

BUILDING (STRUCTURAL) CONDITION SURVEY

IN CONNECTION WITH
MEADOW BROOK BARN,
SACCARY LANE, MELLOR, BB1 9DW

ON BEHALF OF

MR Z. COLLINGE
206 RAMSGREAVE DRIVE
BLACKBURN, BB1 8LL



JOB REF: 5579, **DATED:** 18/04/2018, **VERSION:** 1.02 (Rev - 25/04/2018)

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1.0 Introduction

1.1 Scope of Instructions

Carry out non-intrusive visual inspection upon the existing condition of the building fabric and finishes (excluding the inspection of all building services and external works including outbuildings and boundary treatments).

This survey also seeks to identify if the building has the potential to be converted into domestic use 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) were highlighted during the inspection and subsequently a full demolition and alteration asbestos survey will need commissioning and undertaking by the client prior to any works commencing. In addition, any ACM will require removing in full by a specialist asbestos removal contractor and Clean Air Certificate authorised prior to conversion works commencing.

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1.2 Property Address

Meadow Brook Barn,
Saccary Lane
Mellor
BB1 9DW

1.3 Client's name and address

Mr Z. Collinge
206 Ramsgreave Drive
Blackburn
BB1 8LL

1.4 Date of Survey

Friday 06th April 2018, 11.30am.

1.5 Weather Conditions / Temperature

Overcast but no rain. Temperature approximately 6°C.

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 due to no safe working platform being in place.

Internally, none of the first floor of the barn was accessible for inspection due to no safe point of entry (locked door to where ladder was present). Subsequently, this area of the main barn could not be assessed at the time of survey. The roof structure, however, over that of the adjoining agricultural building was inspected from that of the internal floor level using a camera.

Specific limitations also listed under each building element inspected as stated.

2.0 Description of the Property

2.1 Type and Age

The building was that of traditional two storey agricultural barn with adjoining single storey agricultural outbuilding. It was rectangular in plan form and had dual pitched gable roofs. The wall structures were a mixture of solid masonry brick, natural stone and block complete with cement render, cement asbestos sheet and timber boarded claddings. The roof structure was of a traditional timber construction comprising of timber roof trusses with secondary timber purlins/roof rails. The first floor was presumed to be of a suspended timber floor construction consisting of timber joists and floor boards.

The exact date of construction is unknown, however, a barn has occupied the site of at least between 1910 and 1930 according to the National Library of Scotland. As far as Sunderland Peacock and Associates Ltd are aware, this building is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and is currently unused or used merely for storage purposes. Its last formal use class was that of agriculture.

3.0 Setting

3.1 Location

The building is located on the left hand side of Saccary Lane when approached from Showley Road via main distributor the A59 to the North.

3.2 Orientation



PL. 1. Aerial site location plan taken from Google Maps ©

3.3 The Site and Surrounding Areas

The site to which the property is located is typically rural, however, other isolated residential structures are present within the local vicinity. The building plot itself is accessible directly off Saccary Lane via an existing site entrance.

3.4 Local Factor

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

3.5 Trees and hedges

There are no trees or hedges on the site within the immediate vicinity of the building.

4.0 Surveyor's Overall Assessment

Elemental Condition Survey

4.1 Roofs

Description:

It was presumed that the main Barn had that of a traditional timber roof construction, however, this was inaccessible for inspection at the time of survey. The roof covering was that of a corrugated cement asbestos roof sheeting.

Over that of the adjoining agricultural outbuilding structure to the West of the main Barn the roof structure was that of a traditional timber construction comprising of 3no. primary timber roof trusses (ad-hoc in nature) with twin timber ridge beam/rails. Timber purlins run the length of the roof structure supporting by corrugated metal roofing.

Current Condition:

Some roof sag had occurred over that of the main barn which would suggest some deflection by decay or roof spread has occurred previously with section of higher level cement asbestos wall cladding to the rear (South) also observing an outward lean likely as a result. The cement asbestos sheet roof covering itself to the roof was in average to poor condition with slight vegetation build up but with no obvious dislodgements or breaches. Due to the age of the building and the asbestos cement roof covering there are obvious signs of weathering. Important - See Section 1.1 for note relating to ACMs.

Where visible over that of the adjoining agricultural outbuilding the internal roof structure consisted of 3 no. primary timber roof trusses with secondary timber purlins/cladding rails spanning the length of the roof. These trusses appeared quite ad-hoc in nature having been repairs and pieced together over the years as required. Trusses to be replaced/repairs as part of any future conversion work.

Some decay was noted to the roof structure as to be expected given its age in the form of staining / dampness. It is recommended that the roof be re-roofed and all battens/ secondary roof structure be replaced in order to prevent any further decay and any implications on the integrity of the roof structure and its load bearing capacity.



PL. 2. Illustrating corrugated cement asbestos sheet roofing covering to that of the North facing roof pitch of the main Barn.



PL. 3. Illustrating light weight metal sheet roofing covering to that of the adjoining North facing agricultural Outbuilding structure.



