

BUILDING (STRUCTURAL) CONDITION SURVEY

PROPOSED CONVERSION OF EXISTING BARN AT

FOODEN HALL FARM

GISBURN ROAD

BOLTON BY BOWLAND

LANCASHIRE

BB7 4LS



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

Sunderland Peacock and Associates Ltd.
Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG
www.sunderlandpeacock.com
Tel: 01200 423178
Email: Info@sunderlandpeacock.com

USE OF THIS DOCUMENT

All rights in this work are reserved. This report is for the private and confidential use of Mr Stephen Dent for whom this document has been produced and should not be reproduced, stored, or transmitted in any form (including photocopying or placing on a website) or relied upon by third parties without the express written permission of Sunderland Peacock and Associates Ltd or the Client as appropriate. Applications to reproduce this work, in whole or in part should be addressed to Info@sunderlandpeacock.com.

This document is for the purpose of obtaining planning permission only and must be read in conjunction with all other planning documents.

© **Sunderland Peacock and Associates Ltd 2025**

RELATED PARTY DISCLOSURE

The building inspected was carried out on a fully independent basis thus ensuring and recognising no conflict of interest exists between the Surveyor and the client and their associated agents.

GENERAL NOTES

The following best practice guidance was adhered to during the undertaking of this survey report;

- RICS Practice Standard (UK) Surveying Safely, 2nd Edition, Guidance Note, dated November 2018
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

CONTENTS

1.0 INTRODUCTION

1.1	Scope of Instructions.....	03
1.2	Building Address.....	03
1.3	Client's Details.....	03
1.4	Date of Survey.....	03
1.5	Weather Conditions / Temperature.....	03
1.6	Limitations of Inspection.....	04

2.0 DESCRIPTION OF THE PROPERTY

2.1	Type and Age.....	04
-----	-------------------	----

3.0 SETTING

3.1	Location.....	08
3.2	Orientation.....	08
3.3	The site and surrounding areas.....	08
3.4	Local Factor.....	08
3.5	Trees and Hedges.....	09

4.0 SURVEYOR'S OVERALL ASSESSMENT

4.1	Roof Coverings and Structures.....	09
4.2	Rainwater Goods.....	16
4.3	External Walls.....	19
4.4	Damp-proof Courses / Dampness.....	32
4.5	Internal Walls and Partitions (Including Finishes).....	33
4.6	Floors (including finishes).....	41
4.7	Windows, doors and joinery.....	45
4.8	Building Services.....	47

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1	Conclusion.....	48
5.2	Recommendations.....	48

6.0 CERTIFICATION AND QUALITY ASSURANCE

6.1	Primary Surveyor.....	50
6.2	Secondary Surveyor.....	50

I.0 INTRODUCTION

I.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 and specialist matters relating to invasive plant species such as Japanese knotweed) for the purposes of obtaining planning approval for the proposed conversion of the barn to form a new dwelling.

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, if 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.

I.2 PROPERTY ADDRESS

Barn at Fooden Hall Farm
Gisburn Road
Bolton by Bowland
Lancashire
BB7 4LS

I.3 CLIENTS DETAILS

Mr Stephen Dent
Fooden Hall Farm
Gisburn Road
Bolton by Bowland
Lancashire
BB7 4LS

I.4 DATE OF SURVEY

The survey took place on Thursday 7th August 2025 at approximately 9:30am.

I.5 WEATHER CONDITIONS AND TEMPERATURE

The weather on the day of the inspection was overcast with some sunny spells and with some intermittent spells of light rainfall occurring during the inspection. The temperature at the time of inspection was approximately 17°C.

1.6 LIMITATIONS OF INSPECTION

Externally, no safe working platform was present at eaves level which prevented full access to various areas of the roofing and rainwater goods, meaning that only a visual record using a camera could be undertaken from ground level. The internal condition of the rainwater goods could also not be inspected. Subsequently, the roof and rainwater goods were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

Internally, the roof structures were not fully accessible and visible for a close and detailed inspection due to the lack of a safe working platform and the roof structure was inspected from floor level only. As such the assessment of the roof structures was limited due to inaccessibility and it could not be confirmed if the roof structures were entirely free of defects. It is recommended that a further inspection be carried out on erection of a safe working platform.

We have not examined the surface of every timber due to the lack of a safe working platform from which to access the roof structures to the building.

We have not inspected parts of the building which were covered, unexposed or inaccessible at the time of inspection and we were therefore unable to confirm that such parts of the building are free from decay, wood-boring insect infestation or any other defects.

The foundations of the buildings have not been inspected as this will require extensive investigation to form trial holes. We cannot confirm the stability of the walls from their support but have drawn any conclusions based upon the visible evidence to the external walls at the time of inspection.

Any opinions provided within this report as to the likely occurrence or recurrence of past movement is given in good faith in an attempt to assist. However, where such opinion is that further movement is past/long standing in nature and unlikely, this should not be taken as a guarantee.

We are not qualified to test the existing services installations to the building and therefore no comments have been provided as to the adequacy, condition, design, and safety of the existing services installations. This should be undertaken by fully qualified and competent specialists.

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

2.0 DESCRIPTION OF THE BUILDING

2.1 TYPE AND AGE

The building is a former combination barn which would have been used for fodder processing (threshing) and storage as well as livestock housing. A date of 1833 is present to the roof structure of the barn suggesting a potential build date for the original core of the building; however, this has not been confirmed. The barn has been enlarged to the south sometime between 1894 and 1909. The barn has also been enlarged to the north also between 1894 and 1909. A modern lean-to structure adjoins the north side of the later north addition and a further modern lean-to structure adjoins the west side of the main core of the barn.

The historic core of the barn, including the south addition is relatively modest in scale and is of rectangular plan form. The barn walls are built from coursed rubble limestone with roughly dressed quoins. The wall construction, is of solid stone wall construction, comprised of an inner and outer leaf of stone with a rubble and mortar core. The roof of the barn core is comprised of three timber queen post roof trusses, with a central ridge and four rows of staggered and trenched purlins with tusk tenon joints to each roof slope spanning between the trusses and the gable end walls. The roof covering is comprised of profiled metal roofing sheets. The roof of the south addition is comprised of two timber king post roof trusses, also with central ridge and two rows of timber purlins to each roof slope. The roof covering is comprised of sandstone roofing slates. Openings are generally formed with external stone lintels, jambs and cills and internal timber safe lintels.

The barn core has an off centre cart entry (doors missing) to the west elevation, with an opposing former winnowing door to the east elevation suggesting the location of a possible threshing floor. This is flanked to the north by a hayloft with a shippon located below. The north hayloft does not appear to be served by a forking hole. The shippon has three doorways (two now blocked up) to the north gable end suggesting that the historical arrangement of the shippon was one of a central feeding passage flanked by the cattle entry doorways and stalls.

A further hay loft is present across the full length of the interior of the south addition and is served by a forking hole to the west elevation. Below is a further shippon.

