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**REPORT ON STRUCTURAL CONDITION OF AGRICULTURAL BUILDINGS AT
ODDI-AR-Y-TWMPATH, GARTH, GLEN CEIRIOG, LL20 7LY**

Brief

To survey and report on suitability for renovation and conversion the buildings identified as 2 & 3 on Site Plan drawing reference 02

Date of survey.

24th February 2020.

BUILDING 2

General Description

This is a large 'L' shaped building approximately 15m long x 10.5m wide over its longest elevations, constructed from stone walls approximately 500mm thick with timber roof trusses supporting timber purlins and some rafters with a covering of corrugated metal sheeting.

The building is the same construction as the house (Building 1 on the plan) and the original roof covering is likely to have been slate on timber rafters.

There is no solid floor construction. Part of the building has a timber first floor.

Findings

There is no evidence of any significant structural movement on the external walls of the building. There are several openings on the walls to all sides in positions associated with the buildings previous agricultural use. Some of these openings can be reused in the proposal.

It is possible some of the trusses and purlins can be retained in the conversions subject to a closer assessment using access equipment.

A new roof covering will be required to replace the existing metal sheeting.

A new insulated concrete floor can be provided, the external wall will be lined internally with an insulated timber stud frame and the roof structure will be insulated between and under the new rafters. This will provide a thermally efficient structure to comply with current building regulations. Some tanking of walls will be required where walls are below existing ground levels

There is scope to provide a first floor through out the building.

A trial hole has exposed the existing foundations which are rock

Conclusions

Generally the structure of the building including the foundation can be retained and incorporated in a conversion scheme. New openings in the walls will be required. The roof profile will not change. The building can be reused to provide a 4 bedroom dwelling as shown on the drawings.

BUILDING 3

General Description

This is a rectangular shaped building approximately 8m long x 5.3m wide constructed from stone walls approximately 500mm thick with timber roof trusses supporting timber purlins and some rafters with a covering of corrugated metal sheeting.

The building is the same construction as the house (Building 1 on the plan) and the original roof covering is likely to have been slate on timber rafters.

There is no solid floor construction. The building has a timber first floor which is in an unsafe condition.

It is possible some of the trusses and purlins can be retained in the conversion subject to a closer assessment using access equipment.

A new roof covering will be required to replace the existing metal sheeting

Findings

We did not record any evidence of structural movement on the external walls of the building. There are openings on the walls in positions associated with the building's previous agricultural use. Some of these openings can be reused in the proposal.

A new insulated concrete floor can be provided, the external wall will be lined internally with an insulated timber stud frame and the roof structure will be insulated between and under the new rafters. This will provide a thermally efficient structure to comply with

current building regulations. Some tanking of walls will be required where walls are below existing ground levels

The first floor structure can be replaced though out the building.

A trial hole has exposed the existing foundations which are rock

Conclusions

Generally the structure of the building including the foundation can be retained and incorporated in a conversion scheme. New openings in the walls will be required. The roof profile will not change. The building can be reused to provide a 2 bedroom holiday let property as shown on the drawings.

A handwritten signature in blue ink, appearing to read 'K. Platt'.

Keith Platt
M.S.c., C.Eng., M.I.C.E., M.R.I.C.S