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Notes

1. The photographs shown within this report have been compressed to reduce the overall file size.
2. This document is a report of our findings on site only.
3. In case of any doubts regarding these calculations please feel free to contact us.

Introduction

We have been asked to carry out a structural inspection of an agricultural building located at the back of 45 Bagworth Road in Newbold Verdon, Leicestershire.

The inspection of the agricultural building was undertaken on Wednesday 11th December 2024. During our inspection the weather was cold and dry with an air temperature of approximately 6°. The weather over the recent period had seen storms bringing high winds and rain.

Following our visit we have subsequently produced this report which highlights our findings on site. This report does not involve any further research regarding the site and is concerned with only those elements that were visible during our inspection. We would emphasise that our inspection was of a visual, non-intrusive nature and as such did not encompass those parts of the building that was hidden, buried or to which reasonable access was not available. Nor have we carried out an intrusive inspection of the timber components with respect to decay, pest or fungus attack.

The inspection carried out was visual and non-intrusive. The external assessment was carried out from ground level for which access was available to all sides. The construction could be viewed from the inside of the barn. The internal assessment was also made from ground level with no high-level access equipment.

External Assessment

The building is single storey measuring approximately 18.2 m x 9.2 m, with a duo-pitch roof spanning the shorter distance. For the purposes of this report, the image below shows the front elevation.



The front elevation contains a large sliding door made from steel. There are no defects to report on this. The doors and the cladding above are in a good condition.





Access was available down the left-hand side via a narrow path between the building and hedgerow.



The cladding along this elevation was in a good condition with only one very minor defect.



There is a small dent in one of the cladding panels which is not considered to be significant in any way.



Towards the back end of this elevation there is some moss growth around the downpipe. This is on the surface only and was able to wiped off during our visit.



The rear elevation is fully clad with a wide pedestrian access doorway at the left-hand side.



Most of the cladding is in a good condition with only a small dent to report.



The left-hand side of the building is also fully clad.





Much of the cladding is in a good condition, with just moss growing around the downpipe as with the opposite side.



The guttering has been fixed to a timber fascia which is untreated. This is not a structural issue.



Internal Assessment

The duo-pitch roof is formed from cladding supported off timber purlins spanning between the steel portal frames.



The cladding, timber purlins and steel frames are all in a good condition.



The timber purlins are 75x150s spaced at approximately 1.2m centres. These are in a good condition with no defects to report.

The steel portals are from 178x102x19UBs with haunched, bolted connections at both the apex and eaves. All connections are in a good condition.



The wall cladding is fixed to timber cladding rails which are in a good condition.



Openings within the building have been trimmed with timbers which are also in a good condition.





The floor is a well compacted hardcore base which is flat and level.





Recommendations

Moss should be cleaned off the cladding if you plan to retain this.

The cladding is in a very good condition and so you may wish to utilise this as part of the proposed conversion. You will need to speak with an Architect about the possibility of this.

The guttering and downpipes, particularly at their joints, would benefit from being cleaned to reduce any splashbacks and leakages which seems to have caused the moss growth.

The timber fascia, to which the guttering is fixed, should be treated with a suitable preserver for external use.

Conclusion

This agricultural building is of a very modern specification and is in an excellent condition.

All cladding (despite minor dents and moss growth), timbers and steelwork are well maintained with no structural defects to report.

We have made some recommendations above, but none of these are considered to be structural issues.

Overall, the building is suitable for conversion.