

Building Condition Survey

To support a Planning Application at

BARNS A & B, 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

The buildings are capable of being converted through carrying out the outline recommendations as detailed in Section 3.0 of this report.

The items of remedial and repair work required, as detailed in Section 4.0 should not be considered as "new works" or rebuilding, they are repairs. Furthermore, the proposals will not affect the character of the buildings.

In conclusion, the Barns at Holywell Farm, Ratby appear to be capable of conversion providing the repairs and upgrades are undertaken sympathetically.

On behalf of Fisher German LLP

A handwritten signature in black ink, appearing to read "R. Benson".

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 barns adjacent to Holywell Farmhouse, Desford Lane, Ratby, Leicestershire LE6 0LF.

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 A relates to the two storey Barn, located to the right-hand side of the courtyard, when facing the Farmhouse. Barn B is single storey and is located opposite the Farmhouse. Elevations facing into the courtyard are referred to as the front elevations respectively and all other references regarding 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.

We have assumed the following when preparing the report:

- No deleterious or hazardous materials or techniques have been used.
- No test for contamination within the land has been carried out.
- No high alumina cement, concrete or calcium chloride additive or other potentially damaging material was used in the construction of the property or has since been incorporated.
- There are no unusual or especially onerous restrictions, encumbrances or outgoings which affect the property.
- The property has good title.
- No inspection was made for Japanese Knotweed or similar invasive species as part of this report.

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 survey to support a planning application.

- Electrical Inspection Certificates
- Gas Inspection Certificates

3.0 Building Upgrades

As part of the conversion process, to provide residential accommodation to Barns A and B,, it will be necessary to undertake work to the 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 building regulations, codes of practice and other such standards including, but not exclusively:

- Increase thermal properties of external walls by dry lining internally and provide adequate remedial damp-proof courses to external and internal walls
- Provide adequate damp-proof membranes to ground floors
- Provide adequate insulation to ground floors
- Connect all below ground waste pipework to the existing drainage/new treatment plants
- Provide new/upgraded incoming mains water and electrical power supplies
- Provide adequate means of heating
- In conjunction with roof repairs/recovering works, provide adequate insulation/ventilation to the underside of the roof construction.

With regard to the upgrades and installations as outlined above, it should be possible to undertake the same without materially changing the appearance/layout and form of the buildings. Providing the proposed works are undertaken sympathetically, the existing aesthetics and character of the buildings should be retained.

4.0 Barn A

4.1 General Description

Comprises a part one and a half storey, part two storey traditional brick barn with dual pitched slate covered roofs in the main.

To the one and a half storey section the roof and external walls have been adapted over time and are currently covered by a profiled asbestos cement sheet covered mono pitched roof. The original trusses are part in place to the one and a half storey section.

To the left-hand side of the courtyard elevation recent collapse has occurred and re-building works in this location will be required.

The proposals as detailed seek to reinstate the original form of the barn with minimal alteration and adaptation works, to ensure the building is returned to its original form.

4.2 Roofs

The dual pitched roof over the two-storey section of barn is covered by Welsh slate and some of the coverings are in place. Our inspection of the rear roof pitch was limited by the close vicinity of the Dutch barns which, we understand, are due to be removed as part of the proposals.

For the building to be converted into residential accommodation it will be necessary to remove the existing coverings and re-use the same where possible. An allowance should be made for provision of matching slates to replace those that are damaged and/or missing.

The roof structure comprising the trusses, purlins, rafters, wall plates and ridge plates are largely in place, and, to the two-storey barn, the majority are capable of being re-used. We recommend timber treatment is undertaken and that any cut and splice repairs using metal plates and bolts are undertaken sympathetically, in order to maintain the original structure.

The one and a half storey barn has been adapted, and we recommend that the more recent blockwork, used to extend the walls upwards, is removed and re-claimed brickwork from site utilised to re-build the elevations to the original form/roof line which can be clearly seen to the left-hand side gable of the two-storey section. On completion of these works a new roof structure needs to be provided comprising purlins, rafters, wall plates, ridge plates, etc.

To ensure the original appearance of the building is re-established we recommend that the one and a half storey section of the building is re-covered using Welsh slate.

4.3 Right-Hand Side Gable Elevation

There are some stepped cracks to this elevation associated with the loss of the brickwork bond between the gable elevation and the courtyard elevation

We recommend re-building to the corner of the building and the provision of internal restraint straps to ensure an adequate bond between the gable wall and the courtyard elevation wall.

Isolated re-pointing, approximately 60%, is required to the gable wall and we recommend that badly spalled bricks are turned/replaced with matching re-claimed bricks (approximately 80 No. bricks in total).

To the openings to the gable elevation, the timber frames and installations and dilapidated/missing and should be replaced with sympathetic installations as part of the conversion process.

In conjunction with re-roofing the stepped verge brickwork/tile detail will require re-pointing.

