 - 152 sqm. - 3/4 Bed
 Unit 5 - 166 sqm. - 3/4 Bed

Gross External Area



PHASE 2
SITE LAYOUT
b530/Sk13

0 2 4 6 8 10m			
1. Project Name: Broad Oak Farm Rossett 2. Client: Mr S Trowbridge 3. Date: 17/01/2018 4. Scale: 1:200 5. Drawing No: c3707 6. Revision: L04 7. Status: P3 8. Designer: Cassidy+Ashton 9. Checker: Cassidy+Ashton 10. Approver: Cassidy+Ashton			

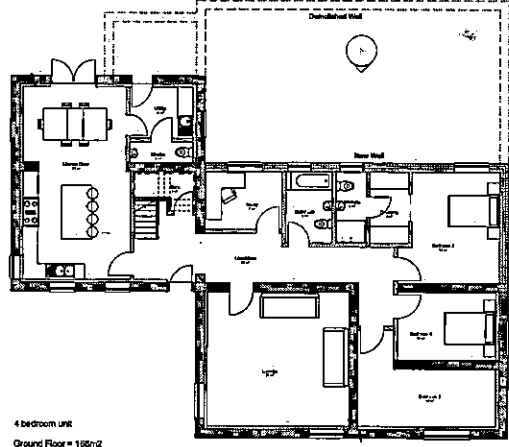


6538/Sk14

Rev	Description	Date
1	Mr S Trowbridge	
2	Broad Oak Farm, Rossett Wrexham	
3	Existing Building C, Floor Plans, Elevations, 3D View	
Drawn	AM	Checked
Scale	1:100	Date
C3707	L01	Rev
Cassidy+Ashton		
15 Market Way, Central Wrexham, CH1 4ES		
01942 400 000		
Fax: 01942 400 001		

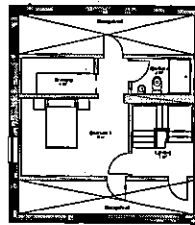
EXISTING BUILDING C

1 Ground Floor Plan
Scale: 1:100

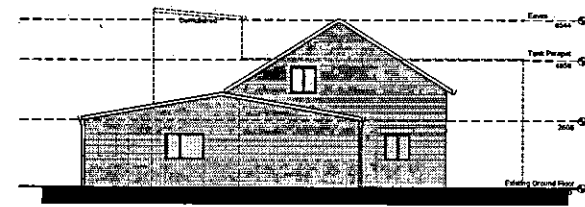


4 bedroom unit
Ground Floor = 105m²
First Floor = 30m²
Total = 135m²

1 First Floor Plan
Scale: 1:100



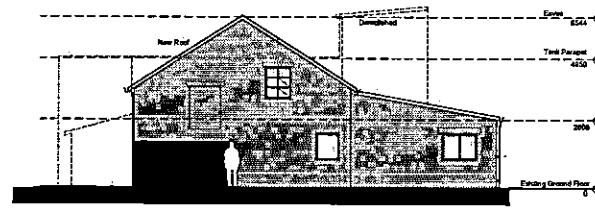
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Scale: 1:100



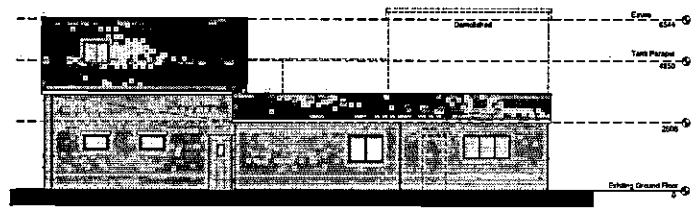
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Scale: 1:100



