arcelle

CIVIL & STRUCTURAL CONSULTING

arcelle Consulting
T: 0116 254 5058 E: info@arcelleconsulting.co.uk
Leicester Office
18 De Montfort Street Leicester LE1 7GL
London Office
49 Constable House Adelaide Road London NW3 3QA

Job no. 9784/18/RJ/SD LR1

16th May 2025

F.A.O Lee & Cheryl Smith
Heath Farm
Bosworth Lane
Osbaston
Nuneaton
CV13 0DS

RE: Structural Appraisal Report
For Proposed Conversion at Paddock Barn, Heath Farm, Bosworth Lane, Osbaston, Nuneaton CV13 0DS

Dear Sir,

INTRODUCTION
Photos in appendix A refer
Architectural plans in appendix B refer

Arcelle Consulting Ltd. have been commissioned by Lee & Cheryl Smith to undertake a structural inspection and provide a structural appraisal on an agricultural barn with a view to conversion to a residential dwelling.

Sarfraz Dhariwal, Chartered Engineer for Arcelle Consulting Ltd visited the site at 9.00am Friday 9th May 2025 to undertake the visual inspection.

DESCRIPTION OF THE BUILDING
Photos in appendix A refer
Architectural plans in appendix B refer

The existing barn building was built circa 1980 and is primarily sited on level ground at the head of a private access road and separate from the main property and ancillary buildings. The barn building is approximately 14m x 14m on plan with ridge/apex at approximately 5.75m above ground level.

The construction of the barn comprises a hot rolled steel portal frame structure with metal purlins and corrugated cement fibre roof sheets. The sides are also clad with cement fibre sheeting at approximately mid-height to eaves with the lower section formed in 215mm wide precast concrete strip panels secured and grouted together spanning in-between the main portal frame columns. In additional steel wind posts form the main barn door opening.

At the time of our visit the barn building contained various forms of agricultural stock, plant and industrial equipment.

arcelle Consulting
T: 0116 254 5058 E: info@arcelleconsulting.co.uk
Leicester Office
18 De Montfort Street Leicester LE1 7GL
London Office
49 Constable House Adelaide Road London NW3 3QA

SITE OBSERVATIONS

Photos in appendix A refer

Architectural plans in appendix B refer

During the inspection on Friday 9th May 2025 the following observations were recorded.

- All observations were made from ground level only.
- The site reasonably level and there does not appear to be any site constraints or restrictions to adversely affect the building conversion.
- The roof and side elevation sheeting are generally in good condition.
- There appears to be no significant structural damage or severe defects in the building that would prevent the potential conversion to a residential dwelling.
- Given the age and use of the building the external cladding and concrete panels are in fair condition.
- The metal purlins appear to be in good condition.
- The main hot rolled steel portal column, rafters and bracing all appear to be in fair condition.
- The concrete hardstanding slab appeared in good condition and level. Although we could not ascertain if the floor has a stone sub-base material without intrusive works.

DISCUSSION

As part of the conversion works it is assumed the main steel frame and concrete panels will be retained and improvements made to the façade and roof in the form of timber infill internally and over-cladding externally. It is assumed new internal foundations or slab thickenings may be installed to support floors and room partitions.

CONCLUSIONS

Based on our site observations and review of the Architectural plans we are satisfied that the building is structurally suitable for the proposed conversion to a residential dwelling.

arcelle

CIVIL & STRUCTURAL CONSULTING

arcelle Consulting
T: 0116 254 5058 E: info@arcelleconsulting.co.uk
Leicester Office
18 De Montfort Street Leicester LE1 7GL
London Office
49 Constable House Adelaide Road London NW3 3QA

EXCLUSIONS AND LIMITATIONS

The report is limited to visual observation related to the structural aspects of the property and excludes the following considerations.

- Decorative condition of the building.
- Dry rot, wet rot, infestation and dampness assessment.
- Party wall matters.
- Presence of hazardous substances such as asbestos.
- Building services.
- Testing of materials.
- Architectural merit.
- Highways and Access.
- Inspection of parts of structure, which are covered, unexposed or inaccessible. We are therefore unable to report that any such parts are free from defect.

