BRIDGEWATER

CONSULTING STRUCTURAL ENGINEERS

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STRUCTURAL ENGINEERS INSPECTION REPORT

of

THE SHIPPON AT THE LODGE, DRURY LANE, WHITCHURCH. SY13 3BE

1st December 2025

Report No: 7464/25

INTRODUCTION

INSTRUCTIONS

1. Property to be inspected : The Shippon at the Lodge
   Drury Lane
   Whitchurch
   SY13 3BE

2. Client : Mr & Mrs Read

3. We have been instructed to :
   Inspect and report on the structural load bearing elements of the property.

4. The report is required for advice in relation to a planning application.

5. The property was inspected on the 28th November 2025.

EXTENT AND LIMITATIONS OF THE SURVEY & REPORT

6. This inspection report is limited in its scope to the instructions as noted above. We have not inspected parts of the property or defects that are not relevant to the instructions unless noted in this report. Our inspection was a visual inspection internally and externally as necessary subject to safe and reasonable access being available. We shall only report upon those structural defects that materially affect the stability of the property and provided that these defects are reasonably detectable at the time of our inspection. Whilst we will use all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the property will be free from future defects or that existing defects will not become worse. Internal inspection is made within the limits of ready accessibility and it is not normal practice to lift floor coverings or floor boards, remove panels or plaster, or move heavier items of furniture. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. Such unexposed parts may contain problems and you would need to make special arrangements for these areas to be investigated if you require confirmation about their condition.

7. We are not qualified to comment upon: drainage, electrical systems, water systems, heating systems, gas and electrical systems, condition/rot/insect infestation/fungal infestation of timber, damp penetration, mechanical installations, decorative condition, mouldings, coverings, and all other non-structural matters. If we happen to notice any problems in these areas which we recognise we will draw this to your attention, however you should not assume that the absence of any such comments means that the property is free from defect in these areas.

8. This report has been prepared for the named client and for a particular purpose. Any liability, which may arise, is therefore restricted to the client and the client's professional advisers in relation to that stated purpose.

ORIENTATION

9. For the purpose of this report, unless otherwise stated, the front elevation is that which faces the public road or path from which access to the property is given and all references to left and right are given as if viewing the property from the front.

DESCRIPTION OF THE PROPERTY

10. The property comprises is a traditionally constructed Shippon with a pitched roof and brick faced masonry elevations. We understand the property is approximately 75 years old.

11. No details were available of any structural problems that may have occurred, nor of any structural repairs or structural alterations that may have been made to the property or to neighbouring properties except as noted in this report.

EXTERNAL OBSERVATIONS

ROOF

12. The roof was observed from ground level. The roof is pitched and covered with corrugated sheets. The roof is slightly deflected but within the limits expected in a property of this type and age.

FRONT ELEVATION (SOUTH EAST)

13. This elevation was visually inspected from ground level. The elevation is formed from 9 inch solid brickwork laid in a common bond. Horizontal lines are level within the tolerances normally expected. The elevation is plumb within the tolerances normally expected. There are no indications of roof/eaves spread.

14. There is a concrete lintel over the opening to the main shed which has blown, leaving the reinforcement exposed (Photo 01). The lintel has been painted to protect the exposed reinforcement.

15. Above the right hand stable door, a vertical crack has formed from the top corner of the opening (Photo 02).

16. To the bottom right corner, the brick faces had blown below the DPC level and some had been replaced with mortar (Photo 03).

17. Other than as noted above there are no cracks, gaps, or other signs of recent structurally significant movement.

LEFT HAND SIDE ELEVATION (SOUTH WEST)

18. This elevation was visually inspected from ground level. The elevation is formed from 9 inch solid brickwork laid in a common bond. There are two brick piers

located at approximately third points along the elevation. Horizontal lines are level within the tolerances normally expected. The elevation is plumb within the tolerances normally expected. There is a slight amount of roof/eaves spread at the right hand pier location.

19. Other than as noted above there are no cracks, gaps, or other signs of recent structurally significant movement.

RIGHT HAND SIDE ELEVATION (NORTH EAST)

20. This elevation was visually inspected from ground level. The elevation is formed from 9 inch solid brickwork laid in a common bond. Horizontal lines are level within the tolerances normally expected. The elevation is plumb within the tolerances normally expected. There is a slight amount of roof/eaves spread between the right hand pier and rear corner.

21. Slight bellying of the right hand pier was noted near the bottom.

22. Other than as noted above there are no cracks, gaps, or other signs of recent structurally significant movement.

REAR ELEVATION (NORTH WEST)

23. This elevation was visually inspected from ground level. The elevation is formed from 9 inch solid brickwork laid in a common bond. Horizontal lines are level within the tolerances normally expected. The elevation is plumb within the tolerances normally expected. There is a slight amount of roof/eaves spread at the top left corner at eaves level.

24. Other than as noted above there are no cracks, gaps, or other signs of recent structurally significant movement.

FOUNDATIONS

25. At the time of our inspection, trial holes had been prepared to the left hand and rear elevations respectively.

26. The foundations were found to be narrow spread footings with a formation level approximately 450mm below ground level onto firm clay.

INTERNAL OBSERVATIONS

ROOF STRUCTURE

27. The roof structure to the main shed comprises steel angle purlins spanning between steel angle trusses.

28. The purlins are slightly deflected and all the steel members are lightly rusted. There were no signs of defects present that would affect the structural integrity of the property.

WALLS

29. The internal wall surfaces are rendered and painted. There are numerous minor cracks visible throughout, but nothing of any structural significance.

GROUND FLOOR

30. The ground floor is a typical agricultural floor with changes in level etc., I would anticipate that this floor will be dug up and replaced with a new floor to current Building Regulation standards as part of the proposed conversion works.

31. The floor is of solid ground bearing construction. The floor is generally level and not distorted. There are no signs of recent structurally significant movement at the wall/floor junctions.

CONCLUSIONS & RECOMMENDATIONS

32. The existing structure appears quite robust overall. Apart from the particular points noted in the following paragraphs, there are no structurally significant defects to the structural load bearing elements of this property and the property is suitable for conversion to habitable use.

33. The existing roof structure will need to be replaced to ensure suitability to carry additional loads from new roof coverings, insulations etc.

32. The proposed internal wall configuration will lend itself to provide additional support to the rafters etc., allowing the new roof construction to be predominantly traditional with timber purlins.

33. The existing foundations are too narrow and shallow to adequately support the new load bearing internal walls. We would therefore recommend that the internal floor slab is formed with a suitable edge thickening to the perimeter, to transfer loads into the slab and sub-base.

[redacted]

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The Institution of StructuralEngineers Chartered Member

For Bridgewater Consulting Engineers



Photo 01



Photo 02



Photo 03