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Mr B Eacock
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1 Fine Street
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25 February 2013

Dear Bernard

Barn at Pear Tree Cottage, Peterchurch

I write in response to the request for a report on the barn at Pear Tree Cottage that it is proposed to convert into a dwelling.

I made an inspection on 5th January 2012 and gave you some preliminary advice and again on 20th February 2013 to confirm the condition of the building as described in this report.

The building is a two storey height stone walled barn with a corrugated steel roof.

The building is in reasonable condition and can be converted without major structural alteration or repair, the normal structural requirement of the planning authority.

All the stone walls can be retained. The purlins and two roof trusses are in reasonable condition and can be retained.



View from the south

Note that all the photographs are from January 2012 and that the condition in February 2013 is much the same.



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25 February 2013

Barn at Pear Tree Cottage, Peterchurch



View from the east



View of the east corner

Note the concrete facing at ground level across the gable.



View from the north

Note - I have not reported on the lean to building on the north end.

25 February 2013

Barn at Pear Tree Cottage, Peterchurch

My detailed comments are as follows.

External walls

The external walls are 400mm thick stone built of a sandstone in lime mortar. All the walls are in reasonable condition and can be retained. Re-pointing is required generally particularly around the bottom of the wall and below ground level where the mortar is badly frost damaged.

There are also built in timbers in the walls in various places that maybe decayed and will need to be replaced with masonry.

No trial pits were dug at the time of my inspections to determine whether underpinning will be necessary. My advice is that some underpinning will be required but it will also be found that the walls are built on rock.

Roof structure

The roof is covered with corrugated steel sheeting supported on the purlins and roof trusses.

The purlins look in good condition and can be retained but maybe a little undersized. I will need to take a view on whether to strengthen the purlins at detailed design stage depending on the roof construction and the location of the ceiling. A ridge beam could be used or a steel incorporated un-intrusively into the roof construction.

The trusses are in good condition and can be retained. They bear on the end of the stone wall and are not well supported but this can be dealt with without difficulty.

1st floor structure

There is only an existing 1st floor structure in part of one bay at the south end. The main beam is 125x250mm and can be retained.

Existing ground floors

A new ground floor will be required throughout.

Conclusion and further advice

This report is written for the purpose of the application for planning permission for conversion into a dwelling. It is not to be used for construction.

The building is in reasonable condition. In my view it meets the requirement that it can be converted without major alteration or repair.

My further structural advice will be required as follows.

1. Inspection of trial pits on the external walls to expose the masonry below ground level to advise about any underpinning or the construction of the ground floor into the rock.
2. Advice about the cutting or removal of the two main trusses.
3. Inspection of the roof structure when the roof has been stripped and a close examination of the timbers is possible. Advice about the beams over the cartway opening.
4. Advise about any new 1st floor.

Please let me know when you need my further advice.

25 February 2013

Barn at Pear Tree Cottage, Peterchurch

Yours

Martyn Peters Consulting Structural Engineer Ltd



Scope of the inspection

The inspection was limited to an inspection of the roof, floors and walls of the building and not to any other aspects of the property. I have only made a limited inspection of those parts of the building that were reasonably accessible at the time of my inspection and I cannot guarantee that some further defects will not arise as the conversion work is carried out. I have not inspected all the brickwork, stonework, timber or other parts of the structure which were covered, unexposed or inaccessible and I am unable to report that such parts of the property are free from rot, beetle, or other defects.