5 West Elevation
Scale: 1:100



6 South Elevation
Scale: 1:100



PROPOSED BUILDING C

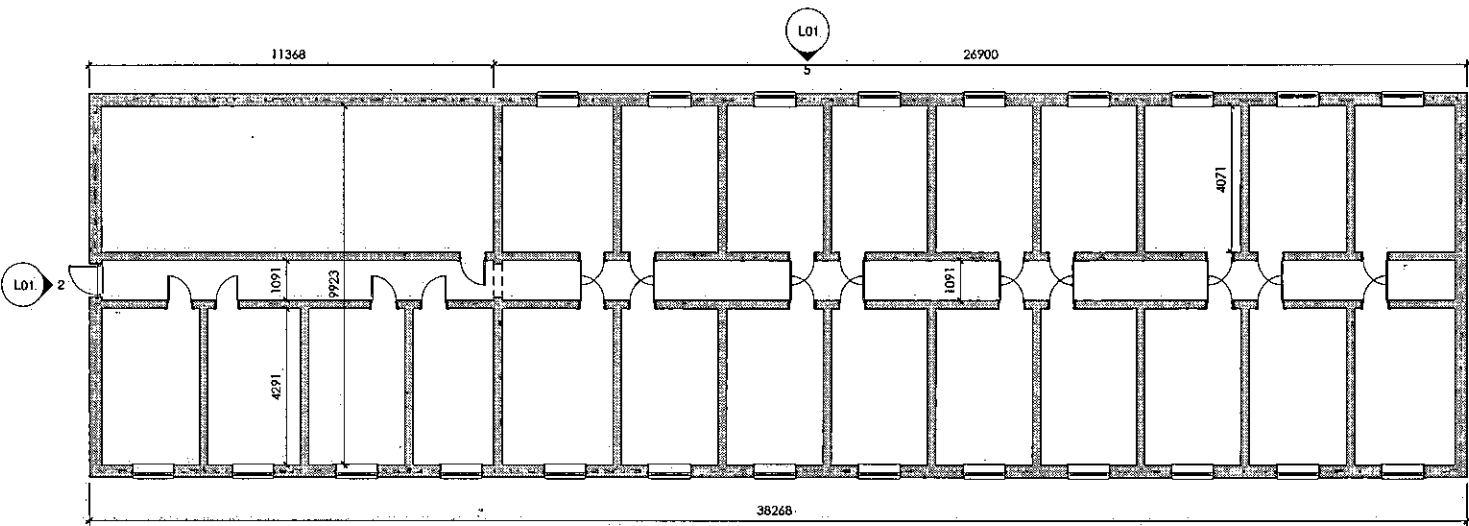
6538/Sk 15

Roof:
Natural slate roof (this to match existing, approved sample agreed prior to commencement of construction)
Walls:
1/2" insulated brickwork, to match existing brickwork, and to approved sample agreed prior to commencement of construction
External External Walls: Insulated externally with insulated plasterboard lining
External Doors:
Solid core timber hand-painted entrance door
External Windows:
Timber with double glazed units. Frames to have paint finish - colour of frames to be approved prior to commencement of construction.
Windows:
Timber Casements with double glazed units. Frames to have paint finish - colour of frames to be approved prior to commencement of construction. New stone headers and sills included.
Roof Lights:
New conservation type roof lights
Subsidiary Details:
New gutters and PVC/D to be skinned with painted metal - colour to be approved prior to commencement of construction.

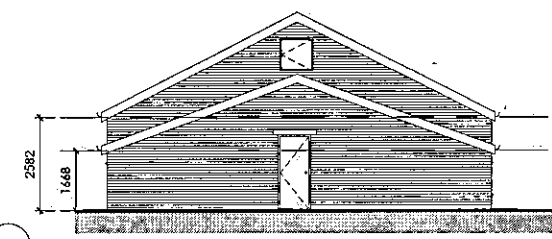


Project Name		Client	
Mr S Trowbridge			
Address			
Broad Oak Farm, Rossett Wrexham			
Drawing Title			
Unit 1 - Proposed Floor Plans & Elevations			
Drawn by	RD	Checked by	GE
Date	22/02/2019	Scale	1:50
Sheet	FLANNING	Sheet	15
Drawn by	c3825	Checked by	L10
Sheet	P1	Sheet	P1
Cassidy Ashton			
Architectural Services Ltd			
11 Haverhill Way, Cardiff, Cardiff, CF1 4EB			
Tel: 0300 000 0000 Fax: 0300 000 0000			

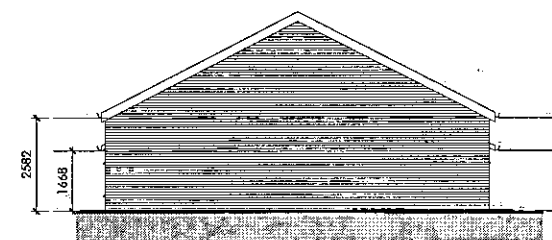
This drawing is subject to any amendments to part or whole without notice. It is not valid for construction without a separate written agreement.