Yours Sincerely,

Sarfraz Dhariwal

Sarfraz Dhariwal CEng MICE MSc
Chartered Engineer

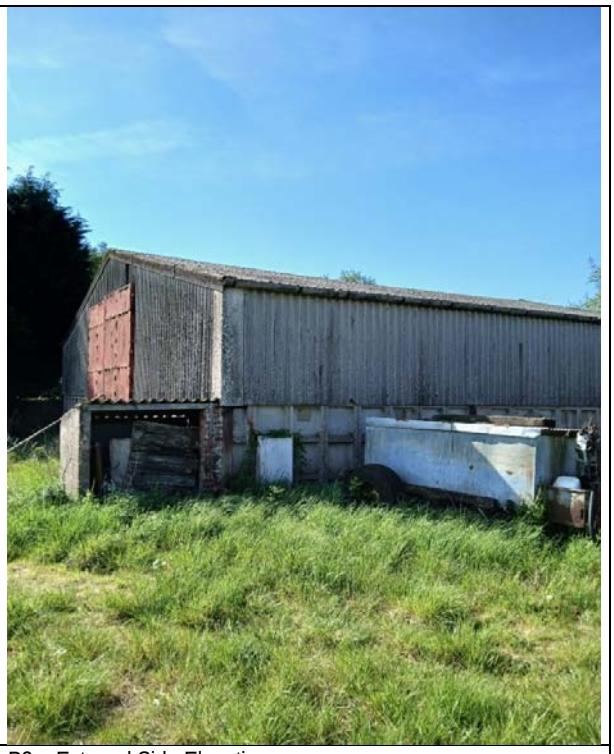
For and on behalf of
Arcelle Consulting Ltd

arcelle Consulting
T: 0116 254 5058 E: info@arcelleconsulting.co.uk
Leicester Office
18 De Montfort Street Leicester LE1 7GL
London Office
49 Constable House Adelaide Road London NW3 3QA

Appendix A
Site Photographs

arcelle Consulting
T: 0116 254 5058 E: info@arcelleconsulting.co.uk
Leicester Office
18 De Montfort Street Leicester LE1 7GL
London Office
49 Constable House Adelaide Road London NW3 3QA

P1 – External Front Elevation



P2 – External Side Elevation

P3 – External Front Elevation

P4 – Internal View Roof Structure

arcelle Consulting
T: 0116 254 5058 E: info@arcelleconsulting.co.uk
Leicester Office
18 De Montfort Street Leicester LE1 7GL
London Office
49 Constable House Adelaide Road London NW3 3QA

P5 – Internal View Roof and Gable End

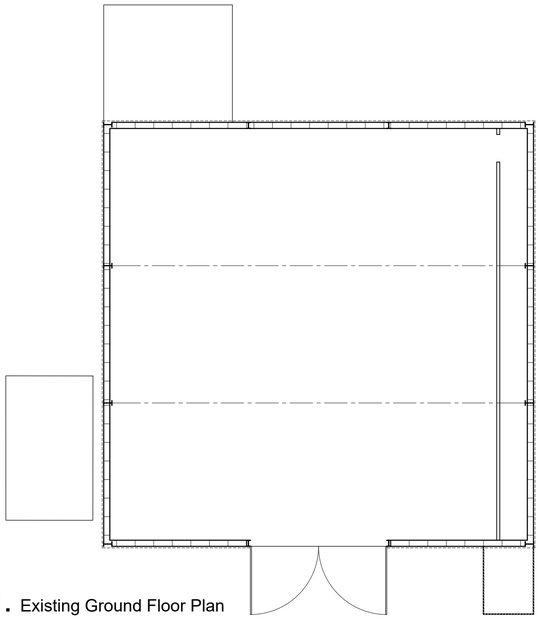
P6 – Internal View Side Elevation

P7 – Internal View Corner Portal Column

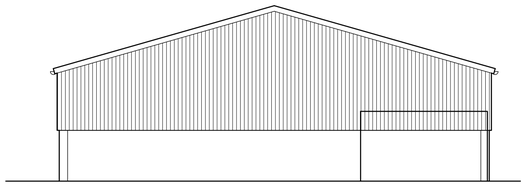
P8 – Internal View Front Elevation

arcelle Consulting
T: 0116 254 5058 E: info@arcelleconsulting.co.uk
Leicester Office
18 De Montfort Street Leicester LE1 7GL
London Office
49 Constable House Adelaide Road London NW3 3QA

