Current Structural Condition Report



Barn at Fifield, Enford, Pewsey, SN9 6DQ.

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1.0 Introduction

The barn at Fifield, has been used historically for agricultural purposes.

It is proposed to convert the building to form an annexe to 75 Enford.

The purpose of this report is to determine the current form and condition of each element of the structure of the building, and to assess whether they are capable of conversion to the proposed use, without the need for significant or major structural reconstruction or alteration, whilst acknowledging that minor repairs to the fabric may be required.

The author is a Chartered Structural Engineer with 40 years' experience in design of new, and assessment of historic, building structures, and is a Member of The Institution of Structural Engineers.

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2.0 Instructions

Instructions were received from Mrs Claire Welburn of Fowler Architecture and Planning, and were to carry out a visual structural condition survey of the building, and to report upon those matters which might affect the proposed conversion of the building.

3.0 Site Work

A full visual survey of the building was made on the 15th August 2023.

The condition of the building was assessed, including roof structure, external walls and ground floor. Photographic records of the fabric were taken, some of which are included in this report for reference purposes.

4.0 Disclaimer

This report has been prepared for the benefit of Eurohouse Ltd, therefore copyright of this report rests with this Company, and their Agents.

You should also note that this report is a written record of a visual structural inspection carried out by the author.

This report is not intended to be a fully detailed fabric survey and description of the property as would be carried out by a Chartered Surveyor which will also include non-structural matters.

This report is also not a valuation survey.

No liability for the contents of this report is conveyed to any third party, and no third party should therefore rely on the contents of this report.

Unless specifically stated otherwise, this report has been carried out visually without the fabric of the building being exposed or opened up.

Where the fabric of the building has been visually examined, no opinion about any hidden or concealed structure or guarantee as to its condition can be given.

When comments are expressed about the external fabric of the building, observation has been carried out from viewing from ground level.

No testing or enquiries as to the presence of or susceptibility to pollution contamination, radiation, methane, radon and toxic mould, fungus or spore or other hazardous substances has been carried out.

You should also note that liability to you, whether in contract or tort, shall not exceed the amount, if any, recoverable by way of indemnity insurance taken out by us at the time we received instructions from you.

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5.0 Findings

5.1 Building

The building is of two sections, a former barn, and an adjacent small associated store.

The barn is of clay brick walls under a tiled roof, and the associated store of profiled metal sheeting supported on a timber frame.



General View of Building Front Elevation

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General View of Building Rear Elevation – Note retained soil on rear elevation.

The fabric of the building can be described as follows.

5.2 Roof

5.2.1 Barn

The pitched roof of the barn building is of modern concrete interlocking tiles, supported on timber common rafters.

The rafters span onto timber purlins which span between the brick walls.

The roof is in reasonable condition, there is some minor damage near the adjacent tree, which can be easily repaired, and the eaves guttering is either missing or in poor condition.

I note from the proposals that the roof tiles are to be replaced with a new covering of plain clay tiles, which should include new eaves and barge fascia boards with new guttering to new soak aways.

The proposed new roof lights will need 'trimming out' with new timbers to support the roof lights.

The roof void will need insulating.

5.2.2 Associated Store Roof



View Of Rear of Store Roof

The roof of the store is of corrugated profiled, steel galvanised sheeting, supported on a robust timber frame.

A central higher section provides greater headroom.

The sheeting is serviceable only and could be upgraded to give a better visual appearance and all flashings renewed to ensure it is water-tight, particularly against the flank wall of the barn.

The timber support framework is adequate, the new roof lights will need 'trimming out' with new timbers to support the roof lights.

5.3 Walls

5.3.1 Barn

The walls to the baren are of 225mm solid clay brick set in mortar.

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To the side nearest the adjacent tree, and the rear, the wall is retaining soil and is consequently quite damp in places. The walls will need to be tanked to ensure that damp penetration is prevented in future.

The walls will need lining and insulating.



View of Walls – Note Dampness on Rear Wall From Retained Soil Externally

Apart from the localised penetrating dampness in the rear wall, the remainder of the walls are in reasonable structural order.

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5.3.2 Associated Store Walls



Internal General View of Associated Store Wall

As part of the proposals, it is intended to replace the external sheeting. This will afford the opportunity to replace flashings and the like to ensure it is waterproof, particularly against the flank wall of the barn.

The new walls will also need insulating and lining.

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5.4 Floor



View of Part Of Concrete Floor – note unevenness.

The floor to the whole building, barn and associated store is of concrete, and is in reasonable condition, although quite uneven in places where it has worn or been broken.

Some very localised replacement will be required.

The floor will need to be overlain with a tanking in the barn to link in with the walls, and insulating all over to provide the required Building Regulation level of insulation.

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6.0 Recommendations

The proposals for conversion of the building are shown on Fowler Architecture and Planning Drawing 230415 –10 Revision A

The conversion proposals for the building comprise of the construction of an insulated infill, inside the existing walls.

This is because the walls and roof of the building are not currently insulated.

Where the loads from the new external works proposals, as outlined above, are to provide for the proposed residential use, which may be slightly greater than those applied by the existing fabric; I consider that the existing building is structurally adequate, and able to safely resist this very small degree of additional loading.

I see no technical objection to these proposals.

The existing ground floor will require to be brought up to a reasonable level of thermal performance and moisture resistance by overlaying with insulation and tanking in the barn.

In my opinion, I consider the following can be safely stated;

1. Conversion of the building can be carried out with adversely affecting the structure of the building.

2. I consider that the existing principle structural elements of the building are in a satisfactory condition.

SIGNED  Date: 6th September 2023

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