

Nigel J. Teale

M.I.A.S., M.I.B.C.

PLANNING CONSULTANT
& BUILDING SURVEYOR

Ref: 09/00171/FUL

TECHS

Please find enclosed a revised Structural Appraisal for the above application. (New Parks Farm, Kirkby Mallory).

DEVELOPMENT SERVICES
15 JUN 2009
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With Compliments

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Near Upton-Upon-Severn
Worcestershire WR8 0PZ
Tel: Upton-Upon-Severn 01684 593984

BUILDING CONDITION REPORT
WITH RESPECT TO
NEW PARKS FARM
KIRKBY MALLORY
LEICESTERSHIRE

on behalf of

The Eulenkamp Accumulation & Maintenance Trust

prepared by

FISHER GERMAN
CHARTERED SURVEYORS
THE GRANGE
80 TAMWORTH ROAD
ASHBY DE LA ZOUCH
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DEVELOPMENT SERVICES
15 JUN 2009
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CONTENTS

1.0 INTRODUCTION

2.0 EXECUTIVE SUMMARY

3.0 SITE PLAN

4.0 DESCRIPTION & CONDITION BARN "A"

5.0 DESCRIPTION & CONDITION BARN "B"

6.0 SUPPORTING PHOTOGRAPHS

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Client:

The Eulenkamp Accumulation & Maintenance Trust.

1.2 Building Surveyor/Consultant:

Fisher German LLP Chartered Surveyors, The Grange, 80 Tamworth Road, Ashby De La Zouch, Leicestershire, LE65 2BW.

1.3 Premises surveyed:

The premises surveyed are the 2No. outbuildings known as Barn's "A" and "B." These barns form part of New Parks Farm, Stapleton Lane, Kirkby Mallory, Leicestershire.

1.4 Inspection:

The property was inspected by J D English BSc (Hons) MRICS, of Fisher German LLP, Chartered Surveyors on Friday 24th April 2009. At the time of the inspection the weather was dry and sunny with a temperature of 12 degrees Celsius.

1.5 Third parties:

This report is prepared for the sole use of The Eulenkamp Accumulation & Maintenance Trust and the liability of Fisher German LLP, Chartered Surveyors does not extend to third parties.

1.6 Limitations as to the Scope of the Inspection and Report:

We have made such an examination as was practical at the time of inspection with a view to advising upon the adaptation/conversion of the buildings.

As part of the report, we have considered the buildings suitability for conversion. The inspection included the principle elements of construction such as roof structures and coverings, walls, floors and foundations as these elements are relevant to the suitability of the buildings for conversion.

In addition, if we are of the opinion that if there is a material defect or failure in areas where we have not inspected, we have advised you what further work/steps should be undertaken with respect to that risk. We confirm that during the course of our inspection all sections of the building were viewed from ground level and from short section ladders.

We also confirm that no tests were undertaken with respect to any service installations. It should be noted that a visual inspection was made in order to highlight the presence of products containing asbestos. Whilst the inspection was thorough it was not possible without opening up to inspect those parts of the building which were covered, etc. and therefore we are unable to confirm that asbestos is not present in such locations. It should also be noted that defects could develop subsequent to our inspection.

2.0 EXECUTIVE SUMMARY

2.0 EXECUTIVE SUMMARY

Following an inspection to all areas (externally and internally) at Barn's "A" and "B" New Parks Farm, Kirkby Mallory, Leicestershire we can confirm the following;

The survey has found that the buildings Barn "A" and Barn "B" are in a reasonable condition, considering their age and usage and are structurally sound enough to be considered for refurbishment in their current form.

The only issues of concern are to the two storey section of Barn "A." Here the brickwork to the flank wall (North Elevation) at high level has bowed and rebuilding is recommended. Also it is recommended that the roof to this section is repaired and relayed and repairs made to the timber 1st floor. However, these are considered to be minimal when considering the barns as a whole. To the remaining areas of both barn's the roofs, walls, floors and foundations are all in a reasonable condition and are suitable for refurbishment.

With regard to the upgrade and installations as discussed above, it should be possible to undertake such works without changing the appearance/layout of the buildings. We have in the following sections of the report, when commenting on the structure and condition of the buildings, indicated isolated areas of necessary repairs and remedial building works. Providing the proposals are sympathetically designed, the existing aesthetics and character of the buildings should be retained.