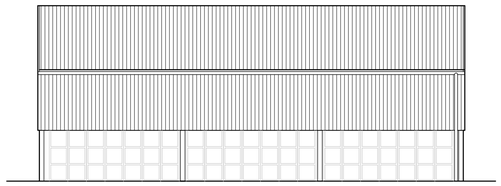
Appendix B
Architectural Plans



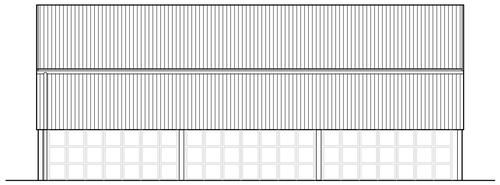
1. Existing Ground Floor Plan



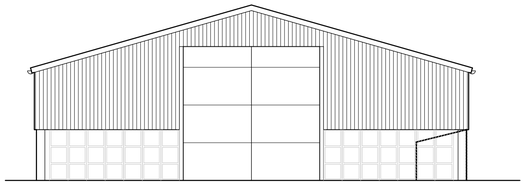
2. Existing South West Elevation



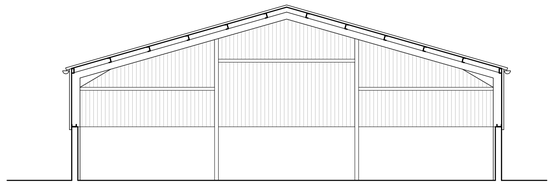
3. Existing North West Elevation



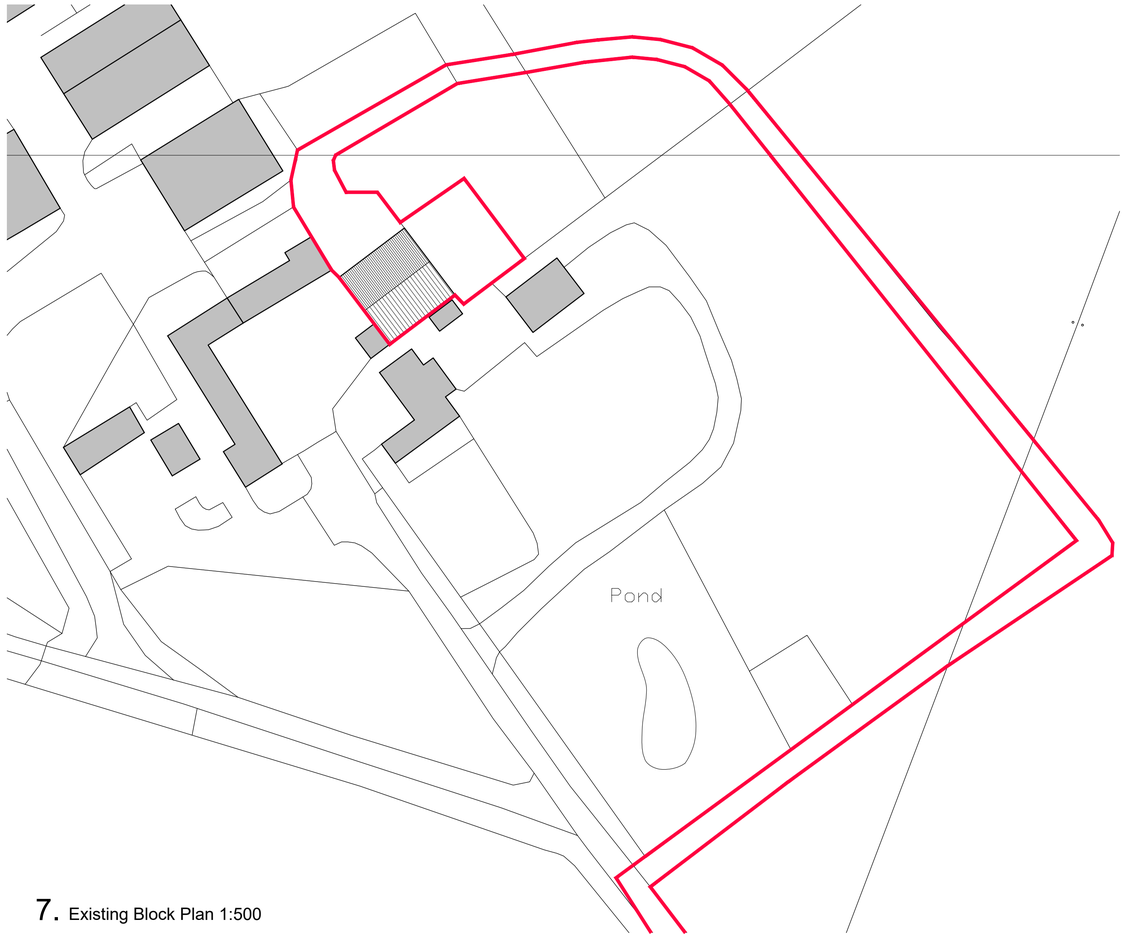
4. Existing South East Elevation



5. Existing North East Elevation



6. Existing Section



7. Existing Block Plan 1:500

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect. 2. Do not scale from drawing. 3. Drawings not supplied in paper format by Will Aust Architecture may not to be to the scale indicated in the size box. 4. This drawing is copyright and may not be reproduced or used for any purpose other than that intended without the prior written agreement of the Architect. 5. Any parts of the drawing based on ordnance survey maps are executed with the sanction of the controller of H.M. Stationery Office : Crown Copyright Reserved.