PL. 4. Illustrating existing roof structure (Trusses, timber purlins/sheeting rails) present within the adjoining agricultural Outbuilding facing West.



PL. 5. Illustrating existing roof structure (Trusses, timber purlins/sheeting rails) centrally over adjoining agricultural Outbuilding facing West.



PL. 6. Illustrating existing roof structure (Trusses, timber purlins/sheeting rails) present within the adjoining agricultural Outbuilding facing East to party wall with that of the main Barn.



PL. 7. Illustrating section of steel UB currently supported of masonry block piers supporting front North facing section of roof structure over the adjoining agricultural outbuilding structure.



PL. 8. Illustrating section of ad-hoc timber framed infill providing some protection to where the front North facing section of the agricultural outbuilding wall has been removed previously.

Inaccessible areas / Limitations

A full inspection of the roof covering at roof height could not take place to there being no safe access platform being present. A closer inspection of the roof structure could not take place due to the safe means of access to that of the first floor over the main Barn at the time of survey. Further investigations necessary.

4.2 Rainwater Goods

Description:

uPVC rainwater goods.

Current Condition:

The guttering and downpipes throughout appeared, aged, broken and dislodged requiring of renewal throughout as part of any future conversion scheme. Guttering was currently warped and undulated due to age with areas broken. Downpipes also were part broken in places at lower levels. This situation will currently be causing the uncontrolled discharge of surface water to areas where defective rainwater goods were present.

Inaccessible Areas / Limitations:

Internal condition of main rainwater gutters could not be inspected due to there being no safe working platform present.

4.3 External Walls

Description:

The external walls of the building consisted of solid masonry walls comprising of a mixture of natural stone, brick and block. There was also areas of higher level vertical and horizontal timber boarding and sections of cement asbestos wall cladding.

Current Condition:

Generally, external masonry walls appeared to have a true vertical alignment with no obvious significant bowing noted at the time of inspection.

Throughout to that of the main barn and adjoining agricultural outbuilding, the external walls appeared to be sound with no significant evidence of structural cracking or movement to prevent the buildings viability for conversion. Any cracking was deemed slight (1mm to 5mm) and non-structural in size on the date of inspection.

Small areas of masonry repair work/re-pointing will be necessary along with the replacement of higher level dilapidated lightweight claddings present.

Also a small area of projecting external wall present to the East elevation at the rear of the main barn junction with that of the adjoining agricultural building required re-

building (See Pl. 10) required isolated re-building works in addition to the front North section of the wall which has been removed previously and replaced with an ad-hoc timber infill to that of the adjoining agricultural outbuilding.



PL. 9. Illustrating section of stone work to be made good and re-built.



PL. 10. Illustrating low level brick claddings and mixture of high level cement asbestos sheeting and vertical timber boarding to part of the South Elevation and East facing gable.



PL. 11. Illustrating low level brick/natural stone claddings and high level horizontal timber boarding to the North Elevation and part of the West facing gable.



PL. 12. Illustrating section of ad-hoc timber framed infill providing some protection to where the front North facing section of the agricultural outbuilding wall has been removed previously.



PL. 13. Illustrating cement render finish present to the adjoining agricultural outbuilding to the West and South facing elevation.



PL. 14. Illustrating the warped timber frame and cement asbestos sheet cladding present to the South facing elevation of the main Barn.



PL. 15. Illustrating internal faces of external masonry walls present at the time of inspection. Generally walls appeared sound, true and level with no significant bowing or undulations noted. Also walls appeared free from any significant and obvious structural movement. In addition, window and door heads generally appeared true and level.

Inaccessible Areas / Limitations:

None.

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 of the barn consisted of solid masonry comprising of natural stone and brick coated with a mixture of paint and cement render and whitewash (lime) render. Internal concrete partitions and animal stalls/pens also present. The presence of internal walls at first floor over that of the main Barn were unknown due to no safe access to this area on the date of survey.

Current Condition:

The main internal/sub division walls on the ground floor to that of the main Barn generally appeared true, level and free from structural cracking. Any cracking was deemed slight (1mm to 5mm) and non-structural in size on the date of inspection.

Walls could be retained with isolated repairs in order to utilise as part of the conversion in order to retain the internal character and existing plan form of the building.

Areas of repointing works and making good likely to be required to beneath where renders present.

Timber lintels where present were illustrating signs of minor decay/rot and should be replaced with pre-cast masonry, steel/catnic depending on spans as part of any future conversion work.



PL. 16. Illustrating internal masonry walls present at the time of inspection. Generally walls appeared sound, true and level with no significant bowing or undulations noted. Also walls appeared free from any significant and obvious structural movement. In addition, window and door heads generally appeared true and level.ss

Inaccessible Areas / Limitations:

Internal paint/render wall finishes prevented a detailed assessment as to the exact condition of the structural wall fabric and whether the presence of any sub-surface defects within the wall fabric was present.

The presence of first floor walls over that of the main Barn was unknown.

