

# ***Structural Appraisal Report***

**Former agricultural/nursery buildings at :  
Birds Drove, Surfleet, Lincolnshire PE11 4BE.  
Between Fairview and Mala Willa**



VIEW OF BUILDINGS FROM EAST

Prepared on behalf of: Mr Kazmarski  
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## **SYNOPSIS :**

The report provides commentary and observations made during a structural appraisal survey & identifies any defects witnessed within the building fabric.

The report very satisfactorily concludes that the buildings can be easily converted into habitable dwelling space with minimal adaption & especially compared to others in the surrounding area that have been approved.

## **1. Introduction**

- 1.1 The buildings are located off Birds Drove, Surfleet and well screened from the road by both overgrown vegetation, and heaps of hoarded timber.
- 1.2 This report is solely for the purposes of the client and no other third parties.
- 1.3 The weather condition at the time of the visits was dry and bright.
- 1.4 This report is limited to elements of the structural fabric of the properties, i.e roofs, walls and floors, and comments only upon their structural condition and performance.
- 1.5 The report does not contain observations, comments or recommendations to any non-structural items including, but not limited to drainage, electrical, heating and plumbing services, timber work and decorative plasters.
- 1.6 The inspection was of a visual nature only. There has been no opening up works involved in this investigation.

## **2. General Description**

- 2.1 The buildings are currently single storey with pitched roof constructions. The buildings are a complex of multiple structures that were previously used in association with the original agricultural and nursery business. The complex can be described as the 5 following elements:- The potting shed, the 2-bay cart hovel, the workshops/stable/stores, lean-to implement shed and the front tractor shed.
- 2.2 The rear potting shed is a thin elongated structure with sloping tin roof. The timber clad walls are supported off load bearing support posts. The floor is assumed to be muck.
- 2.3 The 2-bay cart hovel has a corrugated tin sheet rear wall, with 2 large openings in the front wall. The roofing is supported off deep timber rafters and load bearing posts. The floor is assumed to be muck.
- 2.4 The main brick building is known as the workshop and stores and stable building. This is divided internally with a 9" brick wall, incorporating a chunky timber frame and 2 part stable door. The external walls are cavity wall construction, brick both leaves, approximately 270mm total width. The corrugated roof construction is supported off some timber king post trusses and purlins. The ground floor is a ground bearing slab, its condition looks good, its thickness/spec is unknown. It is assumed the external walls will be on a good foundation. The external windows and doors are timber and part glazed.
- 2.5 In front of the main brick building are the lean-to implement shed and the front 'tractor shed'. Both are timber construction on load bearing timber support posts. The lean-to has deep timber rafters fixed to the workshop wall. The front tractor shed has timber trusses and purlins with a corrugated tin roof sheet. The front

wall is timber clad boarding and the rear/side wall is vertically fixed corrugated tin sheet.

### **3. Condition of Elements**

- 3.1** The condition of all supporting timber posts and rafters generally are in solid condition.
- 3.2** The timber rafters are deep profiled timber generally and hence have little movement. It was noted in the lean-to implement store one rafter had broken.
- 3.3** The corrugated roof sheeting across all buildings is in reasonable condition and buildings are generally watertight, except for the potting shed (which is proposed to be entirely demolished anyway).
- 3.4** The rear corrugated tin wall is generally covered in ivy therefore hard to fully assess.
- 3.5** The masonry brickwork within the main building is in good order with no cracking noted.
- 3.6** Foundations were neither exposed nor assessed, as this was a non-intrusive survey. Condition of walls / supporting structures suggest good foundation bases.
- 3.7** The king post roof trusses and purlins seem solid.
- 3.8** Rainwater goods were existent in part but generally in poor condition, there had been replacement white upvc gutters to the workshop at some point in time but are still in a poor state of repair.
- 3.9** It was noted there are some existing services to the buildings.
- 3.10** The timber windows and doors are in poor condition.

### **4. Proposed works / effects**

- 4.1** The nature of the proposed works are summarised below :-
- 4.2** Walls – All masonry external walls shall be retained, with the cavity being filled with insulation as an 'easy win' in the renovation to achieve insulated wall construction.
- 4.3** Walls – The supporting timber posts within the buildings can be generally utilised, although the majority of the timber structures are proposed to be demolished.
- 4.4** Where there is corrugated tin vertical sheeting to the rear walls, this is recommended to be replaced to give a longer life -span. The horizontal timber

cladding boards would also be replaced too to the front elevation of the proposed garage (former tractor shed).