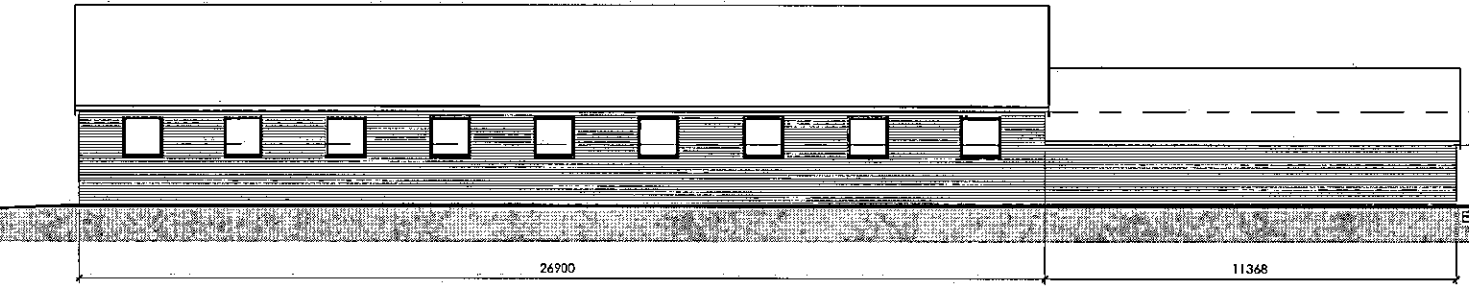
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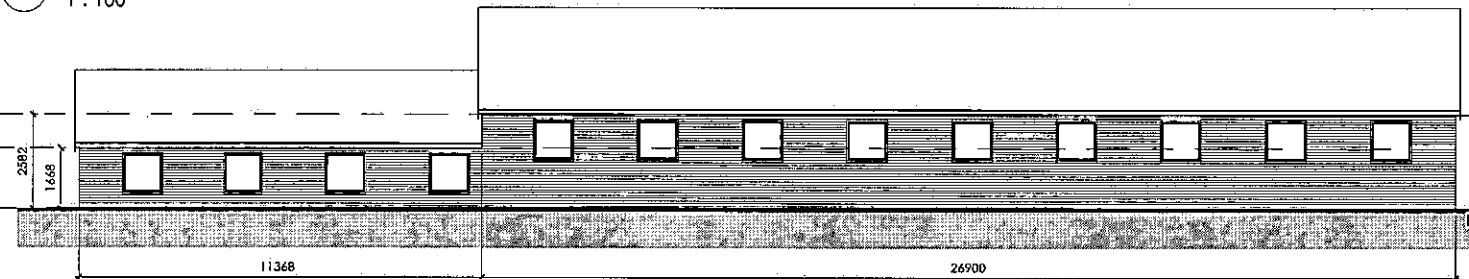
2 South Elevation
1:100