4.6 Floors (Including Finishes)

Description:

The ground floor consisted of concrete floor with areas of presumed stone flagged covered with earth and farming debris/build up onto caused by activities over the years. The first floor structure appeared to be of timber joists with timber floor boarding with metal strutting/bracings.

Current Condition:

Where concrete ground floors appeared presence these were in moderate condition with no obvious signs of substantial cracking or other damage, however, there is evidence of staining and discolouration of the concrete floor possible through use over time and penetrative external ground dampness having occurred over time.

The floor structure and floor covering to the first floor was in poor condition with areas of decay, rot and dampness present (as to be expected given the nature and age of this construction). Remedial replacement to take place as part of any future conversion in order to ensure the lateral restraint of the structure is maintained long-term.

Floor boards also appear to be slightly dislodged, uneven with slightly sagging.



PL. 17. Ground floors were solid throughout and a mixture of concrete and flagged bases. Dampness was present as expected given the age and type of construction.



PL. 18. Timber boarded floor supported by timber joists and intermediate metal bracing straps within part of the main Barn.



PL. 19. Cement/plaster finishes prevented part of the existing first floor structure over the main Barn from being clarified. Potentially suspended concrete but more likely to be again timber boarded floor supported by timber joists and intermediate metal bracing straps within part of the main Barn. Further intrusive investigations required.



PL. 20. Timber boarded floor supported by timber joists and intermediate metal bracing straps within part of the main Barn.

Inaccessible areas / limitations:

An area of the ground floor was not visible due to an amount of hay and farming debris and could not be fully inspected. Top of floor boarding to first floor not visible for assessment on the date of inspection due to no safe route of access to first floor level available.

4.7 Ceilings (Including Finishes)

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

4.8 Windows, Doors and Joinery

Description:

Timber windows and doors throughout.

Current Condition:

The windows and doors to the building are in poor condition. The doors, door frames and window frames have rotten and decay. Weather proofing in the form of boarding or glazing also wasn't present.



PL. 21. Timber boarded windows and doors throughout illustrated signs of rot and decay throughout due to age (as to be expected).

Inaccessible Areas / Limitations:

Nothing further of note.

4.9 Building Services:

We were not instructed to carry out an inspection of the building services. This was not carried out.

5.0 Conclusions and Recommendations

5.1 Conclusion

From the inspection there appears to have been little maintenance to the building in the recent past and its fabric has definitely started to decline.

However, there is clear potential to re-use the building, and the space within, and for a new use without the need for excessive remedial work and overall rebuilding. A commissioned residential conversion has been prepared which I consider can be undertaken successfully within the structure of the existing building.

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

5.2 Recommendations

The purpose of this report was to carry out non-intrusive visual inspection upon the existing condition of the building fabric and finishes (excluding the inspection of all building services and external works including outbuildings and boundary treatments). It also had the purpose of determining the buildings capability to be refurbished converted for use such as a domestic dwelling. (See drawings ref: 5579 – P02 and P03 for proposals). The following recommendations should be considered upon potential conversion of the building.

- All debris and waste should be removed from inside the building.
- Existing internal partitions and animal stall/pen divisions should be removed from the building.
- New concrete foundation would be required to accommodate additional loading requirements of the building.
- Existing concrete ground floor should be grubbed up, internal levels reduced and replaced with a new insulated concrete ground floor structure incorporating DPMs with DPCs lapped up to new internal block lining walls.
- Remedial works should be carried out to the external walls where required including isolated rebuilding works to North and West sections.
- Concrete underpinning of existing internal divider walls to be retained to ensure adequate loading capability from installation of new first floor.
- External walls should be lined internally with blockwork to accommodate insulation and to meet required 'U' values. Blockwork to be tied back to existing

stone walls with wall ties. A new damp-proof course should also be incorporated.

- Current first floor structure to be removed from site due to timber decay and inadequate sized supporting members. First floor to be replaced with new timber floor structure capable of spanning the required distances with appropriate floor boarding. Primary steel supporting members may also require inserting to break up the spans.
- New internal timber staircase to be installed in order to access the first floor space.
- Remedial works should be carried out to the timber roof structure where required. Replacement timber trusses and roof members should be employed if necessary to meet the loading requirements of a new roof covering.
- All asbestos containing materials should be fully removed from site and disposed of by a licenced specialist contractor. (See also Section 1.1 - ACMs note). New roof coverings should be installed possibly to match that of nearby buildings e.g. natural slates, roofing underlay, mineral wool insulation and/or insulated metal/zinc sheeting.
- Existing timber windows and doors should be removed and replaced with new double glazed timber units to ensure water tightness from wind driven rain at these points.
- Replacement rainwater goods.
- All existing electrical fittings and components should be removed and replaced.
- A new septic tank and soakaway should be incorporated into any proposal schemes.
- Further investigation should be carried out regarding the existing provision of services and drainage to the building.
- Installation of further services as required. (Electrical and water primarily).

6.0 Certification/quality assurance

6.1 Primary Surveyor:

Name: Philip Cottier MRICS
Associate
Chartered Surveyor
Sunderland Peacock and Associates Ltd

Signature: 

Date: 01/12/2014

