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BUILDING CONDITION SURVEY

OF

A BUILDING AT

DALEBROOK FARM

LEICESTER ROAD

EARL SHILTON

LEICESTER

LE9 7TJ

Inspection Date: 22nd APRIL 2008

Ref: BCS-08-006R

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BUILDING CONDITION SURVEY AT DALEBROOK FARM, EARL SHILTON

A. INTRODUCTION

A report has been requested on the condition of a redundant agricultural building at Dalebrook Farm, in order provide an opinion regarding its suitability for conversion to residential use at reasonable cost without significant replacement or rebuilding.

Dalebrook Farm is situated just to the North of the outskirts of Earl Shilton, as identified on the location plan attached.

The barn in question is identified on the Site Plan attached in relation to the other buildings at Dalebrook Farm and a further Plan is included which shows the footprint and a typical section. Note that photographs have been taken and are labelled for ease of identification on the attached sheets.

B. CONSIDERATIONS

To achieve the purpose for which it is intended, the survey has been conducted with particular regard to the main elements of construction and their structural and weatherproofing integrity. Therefore in the interests of clarity in determining the suitability of this building for residential conversion, matters of relatively minor detail have been omitted.

Access could be gained to most, but not all areas of the building and no high level inspections were undertaken; all observations were made from ground level with the assistance of binoculars where appropriate. In a few instances, stored goods and equipment obscured floor surfaces and access to some recessed areas. No investigation has been made of subsoils or footings and therefore no opinion can be expressed about the ability of the foundations to continue to support the building. However, any suspicion of foundation weakness or failure is reported upon, together with recommendations for further investigatory action to determine the cause and remedy.

The inspection has been visual only; no practical tests have been carried out. The report summarises the state of repair and condition seen at the time of inspection; defects that have developed since that time cannot be covered within its' scope.

C. COMMENTS

1. The farm buildings, of which this building has formed part, are all of 20th Century origin. The building is generally intact; there have been no significant later alterations to openings, walls or roof cladding.

2. The south-facing structure is approximately 11m (36/2) long, by 6.7m (22/0) wide in rectangular form, with two compartments; a main area to the west 6.74m (22/2) in length by the full width of 6.19m (20/4) and an adjacent room, 3.62m (11/10) in length also by the full width of the building. It has an average eaves height of 2.25m (7/4) above DPC line, with a 27° pitched roof and with ridge running parallel to the longer sides. The principal construction materials are 11" brick and block main external walls with trussed timber pitched roof clad in concrete interlocking tiles with concrete floors throughout.

3. The walls are generally sound and free from cracking or distortion and brick faces are free from significant spalling. Mortar joints are sound. There are no visible signs of heave, settlement or other structural movement.

4. The roof supports are trussed rafters set on wall plates, which could be seen from inside the building. These generally appeared sound with no visible evidence of significant rot or other damage. The roof cladding is plain concrete interlocking tile, which is protected at the peak by a run of matching ridge tiles, cement-bedded in place. The cladding is generally waterproof and secure, and there are rainwater goods to both eaves, which will prevent dampness and deterioration to the faces of the brick walls, especially near ground level.

5. There is a float finish concrete flooring surface in the building, which appears to be level and free from movement or distortion, although in the eastern room the surface has been clad with a ceramic tile.

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6. All openings are protected with either windows or doors, except for a large opening on the front (south) elevation, which has been boarded up with plywood. Therefore the building is weather-tight and has not deteriorated through damp penetration. All visible lintels and window/door heads looked to be satisfactory and free from distortion or cracking.

7. The overall condition of the building may be summarised as structurally sound and generally weatherproof. The building has suffered from some minor maintenance neglect in recent years, but it has been sufficiently cared for to enable its continued use without significant hindrance.

D. CONCLUSIONS

Consideration of the results of investigating this individual building enables the following conclusions to be drawn: -

"This building is capable of conversion to residential property with minimal remedial building works, other than those which would be carried out as a matter of course when converting buildings for modern residential purposes. The building mostly only requires some existing minor maintenance work. Therefore this building is capable of conversion without major or complete reconstruction, and the works necessary to bring it up to a satisfactory standard for residential conversion purposes would not involve extensive alteration, re-building or extension to the existing fabric. The building can be considered to be of permanent and substantial construction.

