GAMFORD FARM, GAMFORD LANE, ROSSETT, WREXHAM, LL12 0EW

STRUCTURAL REVIEW OF EXISTING BUILDINGS FOR CONVERSION INTO DWELLINGS

FOR

URBAN DEVELOPMENTS

REPORT BY

JOHN EVANS ASSOCIATES LIMITED

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Appendices

Appendix A - Trial pit excavation photographs

Appendix B – Building condition photographs from site inspection, 11th December 2025

1.0 Introduction

1.1 The property is located on Gamford Lane between the villages of Darland and Trevalyn and comprises several agricultural buildings formerly used for the pig farming industry

1.2 Urban Developments has instructed John Evans Associates Limited to undertake a structural inspection and qualitative review of the masonry buildings

1.3 The brief does not extend to the main farmhouse or the steel framed agricultural sheds

1.4 Urban Developments has submitted a series of planning applications for the development of the site and intend to submit an application for the conversion of the four blocks of brick buildings only, with a replacement dwelling planned for the main farmhouse (outside the scope of this report)

2.0 The Brief

2.1 A verbal brief was given by Nathan Cunningham of Urban Developments to John Evans (JEA) during a site walkover on the 2nd December 2025:

a) Visit the property for a general visual inspection accessing the readily accessible parts of the structure only

b) Prepare a report on our findings together with recommendations and conclusions where possible in respect of the suitability and technical viability of converting the brick buildings into domestic dwellings

3.0 Basis of opinion

3.1 Site visit of 2nd December 2025; walkover with Urban Developments and outlining of brief

3.2 Site visit of 11th December 2025; visual inspection of the four buildings along with trial pitting to establish the nature and extent of existing foundations to these buildings

3.3 Existing and proposed drawings by Mark Willacy Architects

3.4 I am John Evans, Chartered Structural Engineer, Chartered Civil Engineer and Chartered Highways and Transportation Engineer. I have 36 years experience in the inspection, maintenance, repair, design and construction of building and civil engineering structures including traditional masonry properties under timber roofs such as those at Gamford Farm

4.0 Inspection details

4.1 The inspection was undertaken on the 11th December 2025 at which time the weather was dry, overcast and calm, but there had been heavy rain the last couple of days leading up to the inspection

4.2 The inspection was undertaken by John Evans with assistance provided for the excavation of trial pits by Urban Developments using of a small, tracked excavator

4.3 Inspection of the readily accessible parts of the structures was undertaken where safe access was considered possible; where there was a credible risk of floor or roof instability, sections of buildings were not entered and this will be identified for the relevant property in the report

4.4 Floor coverings and fixed cladding were not removed during the inspection

4.5 The inspection excluded the following:

1) Geotechnical sampling for testing and in situ geotechnical testing
2) Measured survey and topo survey
3) Inspection and testing of services including drainage
4) Asbestos containing materials
5) The presence or otherwise of wood boring insects
6) The presence of otherwise of timber rot (dry and wet)
7) The presence of otherwise of black mould
8) Damp survey (rising and penetrating)

4.6 Calculations are excluded from this appointment

4.7 Reference to front, left and right are relative to the farm yard/access road through the farm, front being that facing the farm access road

4.8 At the time of inspection, the properties were vacant and their last use was agricultural in connection with the pig industry

5.0 General arrangement of properties

5.1 The buildings being retained and are planned for conversion onto dwellings are as laid below (courtesy of Mark Willacy Architects)



5.2 Buildings 4, 5, 10, 15, 17 and 18 are to be retained and converted into dwellings; Building 16 has largely collapsed, but its footprint will be included in the development

5.3 Building 4

a) Single storey loadbearing brick masonry walls, cellular in nature with slate cladding on timber battens on timber rafters on timber purlins

b) Concrete ground bearing slab

c) Closest to the access road through the farm, there is cellular building similar to the main, the separation between the two parts comprises a collapsed roof with remnants of concrete blockwork walls

5.4 Building 5

a) Single storey loadbearing brick masonry walls, cellular in nature with slate cladding on timber battens on timber rafters on timber purlins

b) Concrete ground bearing slab

5.5 Building 10

a) This building is made up of 4 parts:

i) Two storey high concrete masonry block "box", roof missing, ground bearing concrete floor slab

ii) Single storey brick masonry walls with roof missing/collapsed. Blockwork gable over brick at junction between parts I and ii. Ground bearing concrete floor slab

iii) Single storey brick masonry walls with steel trusses and asbestos cement type roof sheeting. Internal blockwork masonry "party" wall with the adjacent unit iv. Brick gable between this section and section i. Ground bearing concrete floor slab

iv) Single storey brick masonry walls with steel trusses and asbestos cement type roof sheeting. Internal blockwork masonry "party" wall with the adjacent unit iii. Ground bearing concrete floor slab

Single storey outrigger off rear, brick masonry walls. No accessed, overgrown

5.6 Building 15

a) Two storey building under pitched slate roof, constructed of brick masonry walls, timber first floor on steel beams and traditional roof of slates on battens on timber rafters on rolled steel angle (RSA) purlins, (canted in pitch of roof) on steel warren type trusses

b) Ground bearing concrete floor slab

c) Building is at the north end of a terrace of buildings

5.7 Building 16

a) Building collapsed, roof missing, part of outer wall remains; bounded on three sides by buildings 15, 17 and 18

5.8 Building 17

a) Two storey brick masonry terraced building under pitched roof, timber joists to first floor

