

Money Bridge Lane, West Pinchbeck

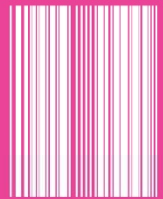
Structural Condition Survey

October 2021

Client: Mrs J Cassidy

Project: Proposed barn conversion at Money Bridge Lane, West Pinchbeck

Project no: 541



Contents

		Page
1.0	Introduction	3
2.0	Description of the Property	5
3.0	Setting	7
4.0	Surveyor's Overall Assessment	9
5.0	Conclusions & Recommendations	13
6.0	Surveyor Certification	15

1.0 Introduction

1.1 Scope of Instructions

Mrs J Cassidy instructed Studio 11 Architecture to carry out a non-intrusive visual inspection of the existing condition of the building fabric and finishes (excluding the inspection of all building services).

This survey seeks to identify if the building has the potential to be converted into a dwelling without the need for extensive remedial works.

Any further clarification relating to the condition of all building services will need to be undertaken by the separate appointment of a mechanical and electrical specialist as deemed necessary by the Client.

Assessing compliance with the Building Regulations 2000, Approved Document B - Fire Safety Regulations, Approved Document K - Protection From Falling Regulations, Control of Asbestos Regulations 2012 and the Equality Act 2010 (incorporating DDA 1995 legislation) did not form part of our instruction. This said, suspected Asbestos Containing Material (ACMs) have been highlighted (where applicable) in the relevant inspection section. Prior to commencing any demolition works it is recommended that a full asbestos survey is undertaken.

This report is for the private and confidential use of Mrs J Cassidy for whom the report is undertaken and should not be reproduced in whole or part or relied upon by third parties without the express written authority of Studio 11 Architecture.

1.2 Property Address

Barn off Money Bridge Lane, West Pinchbeck, Lincolnshire

1.3 Clients Name & Address

Mrs J Cassidy c/o Studio 11 Architecture, Kings Lynn
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY

1.4 Date of Survey

Wednesday 11th August 2021

1.5 Weather Conditions/ Temperature

Sunny with some cloud, temperature approximately 20 degrees Celsius

1.6 Limitations of Inspection

Externally, no-safe working platform at eaves prevented full access to the roof, meaning a visual record using a camera could only be undertaken. Subsequently, the roof was inspected from ground level only.

Specific limitations (where applicable) have been listed under each building element inspected.

2.0 Description of the Property

2.1 Type and Age

The building is of two ages, the oldest being the traditionally built single storey brick and pantile element to the eastern side of the barn. The more recent element is of angle iron and sheet metal construction and appears to be post second world war in age designed to accommodate tractors and machinery. It is rectangular in plan form and has pitched roofs with gables. The wall structures are a mix of solid masonry in brick and sheet cladding over an angle iron frame. The roof structure is traditional construction comprising of roof trusses with secondary timber purlins.

The exact date of construction is unknown. As far as Studio 11 Architecture are aware, this building is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and is currently used for the ad-hoc storage of machinery.



3.0 Setting

3.1 Location

The building is located adjacent to Money Bridge Lane on the southern side of the site.

3.2 The Site and Surrounding Areas

The site to which the building is located is typically rural in context with agricultural fields to the east, paddocks to the south and an existing modern agricultural barn to the north. Money Bridge Lane abuts the site to the west with a further dwelling and agricultural buildings beyond.

3.3 Local Factor

None present. The activities of neighbouring properties are not deemed to be of significant risk or requiring any specific special factors.

3.4 Trees and Hedges

There is an existing mature hedge to the south of the building forming the southern boundary to the site. There are also several trees abutting the boundary to Money Bridge Lane to the west. There are also numerous self-sewn trees around the barn.



Existing Hedge to the South and Trees Along Money Bridge Lane

4.0 Surveyors Overall Assessment - Elemental Condition Survey

Elemental Condition Survey		Overall Assessment	
Element	Condition	Assessment	Comments
Roof	Good	Pass	
Exterior Walls	Good	Pass	
Interior Walls	Good	Pass	
Floors	Good	Pass	
Windows	Good	Pass	
Doors	Good	Pass	
Stairs	Good	Pass	
Elevators	Good	Pass	
Basement	Good	Pass	
Attic	Good	Pass	
Garage	Good	Pass	
Porch	Good	Pass	
Driveway	Good	Pass	
Landscaping	Good	Pass	
Overall	Good	Pass	

4.1 Roofs

Description : The main roof area was open and therefore a visual inspection was possible from ground level. The roof is a mix of traditional construction with jack rafters, purlins and primary trusses at internals together with primary trusses and timber purlins. Timber ridge boards and wallplates are also apparent. The roof is finished in a mix of pantile and corrugated steel sheeting. Sarking board is apparent in the brick element of the barn on the eastern side of the building.