This structure could be converted to residential use at reasonable cost."

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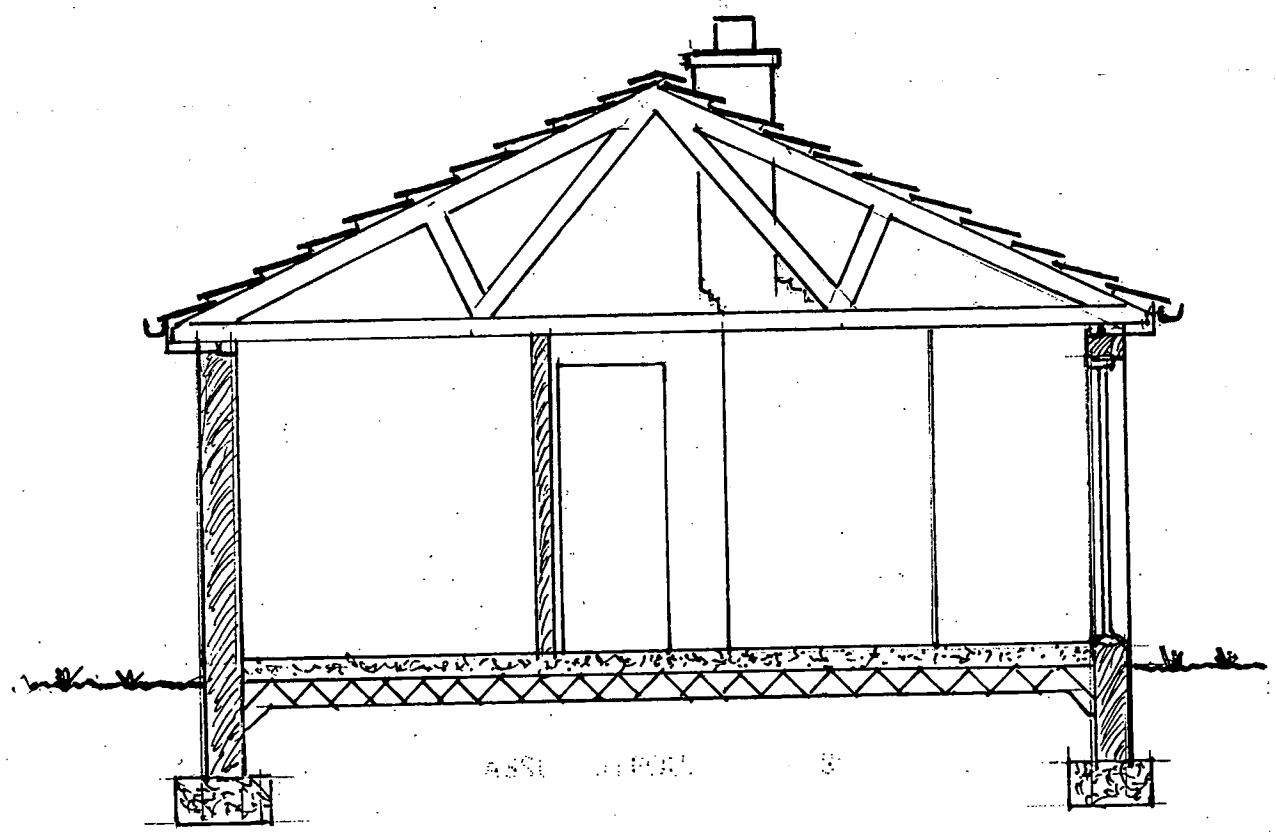
Stephen M Clarke MRAC FRICS FAAV FLAND INST

