[redacted]

29th June 2023

[redacted]

Dear Mr Williams,

RE: Condition Report in relation to Existing Building at Piccadilly

Summary:

1.0 We write with and overview of the condition of the existing traditional building following an inspection of the main structural elements. We understand that this report will be used in support of the building's conversion to residential use under Class Q Permitted Development. We are pleased to report that whilst the building is not defect free, the building is generally in a good state of repair. The substantial and traditional construction lends itself well to conversion. A significant amount of the existing structural elements are able to be kept and reused, and we therefore consider the building to be a suitable candidate for conversion under Class Q.

General:

2.0 This report has been prepared by James Shapland MRICS C. Build E MCABE for and on behalf of Symonds & Sampson LLP. James is a Chartered Building Surveyor and Chartered Building Engineer with experience in design, construction, technical design, specification and building defect diagnosis

including in relation to the conversion and adaptive reuse of existing buildings.

3.0 A site visit was carried out on 27th June 2023. At the time of the inspection, it was warm and clear, following a long period of mainly similar weather. The inspection was carried out from within the confines of the assumed property boundary, including to the south, and west, as well as internally.

4.0 All directions mentioned in this report are taken from the front. The front is taken to be the west of the building, facing toward the site road.

5.0 The inspection comprised of a visual inspection of the main structural elements only and we have not opened up or exposed any aspect of the property. We have not inspected parts of the building which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the building is free from any defect. Services have not been tested and no testing has been carried out on suspected asbestos containing materials (ACM's).

6.0 Specific limitations to the inspection were as follows:

a. A random selection of connections and joints were inspected. Therefore, not all connections were inspected.
b. Foundations were not exposed for inspection.
c. No access was gained to the left and rear elevations externally.

Description

7.0 The single storey building is formed as single section which is rectangular on plan. The ridge line of the dual pitched roof runs from the left to the right. The roof slopes are covered with profiled metal sheeting. The walls are formed as a mixture of concrete blocks and timber framing.

8.0 The roof is covered with profiled metal sheeting which is fixed directly to the roof structure beneath. The roof pitch is approximately 21°. Verges are weathered with metal verge covers. The ridge is weathered in a similar way. Internally, the underside of the covering can be seen. There is no membrane present.

9.0 The roof structure is formed by clear span timber roof trusses which span from the front to the rear. The trusses bear onto the upright columns at front and rear walls. Bottom chords of the trusses measure approximately 80 x 230mm and are spliced together at their mid-section. Tensioning rods give the bottom chords additional strength and tie the bottom chords to the top chords. The 3nr tensioning rods, per truss, are positioned centrally and off centre on either side. The top chords measure approximately 80 x 180mm which support 4nr timber purlins on each slope. The purlins are spaced regularly down each slop and support the roof covering. Web chords are formed in timber as measure approximately 80 x 100mm. Additional strengthening is provided at the connection of the top and bottom chords and at the apex by large section steel plates.

10.0 The external walls are formed with timber frames built from a concrete block dwarf walling. The 100mm concrete block are rendered externally. No DPC was noted. Timber sections comprise of stud uprights between head and sole plate timbers, all measuring approximately 50 x 100mm. Uprights are spaced at approximate 800mm centre lines. Openings are headed by large section timber eaves rails which measure approximately 80 x 160mm. Externally, the walls are clad with horizontal timber board.

11.0 Upright timber columns provide the structural load path to the ground. These are formed with substantial 150 x 290mm timber columns space regularly down the front and rear elevations. The columns provide the bearing for the roof trusses as described above. At left- and right-hand side gable ends, intermediate support to the first and last roof trusses are provided with smaller section timber columns which measure approximately 150 x 100mm.

12.0 Internal dividing walls are formed in lightweight timber. These divide the large space and provide a separate office and storage area. The partitions are light weight and are unlikely to be load bearing by design, when considering the clear span nature of the rest of the structure.

13.0 The ground floor is formed as a cast insitu concrete ground bearing slab. The slab has been cast in sections and has a tamped finish.

14.0 There are no upper floors.

15.0 Foundations were not inspected. However, on a building of this type and age, we would anticipate that columns are supported by mass concrete pads which would distribute the loads from the framework to the ground. We would anticipate that external walls are supported by a shallow concrete strip foundation.

