Structural Survey



North Barn, Croxton Farm, Hanmer, Whitchurch, SY13 3BS.

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1.0 Preliminary Information

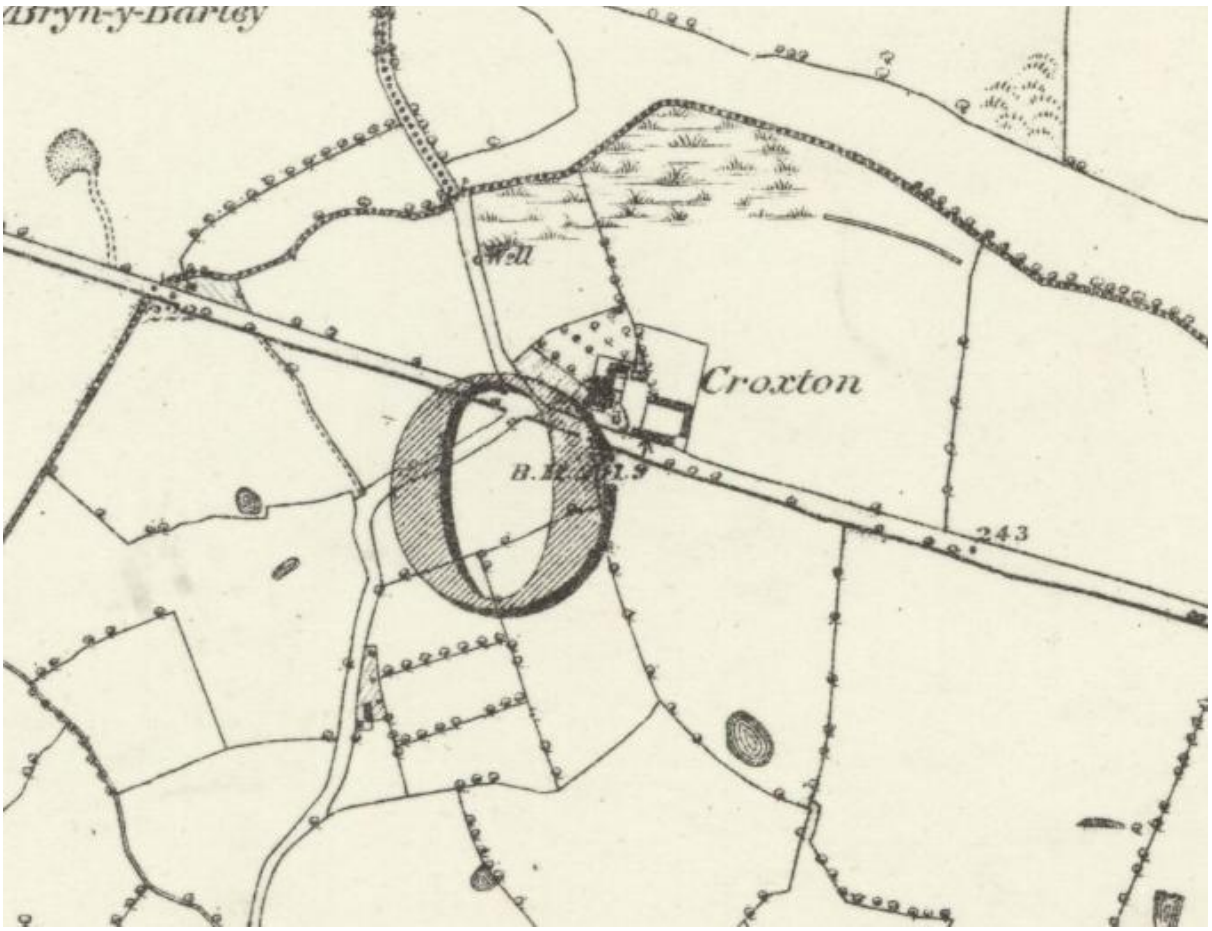
1.1 Name/Address of Client(s):	Croxton Farm Hamner Whitchurch SY13 3BS
1.2 Address of Property:	North Barn Croxton Farm Hamner Whitchurch SY13 3BS
1.3 Date of Instruction:	17.06.2025
1.4 Date of Inspection:	01.07.2025
1.5Circumstances of Inspection:	Building vacant.
1.6 Weather Conditions:	Warm and dry.
1.7 Current Use:	Storage.
1.8 Other Matters:	This report has been commissioned to ascertain the general structural condition of the barn and its suitability and adequacy for restoration and re-use. Inspection has been restricted due to access limitations, in turn due to poor structural condition in areas where roof framing has failed. In consequence, it has been necessary to generalise. The report might be updated when the building has been made safe and full access made available.
1.9 Confidentiality:	The report has been prepared solely for the use of the named clients and their other professional advisors. It must not be relied upon by any other parties. The terms under which the inspection has been carried out and the report prepared have been set out under separate cover.