In order to provide reinstatement or conversion process to commercial or residential adaptation it will be necessary to undertake work to the external fabric of the buildings as detailed in the following sections of this report. It will also be necessary to upgrade elements of construction to ensure compliance with the Building Regulations, codes of practice and other such standards including, but not exclusively:

A) Increase thermal properties of the floors, external walls and provide adequate remedial damp-proof membranes to the floors.

B) Provide timber repairs/replacements and preservatives and insecticides.

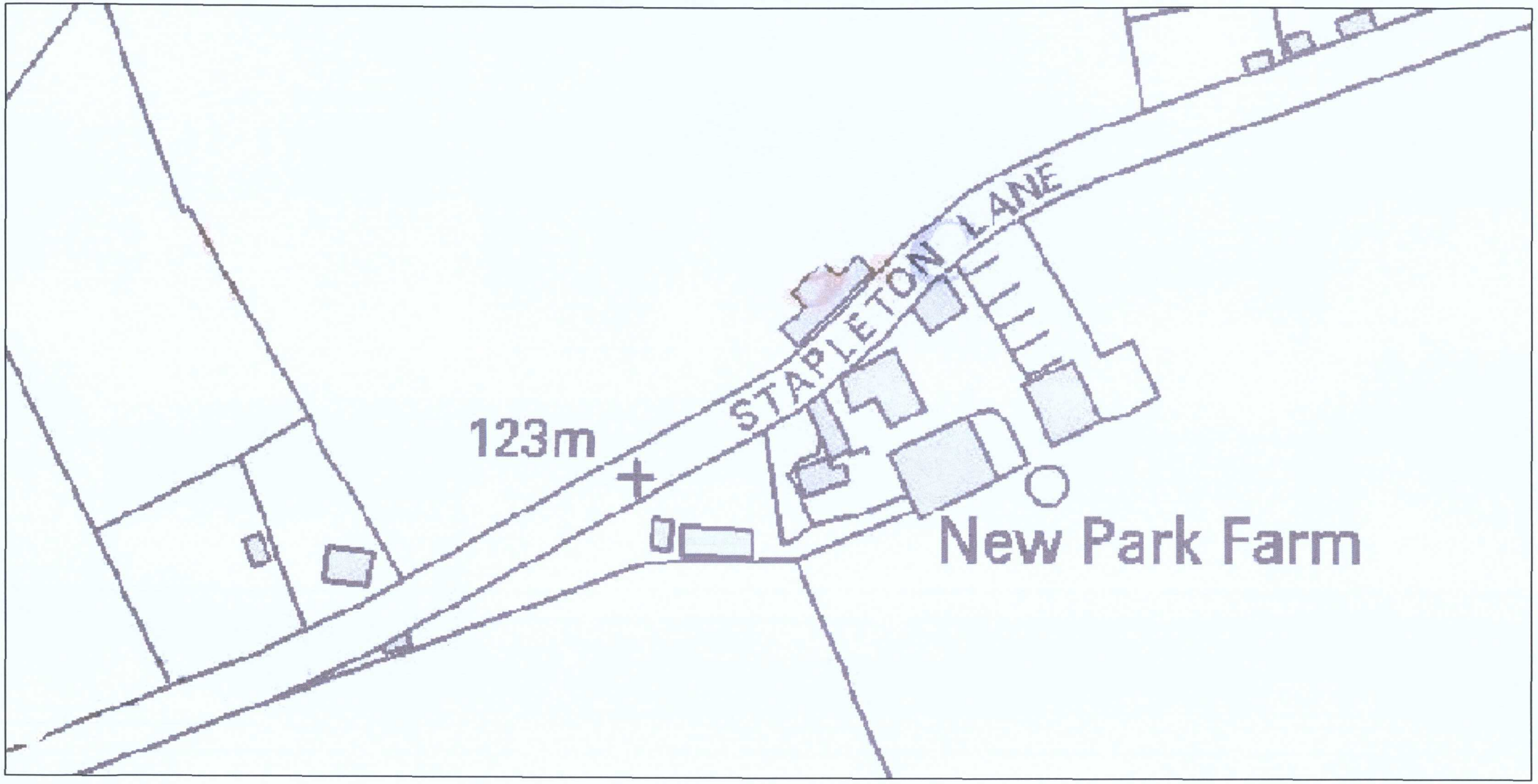
C) Connect all below ground waste pipework to the existing mains drainage/new treatment plants.