Condition

16.0 The roof covering is a relatively recent addition to the building, and we do not expect this to be the original covering. Some damp staining to the purlins was noted, however this tested dry when inspected with a damp meter and is likely historic staining. Therefore, we consider the roof covering to be in a reasonable condition. This being said, to improve the aesthetics of the building we suggest that the roof covering is replaced with an alternative, lightweight material which can be accommodated under Class Q.

17.0 Generally, the roof structure is in a good condition with no signs of rot or decay as a result of moisture ingress. The structural load paths are clearly defined and uninterrupted and whilst the span from front to rear is large, the existing roof trusses are handling the existing loads effectively. It would be advisable that new partitions included within the conversion scheme are positioned to provide additional support to the bottom chords of the existing roof trusses. We understand that the most recent Government guidance in relation to Class Q conversions allows for the construction of internal structural elements and therefore this kind of work is allowable under Class Q. Similarly, enhancement to the connections of the existing trusses should also be allowable and does not constitute widespread rebuilding or replacement.

18.0 Some wood boring beetle was noted to the structural timbers, although no serious loss of section or current activity was noted. The timbers should all be treated for insect attack as a matter of course when the timbers are exposed during the conversion work.

19.0 We advise that any replacement roof covering should be lightweight, and we suggest that a similar metal sheet or composite system would be appropriate. One should consider enhancing the existing purlin provision to provide additional support to the covering. This would enhance the existing

structure, and again is an internal structural enhancement allowable under Class Q, which does not constitute widespread rebuilding or replacement.

20.0 We expect that the vast majority of the existing roof structure will be able to be retained, and enhanced, as part of the conversion work.

21.0 The substantial columns are upright, true and plumb and are showing no sign of decay, twist or deflection. We therefore conclude that they are currently in a good condition and suitable for reuse.

22.0 Some wood boring beetle was noted to the columns, although no serious loss of section or current activity was noted. The timbers should all be treated for insect attack as a matter of course when the timbers are exposed during the conversion work.

23.0 The concrete blockwork walls are in a reasonable condition with only two areas of cracking noted. At the rear right hand side corer and at the front lefthand side corner. We expect that this cracking has been caused by impact damage or thermal movement as the type if cracking suggests no real pattern and therefore, we do not consider it likely that the walls are suffering from movement from below ground level. These two small areas of existing walling will need to be repaired as part of the conversion work.

24.0 Timber framed sections of walling are in a reasonable state of repair. The existing walls can be retained and reused however we suggest that the retained sections are enhanced. The provision of additional upright studs, to lessens the centre spacings to 400mm would be beneficial. Again, this enhancement of and existing structural element can be accommodated and does not constitute widespread rebuilding or replacement work.

25.0 No signs of heave were noted in the existing ground bearing slab. The slab is relatively level, and we believe tat its casting ion sections will be accommodating some of the normal movement expected of a mass concrete

floor. We recommend however that formal expansion joints are retrospectively installed into the floor, before being built up with DPM, insulation, separating layer, screed and then finishes. This will bring the existing floor up to a moder habitable standard.

26.0 Care will need to be taken with regards to the lap of DPM, detailing of insulation and the relationship to the existing external walls so as not to provide a pathway for moisture or cold bridging issues.

27.0 The foundations were not exposed for inspection, but we saw no evidence of movement from below ground level in the walls. This suggests that the foundations are currently carrying out their role effectively.

Conclusion:

28.0 The building is a good state of repair generally. Whilst defects have been noted, the repair and enhancement methods recommended can all be accommodated internally and in situ, and none of which constitute widespread rebuilding or replacement works. Structural modifications and enhancements are allowable under Class Q, and we suggest that any proposed design reflects this as noted earlier.

