Water Lane Nurseries, Low Road, Spalding

Structural Condition Survey

Barn B

July 2024

Client: Water Lane Nurseries

Project: Demolition of existing barns/ green-house and the erection of 9 dwellings on land at Water Lane Nurseries, Low Road, Spalding

Project no: 594

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1.0 Introduction

1.1 Scope of Instructions

Mr & Mrs Short 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 construction 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 2022, 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 Mr & Mrs Short 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 B, Water Lane Nurseries, Low Road, Spalding, Lincolnshire

1.3 Clients Name & Address

Mr & Mrs Short c/o Studio 11 Architecture, Kings Lynn Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY

1.4 Date of Survey

Thursday 23rd May 2024

1.5 Weather Conditions/ Temperature

Sunny, dry and warm.

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 very simple in form. The barn is a steel framed building with cladding previously used for agricultural storage.

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 centrally with the curtilage of Water Lane Nurseries, off Low Road, Spalding.

3.2 The Site and Surrounding Areas

The site to which the building is located is typically suburban in context with dwellings to the north, the Coronation Channel to the west and agricultural fields/ greenhouses to the east and south.

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

None present.

View of West Elevation of Barn B with Barn in the Bakground

4.0 Surveyors Overall Assessment - Elemental Condition Survey

4.1 Roofs

Description : The main roof area was open and therefore a visual inspection was possible from ground level. The roof is steel purlins supported by a steel portal frame. The roof is finished in a profiled steel sheet cladding.

Current Condition: Generally the roof is in excellent condition with no leaks visible.

Inaccessible areas/ limitations: All inspections of the roof were made from ground level.

Image illustrating the Excellent condition of the portal frame, roof purlins and sheet material

4.2 Rainwater Goods

Description: Rainwater goods are apparent on the roof.

Current Condition: Rainwater goods are in an excellent condition.

Inaccessible Areas/ Limitations: None.

4.3 External Walls

Description: The external walls of the building consist of a mix of timber veritical cladding and steel profiled sheet cladding.

Current Condition: The cladding is in an excellent condition.

Inaccessible Areas/ Limitations: None.

Image Illustrating Timber Vertical Cladding Boards

Image Illustrating Steel Profiled Sheet Cladding

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 walls within the barn were limited and of timber vertical cladding board construction.

Current Condition: . The internal walls themselves appear to be level, true and generally free from significant movement.

Inaccessible Areas/ Limitations: None.

Image Showing Timber Internal Partition, Doors and Cast Concrete Floor

4.6 Floors (Including Finishes)

Description: The ground floor is a cast concrete floor.

Current Condition: The concrete floor is in an excellent condition.

Inaccessible Areas/ Limitations: None.

4.7 Ceilings (Including Finishes)

No ceilings were apparent within the barn.

4.8 Windows, Doors and Joinery

Description: Timber doors, no windows.

Current Condition: Excellent condition with limited no rot.

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.

5.0 Conclusions and Recommendations

5.1 Conclusion

It can be concluded that from the visual inspection of the barn that the barn is in a good condition with only minor defects found that 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:

- None

6.0 Surveyor Certification

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: 31st July 2024

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