D) Provide incoming mains water and electrical power supplies.

E) Provide adequate means of heating.

F) In conjunction with roof repairs/part recovering works, provide adequate insulation/ventilation to the underside of the roof construction.

3.0 SITE PLAN



N

Rev.	Date.	Revision Details.

Client: EULENKAMP

Title: A46 CONDITION SURVEY SITE PLAN

Scale: FOR IDENTIFICATION ONLY

Date: MAY 2009

Drawn: SN Checked: JE

Drg No: E16.2/001

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4.0 Barn "A"

4.0 Barn "A"

4.1 Description

This is a predominantly single storey traditionally constructed outbuilding with a two storey section and some retrospectively installed single storey outhouses. The barn is constructed from brick walls with timber King Post roof trusses and plain clay roof tiles. A full inspection to all external and internal areas was made.

4.2 Roofing;

The roofs to the single storey sections are in good to fair condition with only replacement broken tiles required and small area of repair to the East elevation. To the West and South elevations there are single glazed roof lights that would require upgrading to meet the Building Regulations. To parts the rainwater goods are defective and will require replacement. The timber King Post roof structure to these areas is in good condition. However, to the two storey section the roof is in a poor condition and relaying of the tiles, battens and isolated rafter replacement is recommended.

4.3 Walls;

The walls are formed of red clay bricks were there are numerous spalled bricks throughout all elevations which will require repair/replacement. This is to be expected of a structure of this age and exposure. The walls contain a slate damp proof course which has been successful. The only area of concern is the flank wall to the North elevation to the two storey section. This has bowed at high level and part rebuilding is recommended. The foundations to the walls were reviewed at the two storey area with a trial pit and no issues of concern were found.

4.4 Floors;

The floors to all the ground floor areas consist of concrete slabs in varying conditions. During any refurbishment these would all require renewal to meet the Building Regulations. To the first floor of the two storey section repair/part replacement of timber floor is recommended as some areas have been subject to rot and past beetle attack.

4.5 Doors and windows;

These are again in varying conditions with some being water tight and secure to others being missing. They are all constructed from timber and will require sympathetic replacement were missing and repairs and redecorations to retain those in good order.

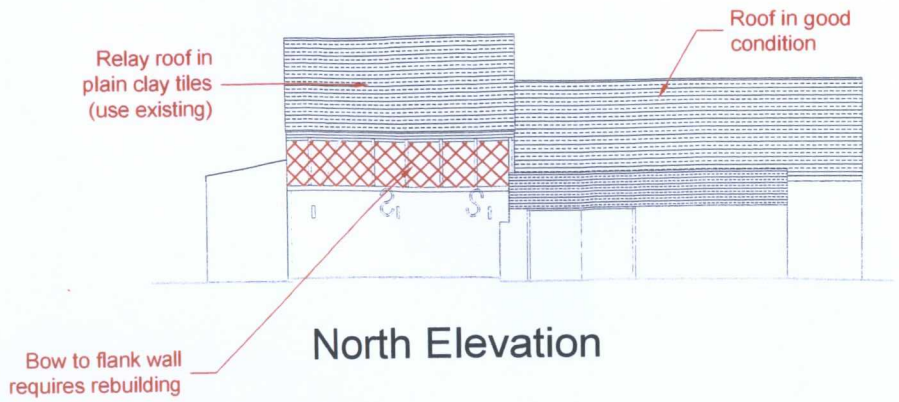
4.6 Summary;

The following notes where made during the survey to bring Barn "A" into an acceptable condition.

