



1. INTRODUCTION AND BACKGROUND

1.1. The site is located on the southern side of Bird's Drove, and presently supports redundant and dilapidated farm buildings. The buildings were previously used as store / implement sheds in association with a Nursery. Frontage development along this section of Bird's Drove consists of individual, two-storey houses, with a small group of recent date farm buildings at the western end of the row.

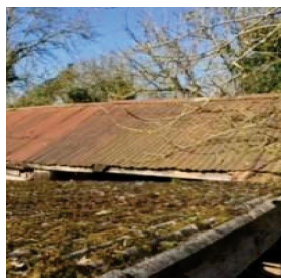
2. GENERAL APPRAISAL OF STRUCTURES AND FABRIC

2.1. This Structural Appraisal pays heed to the previous Structural Appraisal which was undertaken, submitted and accepted under Planning Approval ref: H17-0531-21 and in summary, much of the existing structure was deemed to be in need of attention, with the exception of the common brickwork barn, which appeared, and still appears to be sound.

2.2. It is clear that the condition of the remainder of the surrounding sheds are ideally in need of replacement with new materials with the possible exception of a small number of elements which, subject to detailed examination may be recoverable.

2.3. The general condition of the building fabric at the time of inspection was as follows:

2.3.1. The outbuildings generally were built largely of timber and profiled metal construction as depicted in the photographs below, and the materials themselves appear to be more in need of replacement than maintenance.



- 2.3.2. Supporting timber posts appeared in some timber outbuildings to be possible of retention if the layout of the proposed new construction permits, although unless they are considered to be of particular architectural or historic merit it is of little value to retain them individually unless they can readily be incorporated into the new construction. It was not possible to inspect the condition of posts below ground, nor indeed the adequacy of foundations but these are likely to be rudimentary only.
- 2.3.3. The corrugated roof sheeting across all buildings was in reasonable condition for agricultural purposes and buildings appeared to be sufficiently watertight for this, although they will be at or near the end of the predicted lifespan for this type of ferrous material, and replacement would perhaps be a better solution.
- 2.3.4. Corrugated metal vertical sheeting to some rear walls is also nearing the end of its expected lifespan and is recommended that this be replaced to give a longer lifespan. The horizontal timber cladding boards as shown on the photographs above should also be replaced for the same reason if required for incorporation in the new construction.
- 2.3.5. The brickwork to the main building appeared in good order with no deformation or serious cracking observed. Foundations were not inspected although there appeared not to be significant movement to the superstructure. It should be borne in mind however, that a more detailed inspection of foundations will be necessary to determine the adequacy for a residential use, rather than the agricultural use for which they were installed. If necessary, the existing foundations should be reinforced / underpinned.
- 2.3.6. The king post roof trusses and purlins to the brickwork structure appeared to be sound, but the structure will need to be reassessed for residential use and either reinforced or replaced if found to be necessary.
- 2.3.7. The floor appeared to be sound but may need to be replaced to meet current Building Regulations.
- 2.3.8. Some rainwater goods remained but these were generally in poor condition.
- 2.3.9. Timber windows and doors generally were considered to be in poor condition.

3. CONCLUSION

- 3.1. The siting and character of the existing buildings is not noticeably exceptional architecturally, but it is considered to be of value to the rural landscape generally. It sits alongside a group of residential buildings of a more modern character, but with an echo to the rural past of the area
- 3.2. The existing structures on the site are typically well articulated and informal and appear to have served the purpose for which they were built for many years. They are nonetheless now somewhat dilapidated, and the greater part of the timber structures suggests a need for more fundamental attention, as was concluded on a previously approved Planning proposal ref: H17-0531-21

3.3. The brickwork structure does appear to be structurally sound, and if it is possible to incorporate it into an overall residential proposal, with all necessary upgrades for structure and insulation, then the envelope appears to be satisfactory from a structural point of view.