b) Concrete ground bearing slab

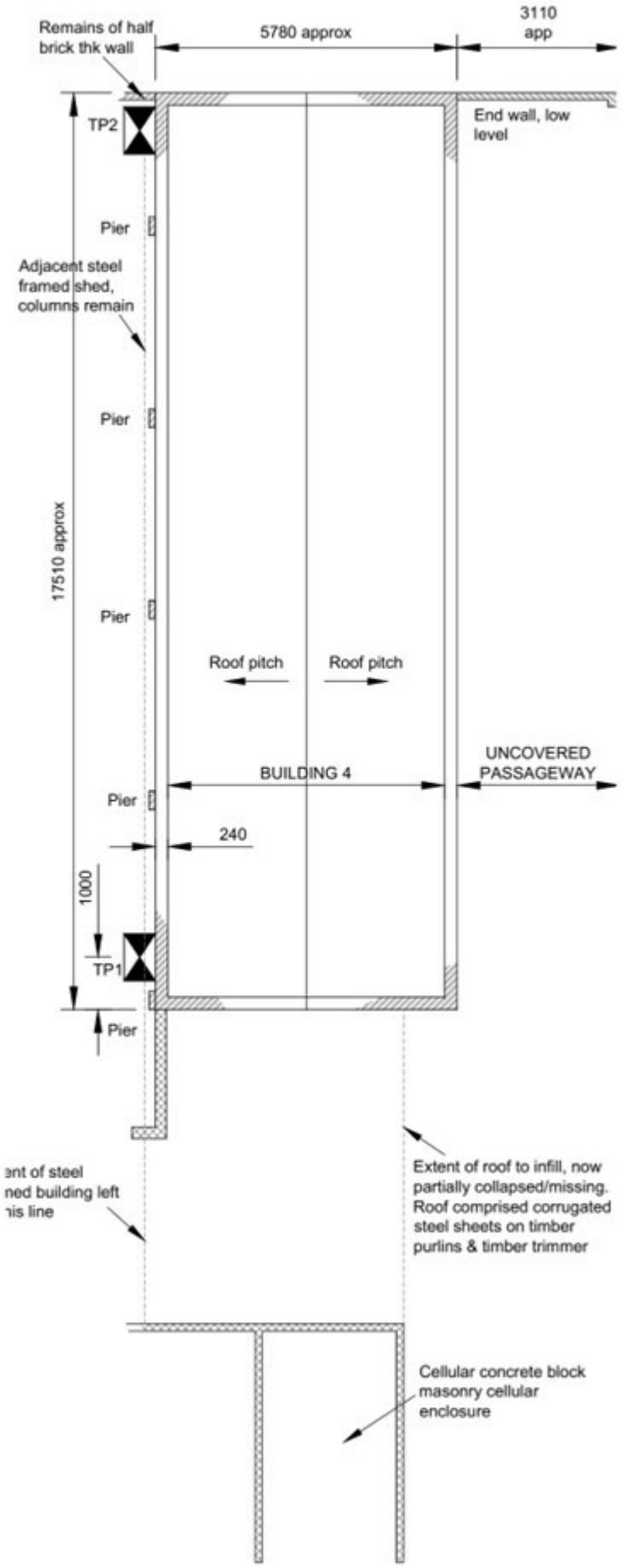
5.9 Building 18

a) End of terrace, two storey brick masonry building under pitched roof with timber joist first floor

b) Ground bearing slab

6.0 Observations

6.1 Building 4 – see drawing below, photographs of trial pit excavations in Appendix A and photographs of building condition in Appendix B at the rear of this report


Remains of half brick thk wall
5780 approx
3110 app
TP2
End wall, low level
Pier
Adjacent steel framed shed, columns remain
Pier
17510 approx
Pier
Roof pitch
Roof pitch
UNCOVERED PASSAGEWAY
BUILDING 4
Pier
240
1000
TP1
Pier
ənt of steel ned building left ıis line
Extent of roof to infill, now partially collapsed/missing. Roof comprised corrugated steel sheets on timber purlins & timber trimmer
Cellular concrete block masonry cellular enclosure

i) Approximate external plan extent of the main brick masonry unit is 17.5m long x 5.78m wide; this does not include the infill (6m length) and the blockwork enclosures (4.5m length)

ii) Ground level at grassed side to eaves approximately 2.42m

iii) Top of foundation on grassed side 240mm below ground level

iv) Concrete(coarse, large aggregate of stone and crushed brick) strip foundation, approximately 200 to 300mm thick founded on a thin 60mm thick layer of light cream coloured ash; nominal projection of concrete foundation beyond brick masonry wall

v) At the front left of the building, trial pit TP1 revealed the sub strata below foundation is MADE GROUND of dark brown/black with glass, pottery and brick over damp light brown gravelly, sandy, slightly silty soft CLAY becoming wet at 600mm below foundation. Trial pit terminated at 850mm below top of foundation

vi) At the rear left of the building, trial pit TP2 revealed the sub strata below foundation is MADE GROUND of dark brown/black with glass, pottery and brick over damp light brown gravelly, sandy, slightly silty soft CLAY with slow steady inflow of water at 550/600mm below foundation. Trial pit terminated at 950mm below top of foundation

vii) Building is cellular in nature with internal cross walls to form rooms within the building

Viii) External and internal walls, brick masonry, generally stable, but with localised minor defects:

1. Localised and isolated brick face loss externally, frost damage, minor in nature and extent
2. Separation of internal and external walls, slight in magnitude and localised; cross walls to be tied to flank walls
3. Localised loss of masonry through vandalism or modifications in-use; remedy by infilling voids and holes with reclaimed bricks
4. Tops of walls where the roofing slates are missing are affected locally by water ingress with loose or displaced bricks; remedy by consolidating brick masonry at top of walls where loose bricks should be lifted and rebedded with fresh mortar
5. Thermal cracking, near vertical through bricks/joints; no movement joint provided, introduce movement joint in flank walls, rake out cracked joints, cut out and replace cracked bricks. Location of joints to be adjacent to internal cross walls and lateral restraint ties introduced
6. Dampness and thermal performance – the walls will need supplementing by a liner block wall or similar or dry lining, to meet current Building Regulations

ix) Roof – slates should be stripped and set aside for reuse. Around 50% of slates should be suitable for reuse and would be used on one pitch, replacement slates used on the opposite pitch

x) Roof – battens, rafters and purlins are in poor condition and should be replaced

xi) Floors – various concrete floors laid to falls for drainage of urine etc; the floors are not suitable for residential use and should be taken up and laid in new concrete with insulation and damp proof membrane to meet current Building Regulations

xii) Floors – when replacing floors, care must be taken not to undermine wall foundations and new floor construction thickness should be lower than the underside of the wall foundations

xiii) Main building, infill and front block enclosures:

1. The cellular blockwork at the front of the building could be retained and converted to a cavity wall off a new internal ground bearing slab
2. The blockwork walls are stable and in good condition
3. The infill between the block enclosures and the main building is in poor condition with an unstable partially collapsed roof structure
4. The roof structure comprises galvanised corrugated sheeting on timber purlins spanning onto timber bearers off the two main building units
5. The roof structure is in poor condition and should be demolished
6. There is no wall to the passageway side and a low level wall to the steel shed side; the area could be bounded by new cavity masonry walls
7. Any infill provided should stay within the footprint of the existing infill

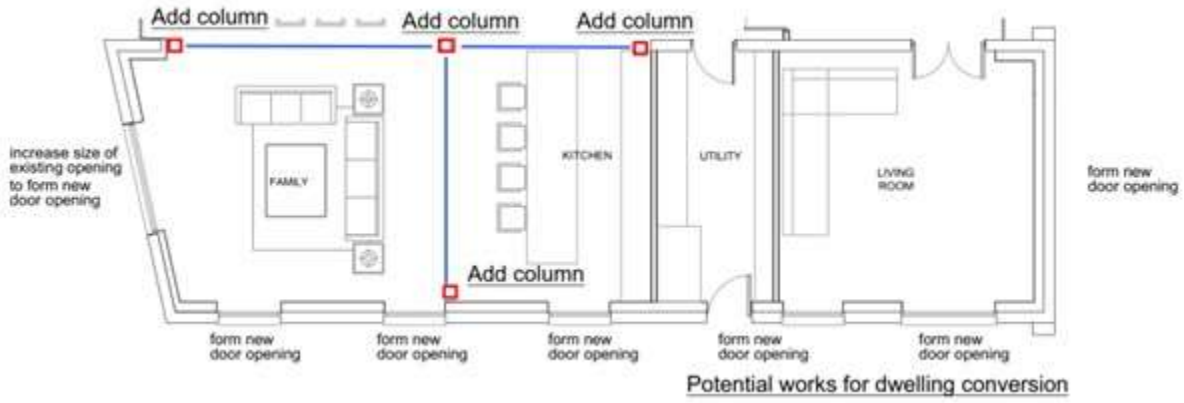
In summary, the masonry elements and foundations are in serviceable condition and suitable for retention for the conversion of the building to residential use. New floors will be required along with a new roof.

