

**INTERMEDIATE STRUCTURAL  
PLANNING SURVEY**

Rutherford Stables  
r/o Hilary Cottage  
Hermitage Road  
Higham  
Kent  
ME3 7NE

On Behalf Of: Mr Paul Rutherford

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## **INTERMEDIATE STRUCTURAL SURVEY**

### **SCOPE OF REPORT**

The following report aims to identify any major structural defects within the principal elements of the property, i.e. walls, floors, roofs, etc. With regard to finishes and other similar items, whilst not included within the scope of this report, comment has been made to amplify the report generally.

Statements made within the following report are of a general nature and are not intended to indicate every minor defect within the property which would make the report extremely difficult to read and therefore only items of some reasonable significance have been mentioned.

Service installations have not been inspected.

Existing outbuildings have not been inspected in any great detail and the report is generally related to the main buildings.

### **EXTENT OF INVESTIGATION**

No destructive investigation has been undertaken such as: excavation to foundations; removal of pipe casings, bath panels, boxings, raising of floorboards, roof coverings or the like, unless specifically stated to the contrary.

### **CONCEALED SURFACES OR DETAIL**

Where floors are covered with carpet, lino, or the like, the coverings have not been lifted due to possible damage and the need to have carpets etc., raised and re-fitted professionally. Where possible coverings have been raised sufficiently to identify the nature of the floor finishes. Where carpets are not raised, the effects of timber infestation may be concealed and without fully exposed surfaces, comments have to be limited. We should be pleased to re-inspect these surfaces when they are exposed, subject to re-instruction.

The nature of thickness of external walls was determined by reference to the brickwork bond or depth of reveals to openings. In some instances, it is not possible to determine thickness except by a physical investigation, drilling, or site measurements. All comments are based on visual evidence only.

### **ACCESS**

Where access to the building cannot be achieved within the curtilage, comments are made on that basis.

Roof voids with secured access hatches, or those of restricted line, have not been inspected unless indicated otherwise.

With regard to roof areas, these have been inspected from eaves level only, unless otherwise stated, and where areas have been concealed from view, these have not been inspected. Where access was not readily available at the time of our inspection, this has been brought to your

attention and we would be pleased to re-inspect those areas when access can be provided and upon your further instruction.

### **FURTHER INVESTIGATIONS**

Where further investigations are recommended, you are strongly advised not to proceed with the purchase until additional testing and findings are known as there could be some cost implication that might affect your final offer for the property or cause you not to proceed with the purchase. Where there has been reason to ask for a specialist's report on certain aspects, the inspection may have been curtailed on this element and therefore it is essential further investigations are pursued before purchase. We have not been able to inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible, and are therefore unable to report on that such part of the property which is free from defect.

### **CONSTRUCTION DETAILS**

Construction standards and details vary and in carrying out the inspection such construction/details have been commented upon based on their performance as part of the building. There may be instances where they perform effectively but are not in accordance with the manufacturers' recommendations and Building Regulations, e.g. where the property was constructed to earlier standards.

We are unable to confirm that asbestos fibres have not been used in the manufacture of construction materials, especially linings, artex and insulation materials. Confirmation of such can only be provided by testing and specialist examination.

### **GEOLOGICAL**

No enquiries have been made in respect of the underlying geological strata, any mining, mineral, or other workings affecting the sub-strata.

### **PLANNING AND BUILDING REGULATIONS**

Furthermore no enquiries have been made in respect of any alterations, extensions or additions to the property under Town and Country Planning, or Building Regulations.

The purchaser is recommended to enquire to the vendor of any approvals that have been obtained in the past and, where possible, copies should be obtained.

### **CONFIDENTIALITY**

The following report has been prepared specifically for the use of Mr P Rutherford in connection with the possible purchase of the above property and for no other purpose whatsoever. The content of the report should not be disclosed to any other parties except the Clients' Professional Advisors in direct association with the possible purchase of the property.

The report should not be reproduced in part, or in whole, without the consent of Freeman Design & Surveying Consultancy Ltd.



## **GENERAL DETAILS**

### **NAME AND ADDRESS OF CLIENT**

Mr P Rutherford  
59 Town Road  
Cliffe Woods  
Rochester  
Kent  
ME3 8JX

### **ADDRESS OF PROPERTY INSPECTED**

Rutherford Stables  
R/o Hilary Cottage  
Hermitage Road  
Higham  
Kent  
ME3 7NE

### **BRIEF DESCRIPTION OF PROPERTY**

The premises comprise a relatively modern stable block and tack rooms with workshops and mezzanine first floor providing ancillary self-contained bedsit accommodation. The premises are thought to have been constructed around 1988/89 as an agricultural building and later converted to stables. The premises briefly comprise a series of steel portal frames supporting timber purlins which in turn carry a fibre cement sheet roof and single skin metal profile sheeting to side walls.

Internally, the premises are sub-divided with concrete block walls which in turn carry a suspended timber mezzanine first floor. The premises have been extended to the side and rear.

The property sits at the end of a private driveway off Hermitage Road close to the centre of the village and rear of Hilary Cottage.

