

Project:

GILES FARM, HIGHAM

Document Title:

**STRUCTURAL VISUAL INSPECTION REPORT
OF EXISTING BUILDINGS 3 & 4**

Client:

THE DUNCAN & GRAHAM PARTNERSHIP

Job No:

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Reference:

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INTERNAL APPROVAL

This document prepared, reviewed and approved by:

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Signature for and on behalf of Considine Ltd				

REVISION HISTORY

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S2	P1	28/03/2024	Issued for information	N/A

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This document has been distributed to:

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1.0 EXECUTIVE SUMMARY

Considine Limited have been appointed by Philip Graham of Duncan & Graham Partnership to carry out a visual survey of the existing agricultural buildings at Giles Farm, Church Street, Higham, Kent, to report on their structural condition and suitability for residential conversion.

The findings of the survey are that the load bearing elements of the buildings are generally in a reasonable state of repair, with some localised defects, and are suitable for the current purposes. On this basis, the existing buildings are suitable for conversion to residential use, subject to architectural and planning requirements.

It is noted that the substructures are not known at the time of reporting, and will require investigations to confirm details.

2.0 BRIEF

Considine Limited have been appointed by Philip Graham of Duncan & Graham Partnership to carry out a visual survey of the existing agricultural buildings at Giles Farm, Church Street, Higham, Kent, to report on their structural condition and suitability for residential conversion.

Existing Building Addresses: Buildings 3 & 4, Giles Farm, Church Street, Higham, Kent.

The purpose of the structural visual inspection and subsequent report is to communicate the current condition, and suitability for conversion to residential use.

The report does not purport to be a full building survey; it is an engineering appraisal of the readily accessible load-bearing elements of the subject buildings. We did not inspect any parts of the buildings that are covered, unexposed or inaccessible, and are unable to report that uninspected areas are free from defects. We did not inspect any building services elements or for dampness or timber decay, which are specialist services not usually offered by structural engineers.

The report is not intended to cover non-structural items, or any other property defects.

3.0 DESCRIPTION

The agricultural buildings are situated centrally in the plot of Giles Farm, accessed via Church Street, Higham. The site is reasonably flat. The buildings are surrounded by other farm buildings, and predominately by hardstanding parking area and farmland, with neighbouring residential dwellings on Church Street.



Figure 1: Site Location Plan

BUILDING 3

The building is a single storey timber frame structure. The roof is formed of raised collar timber trusses supporting purlins, with sarking boards and profiled metal sheeting. The floor is a concrete raft/slab. The building is approximately 6.5m x 6.5m on plan, with approximately 2.5m to raised collar internally. It is currently used for storage. The building has two small gable doorways, and small windows to the front and rear elevations.

Appendix A contains photos taken during the survey.

BUILDING 4

The building is also a single storey timber frame structure. The roof is formed of cut timber rafters and ties, with the roof space constructed as an attic space. The roof is duo-pitch, with tiles on battens on the rafters. The building is approximately 11m by 7m, with approximately 2.4m to eaves internally. The floor is a concrete slab/raft. It is currently used as a site office.

Appendix B contains photos taken during the survey.

4.0 OBSERVATIONS

The visual survey identified the following:

4.1 Building 3

- The substructure is exposed at the perimeter and would appear to be a concrete slab/raft. The presence or details of any reinforcement is not known at this stage.
- The ridge has dropped significantly.
- The two internal timber roof trusses have failed at the connection of the raised collar and the lower rafter leg. The timbers have fractured, and have caused the truss to drop, and the roof structure supported by them has dropped as a result.
- There is no positive rainwater drainage.

4.2 Building 4

- The substructure is exposed at the perimeter and would appear to be a concrete slab/raft. The presence or details of any reinforcement is not known at this stage.
- There is extensive black mould through the building internally.
- There is no positive rainwater drainage.

Appendix C contains site survey notes.

There are no obvious signs of membranes or waterproofing on either building, and this would need to be considered by an Architect, together with all other dpc/dpm/insulation requirements.

There were no significant trees or shrubs surrounding the buildings that would influence foundations. Nearby available borehole logs and the geological records suggest alluvium over clay/silts. Investigations would be required to confirm this and the details of the substructure.

