# PRELIMINARY STRUCTURAL REPORT

# UPON

# EXISTING AGRICULTURAL STORE

# WEST PINCHBECK

# SPALDING

# PE11 3QL



Oglesby & Limb Ltd
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# PRELIMINARY STRUCTURAL REPORT

# UPON

# EXISTING AGRICULTURAL STORE

# BLACK HOLE DROVE

# WEST PINCHBECK

# SPALDING

# PE11 3QL

**Ref: 23118** **MARCH 2023**

## INTRODUCTION

At the request of Oglesby & Limb Ltd a visual inspection of the property was undertaken, the purpose being to comment upon the structural elements only, and consider the structure's suitability for conversion.

The object of this report is to comment upon the construction arrangement of the building and if this would be detrimental to habitable accommodation.

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

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

The report is based upon a visual inspection only, and no finishes were removed, footings exposed, or drainage runs tested during our site visit.

## LOCATION AND BRIEF DESCRIPTION OF THE PROPERTY

Situated on the South side of Black Hole Drove, West Pinchbeck, Spalding, approximate National Grid Reference TF180253, this pitched steel framed building has corrugated asbestos or fibre cement sheets to roof and walls.

The frontage of the property stands approximately 12.0m from the adopted roadway, with a flat stone margin between the road and the building.

No trees are within the boundary of the plot.

## COMMENTS "AS SEEN"

This typical agricultural multi-purpose building is steel framed with a pitched roof.

It was constructed by local fabricator D. A. Green and we believe this took place prior to 1980.

The building takes the form of 4 No., 15ft bays i.e. 4.752m and a span of 11.7m, with an eaves height of 4.3m.

Three clear span portal frames, together with steel framed light end frames form the basis of the structure.

Timber purlins span between main frames to support the single skin roof cladding.

The portal frame sizes are 178 x 102 RSJ rafters and 254 x 102 x 22UB columns, which are considered generous for a building of this size.

Please refer to photographs 1 and 2 for the internal aspect of the building.

The external envelope of the structure appears in relatively good condition, with no significant cracking of missing sheets noted.

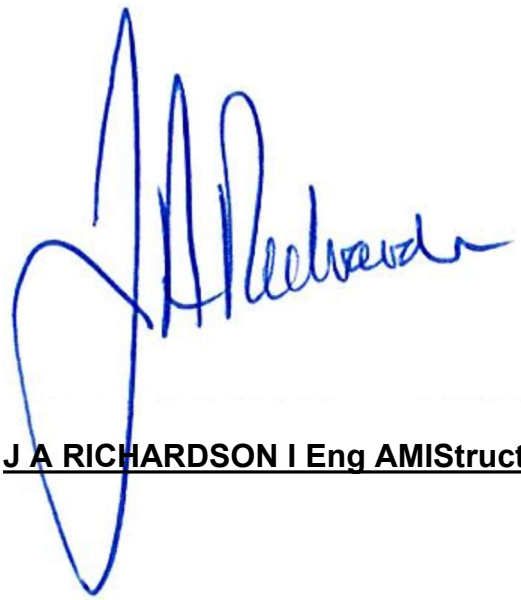
There are no internal walls present.

The floor slab is of insitu concrete and remains in a good condition.

## CONCLUSION

The structure is in a sound condition and has robustly withstood the elements and farm usage for many years.

It is also considered likely that this agricultural building, constructed in accordance with BS5502, could accept additional loading to accommodate change of use to form suitable domestic occupation, without any significant improvements.



**J A RICHARDSON I Eng AMIStructE** **22nd March 2023**



**Photograph 1**



**Photograph 2**