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Inspection Report 7990-06-0101

Barn near to:
Staden Lane,
Buxton



a design &
engineering consultancy

Contents:

1. Brief	3
2. Introduction	4
3. External Observations	5
4. Internal Observations	6
5. Conclusions/ Recommendations	7
6. Photographs	8
Terms & Conditions	13

1. Brief

- 1.1. To inspect the property and prepare a report to support a planning application detailing the observations, alongside recommendations for further investigation and/ or remedial action as considered to be appropriate.
- 1.2. No sampling of materials or, opening up of the structural fabric of the building has been undertaken as part of this report, unless expressly stated in the body of the report.

2. Introduction

- 2.1. An inspection was carried out on 3 October 2024, the weather was noted to be overcast.
- 2.2. It is understood that the client intends to convert the property into a dwelling.
- 2.3. The building measured approximately 10.5m in length, and 6m in width.
- 2.4. The height to ridge was noted to be approximately 6m, and 4.5m at the eaves.
- 2.5. The walls measured 500mm thick and were constructed from stone. It is unknown whether the walls were rubble-filled.
- 2.6. The building was most recently utilised as a Barn.
- 2.7. For reference purposes, the north elevation is referred to as the front elevation.

3. External Observations

- 3.1. The building was noted to be of stone construction with slate tiles.
- 3.2. The front elevation was observed, and the ridge and eaves line were observed to be consistent with no significant defects noted.
- 3.3. There was no hardstanding noted to the building, vegetation was located around the building.
- 3.4. Two slates were missing at the eaves level.
- 3.5. Three slates were displaced, whilst approximately 10 slates were damaged.
- 3.6. Two barn doors were located centrally, with another door at the left-hand side.
- 3.7. The lintels and frames appeared to be timber.
- 3.8. The left gable was observed, and brickwork was noted around the window.
- 3.9. The gutter on the rear elevation was in poor condition. It was corroded and was not connected to the downpipe.
- 3.10. A number of stepped cracks were observed above and below the window on the rear left corner. The cracks varied in width and measured between 12-15mm.
- 3.11. The mortar joints were in poor condition on the right elevation.
- 3.12. The front portion of the building towards the east side were observed to have vertical cracks 3mm wide.

4. Internal Observations

- 4.1. The roof was constructed from rafters and purlins which were supported on two timber trusses.
- 4.2. No sarking felt was observed to the soffit of the slates.
- 4.3. A first floor had been installed within a small portion of the building.
- 4.4. A concrete floor was noted to the ground floor.
- 4.5. A blockwork wall was noted from ground level to the soffit of the floor joists.
- 4.6. The joists to the left of the blockwork wall spanned from front to back and was supported by a timber beam with a timber prop at mid-span.
- 4.7. The joists located to the right of the blockwork wall spanned from right to left, supported by the blockwork on the left and the stone wall on the right.
- 4.8. A stepped crack was observed below the purlin to the left wall.
- 4.9. The rear wall did not show any significant defects in the stonework; however, it was noted to be misaligned with the perimeter footprint at the central section.

5. Conclusions/ Recommendations

- 5.1. Considering the overall condition of the barn, it appeared to be suitable for conversion into domestic use, although no plans have been provided/ produced as of yet.
- 5.2. Whilst some repair works are needed, they would not be considered significant as to warrant the demolition of the existing structure.
- 5.3. The cracks observed to the rear elevation towards the east were consistent with signs of settlement. Monitoring could determine whether the settlement is on-going or historic.
- 5.4. Given the age of the structure, it is likely that the structure has no foundation/ has stepped footings.
- 5.5. The cracks on stonework joints should be repaired with a suitable lime mortar mix. The mortar joints were generally in a poor condition, and as such, should be repointed with an appropriate lime mix. The use of Hellifix ties should also be employed where cracks have formed, as to form a mechanical tie between the stonework.
- 5.6. The gutter and gully need to be replaced on rear of the barn, and adequate drainage needs to be provided away from the site.
- 5.7. Calculations are required to prove the adequacy of the existing timber floor structure if it is to be utilised.
- 5.8. The economic cost of repair or alternate new dwelling considerations are not part of the remit for this report, and if required, it is recommended that the services of a reputable local quantity surveyor be commissioned to advise in this regard.

Prepared by:

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Reviewed by:

Hardev Dosanjh BSc

6. Photographs



Picture1 - The front portion of the building is referred to as the north elevation with visible vertical cracks 3mm wide.



Picture2- Visible vertical cracks and loose stone work in south elevation in the building.



Picture3- Replacement of stonework with brick work on either side of window at the east elevation (Gable wall).



Picture4- The electrical meter is positioned on the east side and is visible from the inside on the north wall.



Picture5- A first floor had been installed within a small portion of the building at the west side.



Picture6- The wall misaligned with the perimeter footprint at the central section above lintel.

Terms & Conditions

During our inspection of the premises as presently existing, which is normally carried out in a single visit, we shall check all visible exposed and accessible elements of construction in order to identify defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the foreseeable future. We shall consider the condition and durability of the building fabric in relation to the type and age of the property, the need for repairs or special maintenance and, where appropriate, comment on the suitability of the structure for its proposed use.

We shall, where possible, lift loose laid floor coverings and inspect cellars where appropriate, but we shall not empty the contents of any fitted cupboards, move heavy furniture, or lift carpets or floorboards and our report specifically excludes all covered, and unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Apart from any balconies and roofs to which external access may be available, our external inspection will be carried out from ground level. Unless requested otherwise the main building shall be the form of this report.

In accordance with our professional indemnity insurance cover, we have to state that "we have not inspected woodwork or other parts of the structure which are covered unexposed or inaccessible and we are therefore, unable to report any such part of the property is free from defect."

Roof inspection will be limited to external viewing as the density of internal insulation invariably masks critical areas internally – however in certain circumstances roof inspection will be carried out if agreed with the client previously.

We will not arrange for exposure works to be carried out to the superstructure or below ground, or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering, but where appropriate, will seek further instructions for these to be carried out for an additional charge.

With regard to service installations, incoming mains waste and drains, we shall report on any matters that come to light during the course of our inspection as requiring further investigation by specialists, but we shall not arrange for tests to be carried out unless specifically instructed.

Although where appropriate, we will be happy to examine any lease or title documents, planning or any other consents or fire certificates which are made available to us prior to our inspection, we shall assume in such cases that solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of any easements or necessary rights of light, drainage etc.

We require to be informed, prior to the undertaking of any excavation or boring work, of the positions of any underground services or plant beneath the site. Whilst reasonable care will be taken during the execution of field work we cannot accept liability, either direct or consequential, for the damage to any service not clearly identified to us.

Our written report will be addressed and forwarded to the aforementioned Client. Any liability which may arise from its contents will be specifically restricted to the Client, unless stated otherwise.



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