2.0 Description of the Property

2.1. Age and Construction

2.1.1 The building comprises a large agricultural barn with rear lean-to.

2.1.2 The main barn was likely constructed during the nineteenth century and was seemingly rebuilt in 1952, with the lean-to added sometime later. The main building comprises a single-storey solid brick structure.



1873 map shows barns and farmhouse on existing footprint

2.2. Accommodation

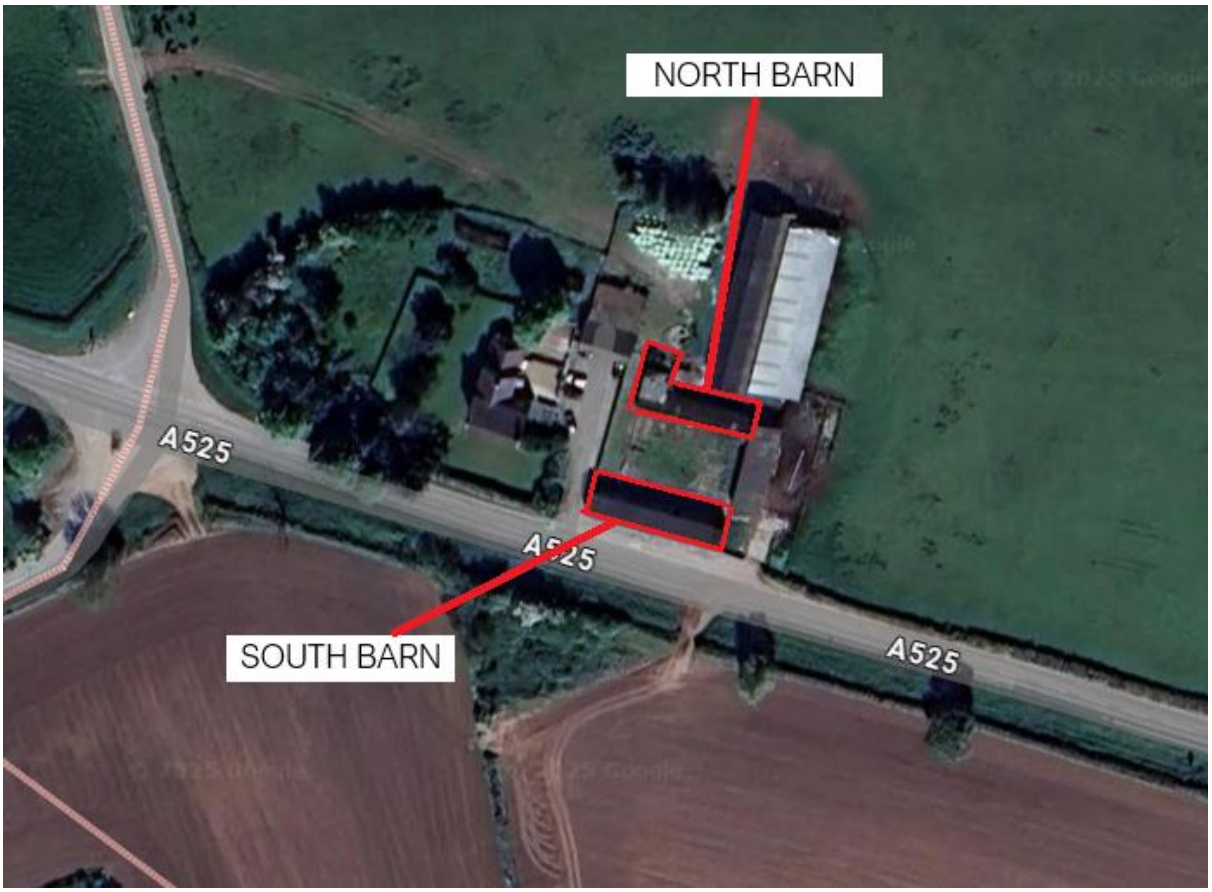
2.2.1 The barn is set over a single level incorporating a large open plan pen and adjoining bay separated by a brick partition wall.

2.3. Site

2.3.1 Croxton Farm comprises a farmstead including a farmhouse, agricultural barns, and paddock lands either side of the main road.

2.3.2 The farmhouse is understood to be used as a childrens home and is separated from the barns and paddocks with fencing. The barns form part of a working farm, used for livestock purposes and general storage.

2.3.3 The main farmhouse is a Grade II listed building. Listing typically includes all buildings within the curtilage, in this case being the accompanying barns that are subject to this inspection.



Barns within the site

2.4. Location

2.4.1 The farm is located in a remote area on the A525, approximately 5 miles east of Whitchurch.

2.5. Services

2.5.1 There appears to be electrical and water supplies provided into the barn.

2.5.2 Existing drainage facilities are for agricultural purposes and likely connect into a cesspit. The dwelling will need to be connected to a new private sewage treatment plant – design subject to percolation tests.