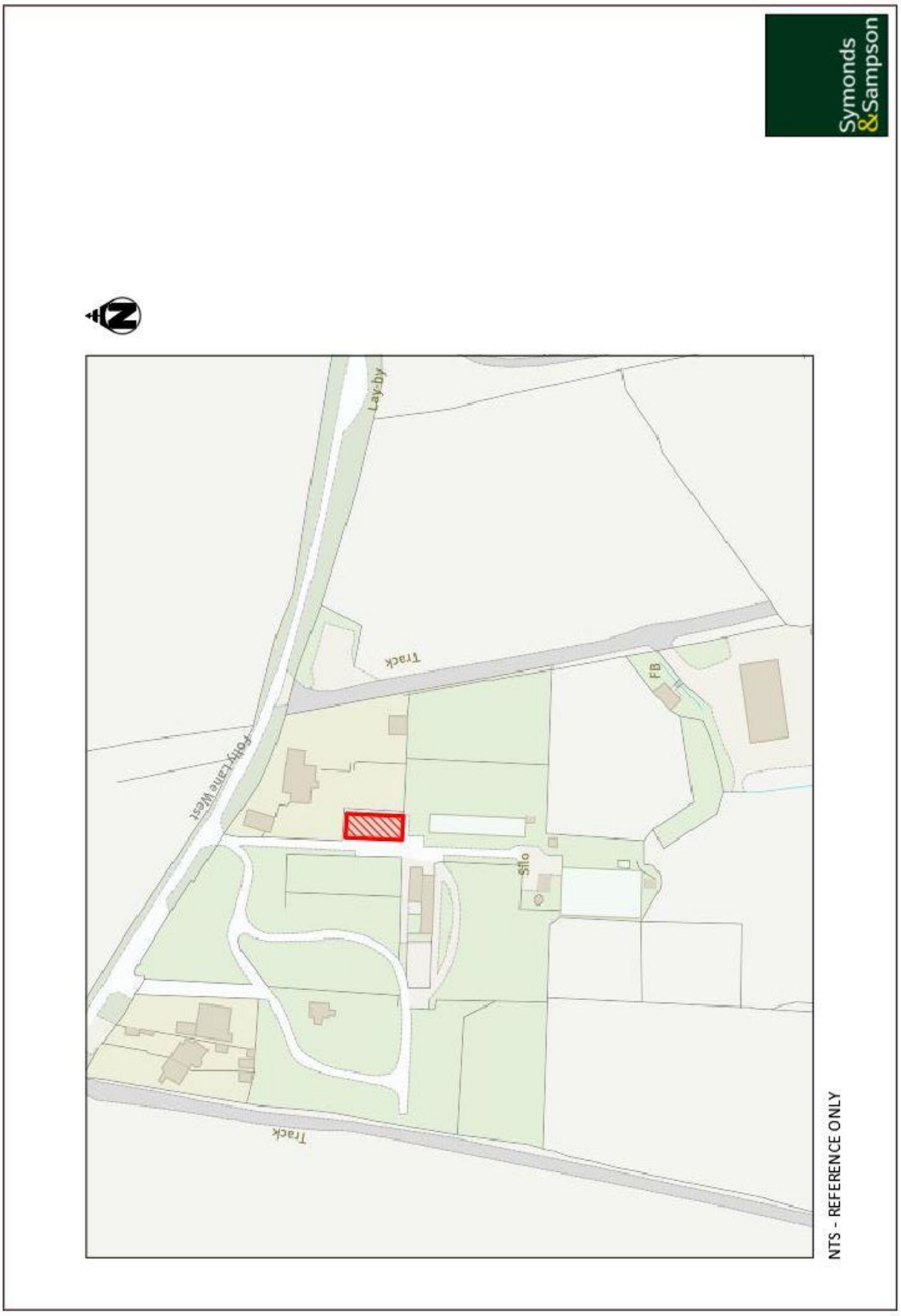
29.0 The proposal should seek to retain the maximum amount of the existing fabric as possible, and the enhancement and repair techniques noted earlier will allow this.

