

# Building Condition Survey

To support a Planning Application at

BARN C, HOLYWELL FARM, DESFORD LANE,  
RATBY, LEICESTERSHIRE, LE6 0LF

On behalf of

MR M WATTS

HOLYWELL FARM

DESFORD LAND

RATBY

LEICESTERSHIRE LE6 0LF

25 March 2025 – 144630.

# 1.0 Executive Summary

Barn C is relatively dilapidated, although in our opinion, the same forms an important and integral part of the "model farm" courtyard at Holywell Farm, with the courtyard comprising "Barn C" to the left-hand side of the courtyard, The Farmhouse and to the other two sides the traditional brick-built barns, Barns A and B.

The "footprint" of the range of single storey structures that form Barn C is relatively small and as a result, the same have fallen into disrepair, having no viable use.

The proposals detailed are to create accommodation that will ensure the existing structures have a sustainable use which, if executed sympathetically as proposed, and by re-using existing materials where appropriate, this will have minimal impact and sustain the model farm courtyard array.

The following sections of this report outline the approach to re-constructing Barn C to achieve the objectives outlined above.

On behalf of Fisher German LLP

A handwritten signature in black ink, appearing to read 'R. C. Benson', followed by a period.

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R C Benson BSc (Hons) MRICS

March 2025

## 2.0 Instructions and General Matters

### 2.1 Client

Mr M Watts, Holywell Farm, Desford Lane, Ratby, Leicestershire LE6 0LF.

### 2.2 Consultant

Fisher German LLP Chartered Surveyors, The Estates Office, Norman Court, Ashby de la Zouch, Leicestershire, LE65 2UZ

### 2.3 Property/Site

The buildings discussed in this report relate to the barn adjacent to Holywell Farmhouse, Desford Lane, Ratby, Leicestershire LE6 0LF. This relates to "Building C" as detailed on the plan at Appendix A of this document.

### 2.4 Inspection of the Property

The property was inspected by Richard Benson MRICS of Fisher German LLP, Chartered Surveyors on 12 March 2025

At the time of inspection, the weather was dry and cold with an external temperature of approximately 8°C.

### 2.5 Direction and Orientation

We refer the reader to the existing and proposed plans and elevations forming part of the planning application which identifies the specific areas referred to in this report. Barn C relates to the single storey range of storage type buildings, located to the left-hand side of the courtyard, when facing the Farmhouse. The elevation facing into the courtyard is referred to as the front elevation and all references to orientation should be construed accordingly.

### 2.6 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 of advising upon the condition of the building.

It should be understood that unless specifically stated to the contrary within the report, the inspection did not cover those parts of the building which were concealed, inaccessible or (non-intrusive) exposed and, as such, it is not possible to report that such are free from infestation, deterioration or other latent defects. Defects can develop subsequent to the survey.

Accordingly, within the report we have informed you of the extent of the examination that we have carried out, and if we are of the opinion that there is a material risk of defects or failure in

areas we have not inspected, we have advised you what further steps should be taken in respect of that risk.

## 2.7 Third Parties

The report is prepared for the sole use of Mr M Watts, and the liability of Fisher German LLP Chartered Surveyors does not extend to third parties.

## 2.8 Instructions

We are acting on instructions received Mr M Watts to inspect and prepare a building condition report to support a planning application.

## 3.0 Barn C

### 3.1 General Description

Comprises a redundant series of agricultural stores/outbuildings with the majority being constructed of brick. The buildings are single storey and are part surmounted by a dilapidated slate covered roof and part by profiled asbestos cement sheeting.

The “open countryside” elevation relates to random course stonework with some brick detailing to the eaves and where cross walls “join” the external walls.

### 3.2 Recommended Works

Whilst the outbuilding is currently in a state of disrepair/dilapidation, the buildings will deteriorate further if not brought into a sustainable use and, in particular, the open countryside elevation comprising local random stone coursing, which is also prevalent to the right-hand side gable, is worthy of retention.