0 2M 4M 8M

1:100

0 10M 20M 40M

1:500

Rev	Date	Description	By	Chk

WILLAUSTARCHITECTURE

t: 07738260093
e: will@willaust.co.uk
w: www.willaust.co.uk

Client:
Lee and Cheryl Smith

Project:
Bosworth Lane Barn
Class Q Prior Approval

Drawing title:
Existing Site Plans, Floor Plans and Elevations

Scale(s):	Size:	First issue:	Drawn:
1:100	A1	10.05.25	WA

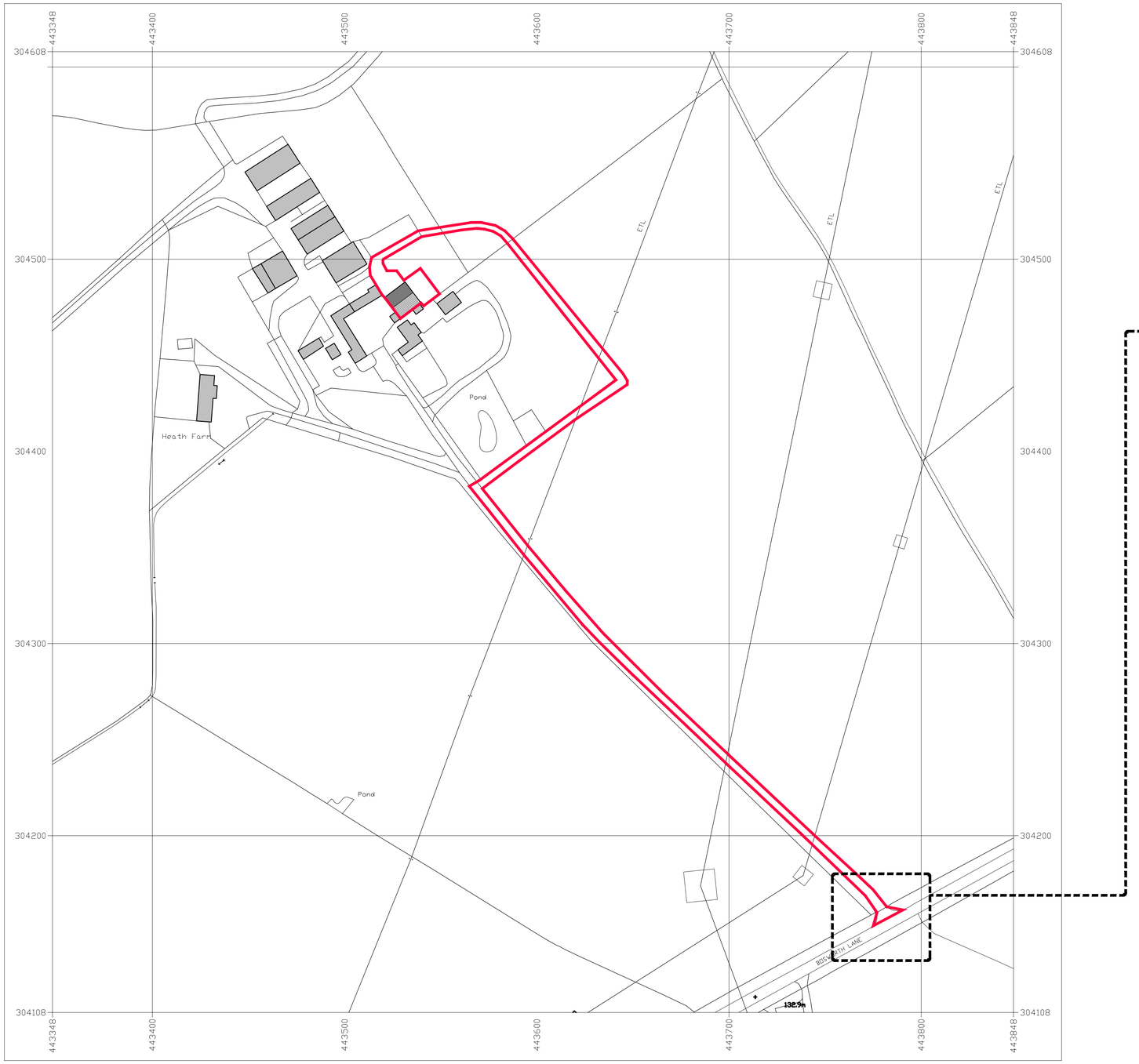
Job no:	Drawing no:	Rev:
WAA315	05	

PRIOR APPROVAL

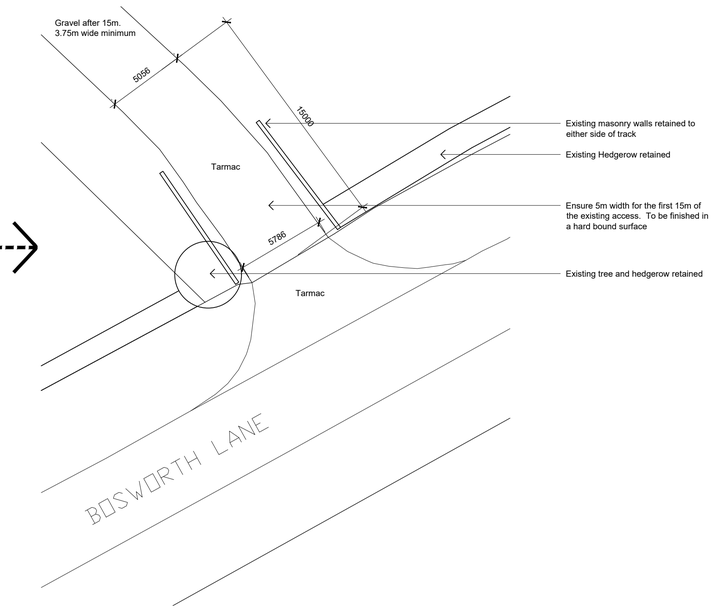
1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect. 2. Do not scale from drawing. 3. Drawings not supplied in paper format by Will Aust Architecture may not to be to the scale indicated in the size box. 4. This drawing is copyright and may not be reproduced or used for any purpose other than that intended without the prior written agreement of the Architect. 5. Any parts of the drawing based on ordnance survey maps are executed with the sanction of the controller of H.M. Stationery Office : Crown Copyright Reserved.