30.0 We therefore, conclude that the building is suitable for conversion under Class Q.

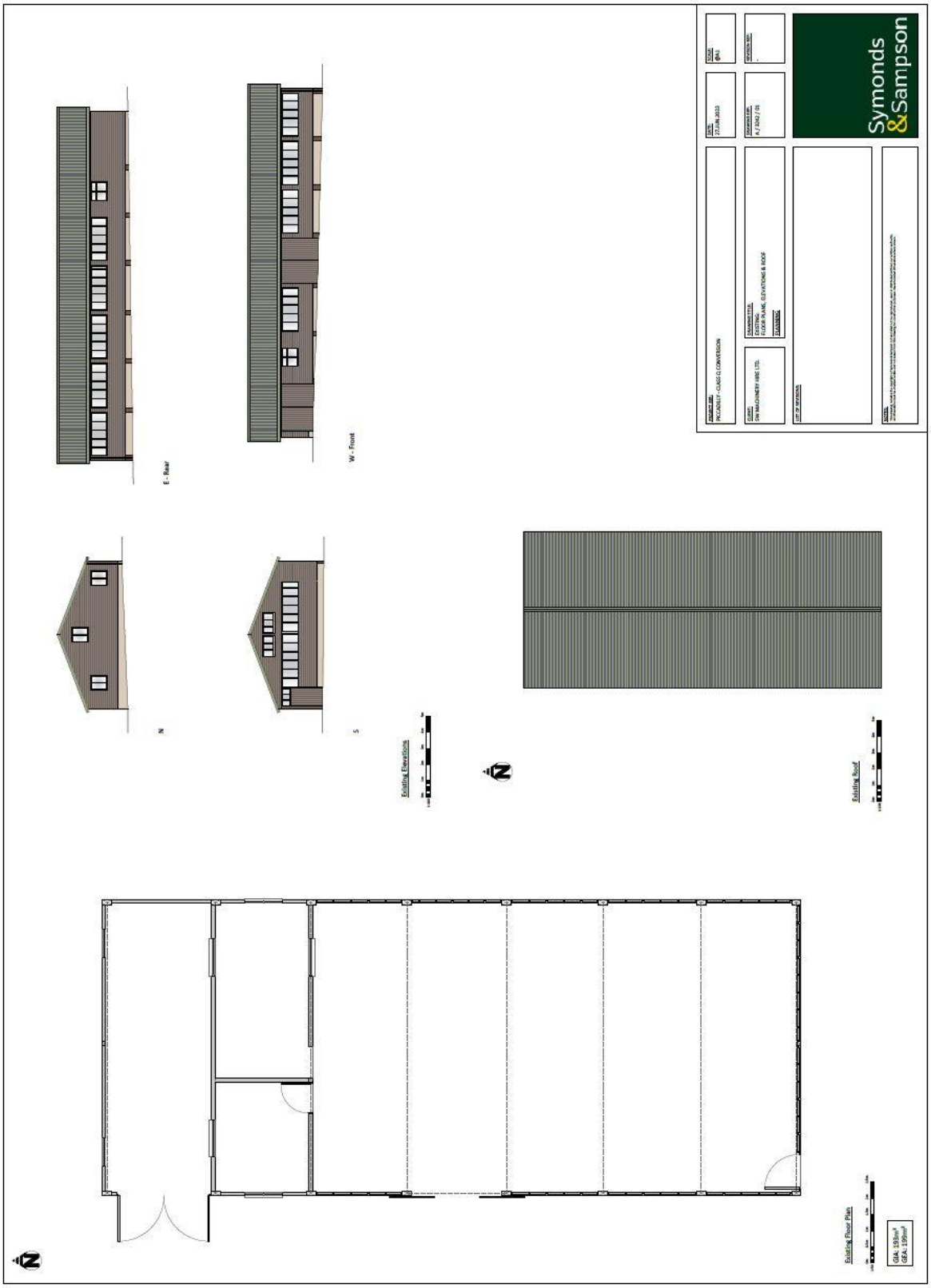
This report has been provided for the sole use of our client and their professional advisors and we accept responsibility to our client alone and for the stated purpose that this report has been prepared. We accept no liability to anyone other than our client. There is no right of use of this report to any third party and any third party who relies upon this report does so at their own risk. This report shall not be reproduced in part or in whole without our written authority.



LOCATION REFERENCE – NTS



BUILDING REFERENCE – NTS



PHOTOGRAPHS 27.06.2023



Front



Front



Right



Typical Internal Detail



Typical Internal Detail



Typical Internal Detail