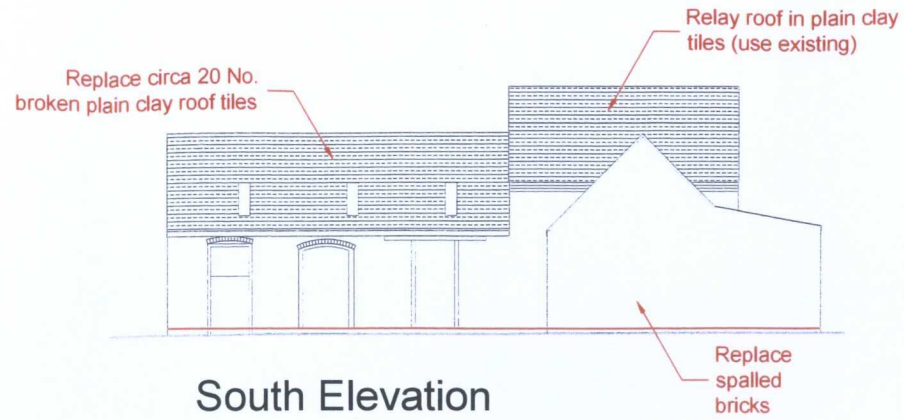
a} Examination and possible rebedding of some ridge tiles.
b) Replacement of broken plain clay roof tiles.
c} Repair of small defective section of roofing to East elevation.
d) Relaying of pitched roof to two storey section.
e} Upgrading of rainwater goods throughout.
f} Rebuilding of bowed flank wall at high level to two storey area at North elevation.
g} Repointing of brickwork and isolated brickwork repair/replacement.
h} Repair / replacement of doors and windows.

With repairs and upgrades as detailed above the building is capable of refurbishment. The majority of these can be considered as maintenance and good upkeep of the building with the works to the storey area roof and wall to the North elevation being the only significant areas. With these works the building could be refurbished and retain its original form.

