NW08/2825/F

The Birches Farm, Weobley, Leominster, Herefordshire, HR4 8RB

Structural Appraisal

Site Inspection 17th July 2008

Brief:

As part of the planning process it is necessary to confirm the stability of the existing structure and its suitability for the proposed conversion.

Existing Building:

The existing buildings are single storey under a duopitched central ridged roof clad in corrugated asbestos cement sheeting. The external walls are principally in stone and concrete blockwork with some horizontal stained softwood boarding.

We make the following observations regarding the buildings structure with reference to proposed plans for conversion for location purposes.

External Block A:

West Elevation:

The original elevation was open fronted and supported with vertical steel stanchions as for the adjacent workshops. At the time of the survey a simple timber stud framework clad externally with horizontal softwood boarding and the introduction of a pedestrian door and windows as a simplistic alteration to form the farm business office. To the left of this adaptation is an existing steel framed galvanised sheet clad agricultural door again utilising existing steel stanchions.

East Elevation:

This elevation is in traditional stonework in lime mortar and is in good order.

North elevation :

To this elevation is the partially collapsed simplistic small timber frame lean to under a corrugated tin roof which will be completely removed as part of the refurbishment works the traditional stone wall to the office block is in good order.

There is no exposed south elevation as it is abutting the stone party wall to the two storey building.

Roof:

The roof is formed with three simplistic softwood trussed, which in turn support four spans of purlins to which the sheet roof covering is attached. Generally the roof shows good line and level. The condition of the roof sheeting is generally good although some minor repairs have been carried out to the west elevation.

External Block B:

North West Elevation:

The external wall to the proposed workshops is principally in traditional stonework with three courses of concrete blockwork on top. The wall to the joinery workshop is in concrete blockwork with a render finish and it would suggest that when this building was constructed then to get a straight through wall plate level the blockwork was added to the stonewall to the workshops. These walls generally show good line, level and verticality.

South East Elevation:

Same principal applies to the walls of the proposed joinery shop and the open frontage to the workshops is supported by steel stanchions, which in turn support the timber wall plate.

South West Elevation:

This elevation is also in concrete blockwork with a roughcast finish and again shows good line, level and verticality.

North East Elevation:

This is again in concrete blockwork but with no surface coating and generally in good order.

Roof:

The roof structure comprises of five simplistic softwood trusses, which in turn support purlins to which the roof sheeting is fixed. The roof shows good line and level and the condition of the sheeting is good.

NW08/2825/F

Conclusions:

There are no significant faults with the structures and they are particularly suitable for the proposed conversion, which will maintain its external appearance and setting.

Care should be taken when constructing the new toilet block that the lowering of the ground level does not detract from the bearing of the stone gable wall facing north. There appears to be no need to adjust any other ground levels both internally and externally therefore any further foundation investigation is not necessary. Due to the nature of the use of the use of the buildings then it is not envisaged that any injected or electro osmotic damp proof courses are necessary because in the office environment an internal stud lining will need to be created to provide the thermal capabilities of the finished product.

Signed:

Date: 8-10-08

Mr D A Hughes
BSc MRICS MCIOB MASI
Chartered Building Surveyor