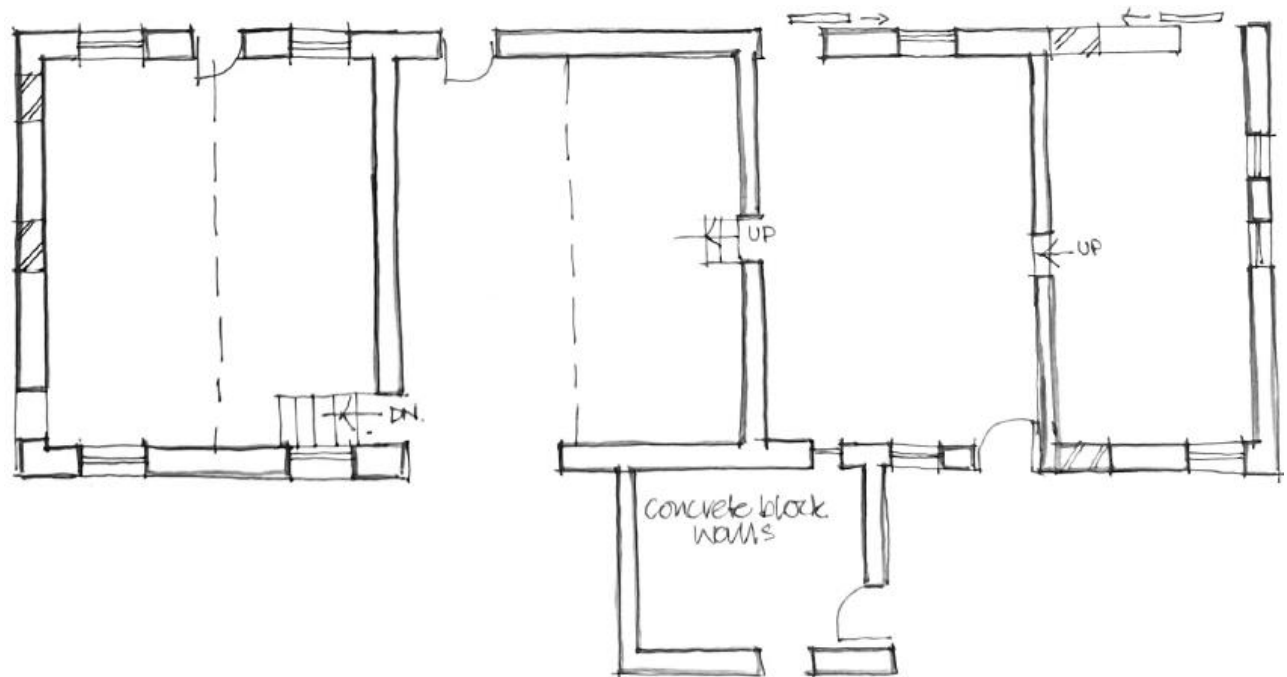


Fig 01: Existing ground floor plan

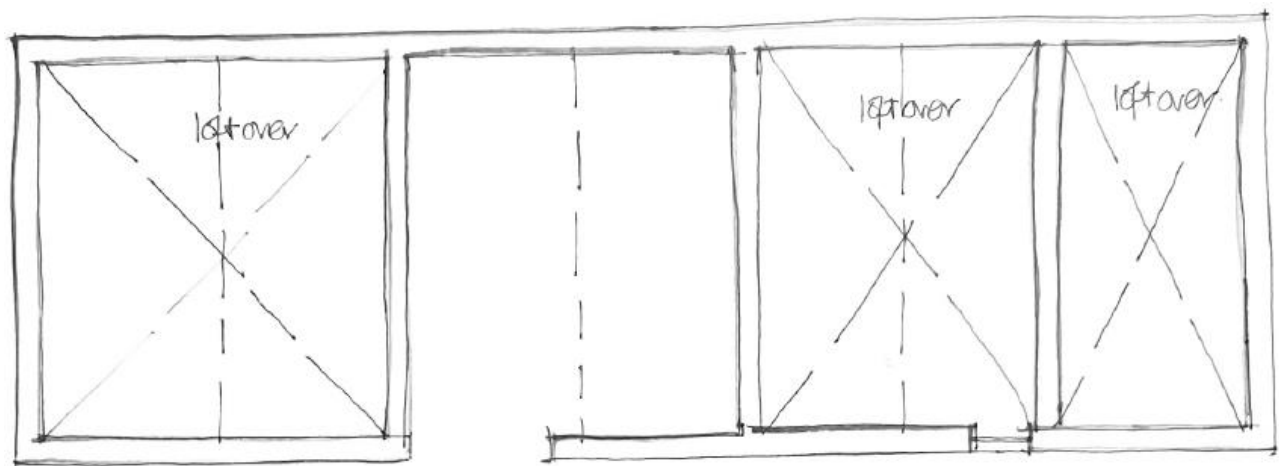


Fig 02: Existing first floor plan



PL01: View of Fooden Hall Farm Barn from the west.



PL02: View of Fooden Hall Farm Barn from the north.



PL03: View of Fooden Hall Farm Barn from the north east.



PL04: View of Laithbutts Barn from the south west.

3.0 SETTING

3.1 LOCATION

The barn is located at Fooden Hall Farm which is situated some 1.2km to the south east of Bolton by Bowland, in the Ribble Valley Borough of Lancashire.



Fig 03: Map showing the location of the barn at Fooden Hall Farm. Image taken from Google Maps 2025 ©

3.2 ORIENTATION

The front principal elevation of the barn faces south towards the A65.

3.3 THE SITE AND SURROUNDING AREAS

The barn is located at the eastern side of Fooden Hall Farm, with Fooden Hall itself located directly to the south, but divided by a track. To the east are a number of dwellings and commercial buildings. The surrounding area is rural and comprised of farmland.

3.4 LOCAL FACTOR

The activities of neighbouring properties are not deemed of significant risk or requiring any specific or special factors.

Property located in flood zone 1 with a low probability of flooding.

Two public footpaths pass the barn on both the east (FP0307028) and west sides of the barn.

The site is located within the boundary of the Forest of Bowland National Landscape (formerly the Forest of Bowland Area of Outstanding Natural Beauty). A National Landscape is designated and protected under the 1949 National Parks and Access to Countryside Act. Its protection is further enhanced by the Countryside and Rights of Way Act, 2000 (CRoV2000). Each National Landscape has been designated for special attention by reason of their high qualities. These include their flora, fauna, historical and cultural associations as well as scenic views. National Landscapes range from rugged coastline, dunes, salt marshes, peatlands, woodlands and estuaries to water meadows, gentle downland and upland moors. This status might have implications on the development of the barn and any future development you might want to undertake at the site in the future.

The barn lies opposite Fooden Hall which is designated as a grade II* listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The setting of this listed building is a material consideration within the planning process and this can have implications on the development of the barn and any future development at the site.

The area in which the property is located is in an area of radon potential of between 10 - 30% of homes above or at action level. An assessment with regards to radon protection did not form part of this inspection and consideration should be given as to whether or not you require further advice with regards to radon i.e. a Radon Survey. Radon is a naturally occurring radioactive gas which can cause health issues to building occupants. It was not possible during the course of our inspection to confirm if radon gas was present in the building as radon is both colourless and odourless and any assessment with regards to radon protection did not form part of the scope of this inspection. Further specialist investigations would be required in order to confirm the presence of any radon within the property.

