SETCHFIELD ASSOCIATES LIMITED

STRUCTURAL INSPECTION REPORT

Client	Mr J Carter
Property	Nunnerley House Farm, Leaveslake Drove, West Pinchbeck, PE11 3QJ
Date	November 2025
Project	SAL-25-077

Contents

1.0 Introduction

Setchfield Associates Ltd was engaged by Mr J Carter to inspect the existing agricultural barn at Nunnerley House Farm, Leaveslake Drove, West Pinchbeck, PE11 3QJ to determine if it is structurally viable to convert the barn into a residential building as part of the part Q application. The scope of work included a visual inspection of the building within touching distance and a structural inspection report. The structural inspection was completed on 1 November 2025.

2.0 Description

The existing building has a duo pitched roof profile clad with asbestos cement roof sheets and metal profiled sheets. The structure is clad on three elevations with a mixture of asbestos cement and metal cladding panels. One of the long elevations is fully exposed. See photographs 1 to 3.

The roof structure is supported by two distinct types of cut timber roofs. The metal clad roof section is supported by A-frame timbers with purlins spanning between each frame. See photographs 6 and 7. The asbestos cement roof is supported by timber trusses that have been formed on site with purlins spanning between each truss. See photographs 4,5 and 8. The roof trusses and A-frames are supported by vertical timber posts on either side of the building.

The clad faces of the building are supported with timber cladding rails spanning between intermediate vertical timber posts.

There is no internal concrete floor present in the building.

For images of the existing structure see photographs in Appendix A.

3.0 Inspection Procedures

A visual inspection and survey was completed by Setchfield Associates Ltd on 1 November 2025. The building was inspected from ground level.

4.0 Inspection Findings

The building roof is significantly misaligned due to historical deflection of the roof structure.

The existing roof is in a fair/poor condition. The existing roof trusses have been damaged in the past and some of the original diagonal members within the trusses are now missing.

Some of the bottom chord members in the trusses have been cut and additional timbers added to strengthen or repair the trusses. The damage to the original truss form would have released the internal forces present and contributed significantly to the deflection now present in the roof.

The principal vertical timber post members are in a fair condition. The vertical timbers along the exposed elevation are cracked and rotten in some local positions.

The type of foundation below the main principal vertical timbers was not visible during the inspection.

5.0 Recommendations

We recommend that the building has a new roof structure. This is required due to the deflected shape of the existing roof.

The existing timber principal posts and foundations can be reused. Any regions of the timber posts with splits or local rotten sections should be repaired in a manner allowing for retention of the existing timber posts. These timbers can be used to support the new roof structure either as existing or with strengthening measures added as required. The existing posts can be built into the new wall structure of the residential building.

The existing foundations should be exposed and ground conditions assessed as part of the building regulation phase.

The building is suitable for a class Q conversion structurally.

Prepared by: Mr S P Setchfield BEng CEng MIStructE

Appendix A – Photographs

Photograph no 1 – External elevation.

Photograph no 2 – External elevation.

Photograph no 3 – External elevation.

Photograph no 4 – Roof trusses and posts.

Photograph no 5 – Roof trusses.

Photograph no 6 – Roof structure.

Photograph no 7 – Roof structure.

Photograph no 8 – Roof structure and supporting posts.

Photograph no 9 – External elevation.