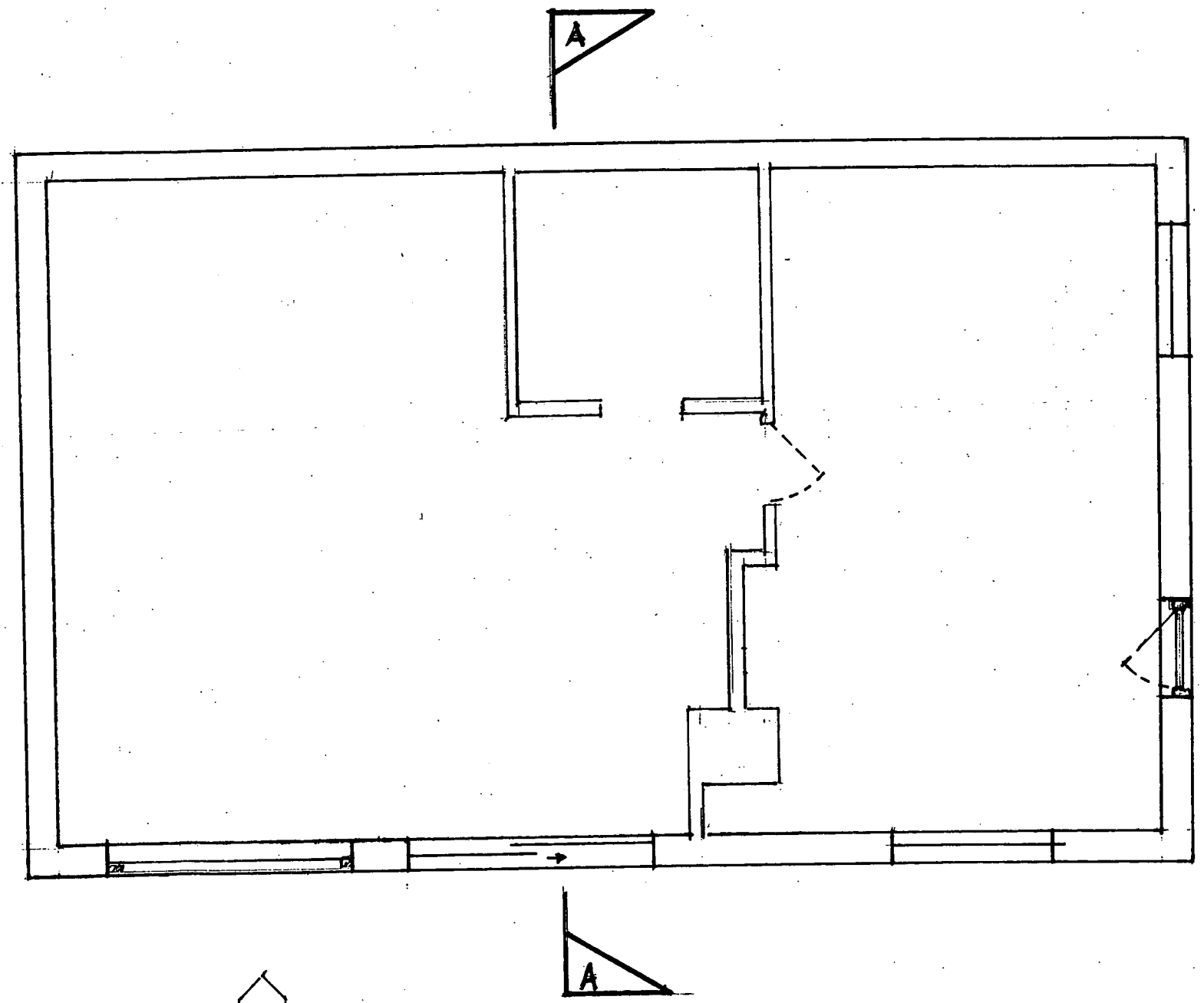
Dated: 23rd April 2008

BUILDING AT
DALEBROOK FARM
EARL SHILTON



SECTION A – A
1:50

ASSUMED FOUNDATIONS



PLAN VIEW