The proposed dwelling sees sections of wall removed on the lane access side of the building; ground beams in lieu of isolated pad foundations for any columns to take additional or repositioned loading will be required due to the high water table.

External wall stability may require wind posts due to the absence of buttressing walls in the open area.

Roof structure can be timber trussed rafters spanning the width of the building, or timber trusses with timber purlins and rafters.

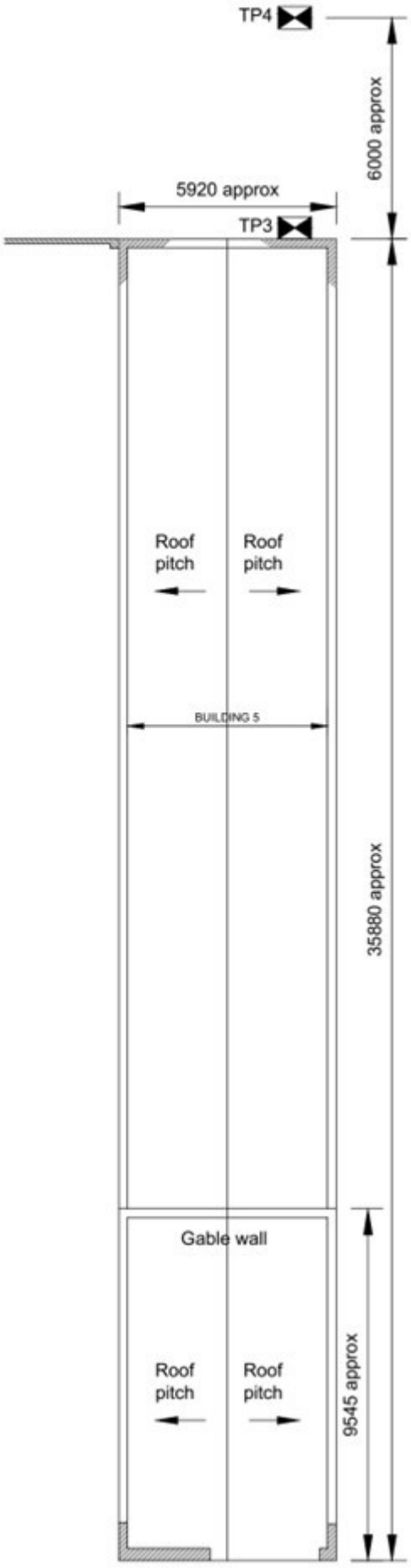
See proposed dwelling below (beams and columns are indicative at this stage)



Units 4 and 5 will be joined by an infill over the current access lane between the two buildings. Additional loading from the infill should be accommodated by further support where required, or walls and foundations to be checked for the additional loading.

Temporary dewatering may be required using localised well points or excavation and sump with pump out extraction.

6.2 Building 5 - see drawing below, photographs of trial pit excavations in Appendix A and photographs of building condition in Appendix B at the rear of this report


TP4
6000 approx
5920 approx
TP3
Roof pitch
Roof pitch
BUILDING 5
35880 approx
Gable wall
Roof pitch
Roof pitch
9545 approx

i) In close proximity to, but separate from Building 4, the two properties separated by a narrow passageway

ii) Approximate external plan extent 35.88m long x 5.92m wide; of the 35.88m length, a higher barn is present at the front of the building, this being around 9.5 in length and separated from the cellular lower rooms by an external gable wall, this projects above the lower roof

iii) Ground level to eaves approximately 2.5m

iv) Top of foundation on gable around 320mm below ground level (grassed area)

v) Concrete strip foundation, approximately 100mm thick with a 120mm plan projection beyond the brick wall (evidenced in trail pit TP3)

vi The gable wall is founded on gravelly, slightly sandy, slightly silty CLAY becoming less gravelly with depth. Clay is soft

vii) Ground water seepage (slow, steady) at around 400mm below the foundation

viii) Trial pit terminated at 550mm below the foundation

ix) In the field adjacent to the buildings, trial pit TP4 was excavated at around 6m beyond the brick gable of Building 5

x) TP4 was excavated to around 1.45m below ground level and revealed 350mm thick turf/topsoil over sandy GRAVEL with angular cobbles (<100mm) with some roots. A steady inflow of groundwater was encountered at around 1,15m below ground level

xi) At the low level wall to the end of the passageway between buildings 4 and 5, there was a difference on level between the passageway and the field of around 400mm (ground to top of wall, field side 1660mm; 1260mm on the passageway side)

xii) Defects to walls, floors and roofs are similar to those for Building 4; remedy is recommended along the same lines as for Building 4

xiii) There is no evidence of foundation movement and only limited evidence of thermal cracking in brickwork due to the long length of the flank walls in the lower height section of the building (rearward section)

In summary, the masonry elements and foundations are in serviceable condition and suitable for retention for the conversion of the building to residential use. New floors will be required along with new roofs.

The proposed dwelling sees sections of wall removed on the lane access side of the building; ground beams in lieu of isolated pad foundations for any columns to take additional or repositioned loading will be required due to the high water table.



The proposed works introduces cellular arrangement of rooms with a series of buttressing walls which will have strip foundation, possibly reinforced wide strip where carrying greater loads and to avoid exceeding allowable bearing pressures taking account of the groundwater.

Roof structure can be trussed rafters, possibly with a raised collar tie, or a series of timber trusses with traditional loose purlins.