4.4 Courtyard Elevation

In conjunction with re-roofing works and adaptation of brickwork to the one and a half storey section to the left-hand side we recommend the provision of cast iron rainwater goods located to rise and fall brackets.

There is relatively minor stepped cracking to the right-hand corner and we refer the reader to previous comments regarding this location. The remainder of the walls are relatively true and capable of being repaired by undertaking isolated re-pointing and replacing isolated heavily spalled/weathered bricks (approximately 40 No).

The timber frames and associated vertically boarded door installations are dilapidated/missing, and we recommend replacement.

To the left hand, one and a half storey section to the courtyard, we recommend that the blockwork at high level and to a former opening is removed and the brickwork re-built utilising re-claimed materials from site. In conjunction with these works it will be necessary to tie in and re-build the upper section of the gable wall which is part collapsed.

We also recommend the replacement of badly spalled bricks, and the gable wall should be tied into the front and rear brickwork elevations as well as the new roof structure to ensure structural stability.

4.5 Left-Hand Side Elevation

As previously mentioned, we recommend the same is re-built from approximately 2 metres and that heavily spalled bricks are replaced (approximately 30 No).

4.6 Rear Elevation

The dentil brickwork is part evident below the concrete block extension and we recommend that the stepped eaves courses at high level are re-instated to the one and a half storey section.

To the elevation as a whole, isolated badly spalled bricks should be replaced and cast-iron rainwater gutters provided to the elevation complete. Minor re-building is required to the right-hand corner at high level (Photograph 26). In addition, minor re-building is required around the rear opening at ground floor level to the two-storey section of barn.

Timber window/door installations are dilapidated and should be replaced with installations that are sympathetic to the conversion.

4.7 Internal Elements

The first-floor floors comprising joists with a screeded finish supported on lathes are dilapidated and should be part removed, and part repaired. We recommend that existing beams are retained wherever possible to maintain the lateral bracing to the property.

Ground-floor floors are largely unmade and should be replaced with new upgraded floors to current day standards.

5.0 Barn B

5.1 General Description

Barn "B" is an L shaped building which is single storey. External walls are of solid brickwork and the building is surmounted by dual pitched roofs. The barn forms part of a series of agricultural outbuildings at Holywell Farm and relates to a modern courtyard.

There are a series of openings giving access into the internal accommodation.

It should be noted that access to certain areas was restricted by dilapidated steel frame structures and vegetation. We recommend these structures, and the vegetation are removed during the course of conversion works.

5.2 Roofs

The roofs are dual pitched and covered by profile asbestos cement sheeting with matching ridge tiles. There are some occasional metal profile sheets where the asbestos coverings have failed. The sheets are generally aged and dilapidated.

Internally the original roof trusses are visible, and the roof sheets are supported by the trusses, purlins, rafters, ridge plates with timber wall plates.

While in some areas the roof coverings have failed and or have been removed, the majority of the timbers in place and in a satisfactory condition.

The main trusses are relatively substantial and, in our opinion, capable of supporting increased loads associated with re-covering and converting the barn. It is possible that secondary structural members, such as rafters will need replacing in isolated locations, where there is some rot attack. However, the level of replacement works is relatively minimal.

To the left-hand side section of the barn, as viewed from the courtyard, the roof coverings are partially missing, although the structural purlins spanning between loadbearing walls are in place. In these locations replacement rafters will be required in conjunction with roof re-covering works.

To the "last bay", the top courses of brickwork and roof structure are missing complete, although it should be relatively straightforward to repair/rebuild the external walls and provide purlins to support the roof.

With respect to re-covering works we recommend a relatively lightweight slate, to match adjacent barns.

5.3 External Walls

To the rear right hand side east elevation, the external walls comprise random stonework with brick piers. The main stonework appears to be in a satisfactory condition although some repairs are required to the piers.

The rear gable to this section is leaning and we recommend localised rebuilding and potentially underpinning in this location.

Repairs are required to the arches, although these incorporate splayed bricks which should be retained. The relatively arches are capable of repair in conjunction with provision of a replacement roof structure. In conjunction with repairs, we recommend general repointing and isolated replacement of spalled bricks with reclaimed bricks to match.

To the rear elevation the bricks are generally in satisfactory condition although repointing and replacement of a minimal number of spalled bricks is recommended.

There is some movement (eaves spread) at high level, and we recommend retaining straps are incorporated in conjunction with re-roofing to ensure the risk of any future movement is minimised.

To the front (courtyard) elevation, again some minor brick replacement works are recommended where brick faces have spalled, and repointing is required.

5.4 Rainwater Goods

There are no rainwater goods to the building at present, and we recommend the same are provided in order to minimise the risk of future damage to the external walls and to facilitate conversion.

5.5 Openings (Windows and Doors).

To openings, all installations have been removed, and it appears that originally there were hopper style agricultural windows. We recommend that, in conjunction with minor repairs to the brickwork, the openings are retained with sympathetic installations provided.

5.6 Internals

Internally the floors are, in the main, unmade, and we recommend the same are upgraded as part of any conversion project.

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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