Broadgate, Weston Hills

Structural Condition Survey

February 2026

Client: Halgarth Farms

Project: Demolition of existing barn and the erection of a new dwellings on land off Broadgate, Weston Hills

Project no: 623

STUDIO11
architecture

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

Halgarth Farms 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 Halgarth Farmsfor 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

Land off Broadgate, Weston Hills

1.3 Clients Name & Address

Halgarth Farms c/o Studio 11 Architecture, Kings Lynn Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY

1.4 Date of Survey

Thursday 21st November 2024

1.5 Weather Conditions/ Temperature

Sunny, dry and cold

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 a modest barn, built in brickwork with profiled cladding roof.

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 within an agricultural field adjacent to existing bungalows and houses.

3.2 The Site and Surrounding Areas

The site to which the building is located is rural with dwellings directly adjacent to the north and south. Broadgate itself lies to the west with an agricultural field to the east.

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.

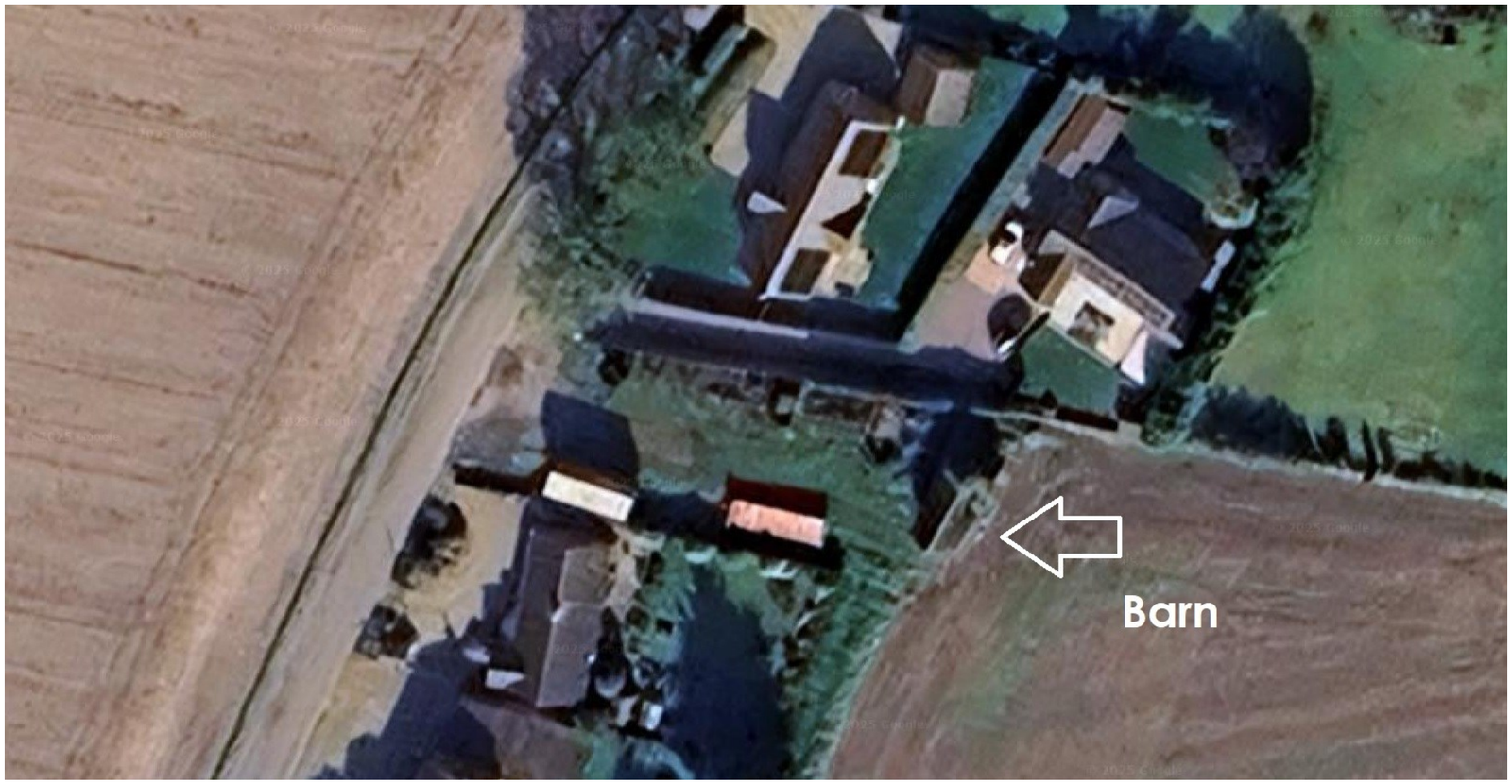


Image Illustrating the Position of the Barn within the Agricultural Field and the Surrounding Dwellings

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 timber cut-roof construction. The roof is finished in a corrugated board likely to be Asbestos but should be fully surveyed for Asbestos by an appropriately qualified person.

Current Condition: Generally the roof is in good condition. There is some minor deflection across all jack rafters, likely due to their undersized nature for a historic slate/ pantile roof. During the life of the barn these have been replaced for the corrugated sheet roofing now present. The loadings have therefore been reduced substantially and the rafters are acceptable for the imposed loads.

