

16585/DJSH/cmb

14th March 2018

**STRUCTURAL APPRAISAL OF BARN 4 – NEW FARM,
ALDERTON, WILTSHIRE.**

1.00 INTRODUCTION:

This report should be read in conjunction with drawings numbered 17671-50-02GF and 17671-100- Barn 4 by Brunel Surveys Ltd and proposed details by Watson Bertram and Fell Architects.

The above building has been inspected to assess its general condition and suitability for renovation and possible conversion to residential use.

The site is generally level and is thought to be underlain by Limestone brash and a firm clay.

This Report has been prepared based on conditions as seen at the time of inspection; any change in those conditions should be fully taken account of at the time.

We have not inspected woodwork or other parts of the structure which are covered unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Reports from Specialists in Damp-Proofing and Timber Treatment should be obtained and read in conjunction with this Report.

2.00 INSPECTION NOTES:

2.01 General overview:

The building is in a fair condition for its age, location, type of construction and present usage.

Barn 4 is a two storey height building which is currently used for storage.

The roof is duo-pitched and covered with clay pantiles. The walls are of thick stonework. The floor is of concrete.

There are no signs of undue distortions or distress to the walls due to ground subsidence or settlement and in general terms, the building has been reasonably well maintained. There is no sign of roof spread.

2.02 **External:**

The roof covering is clay pantiles. The roof coverings are generally intact, but they are uneven with occasional areas of missing or loose tiles. A small section of the roof to the rear slope is missing. Ridge and verge mortar is weathered.

External stonework and pointing is in fair condition with weathered joints and some frost damage. There are a few small areas of missing stonework including the rear left corner.

Exposed timbers are suffering from some damp and rot. Timber lintels over doorways are sagging. Thick ivy spreads over the rear right half of the roof.

2.03 **Internal:**

The timber roof structure, rafters, purlins and trusses are all in a fair condition and adequately supported. There is some localised rot in areas where the roof tiles are missing. There is no underslating felt.

The stone walls are in fair condition, but with some eroded pointing. The lowest section of the walls is rendered. There is a full height separation crack, up to 10mm wide, to the front left corner. Walls bulge by up to 100mm at mid height.

The concrete floor and two low level blockwork walls are in a good condition.

3.00 **CONDITION ASSESSMENT:**

The barn appeared to be basically sound in terms of overall structural integrity and is deemed suitable for renovation and conversion to residential use.

Some general maintenance is needed such as replacing areas of missing roofing tiles, repointing external walls, crack repair, localised timber and stone repair etc. This maintenance can be carried out as an integral part of the conversion.

4.00 **CONCLUSIONS:**

Barn 4 is in a fair overall condition in the context of its age, location and type of construction.

Whilst some minor repairs and general maintenance is required, the building is deemed to be suitable for conversion to residential use without undue alteration or major rebuilding.

Signed



Date 20/3/18

D. J. S. Hughes, B.Sc., C.Eng., MIStructE
MDHP



No: 1 Barn 4 - Front Elevation



No: 2 Barn 4 - Rear Elevation



No: 3 Barn 4 - Left Hand Elevation



No: 4 Barn 4 - Right Hand Elevation



No: 5 Barn 4 - Roof Structure



No: 6 Barn 4 - Internal View Rear Left Hand Corner