To the left-hand side, we note that it is the intention to rebuild and extend forward the wall to the courtyard to provide living accommodation. As such, there is a relatively high level of new build associated with this element of the work, which is required to ensure the usability and, hence, sustain this building.

To the remainder of the building, the proposals seek to maintain the existing form of the buildings and undertake necessary repairs and rebuilding works.

The roof is dilapidated and the traditional roof structure, comprising purlins, rafters, wall plates and ridge plates is beyond repair and requires replacement. However, there are a number of slates in-situ and these could be reclaimed and re-used, where practical. The slates are laid in diminishing courses which should be replicated as part of the construction works.

We recommend the roof structure and coverings are removed complete and any original slates reclaimed for re-instatement. In conjunction with these works, the original angle ridge tiles which are located within/adjacent to the building, at this time, should be reclaimed and re-used.

Following alteration works as detailed on the proposed plans a new roof structure should be provided complete and to accommodate the accommodation proposed within the roof void. The roof structure should be designed to minimise the loadings on the rear wall (open countryside elevation) and to ensure the integrity of these existing structures.

We recommend where cross walls are removed, new piers/buttresses are constructed internally and the original stone wall tied to these buttresses to minimise the risk of further movement and eaves spread to the stone wall at high level.

Brickwork removed to the courtyard elevation should be re-used to facilitate the alterations in this area being in the vernacular. Whilst the gable brickwork will need to be adapted to suit the proposals, some of the brickwork is capable of being retained, with re-pointing required to the verge brickwork at high level, where the same has weathered, and minor re-building to the verges, in association with the alterations required to provide the proposed accommodation below.

To the rear elevation the stonework is in generally satisfactory condition, and we recommend that vegetation is cut back to ensure root growth and moisture uptake does not undermine the structure of the original stone wall. Some isolated re-pointing is required and this, with the provision of guttering to the eaves brickwork/stonework will ensure that the construction below is protected from further damage in the future.

The right-hand side section (as viewed from the courtyard) is proposed as kitchen/dining accommodation, with a bedroom over. The existing roof comprises purlins with wall plate and ridge plate with profiled asbestos cement sheet coverings. The asbestos cement sheeting towards the right-hand side gable is missing.

