

INGLEFIELD FARM BARN NEW ROW LANE INGBIRCHWORTH

1.0 Introduction

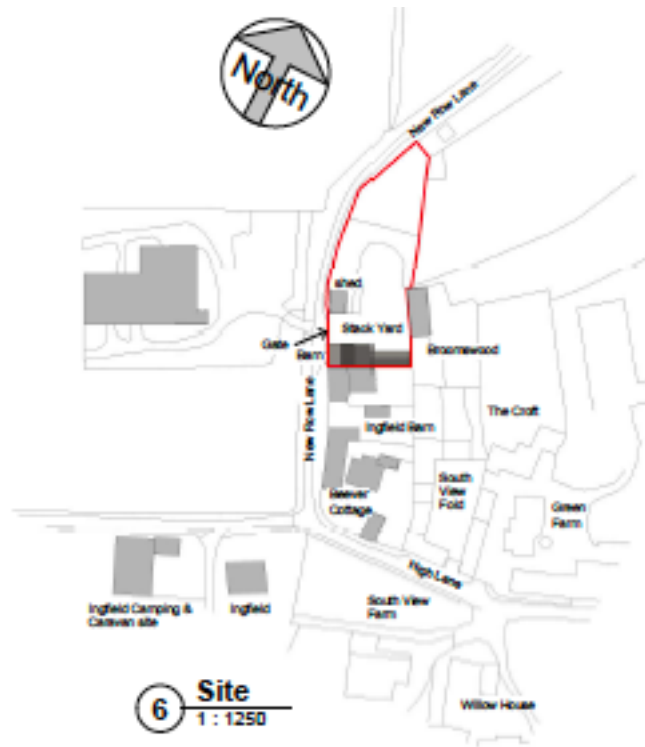
- 1.1 We are instructed by Mrs D Knowles care of JR Planning Consultants, 40 Northern Common, Dronfield, S18 8XJ to undertake a survey of the buildings associated with Inglefield Farm and report on the suitability for conversion to residential property.
- 1.2 This report is for the private and confidential use of the client for whom the report is undertaken. It should not be reproduced in whole or in part, or relied upon by third parties, for any use without the express written authority of the surveyors.
- 1.3 The site inspection was carried out on 8 September 2019. It was cool and raining heavily throughout our survey and time onsite.
- 1.4 This report does not address any environmental, Radon gas or asbestos related issues. Radon is a gas that is potentially harmful. It is always recommended with any property that further investigation be undertaken to establish if the level of Radon concentrations are sufficient to warrant action.

2.0 Observations

- 2.1 We are acting on your written instructions as confirmed and agreed by our conditions of engagement annexed to this report.
- 2.2 We have not at this stage arranged for any specialist reports or investigations to be carried out onsite.
- 2.3 All directions and locations quoted during this report are seen facing the building from the side elevation (New Row Lane).



- 2.4 The property is located on the outskirts of the village of Ingbirchworth in a rural location. The building is accessed from New Row Lane. The property comprises of a two-storey high barn, lean-to open canopy and single storey open store.



3.0 Barn Roof Structure

- 3.1 The roof was inspected from ground level, with the aid of binoculars. The roof is simple pitched configuration with a covering of corrugated asbestos cement sheet.



- 3.2 The ridgeline has an asbestos capping, which is acceptably level and even along its length; no significant defects were noted.



- 3.3 The asbestos sheets are watertight; no dampness or water was penetrating the covering in the conditions prevailing. There has been considerable publicity and concern in recent years regarding the health hazards associated with asbestos. The material is hazardous when in dust form and represents a risk. Action is now required to address the potential hazard irrespective of any present or proposed future use for the building.
- 3.4 A timber gutter is secured to the face of the wall at the eaves; alongside the road a large section of the gutter is missing allowing water to cascade down the face of the wall. New gutters are required to prevent the masonry becoming saturated.

- 3.5 The supporting structure visible inside the building comprises of five timber purlins, (the horizontal members) to each roof slope with intermediate support from of two timber King Post truss rafters. The trusses span front to rear. The structure appears adequate to support the covering.



- 3.6 450mm square brick pillars support the King Post Truss at the rear. As is typical of farm buildings, small areas of brickwork have been cut out; localised patching of the masonry will be required.



- 3.7 Slight longitudinal grain splitting was noted to the purlins, where these have deflected very slightly in accommodating the weight of the sheet covering. The deflection is not to a serious extent and is typically encountered in properties of this age and construction. Splits in the timber can be repaired by use of resins, if required, which will reinstate their strength.
- 3.8 No damp or softening of the supporting timbers was noted. No evidence of significant wood boring insect attack was evident. Purlins project through the upper gable. Protection to the exposed ends is required to prevent decay and deterioration of the timber.

4.0 Walls

- 4.1 Walls are 225mm thick brick with intermediate brick piers to strengthen the masonry. The piers are as built and not a later addition. Solid walls are more prone to penetrating dampness and are generally colder than those of cavity construction. It is therefore important that the external finishes are well maintained.