- 4.5** Openings are to be generally retained in their current positions when looking at elevations. There are some additional narrow windows proposed on the side elevation.
- 4.6** There will be an element of infilling on the 2 bay cart hovel, utilising materials to be in-keeping with the existing building.
- 4.7** The external door positions will be retained, albeit some may purely be for the aesthetic retention of the previous use.
- 4.8** New roof coverings shall be proposed to replace the current corrugated and fibre cement roofs. Ridge tiles can be re-used off the workshop building.
- 4.9** The concrete floor within the workshop will be assessed to ensure adequacy to allow an overlay of insulation & screed.
- 4.10** Windows and doors will be replaced with new timber style.
- 4.11** Roof – The king post trusses within the roof can be retained.
- 4.12** Other works will be purely a subdivision of space with internal walls.

## **5. Conclusions**

- 5.1** The proposed conversion project will retain the main elements of the complex of buildings, albeit a large extent of the timber structures are proposed to be removed. The main building element and brickwork external walls / openings shall be retained and utilised. Replacement roof materials, new timber boarding, corrugated tin sheet cladding and brickwork infill's along with replacement doors and windows are then to be incorporated.
- 5.2** The main building elements are considered structurally sound, and capable of conversion. This also applies to the conversion rules of Class Q of the GPDO.
- 5.3** The scheme is clearly a conversion and not a new build given all the main elements of the existing building that shall be retained.

## Photographs



*Stable door in masonry walls - looking onto workshop*



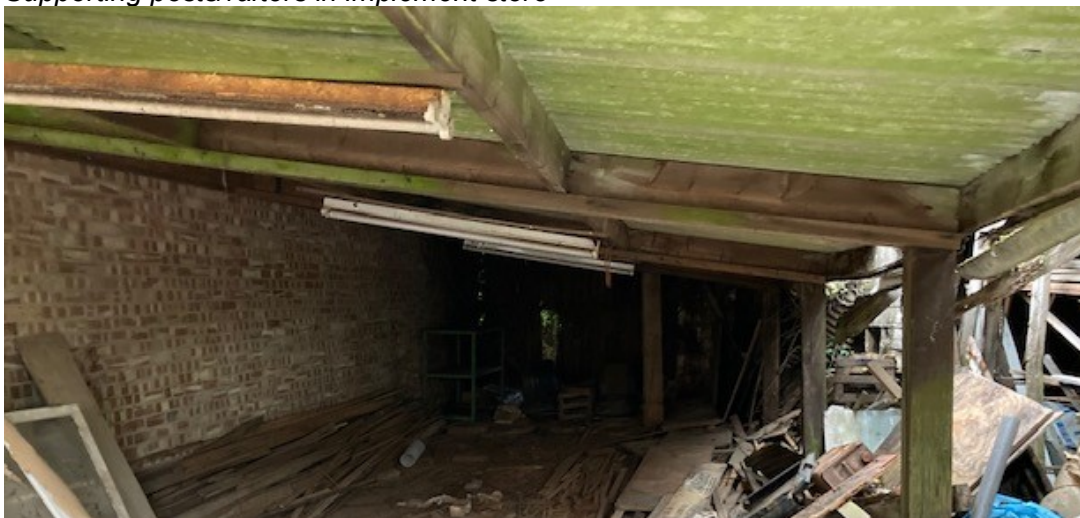
*King post roof structure in stables/stores*



*Dilapidated rainwater goods*



*Supporting posts/rafters in implement store*



*Roof structure in lean-to implement store*



*Roof structure in tractor shed*



*Cladded wall along front elevation*



*Former pots/seed trays and shelving within potting shed*



*View over potting shed looking back towards main building*



*Corrugated walls on rear of cart hovel on solid supporting posts*



*Solid rafters of lean-to implement store*



*Rafters onto bearer in lean-to*



*Timber trussed roof in tractor shed*



*Corrugated roofs of outbuildings*



*Timber doors and windows*