3.5 TREES AND HEDGES

Trees or hedges were present to the site at the time of inspection. However, subject to presence of good grounds conditions these would be deemed as low risk. Any building owner should exercise caution and consult with the local authority tree officer and specialist tree arboriculturalist should the removal of any trees be considered in the future.

It was evident that a number of saplings have been cut from the base of the east external wall of the south addition, however the stumps are still present to the wall base and it is assumed that the root matrices are also present.

4.0 SURVEYORS OVERALL ASSESSMENT

4.1 ROOF COVERINGS AND STRUCTURES

Description:

The roof of the barn core is comprised of three timber queen post roof trusses, with a central ridge and four rows of staggered and trenched purlins with tusk tenon joints to each roof slope spanning between the trusses and the gable end walls. The roof covering is comprised of profiled metal roofing sheets. The roof of the south addition is comprised of two timber king post roof trusses, also with central ridge and two rows of timber purlins to each roof slope. The roof covering is comprised of sandstone roofing slates.

Current Condition:

The roof covering to the north lean – to structure was in poor condition at the time of inspection. The sheets were generally deformed and not correctly installed resulting in large gaps between the sheets, when combined with the shallow pitch of the roof increase the risk of water ingress through wind driven rain. No leadwork / flashings are present to the abutment with the adjoining brickwork wall to the south further increasing the risk of water ingress.



PL05: View of the metal profiled sheet roof covering to the north lean-to structure.

Dampness, staining and minor decay was noted to the internal roof structure of the north lean-to structure, likely resulting from water ingress, which is also suggested by the presence of algal growth to the roof timbers. No significant decay was noted to the roof timbers at the time of inspection; however, the condition of the roof timbers will likely worsen over time in the buildings current condition. Some minor shakes were noted to the roof timber but were not considered to be significant at the time of inspection.



PL06: View of the timber roof structure to the roof of the north lean-to structure.

The roof structure to the brick built north addition has fully collapsed. An overhanging roof timber remained in-situ at the time of inspection and is unsafe and requires removal. The collapsed roof structure requires removal from site.



PL07: View of the now dilapidated and collapsed roof structure to the brick-built north addition.

The metal sheet roof overing to the west lean-to structure appeared to be in good condition at the time of inspection, with no obvious specific issues of note. A cement fillet was noted to the roof / wall abutment and whilst this appeared to be sound at the time of inspection it will be subject to decay and periodic renewal will be required.



PL08: View of the profiled sheet roof covering to the west lean-to structure.

The roof structure to the west lean-to structure appeared to be sound at the time of inspection, however the exposed ends of the roof timbers were significantly decayed. Some minor staining was noted to the roof timbers but could be related to past water ingress. The roof did appear to be quite shallow which can increase the risk of water ingress through wind driven rain but the type of roof covering, with limited roof joints) will reduce this risk. Some minor shakes were also noted to the roof timbers but were again not considered to be significant at the time of inspection. Evidence of wood-boring insect attack was noted to the roof timbers at the time of inspection, i.e. insect flight holes, however it could not be confirmed if any active infestation was present at the time of inspection and further investigations are recommended to confirm this.



PL09: View of the timber roof structure to the west lean-to structure.



PL10: View of minor shakes noted to the timber roof structure to the north side of the west lean-to structure.



PL11: View of minor staining noted to the timber roof structure to the north side of the west lean-to structure.



PL12: View of evidence of wood-boring insect attack i.e. insect flight holes, noted to the timber roof structure of the west lean-to structure.



PL13: View of exposed and decayed purlin ends to the west lean-to structure.

The sheet roof covering to the roof of the main core of the barn appeared to be in good condition at the time of inspection albeit with a slightly aged and weathered appearance but with no obvious significant issues of noted identified at the time of inspection. No significant undulations were noted to the roof at the time of inspection as well as any evidence of potential roof spread. All ridge and verge cappings were present at the time of inspection.



PL14: View of the profiled metal sheet roof covering to the west roof slope of the main core of the barn.



PL15: View of the profiled metal sheet roof covering to the east roof slope of the main core of the barn.

The roof structure to the main core of the barn appeared to be in fair condition at the time of inspection and free from obvious significant decay and defects. The trusses and purlins were built into the existing external walls and is considered to be traditional practice. However, where there is localised moisture penetration / water ingress, this can leave the timbers susceptible to decay. However, there was no significant decay noted to the ends of the trusses or purlins (where built into walls) at the time of inspection, with only staining noted to the roof timbers. This is likely to have been caused by past water ingress. The purlins to the roof appeared to have a slight curvature which has likely occurred due to 'creep' over a long period of time as opposed to a more recent significant structural issue / defect. However, a closer assessment of the roof timbers is recommended to the exact condition of the timber roof structure. It was also noted that additional timbers have been installed to the top of the timber purlins. The exact purpose of this could not be confirmed at the time of inspection. It may be that they were installed to facilitate the installed of the sheet roof covering as opposed to any sort of strengthening works, however further investigations are recommended to confirm this.

A closer inspection of the roof structure is recommended on erection of a safe working platform to confirm the exact condition of the roof structure and its suitability for retention. This should also provide an opportunity to asses for the extent of any decay present not visible from ground level and any evidence of wood-boring insect attack to the roof

timbers. It is also recommended that all elements of the existing timber roof structures which are to be retained are treated with a suitable preservative to ensure their longevity.



PLI 6: View of the timber queen post roof trusses and associated roof structure to the main core of the barn.



PLI 7: View of timber purlins to the roof of the main core of the barn. It was noted that additional timbers have been installed to the top of the timber purlins to the roof of the main core of the barn. The exact purpose of this could not be confirmed at the time of inspection. It may be that they were installed to facilitate the installation of the sheet roof covering as opposed to any sort of strengthening works, however further investigations are recommended to confirm this.



PLI 8: A shake / split was noted to the ridge at a location of a joint to the ridge beam of the roof to the main core of the barn. A closer assessment of this area is recommended on erection of a safe working platform to confirm the structural integrity of the ridge beam at this location. This being said, no obvious specific issues were identified at the time of inspection to suggest any immediate cause for concern, however a closer assessment is recommended to confirm.

The roof to the south addition was in poor condition at the time of inspection. The roof covering had numerous broken, dislodged and missing slates. Obvious undulations were noted to the roof slopes and ridge at the time of inspection, in between the locations of the stonewalling and roof trusses, however no evidence of roof spread was noted at the time of inspection. All ridge tiles were present but breaches were noted. On inspection of the roof structure appeared to be in fair to poor condition. Issues of decay were noted to the ridge beam and crude repairs appear to have been undertaken. Some slight curvature / deflection noted to the timber purlins, likely as a result of 'creep' over time as opposed to over a long period of time as opposed to a more recent significant structural issue / defect. Again, the trusses and purlins were built into the existing external walls and is considered to be traditional

practice. However, where there is localised moisture penetration / water ingress, this can leave the timbers susceptible to decay. However, there was no significant decay noted to the ends of the trusses or purlins (where built into walls) at the time of inspection, however staining was widespread throughout the roof timbers. This is likely to have been caused by past water ingress.