To the north-east corner of the building the roof is open to the elements and damage has occurred to the wallplate and rafter feet.

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

4.2 Rainwater Goods

Description: No rainwater goods were apparent however, the building clearly had gutters in the past.

Current Condition: Not applicable.

Inaccessible Areas/ Limitations: None.

4.3 External Walls

Description: The external walls of the building consist of solid brick walls rendered externally.



Image illustrating Roof Structure and Invasive Ivy



Image illustrating Crack to North-East Corner of Building and Invasive Ivy Around the Building

Current Condition: The brickwork itself is generally in a very good condition. To the north-east corner of the building there appears to be a significant crack with broken brickwork and open mortar joints. Further investigation following the site survey revealed images that show the northern quarter of the building in the past has been entirely covered in Ivy. It is highly likely due to the invasive nature of the plant that the Ivy worked itself into the soft mortar joints over time and forced the brickwork apart. Some minor localised damage is apparent around door openings and this appears to have been accidental physical damage, likely by machinery.

Render ed areas have significant cracking and spalling, likely due to thermal movement and the conflict between a rigid render and flexible sub-base.

Inaccessible Areas/ Limitations: None.



Image Showing Existing Brickwork Walls Internally and Remaining Frames to Doors/ Windows

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: No internal walls are apparent.

Current Condition: Not applicable.

Inaccessible Areas/ Limitations: None.



Image Illustrating Render and Corrugated Roof Sheeting

4.6 Floors (Including Finishes)

Description: The ground floor is a cast concrete floor.

Current Condition: The concrete floor is in a good condition with limited cracking.

Inaccessible Areas/ Limitations: None.

4.7 Ceilings (Including Finishes)

Description: No ceilings are apparent.

Current Condition: Not applicable.

Inaccessible Areas/ Limitations: None.

4.8 Windows, Doors and Joinery

Description: No windows or doors remain but some frames exist which suggest their presence previously.

Current Condition: Not applicable.

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.

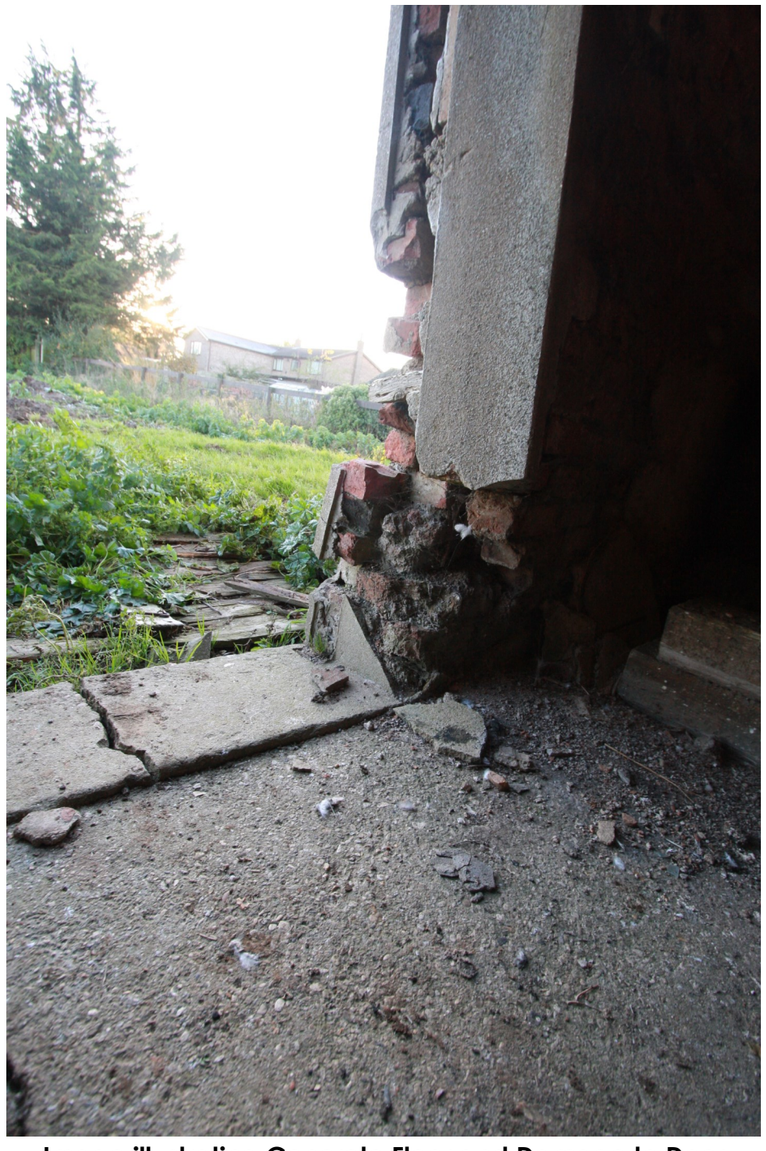


Image illustrating Concrete Floor and Damage to Door Jamb

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:

- Replace damaged wallplate and repair rafter feet;
- Ideally provide new rainwater goods ;
- Remove external render and re-point brickwork as necessary or overclad;
- Where crack is apparent to the north-eastern corner of the building mechanical ties should be used to tie the wall together and the opening bricked up appropriately.

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: 17th February 2026

www.studio11architecture.co.uk