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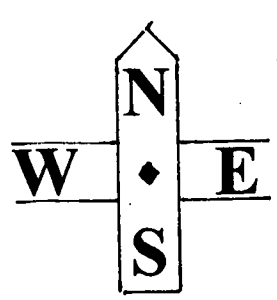
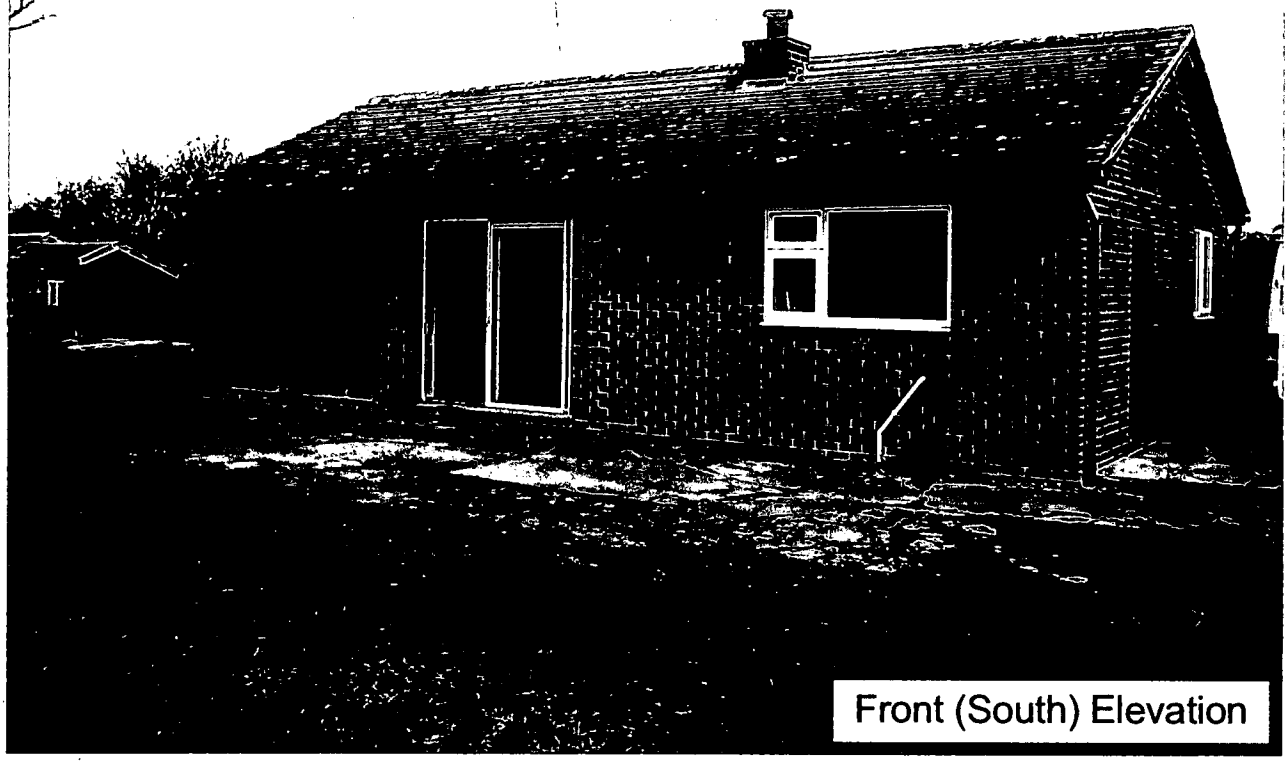
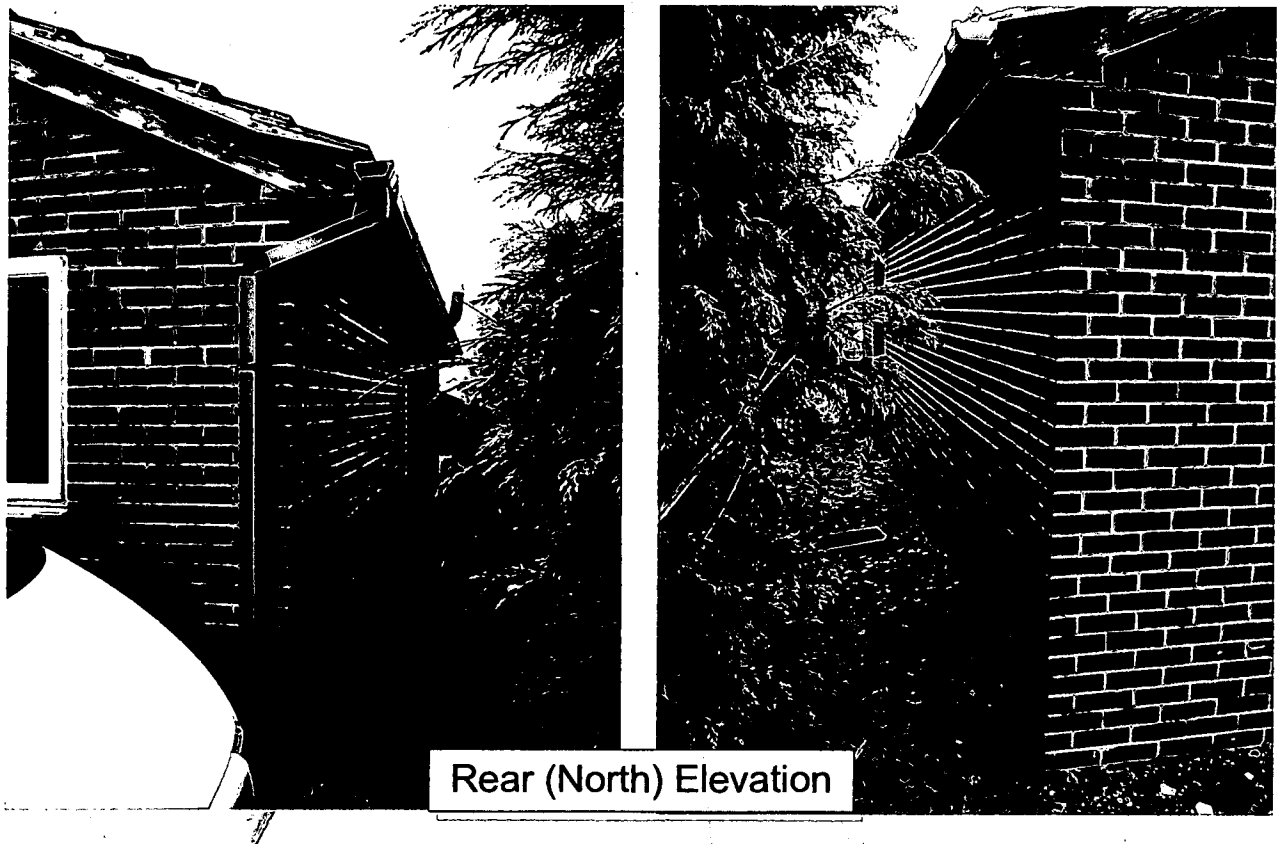


