

BUILDING SURVEY

**SHOTGATE FARM,
LONDON ROAD,
RAWRETH,
ESSEX**

for Mrs L Willats

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Structural Statement, Shotgate Farm, London Road, Rawreth

- 1.0 The buildings were inspected by David Fenton FRICS M.Build.E MCABE, A Chartered Building Surveyor and Chartered Building Engineer.
- 2.0 The buildings occupy a level site to the south of a minor road from which access is obtained and are situated to the west of Shotgate Farmhouse which is listed Grade 2 as being of Special Architectural or Historic Interest.
- 3.0 The various buildings have not been used for any meaningful agricultural use for a number of years except for limited storage and as a workshop, but have generally been adequately maintained.
- 4.0 The buildings are shown on Drawing Nos LW/1-7
- 5.0 It is proposed to remove two detached buildings to the south and east of the main buildings as well as two lean-to sections and these, together with then open fronted Garages remaining with Shotgate Farmhouse are not described in this Structural Statement.

BUILDING A – TIMBER BARN

- 5.0 The timber barn comprises a three bay traditional timber framed barn, formed off a brick plinth and clad externally with weather boarding. The barn may originally have been larger but a modern steel portal framed building has been erected in close proximity to the south.
- 6.0 The barn has been much altered since construction with the door openings to the north gable and midstreys being in-filled with modern softwood stud work. Part of both the west and east walls have also been in-filled with a new softwood framed gable end to the south where abutting the portal framed building.
- 7.0 Where the east wall has been altered there is no masonry plinth and there is some

outward leaning of one bay where the plate is defective and there is no tie across the midstretey.

8.0 The original roof structure appears to have been replaced and now comprises softwood rafters at approximately 900mm c/cs and battens for sheet roofing. The roof is covered with corrugated sheeting and will require upgrading to support tile or slate roofing. natural slates.

9.0 There are large section tie beams spanning between the walls at main post positions with large braces at the tie beam / main post joints, although some are missing.

10.0 Where the original wall structure remains this is formed with 200mm x 200mm section main posts off a 200mm x 150mm sole plate immediately above the brick plinth which is 225mm in thickness. There are 150mm deep girth beams to each bay at mid-height and a 150mm deep eaves beam at the head from which the roof is pitched.

The intermediate studs are of varying section, mainly squared timber but with some un-squared and incorporating diagonal bracing to both above and below the girth beam.

11.0 The wall structure appears to be generally sound and the brick plinth complete except where missing to the east wall.

12.0 The walls are clad externally with black weatherboarding which whilst satisfactory for the current use will require renewal in conjunction with the provision of insulation and internal linings.

BUILDING B – STEEL FRAMED BUILDING

13.0 Building B is a four bay steel portal framed structure clad externally with corrugated sheeting to the roof and walls, with a large door opening in the southern gable end.

14.0 The structure is complete but will require upgrading to both the roof and walls as part of an overall conversion scheme.

BUILDING C – CART LODGE

- 15.0 Building C is part masonry constructed and part timber framed under a timber framed roof covered with corrugated asbestos cement sheeting at the western end and with clay pantiles at the eastern end where timber framed.
- 16.0 The masonry section is of 225mm solid brickwork with piers internally and which has a painted finish externally and incorporates a number of window / door openings to the southern wall. These are of metal casement type with projecting brick cills externally.
- 17.0 The timber framed section of the building was probably originally open fronted to the south but both elevations are now clad with black weatherboarding.
- 18.0 Both the masonry and timber framed sections appear in a sound condition with little evidence of any serious movement or defects.
- 19.0 The roof structure to the masonry section comprises timber trusses at approximately 2400mm c/cs supporting purlins for sheeting with a traditional construction to the timber framed section where covered with pantiles. The roof structures appear complete with little evidence of any serious defects but that to the masonry section will require strengthening to receive a tiled finish.

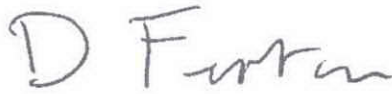
GENERAL

- 20.0 No trial holes have been undertaken to determine the depth of foundations that exist to any of the buildings. The masonry structures appear in a sound condition with little evidence of any serious movement or cracking being evident and it may therefore be possible, subject to a detailed inspection and agreement with building control, to avoid the need for underpinning.

CONCLUSION

- 21.0 The buildings are generally in a reasonable structural condition and in my opinion are

capable of conversion to an alternative use without the need for any substantial rebuilding.

A handwritten signature in black ink, appearing to read 'D Fenton'.

David Fenton FRICS M.Build.E MCABE

13th August 2017

DF/DF/LW/8/Aug'17