Decay was noted to the timber purlins directly below the roof lights to the east roof slope of the south addition, with associated staining and algal growth suggesting water ingress at the roof light locations. A number of the timber battens to the roof were broken.

Our inspection of the roof structure was limited due to the hayloft below appearing unsafe. A closer inspection of the roof structure is recommended on erection of a safe working platform to confirm the exact condition of the roof structure and its suitability for retention. This should also provide an opportunity to assess for the extent of any decay present not visible from ground level and any evidence of wood boring insect attack to the roof timbers. It is also recommended that all elements of the existing timber roof structures which are to be retained are treated to ensure their longevity.



PL19: View of the stone flag roof covering to the west roof slope of the south addition.



PL20: View of the stone flag roof covering to the east roof slope of the south addition.



PL21: View of the roof structure to the south addition of the barn.



PL22: Staining noted to the timber purlins located beneath the roof lights to the east roof slope of the south addition, suggesting potential water ingress at these locations. This has led to some decay of the timbers below the roof light locations and it is recommended that these areas are closely inspected on erection of a safe working platform to confirm condition and full extent of decay.



PL23: View of decay and repairs undertaken the ridge beam of the roof to the south addition. It is recommended that these areas are closely inspected on erection of a safe working platform to confirm condition.



PL24: View of staining noted to the roof timbers of the south addition where the timbers are built into the stone wall fabric.



PL25: View of timber purlins to the west roof slope of the south addition which were noted as having a slight curvature, possibly caused by 'creep' as opposed to any serious defect, however it is recommended that the purlins are closely assessed on erection of a safe working platform to confirm condition.

Inaccessible Areas / Limitations:

Externally, no safe working platform was present at eaves level which prevented full access to various areas of the roofing and rainwater goods, meaning that only a visual record using a camera could be undertaken from ground level. The internal condition of the rainwater goods could also not be inspected. Subsequently, the roof and rainwater goods were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

The haylofts to the building were not considered to be safe at the time of inspection and as a result only a limited inspection of the roof structures were undertaken from ground level to the main core of the barn and from the internal door opening of the hayloft to the south addition. It is recommended that the roof structures are fully assessed on erection of a safe working platform.

4.2 RAINWATER GOODS

Description:

The existing rainwater goods were a mixture of metal and uPVC.

Current Condition:

The rainwater goods to the barn were generally in poor condition at the time of inspection. Due to the lack of persistent rain at the time of inspection, it was not possible to confirm the presence of leaks. However, the presence of wall staining and plant growth to the walls, in particular to the east side of the south addition would suggest that leaks are present. Significant moss and plant growth was noted throughout the rainwater goods and are likely causing blockages to the gutters, likely leading to the uncontrolled discharge of surface water from the guttering during periods of rainfall. Missing elements of the rainwater goods were also noted throughout the barn also leading to the uncontrolled discharge of surface water from the barn. Metal elements of rainwater goods were noted as rusted at the time of inspection and replacement is recommended. Full overhaul / replacement of the rainwater goods is recommended. Replacement rainwater goods should be in metal and of a suitable heritage style consistent with the historic nature and context of the barn.



PL26: View of the existing rusted downspout to the east side of the north lean-to structure. Moss / plant growth was noted to the gutter outlet.



PL27: View of the plant growth to the gutter to the west lean-to structure as well as a missing section of guttering.



PL28: Plant growth noted to the west gutter to the main core of the barn.



PL29: View of the significant plant growth to the guttering on the east side of the south addition. Wall staining and plant growth suggests the presence of leaks to the guttering as well as overflowing during periods of rainfall.



PL30: View of missing down spout to the south west corner of the south addition.

Inaccessible Areas / Limitations:

Externally, no safe working platform was present at eaves level which prevented full access to various areas of the roofing and rainwater goods, meaning that only a visual record using a camera could be undertaken from ground level. The internal condition of the rainwater goods could also not be inspected. Subsequently, the rainwater goods were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

4.3 EXTERNAL WALLS

Description:

The barn walls are built from coursed rubble limestone with roughly dressed quoins. The wall construction, is of solid stone wall construction, comprised of an inner and outer leaf of stone with a rubble and mortar core. Openings are generally formed with external stone lintels, jambs and cills and internal timber safe lintels.

Current Condition:

We have not exposed or inspected the foundations of the various parts of the building and we have not excavated to confirm the depth, type and adequacy of the foundations. It is recommended that the foundations of the building are assessed by a Structural Engineer to confirm the adequacy of the foundation to the existing external walls. Trial holes throughout the building should also be undertaken to confirm adequacy throughout.

The external walls to the north lean-to addition are built from concrete blockwork, with the south wall being built using red brick. The walls were found to be sound with a true vertical alignment and with no obvious significant evidence of recent structural movement / settlement, or structural cracking to the external walls. The pointing to the external walls was largely degraded. A hole was noted in the brickwork to the south wall, with possible missing blockwork noted at high level to the west wall.



PL31: View of the degraded / missing pointing noted throughout the external walls of the north lean-to structure.



PL32: Missing blockwork noted to the west side of th north lean-to structure. It could not be confirmed if this is intentional but the exact purpose was not known at the time of inspection.



PL33: A hole was noted in the brickwork to the south wall of the north lean-to structure.

The north addition of the barn is built in solid wall construction comprising of red brick. The majority of the walling has now collapsed, with what remains to the east and west walls now leaning and with areas of loose / unconsolidated masonry present. This masonry over the south east doorway of the addition is at risk of collapse due to the poor support of the lintel over the opening and the presence of loose / unconsolidated masonry. The mortar throughout the remains of the red brick built north addition is largely perished throughout. The remains of the red brick built north addition are considered to be unsafe and the full demolition of what now remains is recommended.



PL34: The remains of the west wall of the brick built north addition was leaning towards the west at the time of inspection. The masonry was largely loose and unconsolidated and is considered to be unsafe. The pointing to the masonry was largely perished.



PL35: Loose and unconsolidated masonry noted to the north east corner of the brick built north addition.



PL36: The remains of the east wall of the brick built north addition was leaning towards the east at the time of inspection. The masonry was largely loose and unconsolidated and is considered to be unsafe. The mortar to the pointing was largely perished.



PL37: The masonry to the south east corner of the brick built north addition was loose and unconsolidated. The lintel to the door opening had virtually no end bearing onto the masonry below. The masonry is considered to be unsafe and is at risk of imminent collapse.



PL38: Loose masonry not to the top of the freestanding masonry columns within the brick built north addition

The external walls to the west lean-to addition are built from concrete blockwork. The walls were found to be sound with a true vertical alignment and with no obvious significant evidence of structural movement, settlement, or structural cracking to the external walls. The pointing to the external walls was largely degraded.