4 North Elevation
1:100



5 West Elevation
1:100



3 East Elevation
1:100

Upper Eaves 2582
Lower Eaves 1668
Existing Ground Floor 0

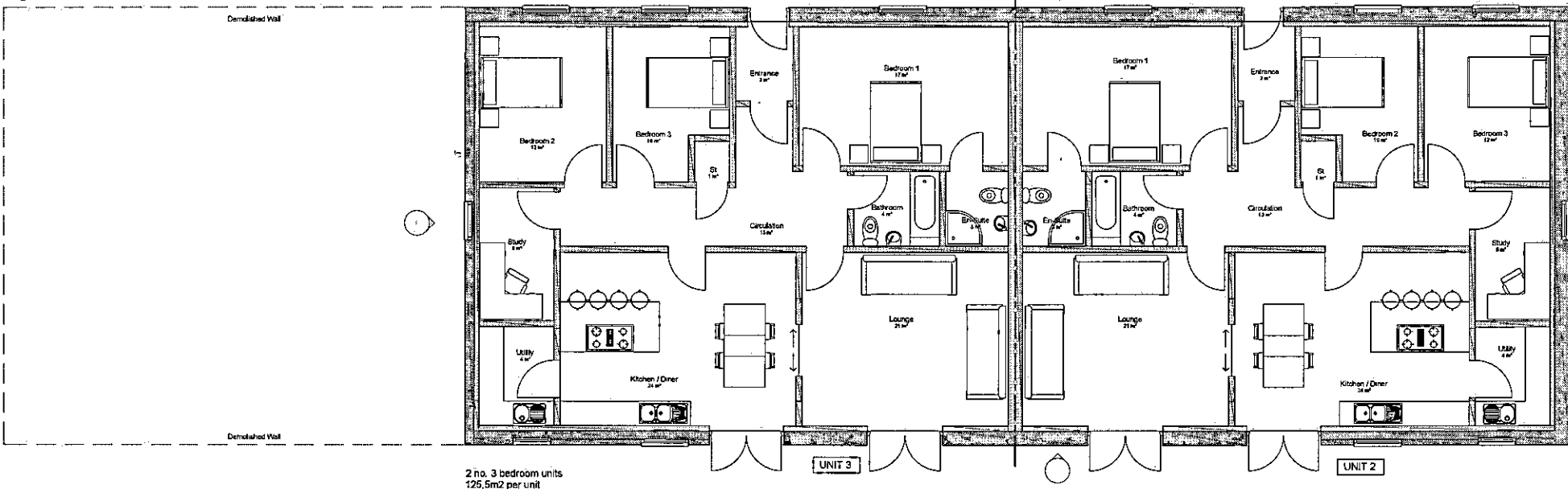
6538/SL16

EXISTING BUILDING E

Rev		Description		Date
Client Mr S Trowbridge				
Project Broad Oak Farm, Rossett Wrexham				
Drawing Title Existing Building E, Floor Plans & Elevations				
Drawn by	AM	Checked by	Checker	Date 23/11/2016
Issue		Scale	A2	1:100
Appr.	C3707	Design	L01	
Cassidy+Ashton www.cassidy-ashton.co.uk 10 Hunters Walk, Canal Street, Chester, CH1 4ED 01244 482 900 7 Card Gilt, Penarth, Llanelli, SA11 3BE 01772 204 356				

Floor Plan

Scale: 1:50



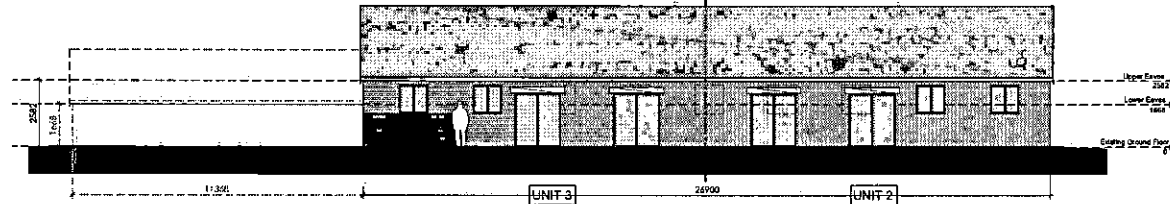
South Elevation

Scale: 1:100



East Elevation

Scale: 1:100



External Materials Key

- Roof:** Natural slate roof to match existing, approved sample agreed prior to commencement of construction.
- Walls:** at Redwood belfrywork, to match existing brickwork, and to a approved sample agreed prior to commencement of construction.
- External External Walls:** Insulated with insulated Plasterboard Lining.
- Entrance Doors:** Solidcore Birch laminate hardwood entrance door.
- External Doors/Windows:** Timber with double glazed units. Frames to have paint finish - colour of frames to be approved prior to commencement of construction.
- Whitewash:** Timbered Caisement with double glazed units. Frames to have paint finish - colour of frames to be approved prior to commencement of construction. New stone headers and gills included.
- Roof Lights:** Near conservation type roof lights.
- Reference Details:** Near gables and chimneys to be aluminium with painted finish - colour to be approved prior to commencement of construction.