5.0 CONCLUSIONS

The findings of the survey are that generally the load bearing elements of the two buildings are in a reasonable state of repair, although some local repairs will be required to the roof trusses of building 3, together with relevening of the ridge.

With the necessary repairs/strengthening, they are considered suitable for their current purposes. On this basis, the existing buildings are suitable for conversion to residential use, subject to architectural and planning requirements.

It is noted that substructure details are not known at the time of reporting, and will require investigations to confirm details.

6.0 REPORT CONDITIONS

This report is limited to a visual inspection of structural elements only. Unless noted otherwise our inspection was confined to those parts of the building which were accessible. We were unable to inspect or comment upon the conditions of any structural elements which are concealed or covered up, including adjoining sides of party structures, and therefore we were unable to report that such parts are free or otherwise from defect.

No material testing has been undertaken as part of this report. Unless otherwise expressly stated in the report, we will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. We will, however, advise in the report if, in our view, there is any requirements for site specific investigations, surveys or material testing required by a specialist third party.

This report will refer only to the structural defects seen at the time of our inspection. It is possible that defects reported upon may be more extensive than first apparent or may become so with the passage of time. The absence of flight holes or surface evidence of fungal attack is no guarantee that larvae are not already tunnelling nor fungal present in an incipient form. In addition, no damp surveys were undertaken as part of this report. The report does not cover any architectural or insulation requirements.

The report is for the benefit of the person(s) to whom it is addressed and their professional advisers only. It shall not be disclosed or published in whole or in part to any third party without our prior consent in writing and no liability will extend to any third party becoming acquainted with its contents by whatever means without our prior consent expressed in writing.

We understand you are familiar with the property, the amenities it offers and its environs by your own inspections other consultant reports we are unable to comment on any specific legal, commercial, building services or regularity aspects of the site.

APPENDIX A BUILDING 3 SURVEY PHOTOS

APPENDIX B BUILDING 4 SURVEY PHOTOS

APPENDIX C SURVEY VISIT NOTES

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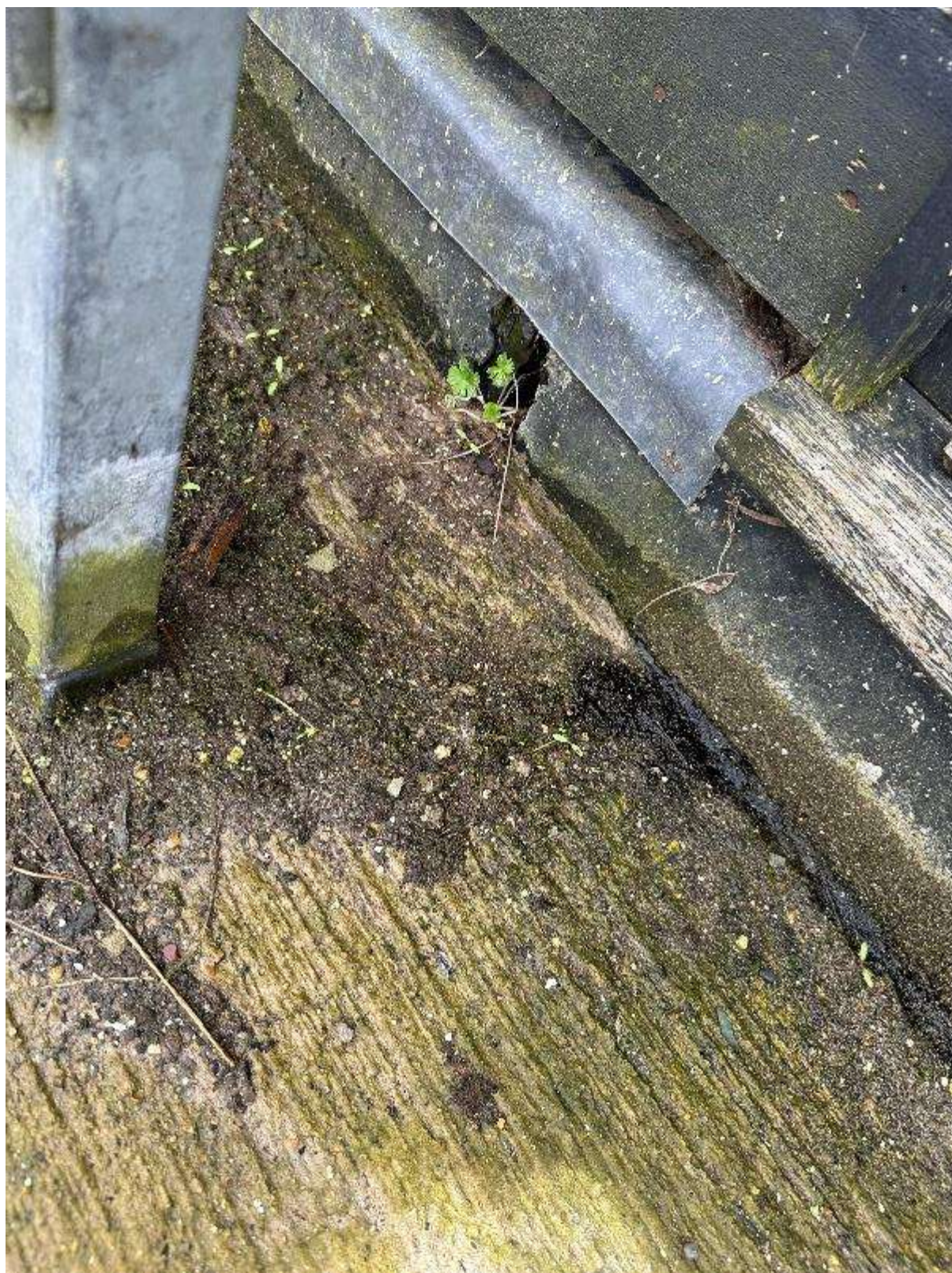
APPENDIX A BUILDING 3 SURVEY PHOTOS





