- 4.2 The walls are acceptably vertical with no significant distortions in the body of the brickwork.
- 4.3 Original pointing to the mortar joints is now slightly weathered, and whilst generally adequate, a need for raking out and re-pointing should be anticipated. When undertaking repointing works to preserve the overall appearance of the building, it is preferable that a complete elevation is re-pointed at the same time, rather than in patches.
- 4.4 When repointing, joints require raking out to a depth of 15mm/20mm and then re-pointing with a relatively soft mortar mix, carefully coloured and finished to match the style of the existing mortar. The soft mix will ensure that moisture dries out from the joints, rather than risking damage to the face of the masonry.
- 4.5 There is a natural tendency for moisture to rise up the lower walls, from the ground, as a result of capillary action. This can be affected by the height of the natural water table in the immediate area. To prevent this occurring, a horizontal damp proof course is normally provided within the wall, just above the ground level. In modern construction a damp proof course is installed as a matter of course, although it may or may not be present in older properties. If the damp proof course is bridged, for instance by the ground levels being too high, this can allow rising damp to affect the wall internally and externally. A clearance of 150mm between the damp course and ground is normally required. It is unlikely that this building has a damp proof course.
- 4.6 Where external ground levels are elevated and in contact with the brickwork, the ground requires lowering to prevent damp entering the fabric of the building.

4.7 The following defects were identified in the walls and will require attention as part of a routine maintenance programme.

4.7.1 To the road side elevation the timber lintel over the window head has decayed allowing the brickwork to drop. A new lintel should be installed. It would be prudent to cut out any other embedded timbers and replace with protected metal lintels.



4.7.2 In the odd area cracking to some 3-4.0 mm through the mortar joints has occurred. Localised repair of the damage is required. It should be noted that the fracturing is not visible on the inside face of the brickwork.



4.7.3 Metal embedded into the mortar bed joint, below the eaves, at the right hand side, is corroding and causing the brickwork to lift. The embedded metal requires removing and brickwork repairing.



- 4.7.4 The upper part of the right hand gable is clad with steel sheet; repair to the face of the wall is required.



5.0 External Joinery

- 5.1 Doors and windowframes are aged and have suffered from a lack of maintenance and repair over the years. Irrespective of any future use of the building the joinery items require taking out and renewing.

6.0 Internal

6.1 Floor

- 6.1.1 The floor is concrete. The floor is satisfactory for the building's current use. In any refurbishment of the building there will be a requirement to ensure the floor complies with the requirements of the Building Regulations.



7.0 Lean-To Store



7.1 Roof

- 7.1.1 A lean-to construction comprising of a profiled metal sheet supported by six timber purlins and a metal frame. No significant issues were identified in the construction or condition of the metalwork.



7.2 Walls

- 7.2.1 Infill walls are concrete block to approximately 1800mm high with a timber slat infill extending up to the eaves. The walls are in a satisfactory condition; no structural defects or immediate maintenance items were evident.



7.3 Floor

- 7.3.1 The floor is concrete. The floor is satisfactory for the building's current use. In any refurbishment of the building there will be a requirement to ensure the floor complies with the requirements of the Building Regulations.



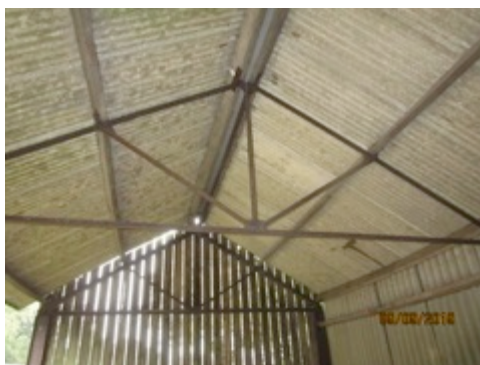
8.0 Open Store



- 8.1 This is a typical farm open store constructed with a steel frame and corrugated sheet and block with timber slat claddings.

8.2 Roof

- 8.2.1 The roof has a steel truss supporting framework with a covering of profiled sheets. The structural frame has a degree of surface corrosion typical of unprotected steel. The corrosion is not to such an extent that renewal of structural members is required.



8.2.2 The roof covering is weatherproof and complete. No damaged sheets were noted.

8.3 Walls

8.3.1 Infill walls are concrete block to approximately 1200mm high with a timber slat and asbestos cement sheet infill up to the eaves. The walls are in a reasonable condition; no structural defects were evident.

8.3.2 The asbestos sheet covering is damaged in several areas. The broken sheets are considered to be a hazard to health. It is recommended that all the covering be removed as a matter of course.



8.4 Floor

8.4.1 The floor is concrete. The floor is satisfactory for the building's current use. In any refurbishment of the building there will be a requirement to ensure the floor complies with the requirements of the Building Regulations.

9.0 Conclusions

9.1 This report has not discovered any significant defects in the fabric of the building. The structure and condition of the building is typical of that usually encountered when dealing with agricultural buildings. Any damage present would usually be addressed during the course of routine maintenance.

9.2 The building under consideration is readily capable of being altered and converted to provide good quality residential accommodation, subject to obtaining the necessary approvals.

9.3 When considering the maintenance and repair of the building, it is important that all items are dealt with. The neglect of any item can result in expensive repairs as a consequence of early action not being taken.

- 9.4 The report reflects the condition of various parts of the property at the date of inspection. It must be expected that defects can arise between the date of the inspection and commencement of any works.
- 9.5 We trust this report addresses your concerns. Should you require any further clarification please feel free to contact our office.

A handwritten signature in blue ink, appearing to read 'D Hough', is written over a faint, light blue rectangular stamp or watermark.

D HOUGH MRICS
Chartered Building Surveyor
On behalf of David Hough Surveyor Ltd

29 October 2019