

PRELIMINARY STRUCTURAL REPORT

UPON

EXISTING BARN

AT

MILL BANK

HOLBEACH

SPALDING

LINCOLNSHIRE

PE12 8QW

Mr P Busby
9 Eastfield Gardens
Fleet Hargate
Spalding
Lincolnshire
PE12 8NP

PRELIMINARY STRUCTURAL REPORT

UPON

EXISTING BARN

AT

MILL BANK

HOLBEACH

SPALDING

LINCOLNSHIRE

PE12 8QW

Ref: 20621

MAY 2021

INTRODUCTION

At the request of Mr Busby, we confirm having visited the property, the purpose being to undertake a visual inspection only of the structural elements.

The object of this report is to comment upon the likely causes of any structural movements and consider the suitability of the property for renovation.

It confines itself to the basic building fabric and is not intended to comment upon non-structural items such as general services and condition of window and door frames.

General comments relating to ground conditions are based upon previous experience in the South Lincolnshire area and not precise information with respect to this particular plot.

2.

Preliminary Structural Report / 20621

Mr P Busby

LOCATION AND BRIEF DESCRIPTION OF THE PROPERTY

Situated on the South West side of Mill Bank, Holbeach, approximate National Grid Reference TF 378220, this single storey property is of traditional construction, being pitched timber framed roof with load bearing masonry and timber framing.

The front wall of the building stands approximately 1.0m beyond the roadway, with an existing access beyond the South East gable wall.

3.

Preliminary Structural Report / 20621

Mr P Busby

COMMENTS 'AS SEEN'

When viewed externally, it is clear that this relatively small building has been extended and repaired over the years.

Along the front elevation varying types of brickwork was noted, particularly at the right hand corner – see photograph 1.

Slightly sloping new bricks have been added – see photograph 2, with a large vertical crack present midway along the wall – see photograph 3.

Further signs of new brickwork was noted to the left hand gable wall, with new bricks visible to both sides of the doorway – see photograph 4.

The rear elevation – see photograph 5, has infill brickwork between timber framing, with the left hand portion remaining open.

A vertical gap between the timber posts and the wall was also visible – see photograph 6.

The previously mentioned cracking to the front wall was noted internally – see photograph 7.

The timber roof framing supporting single skin corrugated steel cladding is in relatively good condition, with collared frames and horizontal ties at eaves level in places – see photographs 8 and 9.

4.

Preliminary Structural Report / 20621

Mr P Busby

CONCLUSION

The brick walls to this agricultural barn type structure have been extended and repaired over the years.

With the exception of the vertical crack to the front elevation, the walls remain relatively straight and true and have benefitted from the timber roof framing that is in good condition considering the type and age of the building as a whole.

Unfortunately the timber columns to the rear and gable elevations are decayed and not vertical.

Nevertheless, we believe the brick walls to the majority of the structure, together with large portions of the timber roof framing can remain and form the basis for a renovation scheme.

5.

Preliminary Structural Report / 20621

Mr P Busby

RECOMMENDATIONS

In conjunction with an overall scheme to comply with current building regulations, the following basic structural requirements should be incorporated.

A new raft type foundation should be provided to ensure suitable support is in place below existing and any new masonry walls.

It is envisaged that the front right hand wall will need to be rebuilt from the location of the vertical crack to the right hand corner.

The timber supports to the West gable and rear elevation should be removed, with support to the roof structure provided by new masonry walls and piers.

The existing timber roof framing could remain, but checked to ensure no decay is present and it is able to support the load from a new covering.