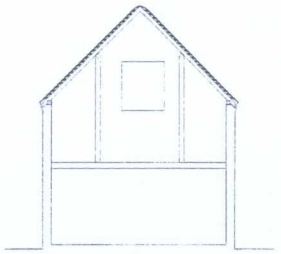
Barn A



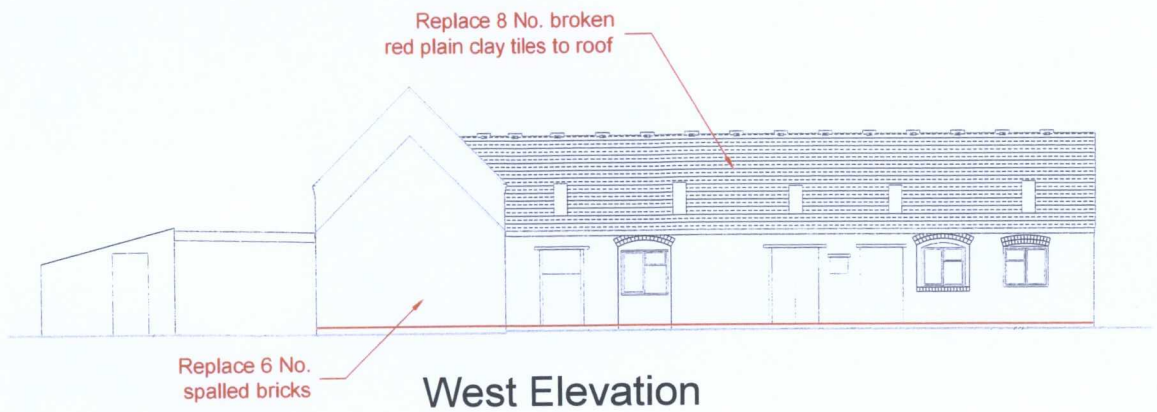
North Elevation



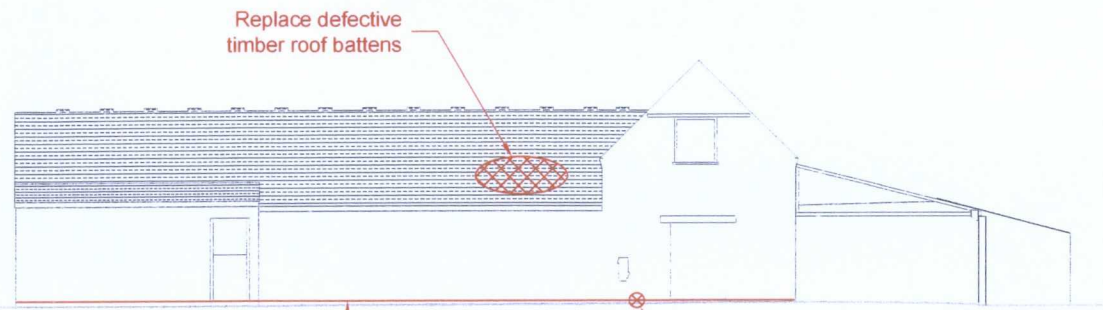
South Elevation



Section A-A

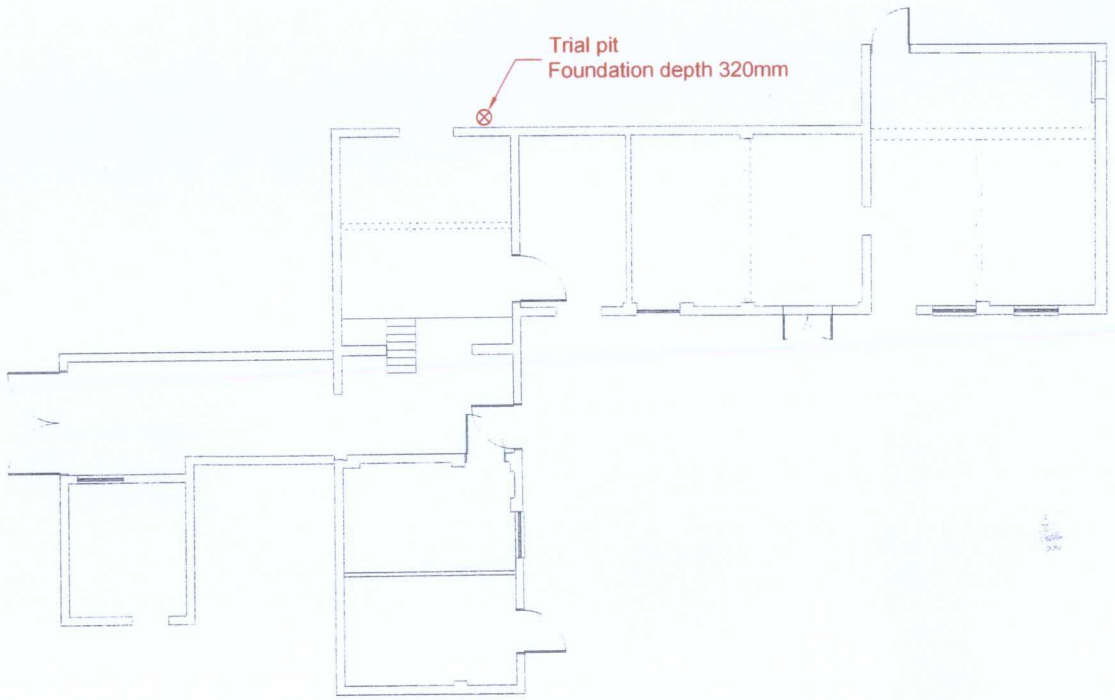


West Elevation

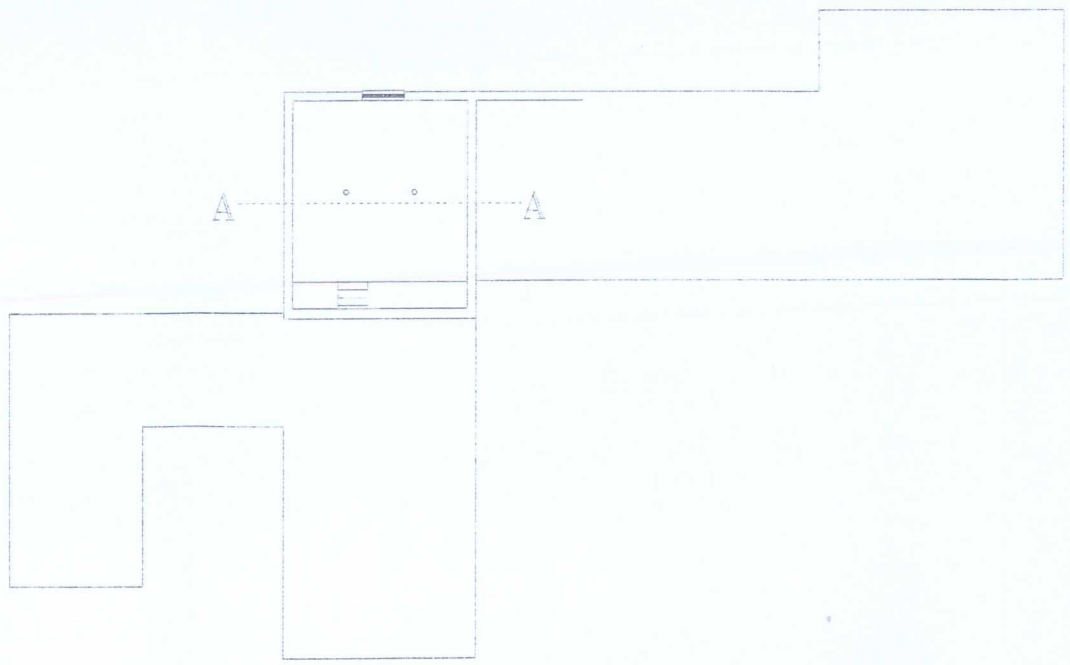


East Elevation

Note
Measured survey by others



Ground Floor Plan



First Floor Plan

Rev.	Date.	Revision Details.
-	-	-

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Client:	EULENKAMP
Project:	NEW PARKS FARM KIRKBY MALLORY LEICESTERSHIRE
Title:	BARN A STRUCTUAL SURVEY FOR PLANNING APPLICATION
Scale:	1:200 @ A3
Date:	MAY 2009
Drawn:	NM Checked: JE
Drg No:	E16.2-002

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5.0 Barn "B"

5.0 Barn "B"

5.1 Description;

This is a single storey traditionally constructed L shaped barn arrangement with some retrospectively installed single storey outhouses. The barn is constructed from brick walls with timber King Post roof trusses and plain clay roof tiles. A full inspection to all external and internal areas was made.

5.2 Roofing;

The roofs are in good to fair condition with only replacement broken tiles required. To parts the rainwater goods are defective and will require replacement. The timber King Post roof structure and battens are in a good condition.

5.3 Walls;

