



SANSOM HAMILTON & Co

Chartered Surveyors & Rural Business Consultants

BUILDING CONDITION SURVEY

ON A

BUILDING TO THE REAR

OF

193 ACRESFORD ROAD,

OVERSEAL, SOUTH DERBYSHIRE



ON BEHALF

OF

MR & MRS C MANN

MAY 2019



Agricultural

Commercial

Development

Residential



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1. INSTRUCTIONS

We are instructed to provide a report on the current structural condition of the building to the rear of 193 Acresford Road, Overseal. To achieve the purpose for which it is intended, the survey has been conducted with particular regard to the main elements of construction and their structural and weather proofing integrity. Therefore, in the interests of clarity and determining the suitability of the property for refurbishment or rebuilding, matters of a relatively minor detail have been omitted.

No investigation has been made of the subsoils or footings and therefore no opinion can be expressed regarding the ability of the foundations to continue to support the buildings. However, any suspicion of foundation weakness or failure would be reported upon together with recommendations for further investigative action to determine any problems. The inspection has been visual only and no practical tests have been carried out. The report summarises the state of repair and condition seen at the time of inspection; defects that have developed since that time are not covered. The inspection was carried out on 13th May 2019 by Martin Samson MRICS FAAV of Sansom Hamilton & Co. This report has been prepared for the sole use of Mr. & Mrs. C Mann and their professional advisers and the liability of Sansom Hamilton & Co does not extend to any third parties. This report is intended for use to support a planning application for conversion of the buildings to residential use.

2. LOCATION

The building is located on a level site situated to the rear of 193 Acresford Road and accessed from a lane to the rear. This report should be read in conjunction with the Andrew Large Surveyors Ltd As Existing plans.

3. CONDITION

3.1 Construction Principals

The structure is a traditionally constructed outbuilding with walls principally of concrete block under a timber roof structure supporting a corrugated steel sheet roof covering. The internal dimensions are: length 7.4m width 6.78m.

3.2 Main Walls and Frame

The main walls are constructed of concrete block and are 200mm in thickness to an eaves height of approx. 1.95m. The concrete blocks are set on lower level brickwork comprising two layers of blue engineering bricks and three courses of a traditional red brick. It is understood that the foundations to the building are of concrete as the top of the foundation can be seen. It is understood these are approx. 1m in depth. There is a damp-proof course to the walls above the concrete floor.

All of the block walls are in good condition being well pointed and there is no deterioration to any of the exterior blockwork. There were no signs of any movement to any of the walls and lintels have been provided over the openings.



3.3 Roof

The roof is a shallow pitch roof and the roof structure is constructed of timber rafters resting on the timber external wall plates. The rafters are 117mm x

45mm at 600 centres and cover a span of approx. 3.4m. The rafters are treated timbers and support the steel sheeted roof. There is some surface rust to the sheeted roof however generally it is level and tight and there are no signs of any water ingress.

To the centre of the property there is a steel beam spanning the centre walls of 4.76m in length and with dimensions of 150mm x 85mm. This supports the ridge. The ridge height is approx. 2.92m. All of the timber work and supporting structure is in good condition throughout and there are no signs of any deflection. The roof is capable of withstanding additional weight and insulation without significant alteration or rebuilding.



3.4 Interior Floor

The floor is of concrete construction, the depth of which is not known. However, a damp-proof membrane is visible to the sides and there are no signs of any cracking or distortions to the internal floor.

3.5 Interior Walls

To the interior there are two supporting walls to the centre ridge. Again, these are constructed of 200mm blockwork with no signs of any movement or deterioration.

4.0 CONCLUSIONS

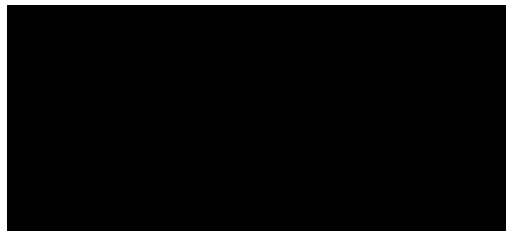
Having surveyed the building it is considered that the building is structurally sound and capable of being utilised as residential accommodation without any significant alteration to the structure of the building.

It will be necessary during the conversion process to provide insulation to both the roof, walls and floor and it is considered that this can be achieved without altering the structure of the building.

The building will require replacement windows and doors together with the installation of the necessary services however, these are considered to be minor items and will not affect the structure of the building.

A more aesthetically pleasing roof covering may be considered and dependent on loading the roof structure should not require replacement.

The floor slab is considered sound and capable of taking weight of any sub-dividing walls.



Martin Sansom MRICS FAAV
Sansom Hamilton & Co
May 2019