APPENDIX B BUILDING 4 SURVEY PHOTOS



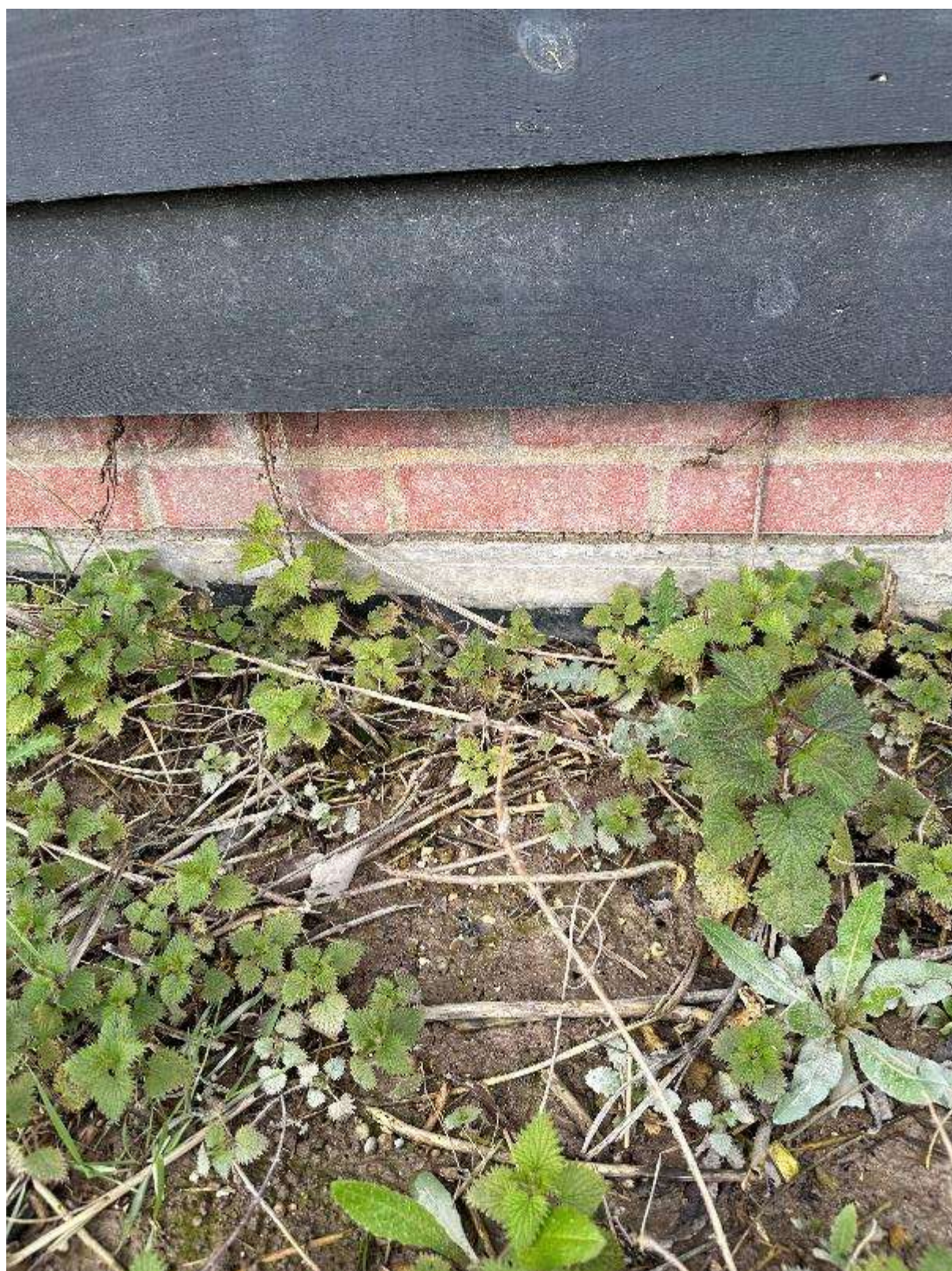






















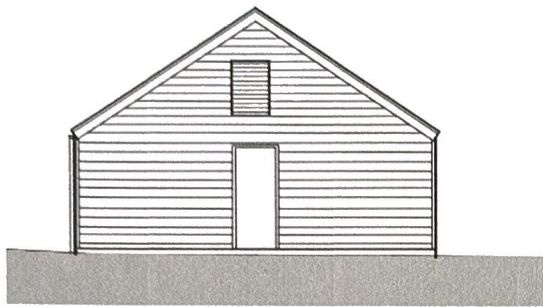




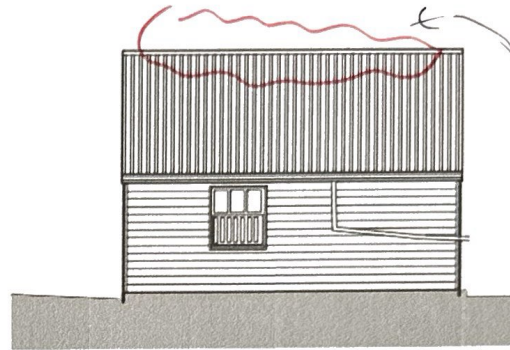




APPENDIX C SURVEY VISIT NOTES

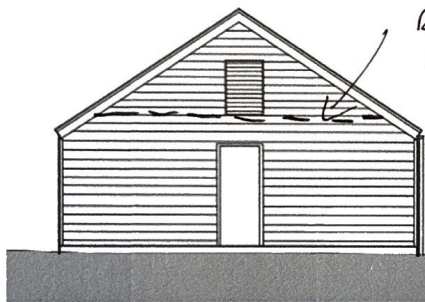


rear elevation



side elevation

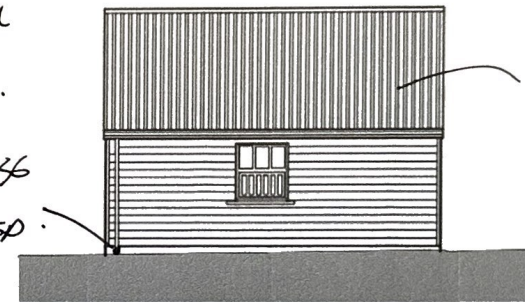
Roof has
dropped
significantly.