For and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**

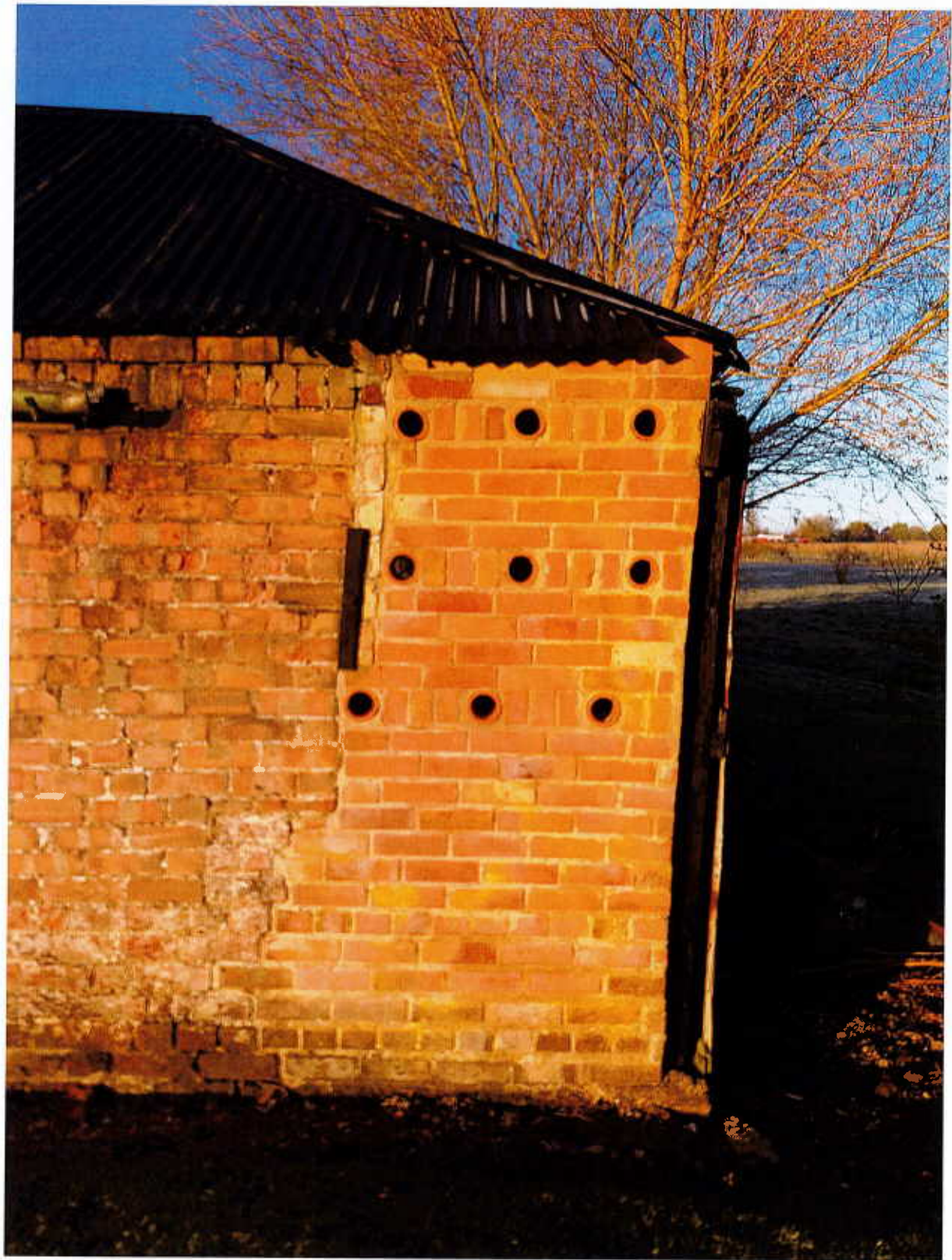


J A RICHARDSON | Eng AM|StructE

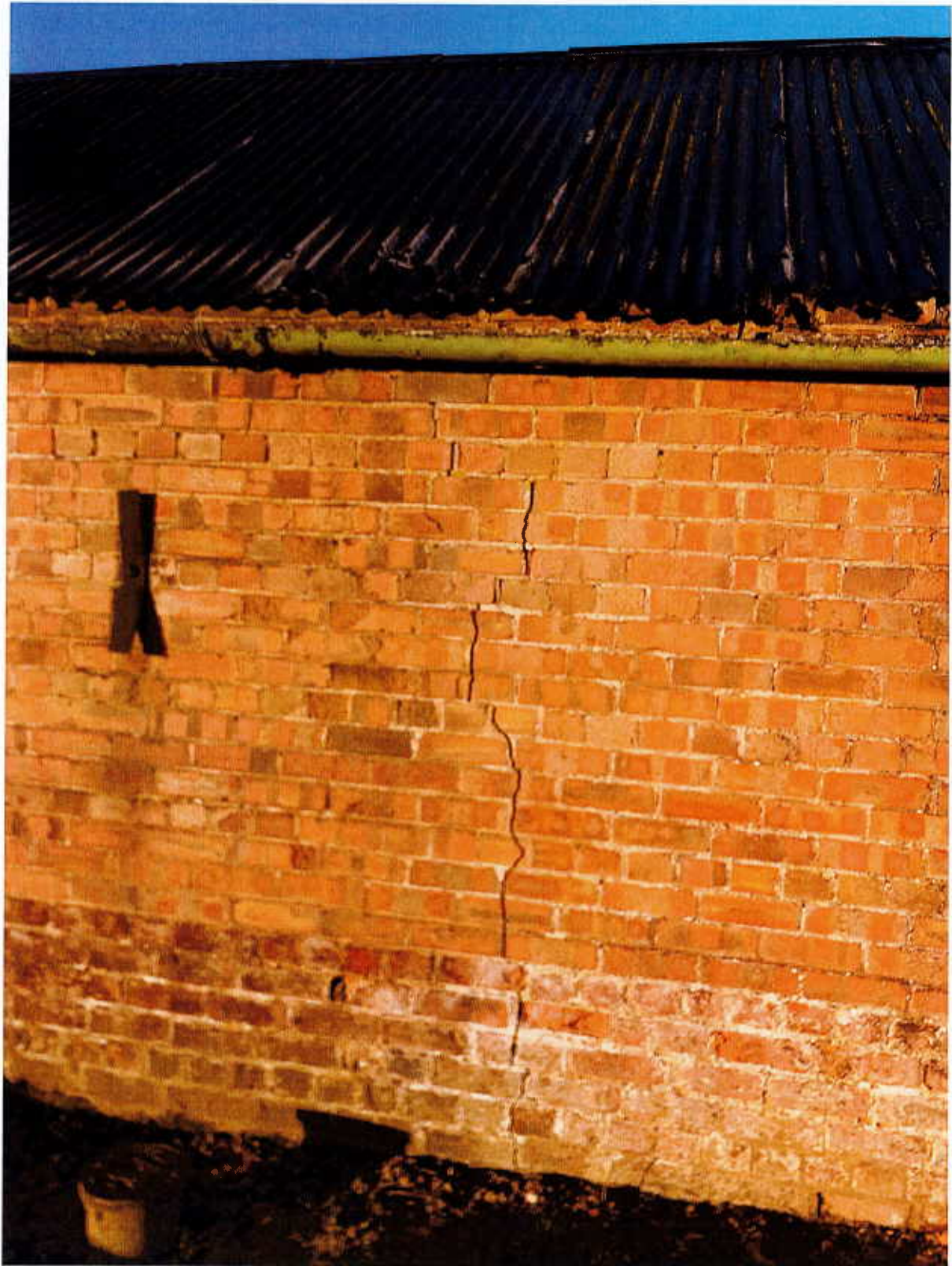