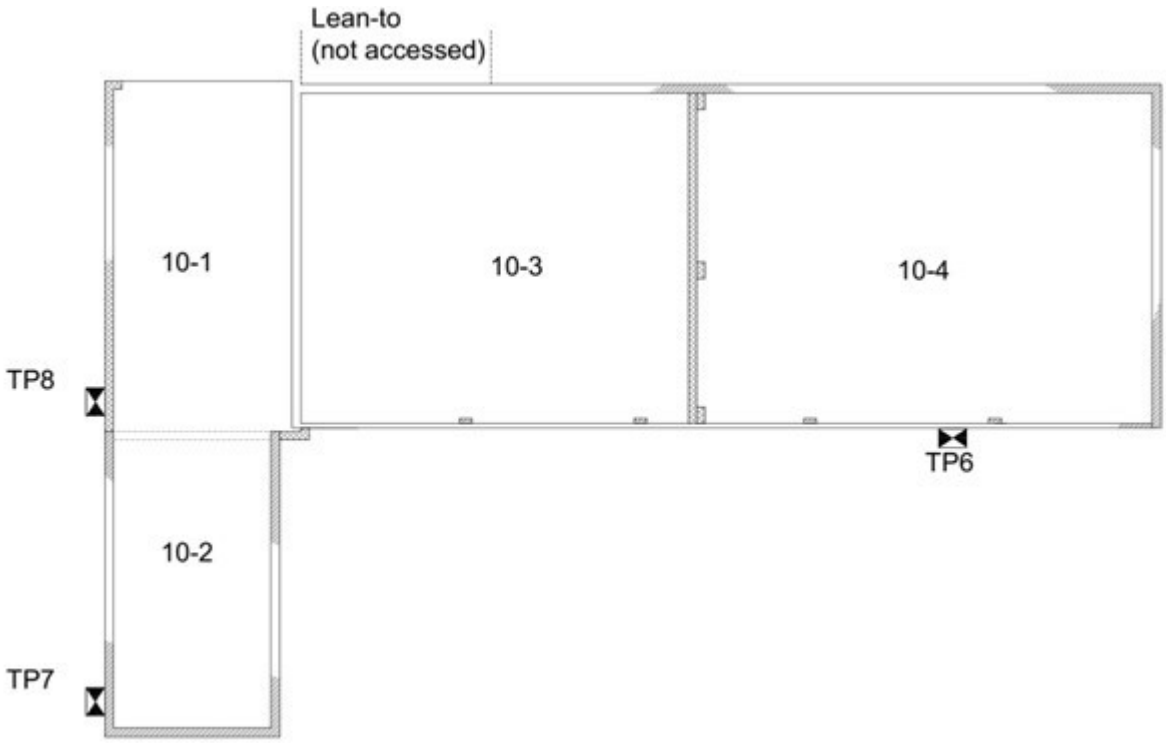
External walls will meet Part A Building Regulations when taking account of the buttressing walls.

Units 4 and 5 will be joined by an infill over the current access lane between the two buildings. Additional loading from the infill should be accommodated by further support where required, or walls and foundations to be checked for the additional loading.

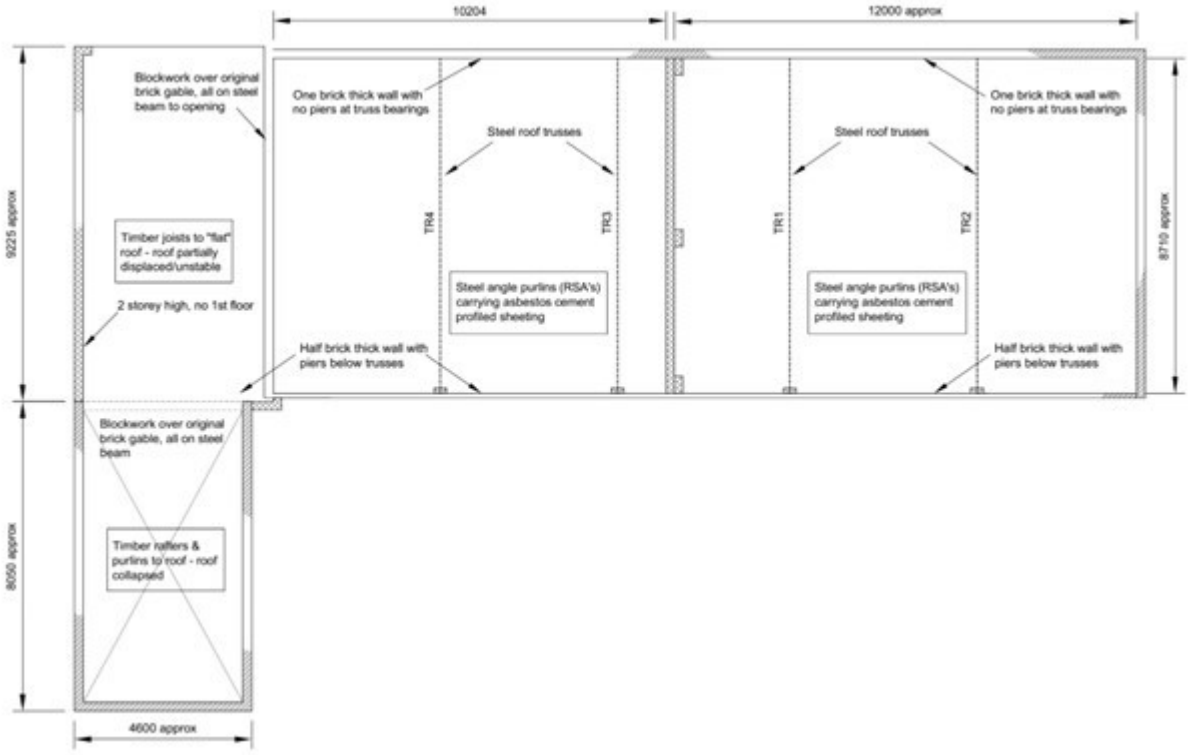
Temporary dewatering may be required using localised well points or excavation and sump with pump out extraction.

6.3 Building 10 - see drawing below, photographs of trial pit excavations in Appendix A and photographs of building condition in Appendix B at the rear of this report

i) Building 10 can be considered as 4 distinct sections as shown below and with trial pits denoted TP6 to 8:



ii) A schematic layout of roof structure is shown below (dimensions where provided are for an indication of scale only; dimensional survey drawings by others):



iii) Section 10.2 has no roof structure or covering (debris from the collapsed roof structure is evident when viewed from the blockwork enclosed building element. The roof covering appears to have been asbestos cement corrugated sheets on timber roof structure members). The ground to eaves height is around 4m

iv) The brick masonry walls are stable with isolated thermal cracking noted

v) The internal gable between sections 10.1 and 10.2 has been opened up at around 4m height with a steel beam support below the brick masonry gable peak. It is noted that concrete masonry blockwork has been built over the brick gable peak here. The masonry and beam appear stable

vi) Concrete blockwork masonry extends vertically section 10.1 to around 6.7m above the access road; there is a flat roof over the blockwork enclosure and this appears to be timber joists spanning across the width of the enclosure. Roof covering?

vii) Blockwork walls in section 10.1 appear to be cellular 215mm wide blocks

viii) A large opening has been formed between sections 10.1 and 10.3 in the brick masonry gable end wall of section 10.3; the gable wall has been extended vertically in concrete block masonry. The gable wall masonry and the beam to the opening are stable

ix) Section 10.3 and 10.4, corrugated asbestos cement roof sheets on steel angle (RSA) purlins on steel trusses of RSA sections

x) The trusses bear onto the “front” wall via a bottom steel plate built into the brick masonry at the piers. The wall is a half brick thick and has piers at the truss positions; the piers are showing some signs of displacement relative to the wall (buckling)

xi) At the rear wall, the brick masonry is one brick thick and there are no piers at the truss bearings; again, a lower steel plate at the underside of the trusses is built into the brickwork

xii) Where built into brickwork, the truss bearing plates show signs of some corrosion with nominal cracking of brickwork due to the expansion of laminated corrosion deposits and potentially, wind uplift

xiii) The steel trusses in both sections have missing or buckled members, but no significant corrosion of the steelwork. The trusses are considered to be unsuitable for retention in their current form, although missing or damaged members could be replaced to the trusses back into service

xiv) Brickwork walls require some consolidation and crack stitching

xv) Ground bearing “solid floor” in section 10.3 - brick “tiled” floor with in situ concrete infill around edges of floor; drain adjacent to internal blockwork cross wall within the floor, a feature of the agricultural use and no longer required

xvi) Concrete paving slabs make up the majority of the floor in section 10.4; there is a channel along the inside of the front wall for drainage associated with the agricultural process, this is no longer required

xvii) Lintels to openings in the front wall of sections 10.3 and 10.4 are undermined and the walls locally unstable due to previous alterations or vandalism to the building

xviii) At the right hand of the front wall to section 10.4, trial pit TP6 revealed:

- 75mm concrete external slab
- 250mm thick layer of ash and gravel MADE GROUND
- Orange brown sandy medium dense GRAVEL with cobbles less than 150mm diameter
- Top of strip foundation 450mm below ground level
- Nominal 220mm plan projection of foundation beyond face of brick wall
- Foundation approximately 200mm thick, concrete
- Damp at 1.2m depth below ground level with slight seepage after 10 minutes
- Pit sides stable during and after excavation
- Trial pit terminated at 1.25m below ground level

xix) At the front left of the section 10.2, trial pit TP7 revealed:

- Top of concrete strip foundation is at the concrete yard level
- Projection of strip foundation from face of brick masonry, approximately 150/160mm on plan
- Concrete strip foundation, approximately 150mm thick
- Sub strata at foundation level – MADE GROUND of medium dense dark brown/grey sandy gravel becoming orange brown with cobbles at 800mm below ground level
- Pit sides stable during and after excavation
- Excavation “dry”
- Pit terminated at 900mm below ground level
- There was a small section of buried concrete 500mm below ground level at 700mm along the wall from the front corner; the trial pit was enlarged to avoid this

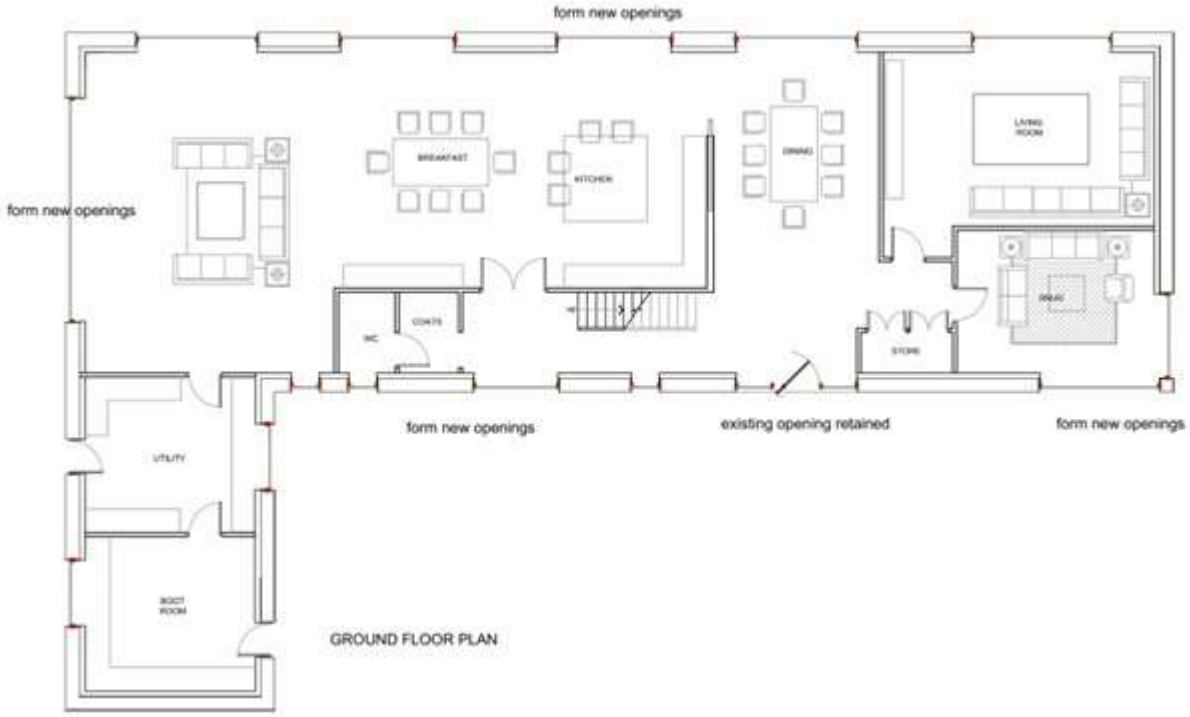
xix) At the front left of the section 10.1, trial pit TP8 revealed:

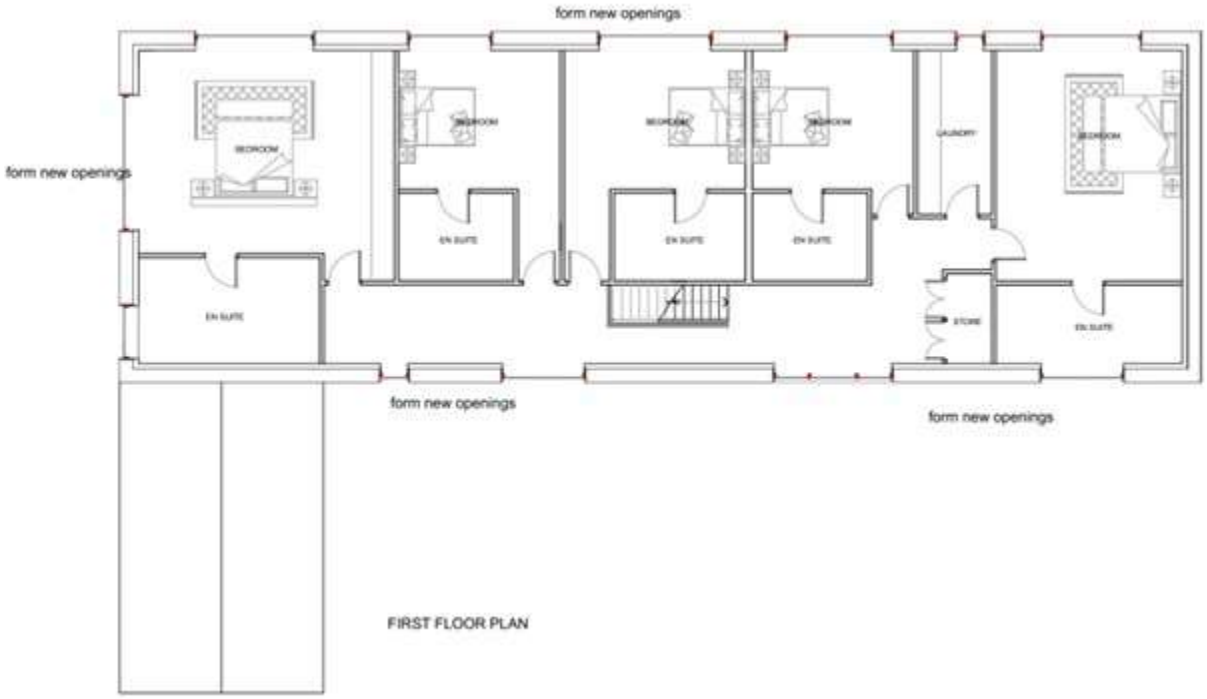
- 75mm thick concrete slab previously disturbed and broken up
- Top of concrete strip foundation approximately 530mm below yard level
- Projection of strip foundation from face of concrete blockwork masonry, approximately 200mm on plan
- Concrete strip foundation, approximately 200mm thick
- Under concrete yard, dark drown/dark grey MADE GROUD of sandy, soil with gravel becoming orange brown medium dense sandy gravel MADE GROUND with cobbles and brick
- At foundation bearing level coarse becoming very coarse medium dense GRAVEL with cobbles less than 150mm diameter