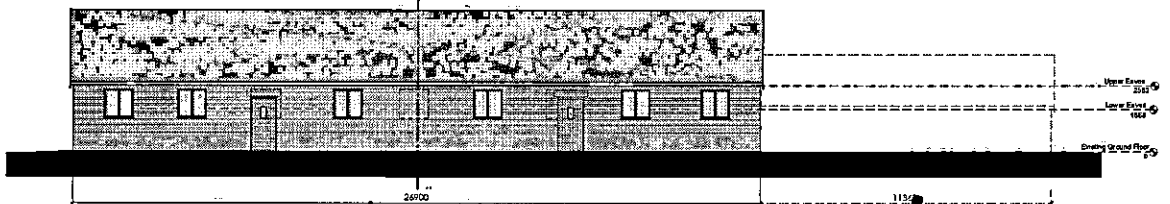
North Elevation

Scale: 1:100



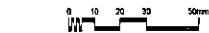
West Elevation

Scale: 1:100



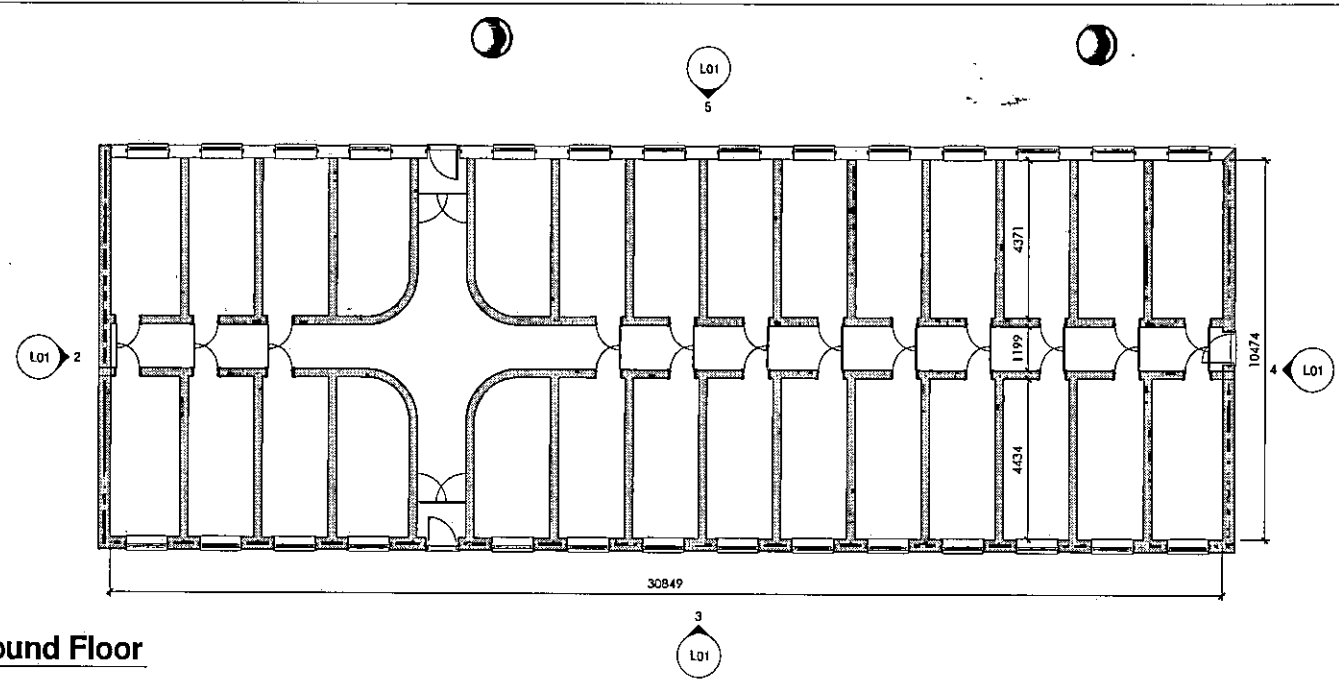
PROPOSED BUILDING E

6538/Sk17



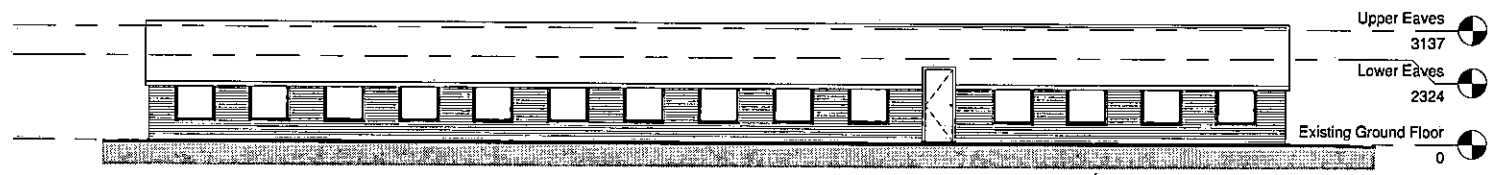
Mr S Trowbridge Broad Oak Farm, Rossett Wrexham	
Unit 2 & 3 - Proposed Floor Plans & Elevations	
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c3825	L11
P1	
Cassidy+Ashton 11/10/18 11/10/18 11/10/18	

This drawing is not to be used for construction purposes without the written consent of the author. It is not to be used for any other purpose without the written consent of the author.