10th May 2021



PHOTOGRAPH 1



PHOTOGRAPH 2



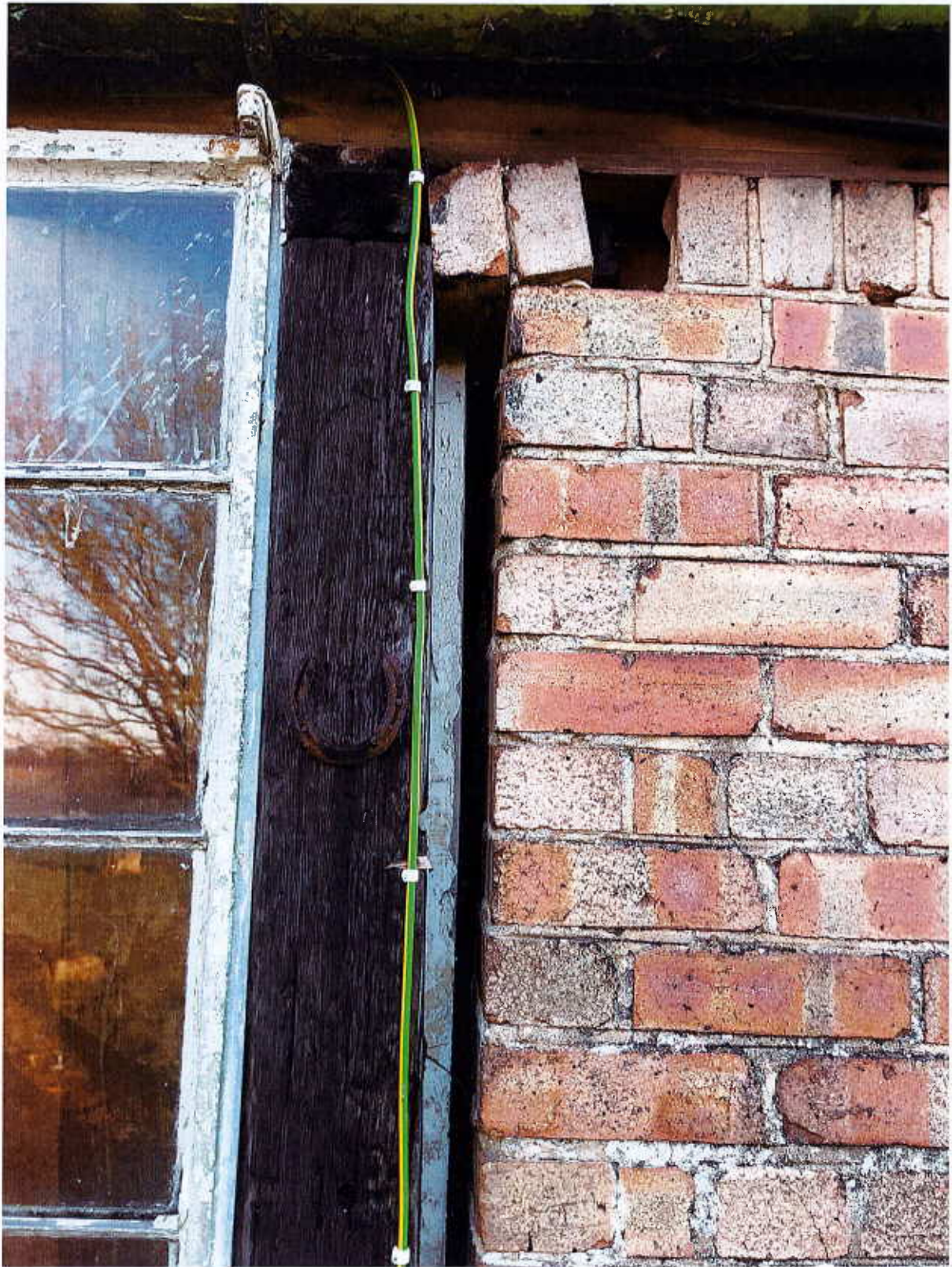
PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9