Dalebrook Farm
Leicester Road, Earl Shilton



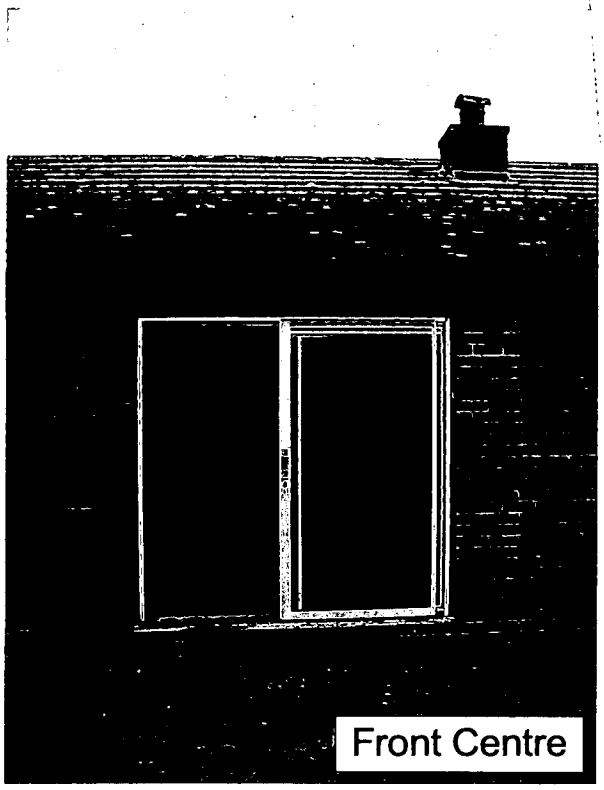
Front (South) Elevation



Rear (North) Elevation



Side (West) Elevation



Front Centre



Side (East) Elevation