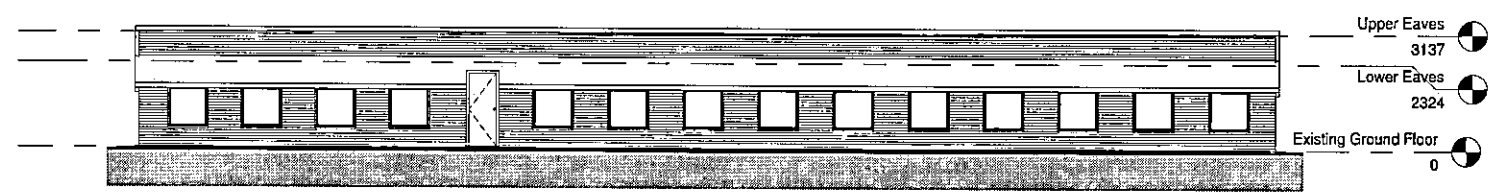


6538/SK18

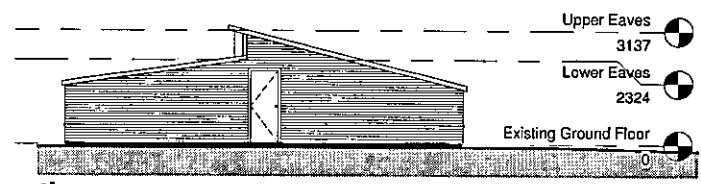
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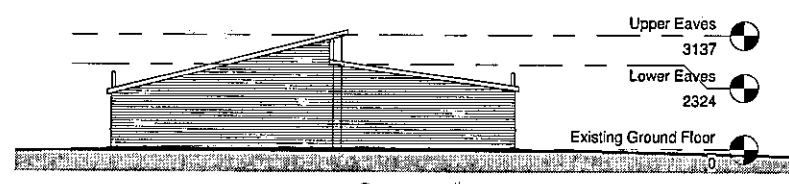
5 North Elevation
1:100



3 South Elevation
1:100



4 East Elevation
1:100



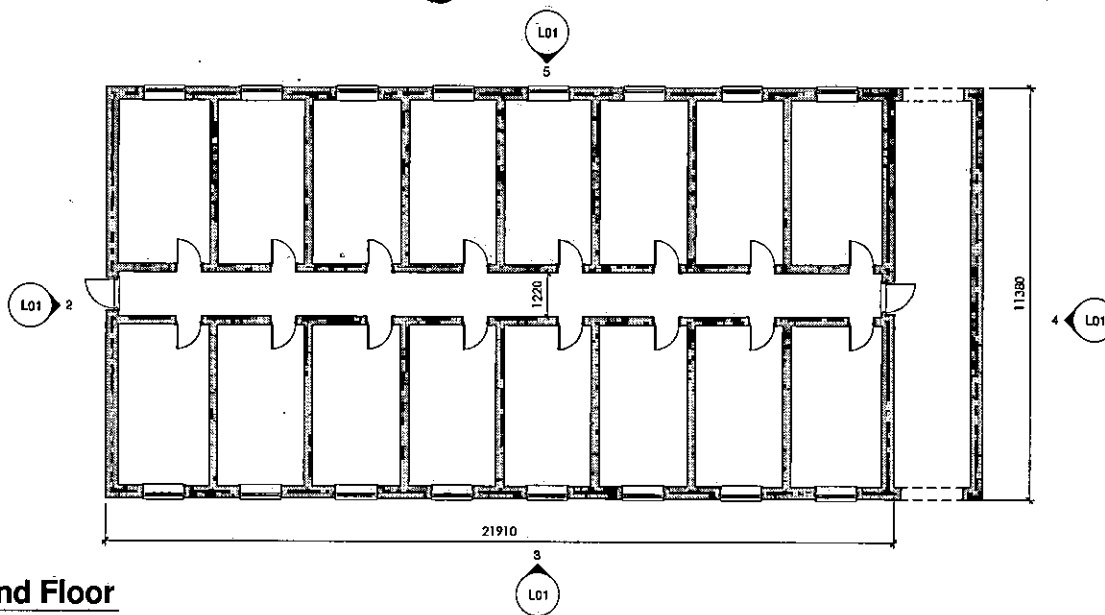
2 West Elevation
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EXISTING BUILDING F

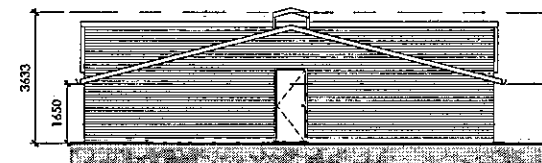
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Project	Broad Oak Farm, Rossett Wrexham	
Drawing Title	Existing Building F, Floor Plans & Elevations	
Drawn by	AM	Check by
Checker		Date
Scale	1:100	
Drawn by	C3707	Check by
Checker	L01	Date
Scale	1:100	
Drawn by	Cassidy+Ashton	
Checker		
Date	16/11/2016	
13 Hulton Way, Sand Street, Chester, CH1 4ED	01244 402 800	
7 Euxine Court, Llanwrthwl, Flintshire, Flintshire, Flintshire	01772 253 358	