Building 3 front elevation

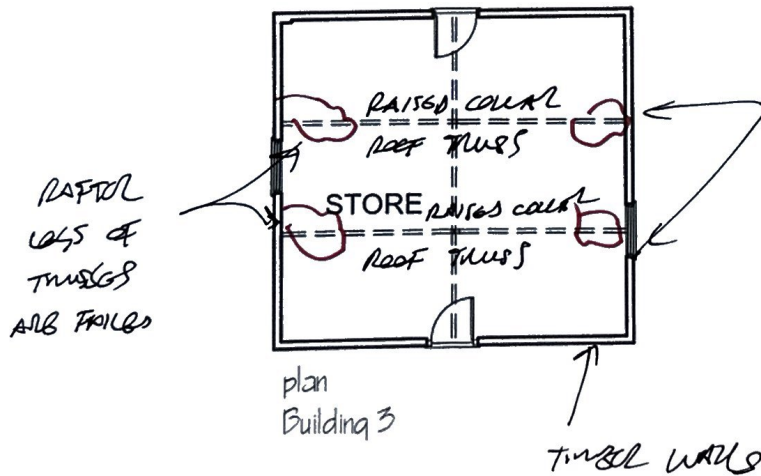
RAISED COWAL
LINE
INTEGRALLY.

DRAINAGE
NOT
CONNECTED.



side elevation

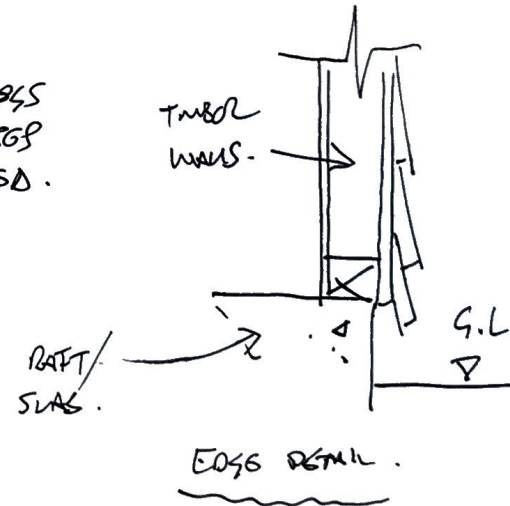
PROFILES METAL
DECK ROOF



plan
Building 3

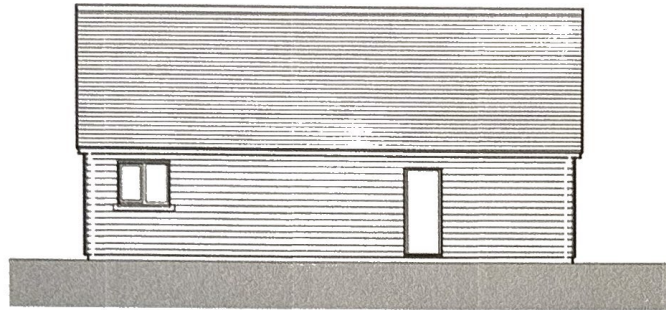
TIMBER WALLS

RAFTER LOSS
OF TRUSSES
ALL FAILED.

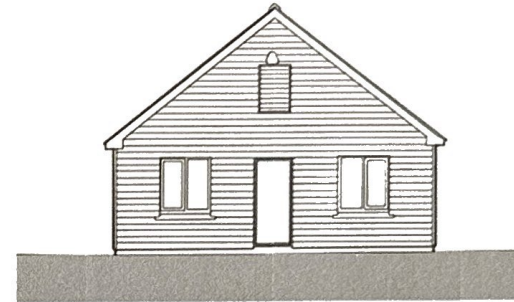


EDGE DETAIL.