The walls are formed of red clay bricks and there are spalled bricks throughout all elevations which will require repair and replacement in only a few extreme cases. The walls contain a slate damp proof course which has been successful. There was no evidence of subsidence/settlement and overall the walls are in good order considering their age and exposure at this site.

5.4 Floors;

The floors to all the ground floor areas are concrete slabs in varying conditions. During any refurbishment these would all require renewal to meet the Building Regulations.

5.5 Doors and windows;

These are again in varying conditions with some being water tight and secure to others being missing. They are all constructed from timber and will require sympathetic replacement were missing and repairs and redecorations to retain those in good order.

5.6 Summary;

The following notes where made during the survey to bring Barn "B" into an acceptable condition.

a} Replacement of missing and broken roof plain clay tiles, circa 33No.

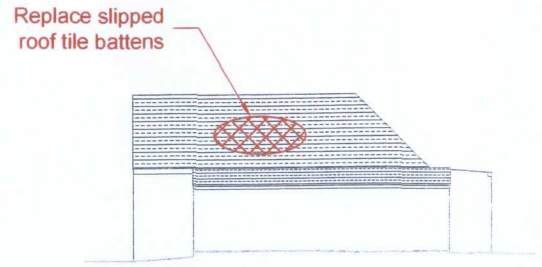
b} Upgrading of rainwater goods throughout.

c} Repointing of brickwork and isolated brickwork replacement required.

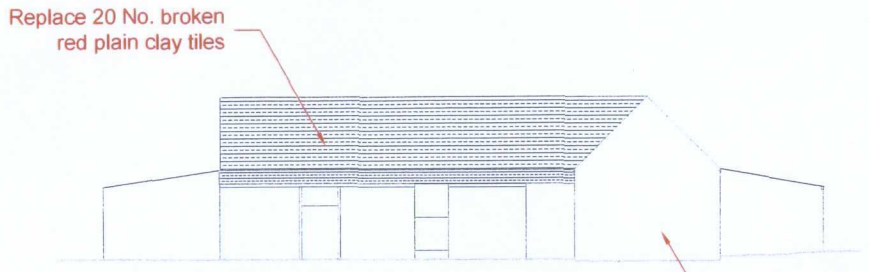
d} Repair/replacement of doors and windows.

Once again with repairs and upgrades as detailed above the building is capable of refurbishment. The basic structural elements are in a relatively good order and fully capable of refurbishment in their current state. It is also recommended that any refurbishment includes the removal of the blockwork and steel roof side and rear additions to return the structure to its original form.