PL39: View of the degraded / missing pointing noted throughout the external walls of the west lean-to structure.

The walls to the main core of the barn appeared to be sound with a true vertical alignment and with no obvious significant evidence of recent structural movement / settlement or cracking to the external walls. Some evidence of past minor structural movement / settlement was noted, primarily to openings, where falls were noted to lintels, however these were not considered to be significant at the time of inspection and are deemed to be longstanding in nature.

A lean / bulging was also noted around the location of the former winnowing door to the east elevation of the main core of the barn. It was noted that the external walling around the former winnowing door has been rebuilt, however this does not appear to be the case to the walling directly below the opening, likely as the wall is retaining the floor behind. No obvious structural cracking was noted at this location at the time of inspection to suggest any recent / ongoing movement to this location, however it is recommended that this area is regularly monitored for any evidence of recent movement / cracking. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required. The stonework beneath the former winnowing door should be repointed / consolidated using a lime mortar.

Isolated vertical cracking was noted over the east window opening to the south gable end of the south addition. The cracking was deemed to be slight (between 1mm and 5mm) to moderate (between 5mm and 15mm). A fall was also noted to the window head at this location. It is recommended that the crack is stitched using stainless steel helical bars and the affected area then repointed using a lime mortar. This should then be monitored for any further evidence / re-occurrence of cracking or movement. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required.

Isolated vertical cracking was noted over the east window opening to the south gable end of the south addition. The cracking was deemed to be slight (between 1mm and 5mm) to moderate (between 5mm and 15mm). A fall was also noted to the window head at this location. It is recommended that bed joint reinforcement is installed where coursing will allow i.e. stainless steel helical bars and the affected area then repointed using a lime mortar. This should then be monitored for any further evidence / re-occurrence of cracking or movement. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required.

The internal timber safe lintels to the walls were generally in poor condition with evidence of decay and insect attack noted throughout at the time of inspection, some of which also appeared to be of insufficiently sized and had insufficient end bearings onto the surrounding masonry.

Areas of perished mortar were widespread throughout the external walls of the barn, with areas of cement pointing also present which is considered to be unsuitable for building of traditional construction. The building should be repointed using a lime-based mortar to ensure the longevity of the stonework. Any larger voids to the stonework should be packed with gallet stones and mortar and then repointed, also with a lime mortar.

A number of external lintels were concealed with a cement veneer and cracking was noted to the heads at the time of inspection. It could not be confirmed if it was only the veneer was cracked or if the crack was also present the

underlying structural support, the type, condition and adequacy of which could not be confirmed at the time of inspection.

No cills were largely present to window openings throughout the barn and as a result this will prove to be a poor water shedding detail. It is recommended that all window openings are provided with a throated cill to remove surface water away from the window and wall fabric.

The stone lintel to the doorway at the south end of the east elevation was cracked and replacement will be required.

The following issues were noted at the time of inspection.



PL40: Loose / unconsolidated masonry noted to the now relict purlin sockets to the north gable of the main core of the barn. Making good is recommended and the sockets infilled with matching stonework.



PL41: A crack noted to the lintel to a window to the ground floor of the west elevation of the main core of the barn. The front of the lintel appeared to be comprised of a cement veneer and it could not be confirmed if it was only the veneer was cracked or if the crack was also present the underlying structural support, the type, condition and adequacy of which could not be confirmed at the time of inspection.



PL42: Areas of perished mortar was widespread throughout the building and repointing is recommended using a lime mortar.



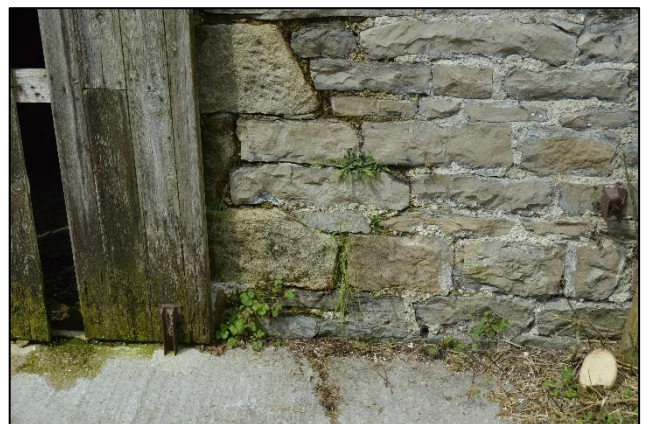
PL43: Cracking noted to the lintel to a window to the ground floor of the east elevation of the main core of the barn. The front of the lintel appeared to be comprised of a cement veneer and it could not be confirmed if it was only the veneer was cracked or if the crack was also present the underlying structural support, the type, condition and adequacy of which could not be confirmed at the time of inspection.



PL44: No cills were largely present to window openings throughout the barn and as a result this will prove to be a poor water shedding detail. It is recommended that all window openings are provided with a throated cill to remove surface water away from the window and wall fabric.



PL45: A lean / bulging was noted around the location of the former winnowing door to the east elevation of the main core of the barn. It was noted that the external walling around the former winnowing door has been rebuilt, however this does not appear to be the case to the walling directly below the opening, likely as the wall is retaining the floor behind. No obvious structural cracking was noted at this location at the time of inspection to suggest any recent / ongoing movement to this location, however it is recommended that this area is regularly monitored for any evidence of recent movement / cracking. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required. The stonework beneath the former winnowing door should be repointed / consolidated using a lime mortar.



PL46: Areas of plant growth were noted throughout the building and should be removed to prevent further growth.



PL47: A number of tree / sapling stumps were noted to the wall base of the east elevation. It is recommended that stumps are fully removed as well as the underlying root matrices.



PL48: Isolated vertical cracking was noted over the east window opening to the south gable end of the south addition. The cracking was deemed to be slight (between 1mm and 5mm) to moderate (between 5mm and 15mm). A fall was also noted to the window head at this location. It is recommended that bed joint reinforcement is installed where coursing will allow i.e. stainless steel helical bars and the affected area then repointed using a lime mortar. This should then be monitored for any further evidence / re-occurrence of cracking or movement. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required.



PL49: Loose / poorly consolidated masonry noted to the LHS jamb of the east window to the east window opening to the south gable end of the south addition. Making good is recommended.



PL50: The stone lintel to the doorway at the south end of the east elevation was cracked and replacement will be required. The internal timber safe lintel was also noted as being slender in profile and was decayed. It also contained evidence of wood-boring insect attack and replacement of the timber lintel is also required.



PL51: Minimal end bearings were noted to the internal timber safe lintels over the east opening to the ground floor of the south gable end of the south addition. Evidence of wood-boring insect attack was also noted, i.e. insect flight holes. It is recommended that the lintels are replaced with new lintels with a minimum end bearing of 150mm – 200mm.



PL52: The timber safe lintel over the west opening to the opening to the ground floor of the south gable end of the south addition was noted as being slender in profile. Evidence of wood-boring insect attack was also noted, i.e. insect flight holes. It is recommended that the timber lintel is replaced.