### **CLIENT'S BRIEF**

We are instructed by Mr Rutherford to carry out a limited examination of the premises in order to advise upon its structural condition, overall stability and suitability for its conversion and adaptation for residential purposes.

This report must not be read as that which represents a full structural survey of all construction components, nor is it to be read as that which represents a full schedule of repair or dilapidations.

**DATE OF INSPECTION** 15 December 2015

**WEATHER CONDITIONS** Overcast with light rain.

**REPORT NUMBER** FC2015/209

## **LIMITATIONS**

We would remind you that this report does not represent that of a full structural survey with no examination of foundations or concealed or inaccessible parts of the structure and we have not tested any services.

## GENERAL OBSERVATIONS

### EXTERNAL EXAMINATION

The premises are generally as previously described, being a steel portal frame agricultural style shed, used as a stabling building with ancillary services and tack rooms and mezzanine accommodation. The building is clad with fibre cement sheet over the roof and single skin metal profile sheet to external walls on a masonry sub-structure. The building is approximately 25.5 metres long x 15.6 metres wide being approximately 7.2 metres to ridge and 5.5 metres to eaves. Fig.1.

The structure has a number of windows at high level with numerous personnel and large access doors with galvanised steel fire escape serving the mezzanine level off the right-hand elevation. Fig.4.

The property sits on a gradually sloping site surrounded by concrete hard standings with gravelled area leading to the adjacent paddocks and external facilities.

External examination indicates the building to be of good line and level, showing no deviation in horizontal or vertical alignment to suggest any neither recent nor past settlement or subsidence effects.

The external wall cladding appears to be in good condition other than one or two minor areas of damage but not causing any serviceability concerns nor allowing penetrating dampness.

The property has a number of timber personnel doors and hand operated roller shutter door serving the main stabling area. The rear extension is partially open and also fitted with galvanised roller shutter door all in good order. Fig 3 The PVC rainwater goods are generally found to be in satisfactory condition and windows are serviceable.

### INTERNAL EXAMINATION

Internal examination confirms a series of steel portal frames at approximately 3.6 metre centres comprising 254mm x 146mm UB columns with 178mm x 102mm UB rafter sections in turn carrying five timber purlins per roof slope and frame braced by 76mm diameter steel tubing within the end bay. The roof accommodates eight translucent roof lights. Fig.7.

Examination of the structural steelwork shows no evidence of significant corrosion to cause loss of metal or weakness within the frame with some areas displaying minor surface corrosion in need of simple mechanical cleaning and localised repainting.

Internal walls generally comprise 140mm dense concrete blockwork which were found to be of good line and level and these support the mezzanine timber deck which was found to be structurally adequate. The unit has an in situ concrete floor slab which again is of acceptable line and level and appears structurally sound. Fig.6. The floor steps in alignment between the side offshot and main stabling area.

Both the side and rear offshot structures have flat roofs and these appeared watertight as far as we were able to ascertain.



The addition of the mezzanine accommodation was made at or around 2006 and provides self-contained facilities, all internally plastered and decorated and generally found to be in good condition. Ground floor welfare facilities are all functional and in also in satisfactory condition.

## THE SITE

It is understood that the premises are served by mains water and electrical services, with surface water discharging into soakaways and foul water into a cess pit via private arrangement.

The external access way is serviceable.

## SUITABILITY FOR ADAPTATION

Whilst the building was originally constructed for agricultural purposes and converted into a stable block around 1990, there would appear to be no structural or major constructional constraints in restricting its adaptation or conversion for residential usage, although clearly the building will require upgrading in order to satisfy the relevant standards of current Building Regulations.

This report does not attempt to justify Planning constraints; however we see no structural reasons why the building cannot be modified in order to provide a two storey residential structure, retaining many of the existing opening positions and, with careful design, maintaining its agricultural appearance/heritage.

Its main structure is considered to be suitably robust without any significant modification i.e. strengthening or underpinning of foundations and undoubtedly the premises have been built as a permanent structure with an estimated design lifespan of around 75 years although this displays little evidence of any deterioration since its construction and has been maintained to acceptable standards.

We see no reason why there should be any need for substantial demolition although clearly modification will depend on the architectural proposals.

Whilst ground investigations have not been carried out at this particular stage, it is understood from reference to Geological Maps that the site is underlain by chalk and flint which is relatively shallow and foundations would most likely sustain additional loadings as might be imposed by the introduction of additional first floor usage and increased constructional loads.

We therefore conclude that there are no major structural constraints or concerns in respect of the buildings overall stability nor ultimately its suitability for conversion for other purposes subject of course to further appraisal of architectural proposals.



**SIGNED:**

  
.....  
R.A. FREEMAN  
BSc(Eng). C.Eng. M.I.Struct.E. M.I.C.E. MB.Eng.

**FOR:**

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**DATE:**

12 January 2016

## PHOTOGRAPHIC APPENDIX



1. Front elevation.



2. Left side elevation.



3. Rear elevation.



4. Right elevation and access stair



5. Internal above mezzanine level.



6. Internal at ground floor stable block level.



7. Typical steel frame.