Current Condition: Generally the roof is in good condition. Two areas within the brick built barn to the eastern side of the barn require attention due to the failure of rainwater goods and the subsequent water damage to the roof structure. These damaged roof elements can easily be replaced or refurbished. Some minor roof sag is apparent to the lean-to type roof of the remaining barn. This is likely caused by under sizing of the purlins during construction and can be remedied by the introduction of new roof purlins where required.

Inaccessible areas/ limitations: All inspections of the roof were made from ground level. A closer inspection of the roof for insect infestation or minor decay was not possible as it was not possible by safe means to access the roof structure at close proximity.

4.2 Rainwater Goods

Description: No rainwater goods are apparent on any elevation.

Current Condition: None apparent.

Inaccessible Areas/ Limitations: None.



Image illustrating the good condition of the traditional roof to the brick built element of the barn



Image illustrating the damage to the roof structure above the double doors at the gable verge due to the failure of rainwater goods



Image illustrating roof trusses with timber purlins and corrugated sheet roofing over



Image illustrating minor 'sag' to some timber purlins

4.3 External Walls

Description: The external walls of the building consist of a mix of solid masonry walls in brickwork and corrugated metal sheeting fixed over an angle frame.

Current Condition: Generally both the brickwork and corrugated metal sheeting are in good condition. Some movement around openings is apparent within the brickwork element likely caused by settlement of the building due to the self-sewn trees/ scrub landscaping around parts of the barn. There are visual rust marks on most of the corrugated sheet metal cladding and small holes have started to appear in some areas. Again the likely cause is a mix of the lack of rainwater goods and branches from the self-sewn trees rubbing on the sheet metal removing the zinc coating. The angle iron structure behind the cladding appears sound and in good order for its age.

Inaccessible Areas/ Limitations: The southern elevation of the brick element of the barn was only partially accessible externally and the northern element of the sheet clad barn was subject to significant vegetation growth.

4.4 Damp Proof Courses

There was no evidence of a damp proof course that could be seen at the time of inspection.

4.5 Internal Walls (Including Finishes)

Description: The internal intermediate walls of the outbuilding consist of solid masonry comprising of brickwork and a steel frame.

Current Condition: . The internal walls themselves appear to be level, true and generally free from significant cracking. The steel frame also appears to be in good order without



Image illustrating the good condition of the facing brickwork internally



Image illustrating damage to metal corrugated sheeting



External image of steel windows and corrugated sheet metal



External image of brickwork northern elevation

significant movement.

Inaccessible Areas/ Limitations: None.

4.6 Floors (Including Finishes)

Description: The ground floor consists of a mix of cast concrete and earth.

Current Condition: Where concrete ground floors appeared present these were in moderate condition with no obvious signs of substantial cracking or other damage.

Inaccessible Areas/ Limitations: None.

4.7 Ceilings (Including Finishes)

There were no specific ceiling linings or finishes present within the building for comment (underside of roof structure).

4.8 Windows, Doors and Joinery

Description: Timber / steel windows and doors throughout. Metal roller shutter door to the workshop.

Current Condition: The windows and doors to the building are in an average condition for the age of the building. They appear to be an ad-hoc arrangement of original timber doors and more modern steel windows/ sliding doors. This fits with the obvious evolution of the use of the barn over its life.

The timber doors and windows all show signs of rot and the need for repair. The steel windows and doors are in a good condition and with minor repairs and painting could be retained.

Where glazed they are single glazing with what appears to be untoughened or laminated glass.

Inaccessible Areas/ Limitations: None.

4.9 Building Services

We were not instructed to carry out an inspection of the building services and therefore these are outside the scope of this report.



Image illustrating painted brick wall, corrugated metal wall and steel windows

5.0 Conclusions and Recommendations

5.1 Conclusion

It can be concluded that from the visual inspection of the barn that many of the defects found are common in similar age structures of this usage. With careful consideration we believe that the structure is suitable for conversion into a dwelling.

5.2 Recommendations

The purpose of this report was to carry out non-intrusive visual inspection of the existing condition of the building fabric and finishes (excluding the inspection of all building services). It also has the purpose of determining the buildings capability to be converted into a dwelling.

The recommendations following provide an indication as to what will be required in terms of building works and remedial measures:

- All external vegetation removed from all elevations including self-sewn trees and landscaping adjacent to the building
- Damaged/ rotten rafters and lintels to the brick element of the barn replaced
- New rainwater goods installed
- Damaged corrugated metal sheets replaced
- Rotten members of windows and doors replaced and painted to protect from future damage

6.0 Surveyor Certification

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6.1 Surveyor Details

The inspection was carried out by:

Kristopher Baxter *MCIAT, C.Build E FCABE*

Chartered Architectural Technologist &
Chartered Building Engineer

Director - Studio 11 Architecture

Date: 18th October 2021