PL53: The lintel over the west opening present to the south end of the west elevation was noted as being slender with a minimal end bearing. It is recommended that the lintels are replaced with new lintels with a minimum end bearing of 150mm – 200mm.



PL54: Decay was noted to the timber safe lintel located over the west elevation personnel door to the south addition. Replacement is recommended.



PL55: Evidence of wood-boring insect attack was noted to the internal timber safe lintel over the blocked-up door opening to the west side of the south addition, i.e. insect flight holes. It is recommended that the timber lintel is replaced.



PL56: Evidence of wood-boring insect attack was noted, i.e. insect flight holes, to the timber lintel over the east elevation ground floor window of the south addition, adjacent to the west lean-to structure. It is recommended that the lintel is replaced.



PL57: Decay was noted to the internal timber safe lintel over the external doorway to the north end of the east elevation of the south addition. It is recommended that the lintel is replaced.



PL58: Minor decay and evidence of wood-boring insect attack was noted, i.e. insect flight holes, to the timber lintel over the ground floor window to the north end of the east elevation of the south addition, adjacent to the west lean-to structure. It is recommended that the lintel is replaced.



PL59: Perished plaster was noted to the underside of the door head to the east elevation external door to the north end of the south addition. Corroded metalwork was also noted to the door head, but the nature and purpose of the metalwork could not be confirmed at the time of inspection. It is recommended that the metalwork is exposed to confirm its purpose and condition followed by remedial works.



PL60: An exposed area of timber safe lintel was noted above the external doorway to the north side of the main core of the barn. Decay was noted to the exposed area of the timber lintel and it is recommended that the lintel is exposed to assess its full condition, followed by its replacement if required.

Inaccessible Areas / Limitations:

At the time of inspection, it was not possible to determine the exact wall construction / build up present without carrying out further intrusive investigations using an endoscope.

Any opinions provided within this report as to the likely occurrence or recurrence of past structural movement is given in good faith in an attempt to assist. However, where such opinion is that further movement is past/long standing in nature and unlikely, this should not be taken as a guarantee.

The foundations to the walls of the barn have not been exposed or inspected and no trial pits have been excavated to confirm the depth, type and adequacy of the foundations. It is recommended that this is assessed by a Structural Engineer in order to confirm these points.

Due to the inspection, only being undertaken from external ground level, a further assessment is recommended on erection of a safe working platform, both internally and externally within the barn in order to confirm the condition and presence of structural defects to the external walls.

4.4 DAMP-PROOF COURSES / DAMPNESS

Description / Current Condition:

Due to the age and construction of the barn, it would not be expected to be free of dampness; however, it is possible to control the levels of potential moisture. No visible evidence of an existing DPC (i.e., slate course) was not visible or noted on the date of inspection which is not unexpected. No retrofitted DPC's i.e. chemically injected, were noted at the time of inspection.

Areas where the external ground level was higher than the internal floor level were noted around the perimeter of the building. This increases the risk of penetrating dampness as was noted at the time of inspection. It is recommended that the external ground levels around the perimeter of the building are reduced to a minimum of 150mm – 200mm below the level of the proposed internal floor level to reduce the risk of penetrating dampness. This should also be combined with the addition of drainage i.e. channel drains or French / land drains to redirect surface water away from the building further reducing the risk of penetrating dampness.



PL61: View of raised ground levels to the west elevation of the building.



PL62: View of raised external ground levels to the south end of the building.

Inaccessible Areas / Limitations:

None of obvious note.

4.5 INTERNAL WALLS AND PARTITIONS (INCLUDING FINISHES)

Description:

The internal walls of the building are largely of solid stone wall construction. However, the internal wall within the west lean-to is of concrete blockwork construction. The internal finishes are largely comprised of bare-faced stonework, however modern plaster finishes are present to the former shippons and to the west and north lean-to structures.

Current Condition:

The internal walls within the building appeared to be sound at the time of inspection. The plaster finishes were comprised of a mixture of cement and gypsum which are not suitable for buildings of traditional construction. Cracking and staining were widespread as well as algal growth and salt contamination / efflorescence which are suggestive of damp conditions. It is recommended that the plaster finishes are removed throughout the building. This will also allow for an assessment of the underlying wall fabric.

Isolated cracking was noted in areas of the building (see images that follow) and remedial works are recommended as stated to follow below.

Areas of perished mortar were noted in areas of the building and repointing is recommended using a lime based mortar. Any larger voids should be packed with mortar and gallet stones and then repointed.

Timber lintels over the internal openings were generally in poor condition with decay present as well as an isolated area of fungal decay noted over the internal doorway to the south hayloft. Evidence of wood-boring insect attack was also widespread i.e. insect flight holes, to the internal lintels but it could not be confirmed if any active infestations were present at the time of inspection. It is recommended that the lintels are replaced.



PL63: Internal views within the north lean-to structure. Cracking and staining were widespread as well as algal growth and salt contamination / efflorescence which are suggestive of damp conditions. It is recommended that the plaster finishes are removed throughout the building. This will also allow for an assessment of the underlying wall fabric.



PL64: Internal views within the north unit of the west lean-to.



PL65: Isolated cracking noted to the west end of the internal wall within the north unit of the west lean-to. The cracking was deemed to be slight (between 1mm and 5mm) to moderate (between 5mm and 15mm) and likely occurred as a result of some

minor past movement / settlement which is deemed to be longstanding in nature. It could not be confirmed how or if the wall was adequately tied into the adjoining walling and further investigations are recommended to confirm this followed by remedial works if necessary.



PL66: Views within the south unit of the west lean-to. Cracking and staining were widespread as well as algal growth and salt contamination / efflorescence which are suggestive of damp conditions. It is recommended that the plaster finishes are removed throughout the building. This will also allow for an assessment of the underlying wall fabric.



PL67: Views within the south shippon to the south addition. Cracking and staining were widespread as well as algal growth and salt contamination / efflorescence which are suggestive of damp conditions. It is recommended that the plaster finishes are removed throughout the building. This will also allow for an assessment of the underlying wall fabric.



PL68: An isolated crack was noted to and below the cill to the east window of the south gable to the south addition. The cracking was deemed to be slight (between 1mm and 5mm). Cracking was also noted externally to the gable end above this particular window opening, however it could not be confirmed if this internal cracking was related at the time of inspection or if it is just superficial. Further investigations are recommended to confirm.