0 4M 8M 16M

1:200



1. Location Plan 1:1250



2. Access Plan 1:200

Rev	Date	Description	By	Chk

WILLAUSTARCHITECTURE

t: 07738260093
e: will@willaust.co.uk
w: www.willaust.co.uk

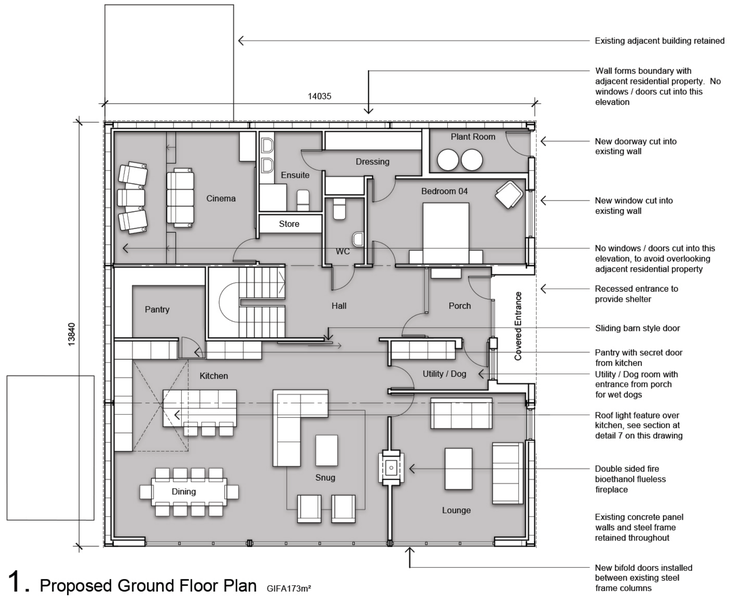
Client:
Lee and Cheryl Smith

Project:
Bosworth Lane Barn
Class Q Prior Approval

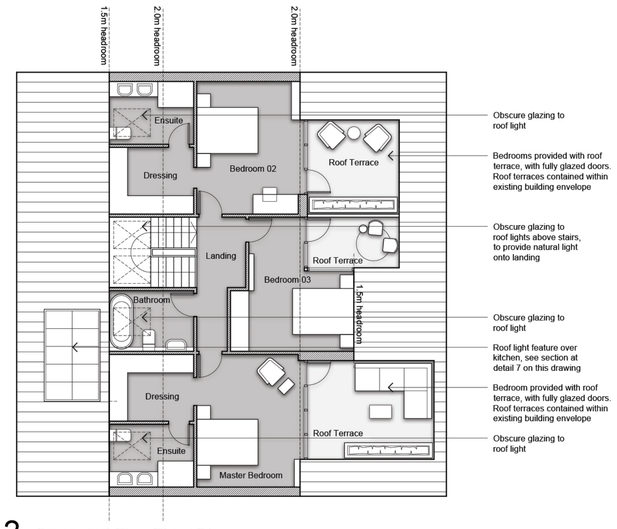
Drawing title:
Site Plan and Entance Details

Scale(s):	Size:	First issue:	Drawn:
1:200	A1	10.05.25	WA
Job no:		Drawing no:	Rev:
WAA315		05	