- Pit sides stable during and after excavation
- Slight seepage at around 890mm below ground level
- Pit terminated at 1200mm below ground level

In summary, the masonry elements and foundations are in reasonable condition, but will need consolidation and repair; the structures are considered suitable for retention and for the conversion of the building to residential use. New floors will be required along with new roofs.

The proposed dwelling sees new openings in existing walls; the front wall of section 10.3 and 10.4 is currently single leaf and will need an additional leaf adding either off the existing foundation of a new foundation.





The proposed works introduces a cellular arrangement of rooms with a series of internal buttressing walls which will have new strip foundations.

To cater for the addition of a first floor, loadbearing blockwork liner walls could be added along the front and rear walls to create cavity walls and/or, loadbearing cross walls internally would carry first floor joists, the joists being parallel to the front and rear walls to avoid significant increases in loading on existing foundations.

Columns and beams are likely to be required to support the first floor bedrooms over the kitchen and breakfast area; the existing gable wall between units 10.1 and 10.3 and between 10.3 and 10.4 are shown as being removed.

Floors and roofs will need lateral restraint strapping as per Building Regulations Approved Document A.

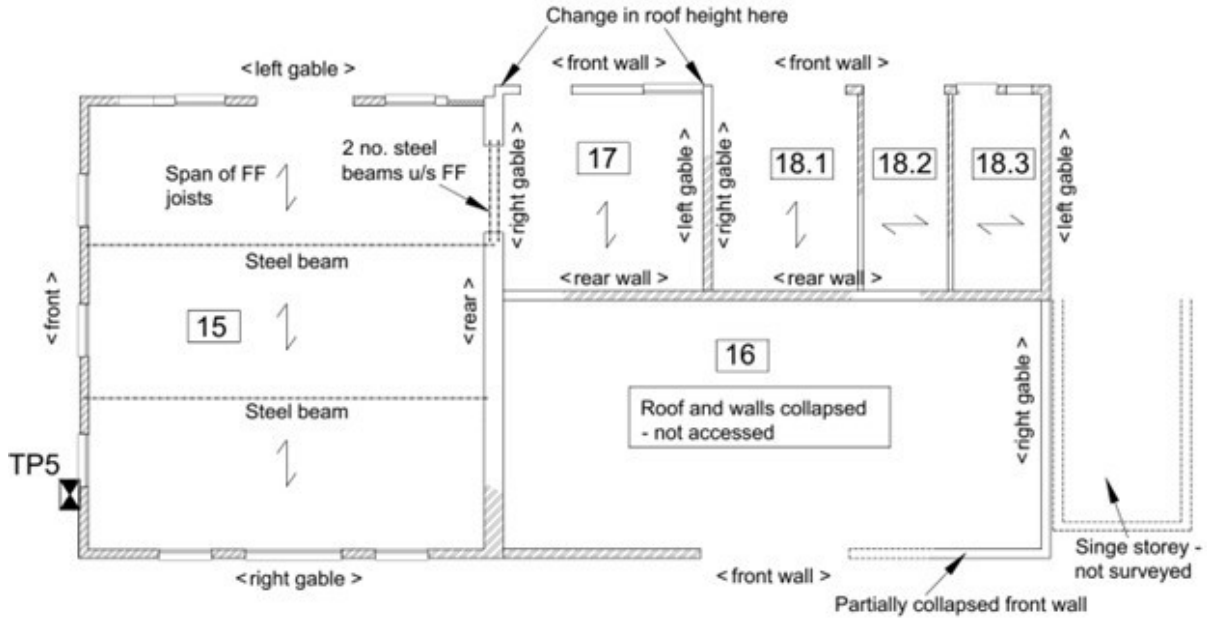
Front and rear walls will need reviewing to Approved Document A, or designing for accommodation of lateral (wind) loading due to the length between restraints and the proportion of openings (detailed design stage).

The addition of a first floor will stabilise existing walls which currently do not have any intermediate lateral support.

Roof structure can be trussed rafters, possibly with a raised collar tie, a series of timber trusses with traditional loose purlins or loose purlins supported on internal cross walls.

External walls will meet Part A Building Regulations when taking account of the buttressing walls.

6.4 Building 15 - see drawing below, photographs of trial pit excavations in Appendix A and photographs of building condition in Appendix B at the rear of this report



i) Building 15 is at the end of the terrace of buildings 15 to 18 and is of two storey loadbearing masonry construction with a suspended timber joist first floor, the span of joists (left to right) is broken by two steel beams spanning front to rear onto flank walls

ii) Slate covering on battens, no torching or membrane

iii) Rafters span from RSA at front and rear walls (in lieu of wall plate) onto RSA purlins

iv) RSA purlins span gable wall to truss to truss to gable wall; slight bow in purlins, possibly overstressed

v) Steel trusses in fair to good condition, nominal light corrosion, not structurally significant

vi) Truss alignment is reasonably true with no significant buckling of members and no missing members (as observed from stair penetration through first floor only)

vii) Trusses supported at walls on half brick thick piers integral with outer walls

viii) Access to first floor via non Building Regulations (may have met agricultural or building standards of the era) compliant staircase; no guarding to floor penetration

ix) First floor was not fully accessed due to the evidence of water ingress and the possibility of decayed timbers – inspection from top of staircase

x) Solid 9” brick masonry loadbearing walls

xi) Lintels appear to be reinforced concrete cast in situ lintels

xii) Window frames are Crittall type metal framed windows, single glazed

xiii) Cracking in brickwork at first floor over gable wall due to deflection of beam supporting gable peak and first floor with cracking noted around midspan of the lintel; remedy wall cracking with crack stitching, replace lintel

xiv) Junction of roofs with buildings 16 and 17; water ingress characterised by green staining along the junction at ground and first floors

xv) Some decay of timber joists at junction with left gable

xvi) General failure of plasterboard ceiling below first floor; evidence of water damage, joists may also be affected

xvii) Failure of brick reveals at opening between buildings 15 and 17; two steel beams, wall is separating vertically and needs consolidation or localised rebuilding at bearings

xviii) Trial pit TP5 excavated adjacent to front wall:

- Top of foundation approximately 200mm below yard level
- 75mm thick concrete yard slab
- Dark grey firm to stiff clay MADE GROUND to 550mm below yard level
- Orange brown clayey, silty, slightly sandy loose coarse GRAVEL with rare rounded cobbles < 150mm diameter down to termination of pit
- 400mm thick concrete foundation with no projection outward beyond brick face; thought to be strip foundation, possibly raft foundation?
- Slight seepage, slow inflow at 420mm below foundation
- Trial pit terminated at 1170mm below yard level

xix) Finished floor level on front flank wall approximately 140mm higher than yard level (as measured at window opening)

6.5 Building 16 - see drawing in 6.4 above and photographs of building condition in Appendix B at the rear of this report

i) Building abuts buildings 15, 17 and 18

ii) Building had a pitched roof (as evidenced by mortar residue at the junction with building 15), this has collapsed (not recent as evidenced by trees growing in footprint of building and at intervals in brick masonry to rear wall at junction with buildings 17 and 18

iii) Frost damage on rear wall to some bricks at the junction with building 17 and voids in masonry (missing bricks) at the junction of buildings 17 and 18.1; top of wall requires consolidation, cut out and replace frost damaged bricks and infill voids with new brickwork

iv) Building footprint not accessed, uneven and loose guttering/bricks along junction with adjacent buildings

v) Possible loft floor as evidenced by corbels along junction with adjacent buildings 17 and 18

vi) Front wall, intact at left, partially collapsed at right

6.6 Building 17 - see drawing in 6.4 above and photographs of building condition in Appendix B at the rear of this report

i) Building abuts buildings 15, 16 and 18.1

ii) Two storey, terraced building under pitched slate roof with timber joist first floor

iii) Roof structure comprises timber battens on timber rafters on canted timber purlins on timber truss, truss spans front to rear; slates locally slipped, but in good condition

iv) Slight undulation in ridge line, hogging over hard point at roof truss, possible overstress of purlins as evidenced by sagging in front and rear pitches between purlin supports

v) No obvious roof spread, eaves line reasonably true

vi) Joists span front to rear, soffit of joists exposed, central row of noggins. Decay evident to joists adjacent to building 15 interface

vii) First floor not accessed, possible cement screed as seen from outside through first floor opening

viii) Front wall, left ground floor opening (window), brick soldier coursed lintel; two bricks in lintel displaced. Lintel can be repaired

ix) Plant growth (Buddleia) from small void, ground floor junction with building 15, front wall

x) Plant growth (Buddleia) verge of front roof pitch with rear wall of building 15; damage to roof finishes and structure, evidence of long term water ingress here on both buildings 15 and 17

xi) Loose and displaced rainwater goods

xii) Debonded mortar at verge, junction of roof pitch with gable wall of building 18.1; water ingress

xiii) Brickwork and mortar in good condition, no joint loss at front wall

xiv) Straight joint, courses not matching, junction of front wall between buildings 17 and 18.1

xv) Internal walls rendered/plastered with rear wall finishes spalling and vegetation root invasion (long term water ingress) where brickwork has been saturated

xvi) Concrete floor slab with channel (agricultural use)

In summary, the masonry elements and foundations are in reasonable condition, but will need consolidation and repair; the structures are considered suitable for retention and for the conversion of the building to residential use. New floors will be required along with new roof.

6.7 Building 18 - see drawing in 6.4 above and photographs of building condition in Appendix B at the rear of this report

i) Building abuts buildings 16 and 17

ii) Two storey, end of terrace building under pitched slate roof with timber joist first floor

iii) Building 18 comprises three components, 18.1 to 18.3

iv) Front wall, section 18.1 – unstable brickwork at first floor due to loss of bearings to ground floor lintel, lintel has dropped and rotated at right of opening. Loss of binding right hand wall with front wall

v) Front wall, section 18.2 – unstable and failed outer face timber lintel, 9" brickwork arching above bearings

vi) Front wall, section 18.3 – stable, no significant defects

vii) Left gable – 2 no. purlins visible, one per pitch. Facing brickwork in fair to good condition

viii) Right gable projecting above roof pitches to building 17 – brickwork in fair to good condition

ix) Roof – slight undulation in spans between supports, minor hogging over supports

x) Roof slates – fair condition, some missing and displaced slates

xi) Missing slates at front pitch of section 18.1 with gable, Buddleia growth through roof with damage and displacement of roof structure and slate covering

xii) Rear walls – some loss of mortar in joints, saturated bricks, minor decay of bricks (see notes on reverse side of wall, building 16)

xiii) Loose and displaced rainwater goods

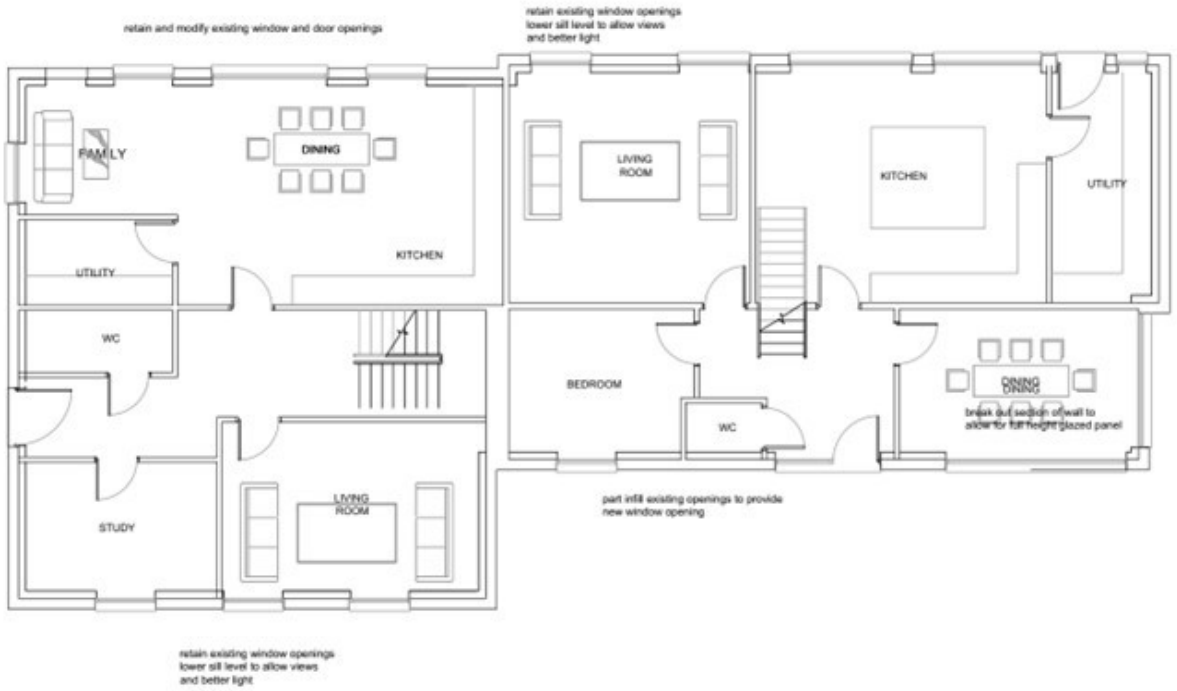
xiv) Building 18.1 – floor joists span front to rear; at risk due to displaced lintel on front wall

xv) Building 18.2 – floor joists span left to right onto internal cross walls

xvi) Building 18.3 – floor joists span left to right onto internal cross walls

In summary, the masonry elements and foundations are in reasonable condition, but will need consolidation and repair; the structures are considered suitable for retention and for the conversion of the building to residential use. New floors will be required along with an overhaul of the roof structure.

