

Our Ref: 202032/GC/ad

Enquiries to: Graham Cooley
Mobile: 07766 763556
Email: gcooley@smitherspurslow.com

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J W E Banks & Partners
Brownlow House
Glenside North
Pinchbeck
Spalding
PE11 3SD

by email only: alice.robinson@struttandparker.com

For the attention of Alice Robinson

Dear Sirs

RE: WISTERIA FARMYARD, NORTHGATE, PINCHBECK, SPALDING

Further to your instructions we can confirm that our Mr Graham Cooley attended the above property on Tuesday, 16 November 2021. The purpose of this survey was to consider the structural integrity of the existing buildings and the potential suitability for conversion of these to domestic dwellings.

This was a visual inspection only and no opening up or other investigations were carried out unless expressly identified within this report.

Our inspection has only included the main buildings on this site being considered for conversion. We have not inspected any other buildings or structures not specifically identified within this report.

Any references to right and left are as standing in the roadway to the south of the complex looking towards the buildings. Thus, the existing Wisteria Farmhouse is to the front right-hand side of the site.

1.0 BACKGROUND INFORMATION

- 1.1 This site consists of three separate buildings forming an agricultural yard and complex. These have been developed over a period of time with the brick built front left-hand side building being the oldest and the two rear buildings being later additions, although all three buildings have been present on this site for some time.

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1.0 BACKGROUND INFORMATION CONT'D.../

- 1.2 The site itself is generally level with no significant slopes down in any direction.
- 1.3 The purpose of this survey is to consider whether the existing buildings are currently structurally stable and would be suitable for conversion into domestic dwellings.
- 1.4 The weather at the time of the survey was overcast but dry.

2.0 REAR LEFT-HAND BARN

- 2.1 The barn located on the rear left-hand side of the site is currently used as a grain store, although only partially used so good visibility was available.
- 2.2 This barn is a reinforced concrete structure which has 4No portal frames spanning left to right forming three bays between these.
- 2.3 The roof and other sections of the wall have cladding which is a corrugated cement.
- 2.4 The lower section of the walls is reinforced concrete panels.
- 2.5 This building is a grain store and as such, has a concrete floor with timber framing and ventilation present within the floor. In addition, there is a central dividing section which splits the barn into two halves but in addition, forms ducting to enable the ventilation to be provided.
- 2.6 Near the front of the building in the concrete floor there is some graffiti inset within the concrete floor suggesting construction circa 1995. The architectural style of the building is contemporary with this.
- 2.7 In addition to the main concrete portal frames, there are reinforced concrete purlins to the roof structure and both steel and concrete bracing and purlins to the walls.
- 2.8 To the rear of the building is a small single-storey projection with a mono-pitched roof. No internal access was available to this projection, however, this will contain the machinery to enable ventilation into the central duct.
- 2.9 On the rear elevation there is climbing vegetation extending across much of the rear elevation and up to the roof.
- 2.10 In some areas the gutters have become dislodged and are not in working order.

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2.0 REAR LEFT-HAND BARN CONT'D.../

- 2.11 There are localised areas where repairs have been carried out and with the barn itself, is generally in good order.
- 2.12 While there are some general areas of normal wear and tear, there are no significant defects within the main barn structure.
- 2.13 There is some localised light spalling to some of the concrete sections, however, none of the reinforcing is extensively exposed and it is not of immediate structural concern.

