JCP STRUCTURAL AND CIVIL ENGINEERS

01980 677722 admin@jcpengineers.co.uk www.jcpengineers.co.uk

Unit 7, Boscombe Centre, Mills Way,
Amesbury, Wiltshire, SP4 7SD

Our Ref: 16207/EO/RPT/A
Date: 18 May 2023

Aaron Millar
Moor Farm
Ashton Road
Minety
Wiltshire

Dear Mr Aaron Millar,

Re: 16207 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



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Summary:

Our conclusion from the inspection is that the existing building is currently stable; however, some localised repairs both internally and to the external building envelope should be carried out to bring the building in line with current building regulations standards. In our opinion the building is currently suitable for conversion, to support and accommodate the loadings that would arise from the proposed use as a residential premises. The recommended refurbishment works would be limited to only localised practical repairs as indicated.

Introduction:

We were instructed by you to visit the premises and undertake a structural inspection in support of a planning application relating to the conversion of an existing building into a residential property for the purposes of providing a holiday letting facility.

We only surveyed the building in the area which could have been affected by the reported defect. Parts of the structure, which were covered, unexposed or inaccessible, were not inspected. We are therefore unable to report that any such part of the property is free from defect. No measurements were taken for damp penetration or timber decay. Drains and services have not been inspected.

This report is prepared for the sole benefit of the client by whom it is commissioned and their Financial Advisers, we have no liability or duty to any other parties in respect of the contents or opinions expressed.

An inspection, without exploratory cutting away or the provision or use of special access equipment was carried out on Tuesday 09 May 2023. At the time of inspection, the property was vacant and area with defects was accessible internally.

Description:

The existing building is a single-storey agricultural building consisting of pitched timber cut roof, with load-bearing masonry walls consisting a mixture of brick and stonework. The lintels above the structural openings are generally timber. The ground floor is of concrete construction.

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Observations, Discussion and Recommendations:

1. A single timber post [providing only some support to the roof] adjacent to the doorway at the north-west entrance has partially deteriorated at its base; this should be locally repaired by means of splicing in a new, equally sized piece of timber (refer to Photograph 01 in Appendix A of this report).

2. One (of a number of many) timber lintel above the doorway at the north-west entrance has failed; this lintel only should be replaced with a like-for-like timber lintel (refer to Photograph 02 in Appendix A of this report).

3. A small area of brickwork (approximately 400mm deep x 600mm wide) above the doorway at the north-west entrance are in poor position, where the mortar has deteriorated. The area should be locally re-pointed with a bedding mortar of a suitable specification for the exposure conditions and required aesthetics. Any isolated damaged bricks should be individually replaced (refer to Photograph 03 in Appendix A of this report).

4. Generally, the roof timbers are in good condition throughout. However, we would recommend installing some galvanized steel straps to tie down the timbers to the walls in line with Part A of the current Building Regulations (refer to Photograph 04 in Appendix A of this report).

5. The internal dividing wall (at high level) was only partially built up to the height of the purlin level. However, for added robustness, we recommend the wall should be extend upwards to the ridge level (refer to Photograph 05 in Appendix A of this report).

6. A small area of brickwork (approximately 400mm deep x 750mm wide) at the internal dividing wall (at low level) could be seen to be in poor condition; whilst this does not compromise the overall structural integrity of the building structure, some re-pointing work should be carried; isolated damaged bricks should also be individually replaced (refer to Photograph 06 in Appendix A of this report).

7. A large internal crack in the stonework of the east flank wall, in the south-east corner could be seen to measure approximately 30mm in width. The stone wall panel is approximately 500mm thick and of heavy robust construction. However, it is recommended that the stones immediately adjacent to the crack should be removed and re-built locally, with a bedding mortar of suitable specification for the required aesthetic and exposure conditions (refer to Photograph 07 in Appendix A of this report).

8. An area of loose stonework (approximately 400mm deep x 600mm wide) could be seen on the south gable end wall. The stone wall is of heavy robust construction. However, it would be a prudent approach to remove and re-insert the stones with a suitable bedding mortar to meet with the aesthetic requirements and for the given exposure condition (refer to Photograph 08 in Appendix A of this report).

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9. The timber floor beam supporting the joists over appeared to have a localised spot (approximately 350mm wide) where the timber was beginning to show signs of rotting. To avoid any future issues which may cause damage to the building, the beam should be locally repaired by means of bolting on small mild steel splice plates span either side of the affected area (and these may be concealed as required). Refer to Photograph 09 in Appendix A of this report.

10. The external brickwork to the west flank wall particularly to the south-west corner has deteriorated and requires re-building. Although this is limited to 2No small areas (measuring approximately 400mm deep x 600mm wide), the bricks in the affected should be individually removed with new bricks carefully pieced in alongside existing with bedding mortar of suitable specification and aesthetic (refer to Photograph 10 in Appendix A of this report).

Conclusions:

The existing building is currently stable; however, the recommended localised repairs that have been identified above should be carried out by a competent person, to bring the building in line with current building regulations standards. The building is currently suitable for conversion, to support and accommodate the loadings that would arise from the proposed use as a residential premises.

Provided the above recommended works are completed by a competent person, we have no reason to believe the roof structure should not continue to remain stable for the foreseeable future.

We trust this provides you with sufficient information for your needs but if you have any queries or require further clarification, please do not hesitate to contact us.

Yours sincerely,

For JCP Engineers



Eric Ojjerro **BEng.(Hons),CEng,MIStructE**
Director

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Appendix A – Site Visit Record Photographs



Photograph 01 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph 02 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph 03 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph 04 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph 05 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph 06 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph 07 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph 08– Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph 09 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph 10 – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph A – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph B – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph C – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph D – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph E – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP

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Photograph F – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP



Photograph G – Moor Farm, Ashton Road, Minety, Wiltshire, SN16 9QP