6.8 Proposed alterations to buildings 15 to 18:

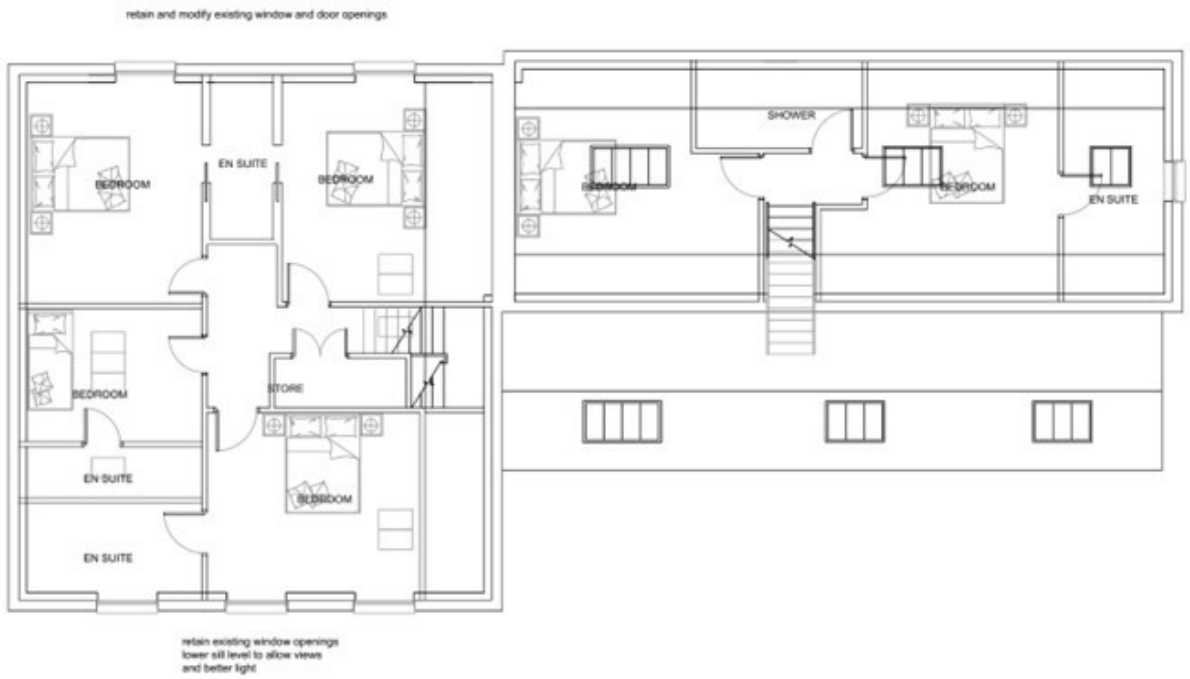


GROUND FLOOR PLAN

Assess lateral wall stability, provide wind posts as required.

Provide new foundations to internal walls.

Provide new concrete floor slabs at ground floor



FIRST FLOOR PLAN

Provide new roof structures to match existing roof lines.

Provide new first floor structures

7.0 Discussion

7.1 A number of trial pits were undertaken to get an understanding of:

- Existing extent and nature of foundations
- Preliminary sub soil data (type, likely properties)
- Ground water regime
- Suitability for excavation

7.2 From the visual inspection of the buildings and the trial pitting, there is no evidence of foundation movement.

7.3 The existing foundations are considered suitable for accommodating the proposed works and will be supplemented where necessary with additional foundations for new walls, liner walls on external elevations, isolated or combined foundations (ground beams or similar) for columns carrying vertical load.

7.4 Roof structures – slates from buildings 4, 5, 15, 17 and 18 can be salvaged for reuse as required. Additional slates will be required

7.5 Steel trusses to building 10 are not suitable for reuse due to buckling and damaged/missing members

7.6 Steel trusses to building 15 are suitable for retention, but require maintenance and corrosion treatment; if retaining the trusses, they should be analysed and proven suitable for incorporation into the scheme

7.7 Timber trusses to building 17 should be inspected and assessed when safe access is available

7.8 Masonry walls require minor consolidation and repair with localised sections of rebuild needed at failed lintels. Cut out frost damaged bricks and replace. Infill voids with brickwork.

7.9 Remove Buddleia roots from structure and make good masonry

7.10 Take up floor slabs, provide insulation and damp proofing along with new floor slabs to suit current Building Regulations; do not undermine existing wall foundations

7.11 Provide new concrete pad and strip foundations to new buttress walls, columns, liner walls for external cavity walls (reusing existing facing brick leaf as outer leaf as required – subject to architectural and structural design

7.12 Introduce lateral restraint straps to new and existing floors and roofs at walls; location and spacing to Approved Document A, Building Regulations

8.0 Rights of Originator

8.1 This report is for the sole use of Urban Developments and their professional advisors

8.2 The purpose of the report is to comment on the suitability of the existing buildings for conversion into dwellings and shall not be used for any other purpose

8.3 No other party shall have the right to rely on the information in this report unless agreed in writing beforehand by the author

8.4 It must not be reproduced or transferred to any third party without prior written permission of the author

8.5 We will consider the reissue of the report in its original form to a third party within six months of the original report date for an administrative fee (currently 50% of the cost of the original report)

8.6 Upon the lapse of a six-month period from the date of inspection, the report can only be reissued following a full re-inspection which will be charged at a full survey rate

8.7 We reserve the right to refuse copies of the report to any third party

8.8 We reserve the right to amend our opinions in the event that additional information is made available.



John Evans BEng (Hons) CEng MICE MIStructE MCIHT Date: 8.4.2026

For John Evans Associates Limited

Appendix A –

Trial Pit photographs from site inspection, 11.12.25

Appendix A.1 –

Trial Pit photographs Buildings 4 and 5



1 TP1



2 TP1



3 TP1



4 TP2



5 TP2



6 TP2



7 TP2



8 TP4



9 TP4



10 TP4



11 TP3



12 TP3



13 TP3



14 TP3

Appendix A.2 –

Trial Pit photographs Building 10



1 TP6



2 TP6



3 TP6



4 TP6



5 TP7



6 TP7



7 TP7



8 TP7



9 TP8



10 TP8



11 TP8



12 TP8



13 TP8

Appendix A.3 –

Trial Pit photographs Building 15



1 TP5



2 TP5



3 TP5

Appendix B –

Photographs from site inspection, 11.12.25