Pt.	Field		Altitude
87	60		910
Mt S Trowbridge			
Type			
Broad Oak Farm, Rossett Wrexham			
Location			
Unit 5 - Proposed Floor Plans & Elevations			
County	NJ	Coordinates	GE
Date	PLANNING		Feb. 2011
Scale			1:50 1:10
Job No.	(pages)		
c3825	L13	P1	
Cassidy+Ashton			
BROOKLYN, NEW YORK CITY, NY 11217			
16 Harrison Blvd., Canal Falls, Cleveland, OH 44133			614.844.6121
Cassidy+Ashton Inc., Lakewood, CO 80401			303.752.7840

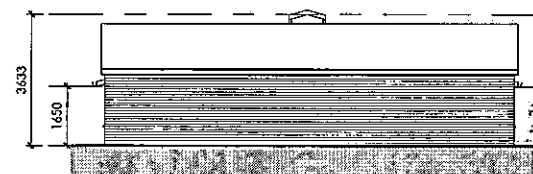
This drawing is subject to copyright and is not to be reproduced in part or whole without
 approval. Do not scale this drawing - check all dimensions on site.



1 Existing Ground Floor
 1 : 100

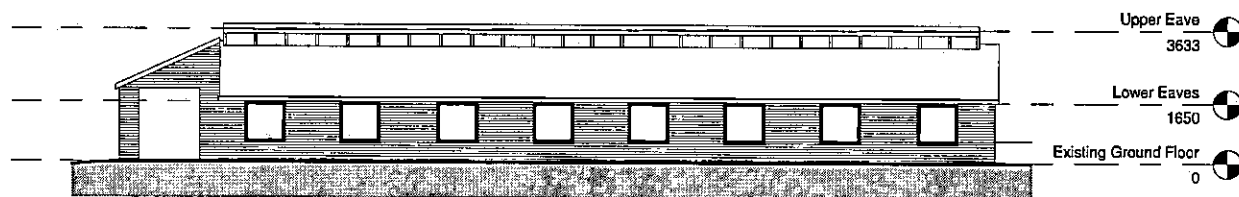


2 West Elevation
 1 : 100

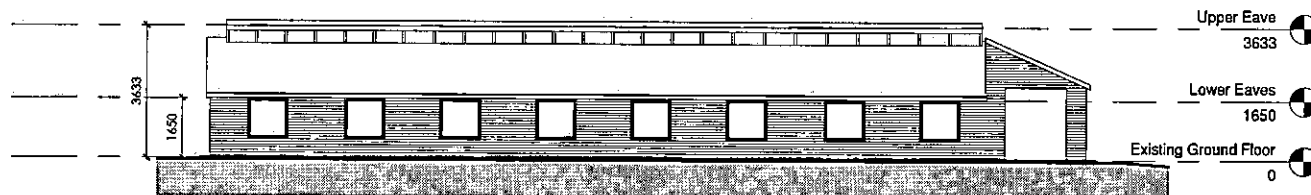


4 East Elevation
 1 : 100

6538 / SL20



5 North Elevation
 1 : 100

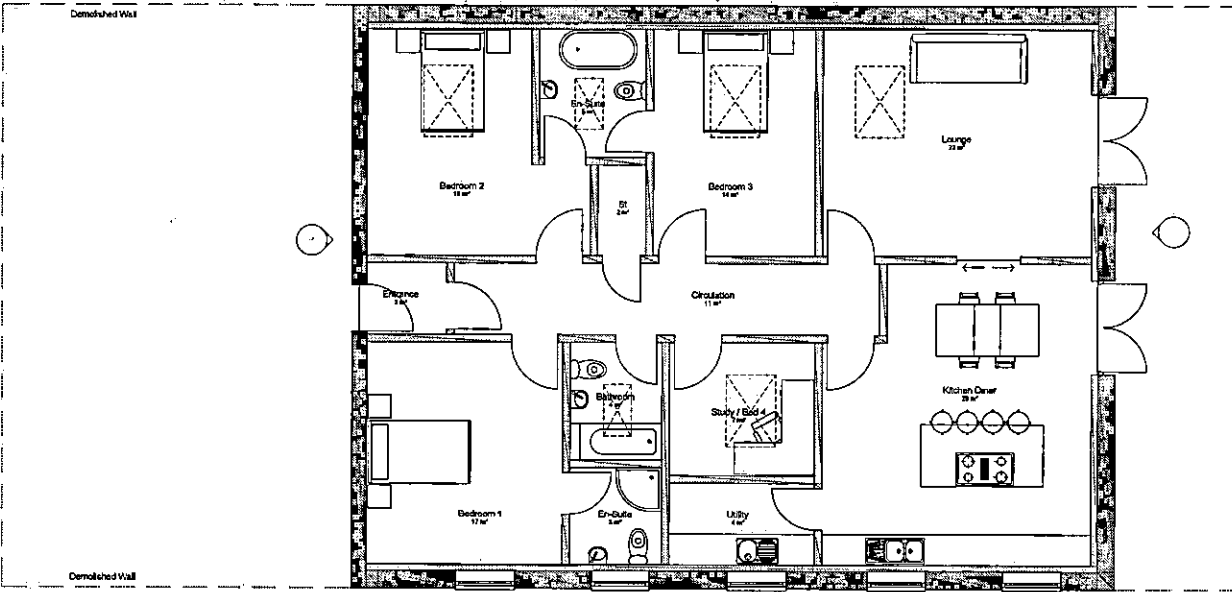


3 South Elevation
 1 : 100

Client		Date	
Mr S Trowbridge			
Project		Date	
Broad Oak Farm, Rossett Wrexham			
Drawing Title		Date	
Existing Building G, Floor Plans & Elevations			
Drawn by	Checked by	Checker	Date
AM			24/11/2016
Scale	Scale of A2	Scale of Plot	Scale of Print
C3707	L01		
Cassidy+Ashton		Date	
www.cassidyashton.co.uk			
18 Hunters Walk, Canal Street, Chester, CH1 4ED		01244 432 900	
7 Elm CRL, Fenton, Liscard & A. PNT 3JL		01772 250 358	

EXISTING BUILDING G.

1 Proposed Plan
1:50

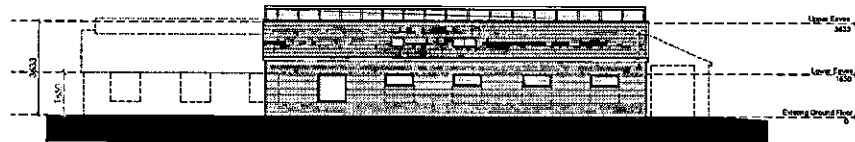


3/4 bedroom unit
142.8 m²

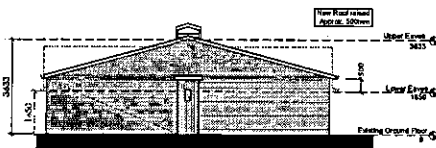
2 Proposed East Elevation