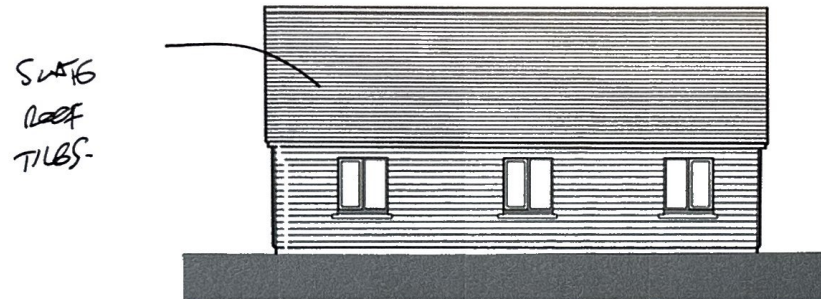
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BUILDING 3 SITE NOTES



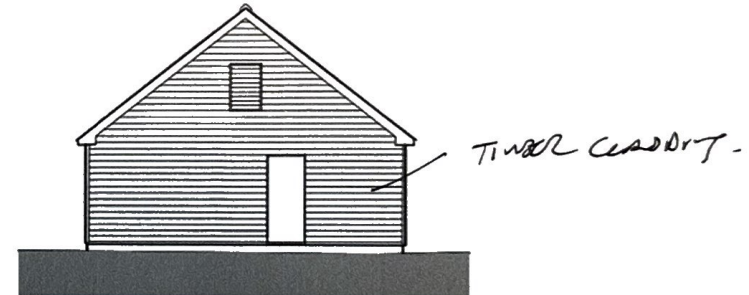
Building 4 side elevation



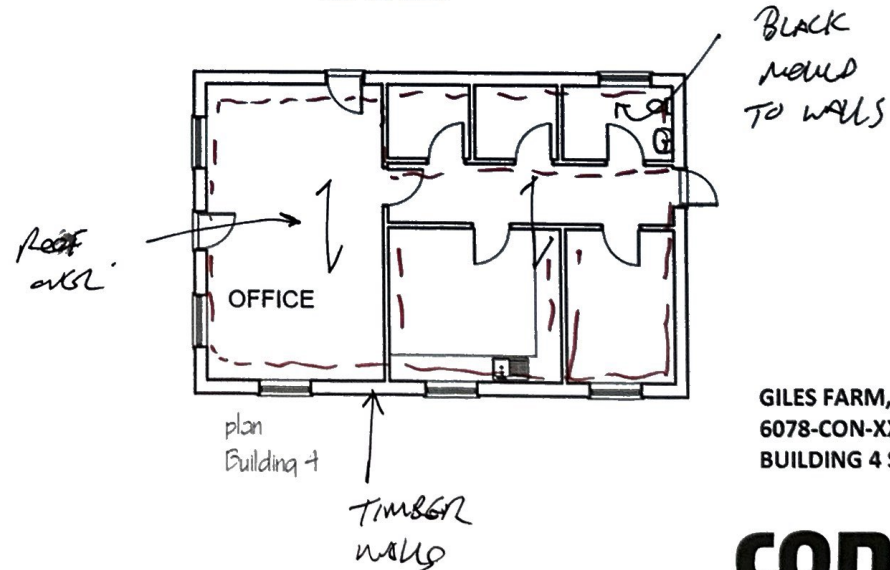
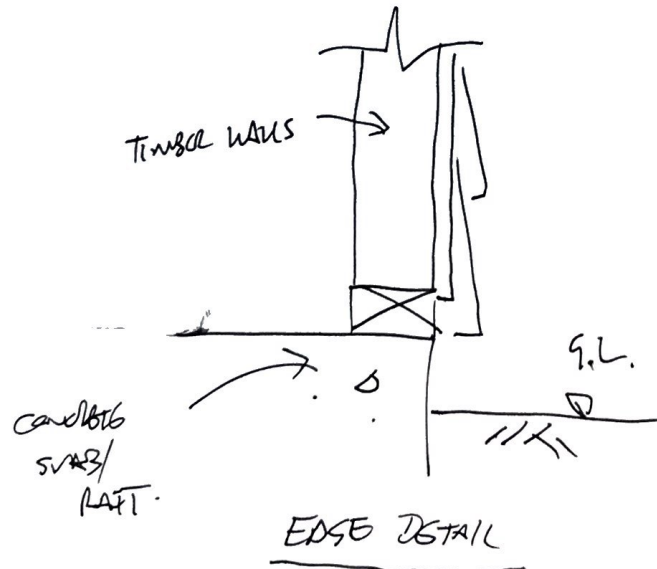
front elevation



side elevation



rear elevation



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BUILDING 4 SITE NOTES