3.0. Condition

Please refer to Appendices 1 for the condition of the barn.

4.0 Summary

The north barn at Croxton Farm is an older barn structure that has been previously rebuilt in its current form. Despite some surface damage to brickwork and basic form of the lean-to, the majority of building remains functional, albeit in a state of neglect.

The existing structure can almost certainly be repaired and made good as part of a conversion process. The door and window openings are all clearly identifiable and help to define the architectural style and merit of the barn.

The barn forms an important part of the local landscape. Conversion will inevitably require alterations and repairs, however the existing shape, openings and aesthetic form can be respected and maintained.

The barn meets the criteria set by Wrexham LDP for conversion in every aspect and I see no reason why this project cannot proceed. When the application is approved, this report can be updated to provide a more detailed structural specification. In its present form the report is considered sufficient to inform the planning process by demonstrating the general condition of the building and confirming that it is capable of conversion.

APPENDIX 1 – CONDITION: North Barn, Croxton Farm

Element	Description	Condition	Recommendation
EXTERNAL			
1. Roof Coverings	The main roof is clad with asbestos cement sheets.	Asbestos cement sheets remain in mostly reasonable condition and have provided adequate weather protection. Coverings have collapsed inwardly to the lean-to where the supporting frame has failed.	Roofs to be recovered with similar lightweight coverings - to be informed by project design.
2. Roof Structure	The roof frame comprises pitched pine purlins, ridge beams and wall plates supported by six King Post trusses and a single Queen Post. The lean-to roof incorporates a basic frame of three purlins.	Lean-to structure has failed and purlins snapped. Failure of lean-to has led to further disruption to the main roof. Consequently, the Queen Post sags. Localised evidence of wood boring beetle infestations noted. Damage is slight and has not affected structural integrity.	Retention of the main roof existing frame. Lean-to roof frame to be replaced and additional support provided to left-hand side of frame.
3. Rainwater Fittings	Rainwater fittings are formed in asbestos cement.	Poor condition. Fittings have fractured and remain	Installation of new rainwater gutters and downpipes – to be connected to soakaway drainage via storm gullies.

		incomplete.	
4. Main Walls:	The main walls are formed in 220mm width solid brickwork. Structural openings incorporate concrete sills and headers. Lean-to formed in single skin concrete blocks. Footings not seen. There was no visible damp-proof course (DPC) to the main walls.	Walls remain largely complete and are relatively plumb. Localised rebuilding evident. Extensive frost damage and subsequent erosion of brick faces is evident. Issues correlate to failed rainwater fittings. Owing to the extent of erosion localised rebuilding will be necessary. Mortar pointing has eroded extensively around all walls. Concrete block walls are structurally poor and provide no adequate support.	Rebuild areas of frost damaged bricks. Re-point eroded mortar joints. Rebuild lean-to walls to appropriate thickness.
5. External Joinery	Timber and steel framing for windows and door openings. Timber panel doors.	Doors remain functional although evidently in a worn condition. Timber framing displays localised rot and deterioration.	Complete replacement of all framings and entrance doors.

		Windows are partially glazed with single glazed panels. Most glass is cracked and broken.	
INTERNAL			
6. Walls and Ceilings	Walls comprise rendered brickwork.	Dividing walls between bays are load bearing and must form part of future design layout.	Internal linings to be informed by project design.
7. Ground-floor structure	Concrete hardstanding and brick paving throughout.	Floor surfaces uneven. Designed for agricultural purposes.	Complete replacement using suitable materials. Consider limecrete.

APPENDIX 2 – PHOTOS: North Barn, Croxton Farm, SY13 3BS

1.	ROOF COVERINGS
1.1	
	Asbestos cement roof sheets
1.2	
	Collapsed and failed coverings in lean-to

APPENDIX 2 – PHOTOS: North Barn, Croxton Farm, SY13 3BS

2	ROOF STRUCTURE
2.1	
	Roof frame
2.2	
	Sagging to Queen Post in keft-hand side of structure

2.3	
	Failed purlin to lean-to
3	RAINWATER FITTINGS
3.1	
	Cast-iron gutter and drainpipe

APPENDIX 2 – PHOTOS: North Barn, Croxton Farm, SY13 3BS

4	MAIN WALLS
4.1	
	Main walls
4.2	
	Etensive frost damage to brickwork

APPENDIX 2 – PHOTOS: North Barn, Croxton Farm, SY13 3BS

4.3	
	Basic block lean-to structure
5	EXTERNAL JOINERY
5.1	
	Basic openings

APPENDIX 2 – PHOTOS: North Barn, Croxton Farm, SY13 3BS

6	WALLS AND CEILINGS
6.1	
	Internal view of barn
	
	Extensive damp penetration to lean-to