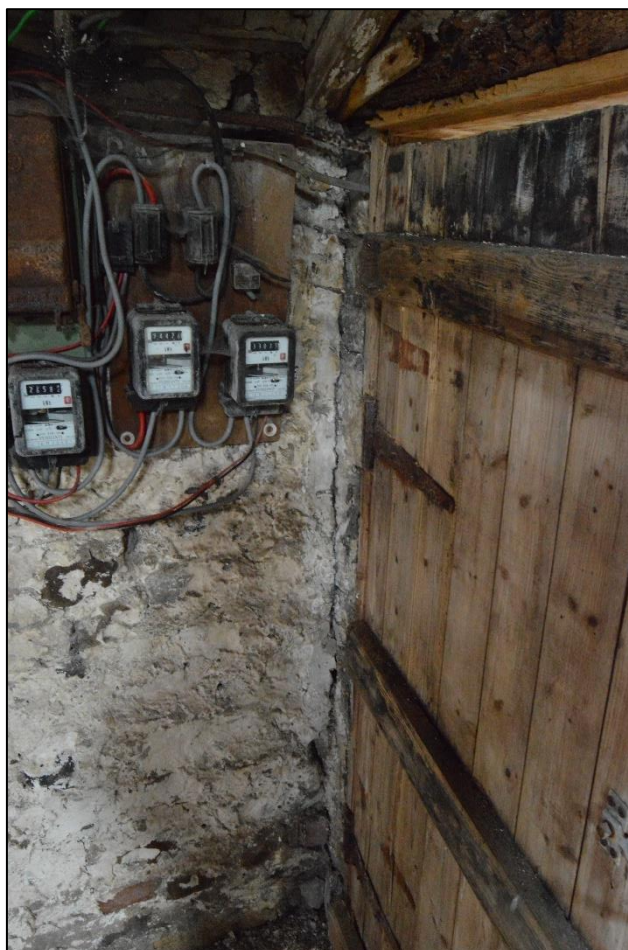
PL69: Poorly consolidated masonry was noted over the head of the east window to the south gable of the south addition. Making good is recommended to consolidate the masonry.



PL70: Decay and fungal growth were noted to the south timber lintel over the internal door opening between the main core of the barn and the hayloft to the south addition. Replacement is recommended.



PL71: Cracking was noted at first floor level to the east wall of the south addition (left) as well as to the south gable (right). The cracking was deemed to be slight (between 1mm and 5mm) to moderate between 5mm and 15mm). Cracking was also noted externally to the gable end, however it could not be confirmed if this internal cracking was related at the time of inspection or if it is just superficial. Further investigations are recommended to confirm followed by appropriate remedial works i.e. crack stitching.



PL72: Isolated cracking was noted adjacent to the internal door to the south hayloft. The cracking was deemed to be slight (between 1mm and 5mm) and it is recommended that the crack is repointed and periodically monitored for any re-occurrence of cracking.



PL73: Decay and evidence of wood-boring insect attack i.e. flight holes, noted to the timber lintels over the wall opening to the north side of the main core of the barn. Replacement of the lintels is recommended.



PL74: Areas of perished mortar were widely noted throughout the building and repointing using a lime based mortar is recommended. Any larger voids should be packed with mortar and gallet stones and then repointed.



PL75: Cracking was noted internally to the south wall of the main core of the barn, above the doorway to the south hayloft and extending down the LHS of the doorway. The cracking was deemed to be slight (between 1mm and 5mm) to moderate (between 5mm and 15mm). It is recommended that bed joint reinforcement is installed where coursing will allow i.e. stainless steel helical bars, and the affected area then repointed using a lime mortar. This should then be monitored for any further evidence / re-occurrence of cracking or movement. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required.



PL76: A lean / bulging was noted around the location of the former winnowing door to the east elevation of the main core of the barn. It was noted that the external walling around the former winnowing door has been rebuilt, however this does not appear to be the case to the walling directly below the opening, likely as the wall is retaining the floor behind. No obvious structural cracking was noted at this location at the time of inspection to suggest any recent / ongoing movement to this location, however it is recommended that this area is regularly monitored for any evidence of recent movement / cracking. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required. The stonework beneath the former winnowing door should be repointed / consolidated using a lime mortar.



PL77: The internal faces of the stone voussoirs to the west cart entry opening appear to have decayed and have been repaired with a stone / masonry veneer. This was not considered to be significant at the time of inspection.



PL78: Cracking was noted internally to the north wall of the main core of the barn, below the bottom west side purlin. The cracking was deemed to be slight (between 1mm and 5mm) to moderate (between 5mm and 15mm). It is recommended that bed joint reinforcement is installed where coursing will allow i.e. stainless steel helical bars, and the affected area then repointed using a lime mortar. This should then be monitored for any further evidence / re-occurrence of cracking or movement. Should any further movement / cracking occur then this will require assessment by a Structural Engineer and structural repairs undertaken as required.



PL79: The wall finishes to the north shippon were in poor condition at the time of inspection. Cracking and staining were widespread as well as algal growth and salt contamination / efflorescence which are suggestive of damp conditions. It is

recommended that the plaster finishes are removed throughout the building. This will also allow for an assessment of the underlying wall fabric.

Inaccessible Areas / Limitations:

At the time of inspection, it was not possible to determine the exact wall construction / build up present without carrying out further intrusive investigations using an endoscope.

Any opinions provided within this report as to the likely occurrence or recurrence of past structural movement is given in good faith in an attempt to assist. However, where such opinion is that further movement is past/long standing in nature and unlikely, this should not be taken as a guarantee.

The foundations to the walls of the barn have not been exposed or inspected and no trial pits have been excavated to confirm the depth, type and adequacy of the foundations. It is recommended that this is assessed by a Structural Engineer in order to confirm these points.

4.6 FLOORS (INCLUDING FINISHES)

Description:

Small areas of stone flag flooring were present to the former threshing floor of the main core of the barn. The floor which flanks the former threshing floor to the main core of the barn was comprised of earth. The floors throughout the remaining areas of the barn were largely of solid concrete construction. The hayloft floors were comprised of timber floor joists with timber floorboards over. The floor to the north hayloft was supported by two steel beams.

Current Condition:

The floors to the barn appeared to be sound and suitable for their intended agricultural purpose, with no obvious significant issues of note. However, such floors are not adequate for the purposes of conversion and adaptation and it is recommended that the floors be removed and a new concrete ground floor slab (incorporating insulation DPM and radon mitigation) be installed to the ground floor. The floors over the haylofts could not be fully assessed at the time of inspection due to the poor condition of the floor boards, likely caused by water ingress from the roofing above.

The steel beams to the north hayloft were heavily rusted and will require removal to facility the installation of a new floor structure over the hayloft.

The hayloft structures will require removal and new suspended timber floors will be required comprised of engineered timber floor joists, capable of meeting the required spans and loadings (to the design, details, and specification of a Structural Engineer), with timber floor boarding over.



PL80: Views of the remaining stone flag flooring present to the former threshing floor to the main core of the barn.



PL81: Views of the earth floor which flanks the former threshing floor to the south side of the main core of the barn.



PL82: Views of various modern concrete floors present throughout the building.



PL83: View of the suspended timber floor structure to the southern half of the south hayloft.



PL84: View of areas of decayed timber floor boards present to the suspended timber floor to the southern half of the south hayloft, likely caused by past water ingress from the roofing above.



PL85: View of the suspended timber floor to the north half of the southern hay loft.



PL86: View of areas of decayed timber floor boards present to the suspended timber floor to the northern half of the south hayloft.



PL87: View of staining noted to isolated floor joists to the northern half of the south hay loft.



PL88: View of the suspended timber floor structure and steel supporting beams to the north hay loft, likely caused by past water ingress from the roofing above.

