

**PRELIMINARY STRUCTURAL REPORT
UPON
EXISTING AGRICULTURAL BARN
TORRINGRTON LANE
FLEET
HOLBEACH
PE12 8NJ**

Status Design
2 Edinburgh Walk
Holbeach
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**PRELIMINARY STRUCTURAL REPORT
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REFERENCE: 43516

FEBRUARY 2017

INTRODUCTION

At the request of Status Design, a visual inspection only of the property was undertaken on the 13th of January 2017, the purpose being to comment upon the structural elements only.

The object of this report is to comment upon the likely causes of any structural movement now apparent and their longer term effects upon the property as a whole, and consider the structures suitability for renovation.

It confines itself to the basic building fabric and is not intended to comment upon non-structural items such as plumbing, electrics, heating, condition of window and door framing.

We cannot comment upon structural items which were inaccessible at the time of our visit.

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LOCATION AND BRIEF DESCRIPTION OF THE PROPERTY

Situated on the South side of Torrington Lane, Fleet, approximate National Grid Reference TF 38 72 28, the property is of traditional construction, being a single storey pitched roof construction with load bearing masonry walls and isolated piers.

The frontage of the building stands immediately behind the verge to the roadway.

The building is a complex of redundant agricultural barns, that have been extended over the years.

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COMMENTS "AS SEEN".

When viewed from the roadway, the majority of this elevation is covered by overgrown vegetation – see photograph 1. However, the visible brickwork was in relatively good condition, with no significant movement or cracking.

At the North West corner of the gable wall repointing was noted, together with a timber post within the wall and window – see photograph 2.

The brickwork to the West gable, contains an engineering brick arch over the doorway, and over windows and doors – see photograph 3.

Cracking has appeared above the archway – see photograph 4 – with the general condition of the masonry having been repointed throughout.

To the rear, Southern elevation, various brick types are present – see photograph 5.

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A more recent infill wall appears to have been built, with poor pointing present, together with significant cracking above the red brick infill – see photograph 6.

The remainder of the rear elevation contains a series of substantial brick piers – see photograph 7, connected by timber beams at eaves level.

It was not possible to inspect the Eastern gable wall due to vegetation growth. However, a low level brick wall with corrugated steel cladding above was in place – see photograph 8.

Within the open barn area, corrugated steel cladding to the roof is supported by steel trusses that coincide with brick piers – see photograph 9.

The external walls, visible internally, appear in sound condition, with no significant cracking noted.

To the Western end of the property timber floor/ceiling is present, which is in a poor condition, with wet and decaying timbers noted throughout.

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SITE WORKS UNDERTAKEN

Along the front elevation, an excavation took place to expose what support was provided to the brickwork.

The footing detail takes the form of a 150mm thick concrete foundation, projecting 100mm from the wall.

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CONCLUSION

This now dilapidated single storey barn, has not benefitted from any maintenance for many years, which is largely due to the decay that is now present.

It is likely the original building formed the open sided barn area to the East, with extensions to form the remainder of the building to the West, having taken place sometime later.

Nevertheless, with the exception of the poor infill brickwork to the rear, and cracking above the arched doorway, the brickwork is in relatively good condition.

Due to the barn having been extended, it is unlikely that the exposed foundation detail will be in place throughout.

However, we are of the opinion that in order that the present building is to remain, renovation works should be implemented as soon as possible.

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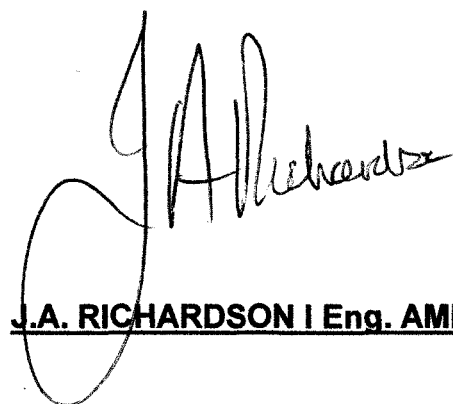
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The roof structure being of corrugated steel cladding and steel trusses, is not suitable, with a new roof required throughout.

The existing walls, all be it with some rebuilding to the rear, can remain and form the basis of a restoration scheme, and bring the building back into usage.

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

A handwritten signature in black ink, appearing to read 'J.A. Richardson'. The signature is stylized with a large, looping initial 'J' and 'A'.

J.A. RICHARDSON | Eng. AMI StructE

15th February 2017