3.0 REAR RIGHT-HAND SIDE BARN

- 3.1 This is a reinforced concrete frame consisting of five frames forming four bays. These span from left to right.
- 3.2 Each frame consists of a conventional portal frame with a extended lean-to to the left-hand side. The roof covering is a corrugated cement sheet which is in reasonable condition. This corrugated cement sheet also extends down external walls so that the upper section of external walls are covered with this. Once again, where this is present, this is in reasonable condition.
- 3.3 The rear elevation has brickwork present at low level, as does the central dividing wall between the portal frame and the lean-to area and the front wall of the lean-to. In all these areas the brickwork is generally in a reasonable condition, although localised areas of wear and tear and spalling has occurred.
- 3.4 The roof has reinforced concrete purlins between the frames spanning front to rear across the bays and similar purlins are also present to the walls in order to support cladding. In addition to this, some steel purlins and sections are also present particularly to the gable ends.
- 3.5 There is some localised slight spalling to concrete columns, although the reinforcing is not significantly exposed and this does not affect the structural integrity of these sections.
- 3.6 Around the building there are areas of vegetation growth. This is present externally to the front and rear and also internally in the area of the central dividing wall. The internal vegetation has also extended up through the roof in one area.
- 3.7 A concrete floor is present across the majority of the building and this is in reasonable condition.

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3.0 REAR RIGHT-HAND SIDE BARN CONT'D.../

- 3.8 Around the building, areas of rainwater gutters and downpipes are missing and not effective.

4.0 BARN THREE

- 4.1 This barn is to the front of the site and located in front of the rear left-hand side barn.
- 4.2 This barn is of a traditional construction with brick external and internal walls, timber framed roof and concrete floor.
- 4.3 Some visibility and access was restricted internally due to the presence of farm machinery currently being stored in this building. However, sufficient access was available to see the building in enough detail to confirm its structural integrity.
- 4.4 The roof has a pitch from the right to left on the main building. There is an entrance at the front of the building on the gable end with a mono-pitch roof.
- 4.5 In the main building the roof structure is timber frame with trusses and purlins supporting a corrugated cement roof sheet. Within the entrance area, ceiling boards are present, although the roof will be a timber roof structure consisting of timber roof joists forming the mono-pitch roof. Above this is external corrugated cement sheets.
- 4.6 There is no indication of significant deflection or defects within the roof structures.
- 4.7 To the external walls there are several areas where external climbing vegetation is present. In some areas vegetation is penetrating windows and the roof. Although there is no indication of excessive water ingress to this building.
- 4.8 The external walls are brick with concrete lintels above door and window openings. Whilst there is some localised wear and tear, the brick walls are in good condition with no significant defects present.
- 4.9 There is some slight cracking to the side of lintels particularly noticeable in the entrance area. However, this is normal in this type of building and there is no pattern of cracking that indicates any significant structural defects. This cracking is as a result of normal thermal and moisture variations within the building structure.

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4.0 BARN THREE CONT'D.../

- 4.10 The concrete floor is generally in a good condition with no significant defects present.
- 4.11 Whilst rainwater gutters are present as with elsewhere on the site, some areas of gutters are missing and these are not fully effective.

5.0 CONCLUSIONS & RECOMMENDATIONS

- 5.1 Some routine maintenance and relatively minor localised repairs are required. However, these are minor and do not affect the overall condition of the buildings.
- 5.2 All three of these buildings are in a structural stable condition with no indication of significant structural defects or movement.
- 5.3 As such, these buildings would be suitable for conversion to domestic use. The existing structures can all be retained in any conversion.
- 5.4 The corrugated cement sheets could potentially contain asbestos. Accordingly, it would be necessary for testing to be carried out prior to any conversion taking place.
- 5.5 We would recommend that vegetation is removed from around all of the buildings as the presence of vegetation immediately adjacent to buildings can accelerate deterioration and wear and tear.
- 5.6 Localised repairs are required to spalling concrete and brickwork and the replacement of defective rainwater goods. However, there are no significant or major repairs recommended.
- 5.7 As with all such projects, once planning permission has been obtained, a detail design will be required for submission of a Building Regulation application.

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We trust that the above confirms our observations and opinion, however, should you have any queries or wish to discuss any aspect in greater detail, please do not hesitate to contact the writer.

Yours faithfully

SMITHERS PURSLOW



GRAHAM COOLEY BEng (Hons) Dip Surv ICIOB
Senior Building Surveyor & Structural Engineer

Enc Photographic Plates