CONDITION REPORT &
PRELIMINARY STRUCTURAL ASSESSMENT

Conversion of Former Agricultural Building at :
The Grange, Marriots Gate, Lutton. PE12 9HN



General Description

The building is currently single storey with an offset pitched roof construction. There is a concealed metal frame construction consisting of column supports and metal trusses, which is in filled with masonry panels. There are dividing walls within the building also of 9" masonry brick construction.

The roof is a corrugated type profile and appears to be a fibre cement sheet.

Windows are crittal / steel type glazed windows, and doors are also metal. It appears sets of timber doors have been removed from the western elevation (to allow tractors to enter the former potting / flower shed), and from the front 2 bays, again, to allow access for larger farm implements.

The floors in the shed are all concrete, except the 2No. former cart bays that have a soil floor.

Elevation Descriptions

The eastern elevation is confirmed to be a party wall with the existing convereted element. It is noted the roof was cut back by approx 1m at the time of the conversion to allow scaffold / new roof members to be installed.

The rear elevation consists of 4 bays of brickwork between steel columns. there are metal windows/doors inserted into each bay.

The western elevation consists of brickwork upto 2.3m above G/L, with a fibre cement upper gable. An opening exists where the ormer barn doors were removed. These are still on site. The front elevation is predominantly open bays between steel column supports, as the owner advised the doors from the 2 end bays were removed to give access. There are some brick piers.

Condition of elements

The masonry brickwork all looks in good order with no cracking noted.

Foundations were neither exposed or assessed, as this was a visual non-intrusive survey.

Rainwater goods were in a poor state of repair.

The steelwork had surface rusting, however generally looked in reasonable condition.

It was noted there are already some services to the building.

Proposed Works / Effects

The nature of the proposed conversion works are summarised below:-

Walls - All masonry and steel columns will be retained. The fibre cement cladding to the upper west gable will be replaced with brickwork. All new insulation will be internal.

The steel trusses could be retained, however there would be scope to replace an element once the fibre cement sheets become removed, to create some first floor sleeping accommodation. Additional trusses would be required to provide modern justification calculations for a new slate roof covering.

There will be an element of new infilling along the elevation fronting the road, onto the existing steel supports, by way of brickwork and cladding. Openings will be retained to an extent to keep the elevation sympathetic.

Windows and doors will be replaced with new timber style.

The concrete floor will be assessed to ensure adequacy to allow an overlay of insulation & screed.

Other works will be purely a subdivision of space with internal walls, and a joisted floor to allow some sleeping accommodation.

Conclusion

The proposed conversion project will retain the main framework of the building and brickwork external walls / openings. Replacement roof material, new timber cladding and brickwork infill's, replacement doors and windows are then to be incorporated.

The building is considered structurally sound, and capable of conversion. This also applies to the conversion rules of Class Q of the GPDO.

The scheme is clearly a conversion and not a new build given all the main elements of the existing building that shall be retained.