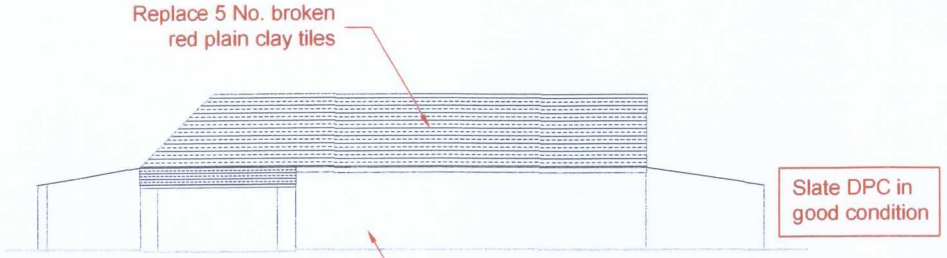
Barn B



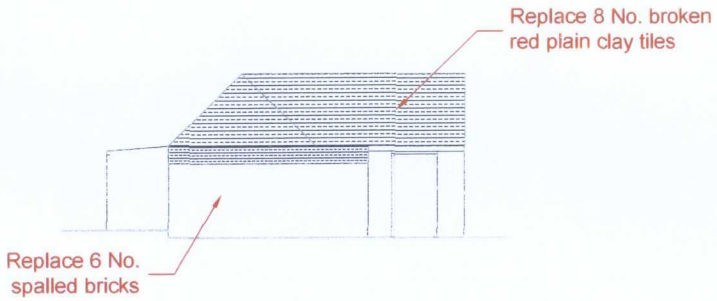
North Elevation



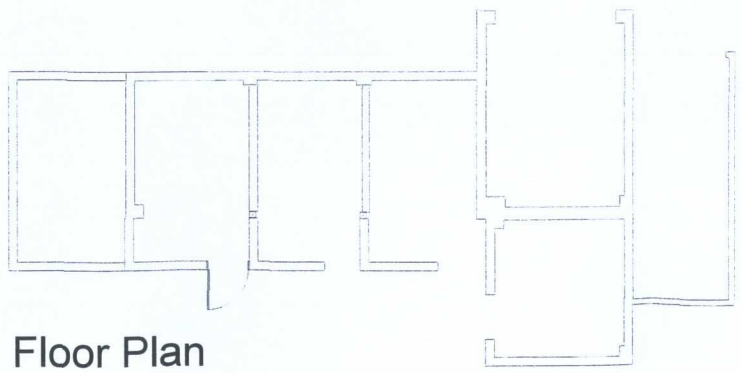
East Elevation



West Elevation



South Elevation



Floor Plan

Note
Measured survey by others

-	-	-
Rev.	Date.	Revision Details.

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Client:	EULENKAMP
Project:	NEW PARKS FARM KIRKBY MALLORY LEICESTERSHIRE
Title:	BARN B STRUCTUAL SURVEY FOR PLANNING APPLICATION
Scale:	1:200 @ A3
Date:	MAY 2009
Drawn:	NM Checked: JE
Drg No:	E16.2-004

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Signed: .....

J D English BSc (Hons) MRICS

For and on behalf of Fisher German LLP

Dated: 1/5/2009

6.0 SUPPORTING PHOTOGRAPHS



Photograph positions

Note
Measured survey by others

Rev.	Date.	Revision Details.

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Client:	EULENKAMP
Project:	NEW PARKS FARM KIRKBY MALLORY LEICESTERSHIRE
Title:	BLOCK PLAN SHOWING PHOTOGRAPH POSITIONS

Scale:	1:500 @ A4		
Date:	MAY 2009		
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6.0 SUPPORTING PHOTOGRAPHS

Barn A



Photograph 1
Barn "A" from the roadside.



Photograph 2
Roofs to left and right in good condition whereas centre roof, for two storey section, requires relaying to both pitches.



Photograph 3
The only area of structural concern is the bow to the top half of the falnk wall above which will require reconstrcution using the same bricks.



Photograph 4
Gable end to opposite end of the building. Isolated brick replacement required and repointing. Roof and eaves in good condition.



Photograph 9
Brickwork walls in good condition with isolated spalled bricks.



Photograph 10
King post roof trusses and battens in good condition.

Barn B;



Photograph 7
Barn B from the courtyard.



Photograph 8
Clay plain tiled roof in good condition.



Photograph 5
Trial pit to foundation extending to 320mm in depth.



Photograph 6
King post roof trusses in good condition. Internal face of walls in good structural condition.