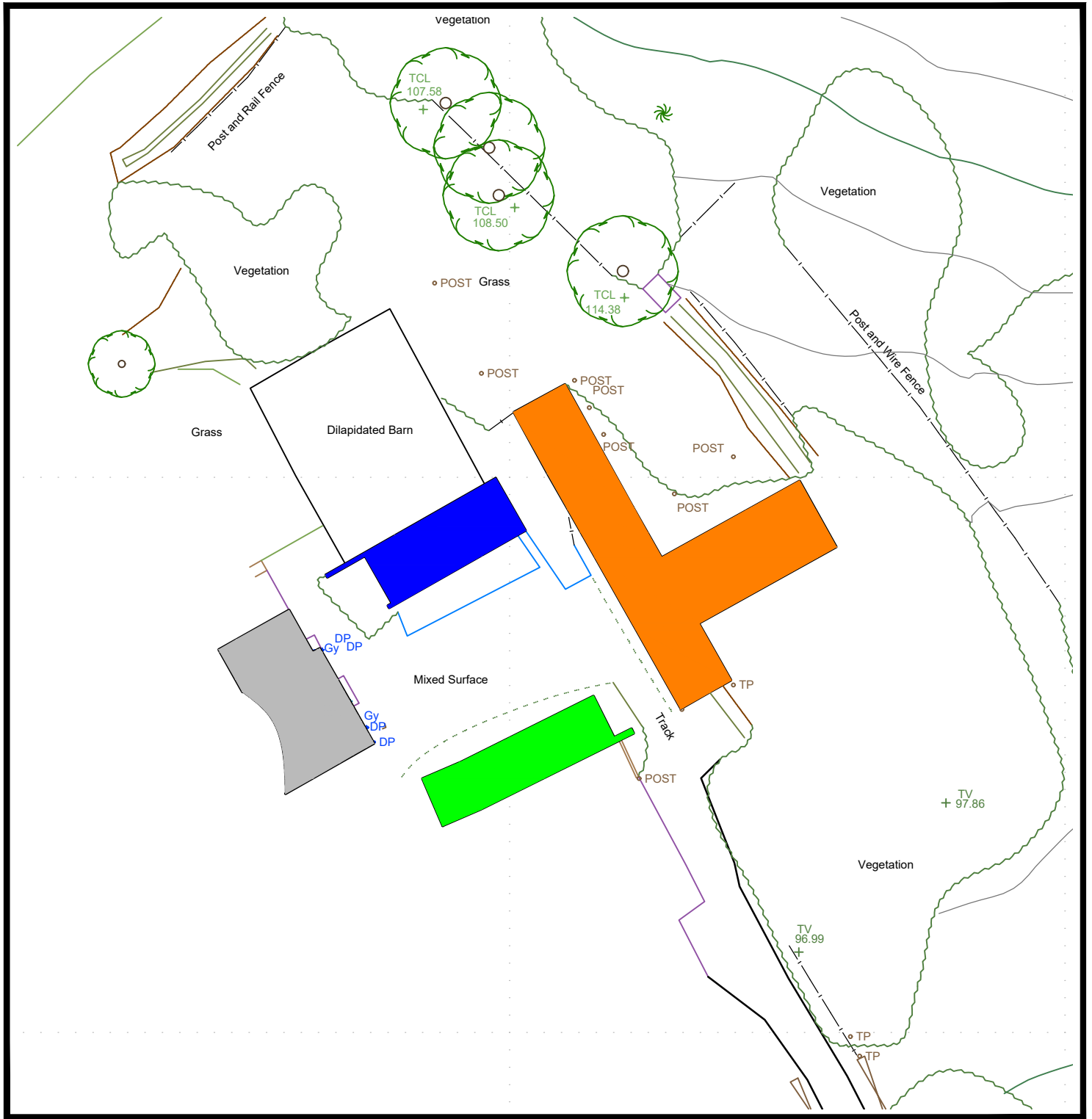
We recommend that the existing poor quality roof covering is removed in its entirety and the gable to the right-hand side comprising stonework with a brickwork 'inner skin', is re-built. The gable wall will need to be tied into the return walls to the open countryside elevation and to the courtyard elevation. Once the gable wall has been repaired/re-built, it will then be necessary to provide a new roof structure, and we recommend that the roofs are recovered with a traditional slate material to match adjacent buildings.

To the courtyard elevation brick repairs/re-building works will need to be undertaken in isolated locations to accommodate the proposed living accommodation, although the proposals reflect the original structure and form of the building. Hence, the re-building work to the courtyard elevation is relatively minimal with the original structural elements largely being retained. It is imperative that "cross walls" are retained, and we recommend internally, the provision of structural stitching/ties to ensure lateral restraint between the original stone wall to the open countryside elevation and the remainder of the building.

In conjunction with the proposed refurbishment/alteration works, we recommend the provision of adequate rainwater goods to protect the brickwork/stonework below and provision of new window and door installations as many of these installations are missing.

The floors are generally unmade, and we recommend the installation of new solid, ground bearing floors to facilitate the building being brought back in to use.

## Appendix A - Site Reference Plan



R3DDL Job Ref: 25.335

## Building Identification

Scale 1:500



-  BARN 'A'
-  BARN 'B'
-  BARN 'C'



Fisher German's Building Consultancy Team has in depth knowledge and experience across all market sectors. Our expertise ranges from full design and build management to specific advice on construction and property related matters.

By understanding technical advances, new legislation and importantly, our Clients' requirements, we seek to provide innovative and bespoke solutions to add value.

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