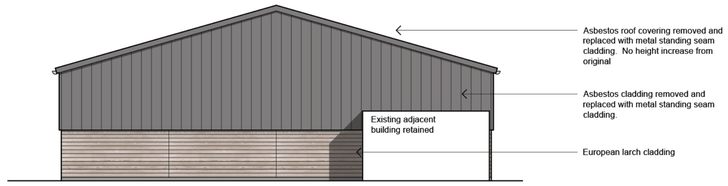
PRIOR APPROVAL



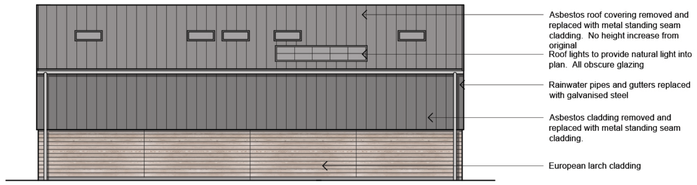
1. Proposed Ground Floor Plan GIFA173m²



2. Proposed First Floor Plan GIFA88m²

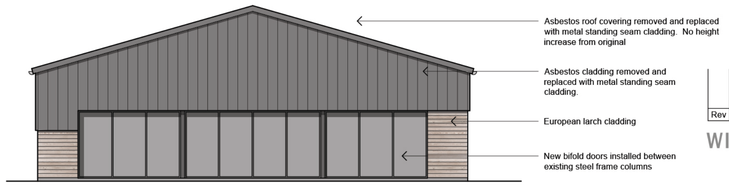


3. Proposed South West Elevation

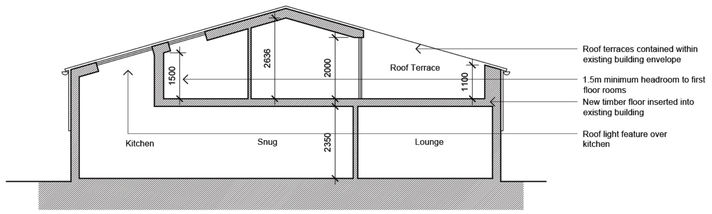


4. Proposed South East Elevation

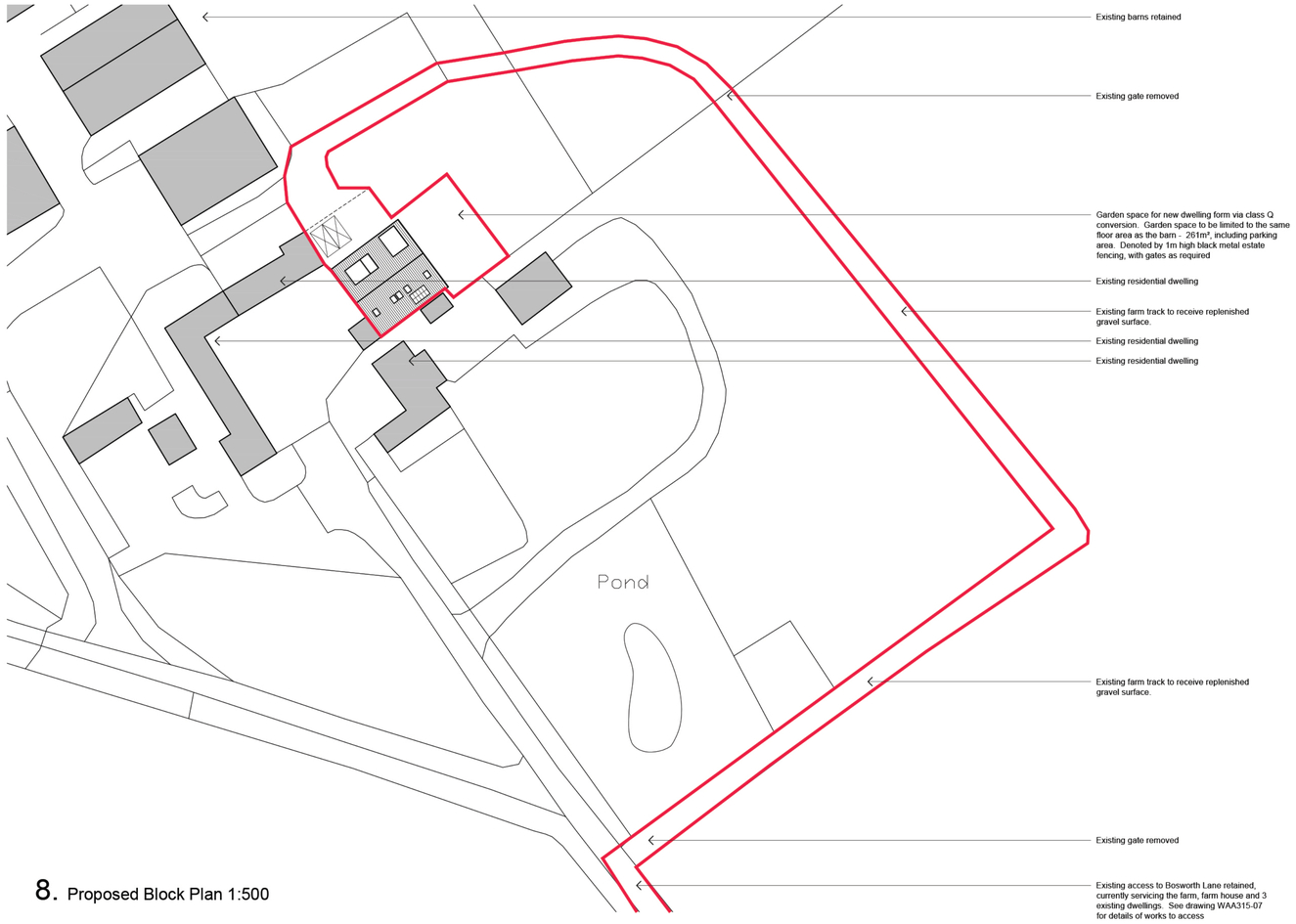
5. Proposed North West Elevation



6. Proposed North East Elevation



7. Proposed Section



8. Proposed Block Plan 1:500

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect. 2. Do not scale from drawing. 3. Drawings not supplied in paper format by Will Aust Architecture may not to be to the scale indicated in the size box. 4. This drawing is copyright and may not be reproduced or used for any purpose other than that intended without the prior written agreement of the Architect. 5. Any parts of the drawing based on ordnance survey maps are executed with the sanction of the controller of H.M. Stationery Office : Crown Copyright Reserved.

0 2M 4M 8M
1:100

0 10M 20M 40M
1:500

Rev	Date	Description	By	Chk

WILLAUSTARCHITECTURE

t: 07738260093
e: will@willaust.co.uk
w: www.willaust.co.uk

Client:
Lee and Cheryl Smith

Project:
Bosworth Lane Barn
Class Q Prior Approval

Drawing title:
Proposed Site Plans, Floor Plans and Elevations

Scale(s):	Size:	First issue:	Drawn:
1:100	A1	10.05.25	WA
Job no: WAA315	Drawing no: 10		Rev:

PRIOR APPROVAL