1:100



3 Proposed South Elevation
1:100



4 Proposed West Elevation
1:100



5 Proposed North Elevation
1:100



PROPOSED BUILDING G

6538/Sk21

External Materials Key

Roof:
Material: Shale roof tiles to match existing, approved sample agreed prior to commencement of construction.
Walls:
AL, Red faced brickwork, to match existing brickwork, and to approved sample agreed prior to commencement of construction.
Isolated External Walls: Insulated internally with insulated plasterboard (using Entrance Doors).
Entrance Doors:
Shelton Birch Timber handknapped entrance door.
External Doors/Windows:
Timber with double glazed units, frames to have paint finish - colour of frames to be approved prior to commencement of construction.
Windows:
Timber Casements with double glazed units, frames to have paint finish - colour of frames to be approved prior to commencement of construction. New stone headsets and sills included.
Roof Lights:
New conservation type roof lights.
Rainwater Goods:
New gutters and downpipes to be aluminium with painted finish - colour to be approved prior to commencement of construction.



P. Plan		Scale	
Unit	Unit	Unit	Unit
Mr S Trowbridge			
Broad Oak Farm, Rossett Wrexham			
Unit 4 - Proposed Floor Plans & Elevations			
Drawn by	RD	Checked by	GE
Date	PLANNING	Author	1:50
Drawn by	c3826	Checked by	L12
P1			



BUILDING C



BUILDING C



BUILDING C



BUILDING C



BUILDING E



BUILDING E



BUILDING E



BUILDING E



BUILDING F



BUILDING F



BUILDING F



BUILDING F



BUILDING G



BUILDING G