Inaccessible Areas / Limitations:

Further intrusive investigations required to ascertain and confirm exact makeup of all floor constructions.

The floors over the haylofts could not be fully assessed at the time of inspection due to the poor condition of the floor boards, likely caused by water ingress from the roofing above.

4.7 WINDOWS, DOORS AND JOINERY

Description:

Existing windows and doors are in timber. Painted timber fascia boards present to the verges of the modern additions.

Current Condition:

The existing windows and internal / external doors were in poor condition at the time of inspection. Damage and decay to existing joinery appeared to be widespread along with missing and damaged glazing panes to windows.

The painted timber fascia boards throughout were also in poor condition with obvious decay noted as well as missing section of fascia board. Replacement is recommended where required.

Evidence of woodboring insect attack i.e. insect flight holes, was also widespread throughout the internal and external joinery of the building. However, it could not be confirmed if there was any active infestation to the affected timber items and further investigations are recommended to confirm.

As part of the conversion, it is recommended that new timber windows and doors are installed with double glazing in order to improve the energy efficiency of the building.



PL89: Evidence of decay noted to timber fascia boards.



PL90: Evidence of insect attack i.e. insect flight holes and decay noted to joinery items.



PL91: Examples of external timber doors present to the building at the time of inspection.



PL92: Examples of windows present to the building at the time of inspection.



PL93: Evidence of decay and insect attack noted to the internal door to the south hay loft.

Inaccessible Areas / Limitations:

None.

4.8 BUILDING SERVICES

Current Condition / Inaccessible Areas / Limitations:

The inspection of any potential building services within the barn (i.e., gas, electricity, water and drainage) was outside the scope of this building survey and was subsequently not carried out.

It is recommended that further investigations are undertaken in order to confirm the presence of services to the barn and the local area overall in respect of both electrical, water and drainage supplies.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusion

Following our inspection of the barn at Fooden Hall Farm, the barn is generally in fair condition, however its condition is declining and will likely decline further without intervention at this stage, given the issues identified, in particular to the roof and external walls. A number of maintenance matters have been identified and addressing these would significantly improve its current state of repair.

A number of issues identified require rectifying prior to or as part of the proposed conversion of the barn. Such issues include;

- Remedial works to isolated areas of cracking as stated.
- Internal and external repointing.
- Consolidation of loose stonework.
- Re-roofing works.
- Replacement of lintels over openings.
- Replacement of windows and doors
- Repairs to roof structures
- Dampness and high external ground levels.

Further inspection / assessment to be carried out were recommended.

This being said, the barn is adequate for conversion to another use, for example, a domestic dwelling, without the need for excessive and significant remedial and rebuilding works with the majority of the barn structurally sound and ideal for conversion. The recommendations below 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 building's capability to be refurbished and converted for use such as a domestic dwelling. The following recommendations should be considered upon potential conversion of the building. Further inspections to be carried out were recommended.

- **A full demolition and asbestos survey should be undertaken prior to the undertaking of any works.**
- A new concrete foundation / thickened floor slab is required to accommodate additional loading requirements of the building / provide support for the new internal block lining walls and internal walls. Levels lower than the existing foundations should be avoided and if this is necessary a Structural Engineer should be consulted as underpinning may be required. The need for underpinning the existing walls should be confirmed by a Structural Engineer following the inspection of the existing building foundations to the external walls of the barn.
- The existing flooring to the barn is unsuitable and a new insulated concrete ground floor structure is required throughout the ground floor incorporating DPMs with DPCs lapped up to new internal block lining walls. Ground floor levels should be set as high as possible to reduce the risk of undermining to the external walls. New floor structures should be to the design, details, and specification of a Structural Engineer. The proposed ground floor structure should also incorporate appropriate radon mitigation measures.
- External ground levels will require reducing in order to prevent penetrating dampness through the external walls and should be a minimum of 150 – 200mm below the internal finished floor level where possible. Improved drainage should also be considered at the base of the external walls i.e. channel or French drains, to re-direct surface water away from the fabric of the building and reduce the risk of penetrating dampness. Internal tanking may also be required where the reduction of external ground levels and improved drainage cannot be implemented.
- All debris and waste should be removed from inside the building.
- Remedial works to external walls to rectify issues identified. This includes repointing areas of perished mortar with lime mortar and crack stitching where necessary.

- External walls should be lined internally with concrete blockwork to form a new cavity wall to accommodate insulation and to meet required 'U' values. Blockwork to be tied back to existing stone walls with stainless steel wall ties. A new damp-proof course should also be incorporated to the internal blockwork linings / walls.
- Internal timber lintels should be replaced with new structural grade hardwood timber lintels or pre-cast concrete lintels, all to the design, details, and specification of a Structural Engineer.
- External lintels should be replaced with new stone lintels. New stone cills should also be installed to improve the water shedding of the window openings. Window jambs to be made good as required.
- A new first floor structure is required and one that is capable of spanning the required distances with appropriate floor boarding. Primary steel supporting members may be required to break up the spans where required and should be designed by a Structural Engineer. New floor structures should be to the design, details, and specification of a Structural Engineer.
- All internal plaster wall finishes should be removed.
- New rainwater goods are recommended and should be in metal with a black paint finish and be of a traditional style.
- Any asbestos containing materials should be fully removed from site and disposed of by a licensed specialist contractor. (See also Section 1.1 - ACMs note).
- Remedial works should be carried out to the timber roof structures where required to address issues identified. This should consist of the replacement of timbers where required as well as the treating of all timber components that are to be retained i.e., trusses and purlins, to protect against rot and insect attack. A closer assessment of all retained timbers is also recommended to confirm their structural integrity and their adequacy for retention.
- The profiled sheet roof coverings should be replaced using a traditional roof covering. An underlay and new treated timber battens are also required.
- Existing timber windows and doors should be removed and replaced with new painted timber frames and doors, with double glazed units.
- The brick and blockwork-built additions to the north of the barn should be fully demolished, floor slabs grubbed up and all spoil removed from site.
- All existing electrical fittings and components should be removed and replaced.
- Further investigation should be carried out regarding the existing provision of services and drainage to the building.
- Installation of further services as required. (Electrical, water and drainage primarily). The proposed dwellings will require connection to a suitable foul and surface water system. If foul sewers are not in place at this location, a sewage treatment plant will be required meeting all current regulations in terms of treatment and outfall requirements. A sustainable surface water system will also be required for discharge to a watercourse, soakaway or suitable surface water drain.

6.0 CERTIFICATION AND QUALITY ASSURANCE

6.1 Primary Surveyor

Name: Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC

Associate Chartered Architectural Technologist and IHBC Accredited Historic Buildings Advisor / Surveyor

Sunderland Peacock and Associates Ltd.



Signature:

Date: 07/08/2025

6.2 Secondary Surveyor

Name: Philip Cottier B.Sc. (Hons) M.Sc. MRICS MCIOB RICS Registered Valuer

Director and Chartered Building Surveyor

Sunderland Peacock and Associates Ltd.



Signature:

Date: 07/08/2025