



Conversion Survey

on

**Northwest Barn at Lancarrow
Farm, Four Lanes, Redruth,
Cornwall**



Name and Address of Client: Mr & Mrs P H Care
Monument House
58 Coinagehall Street
Helston
Cornwall

Date of Inspection: 27th April 2021

Surveyor: Christopher M. Gunn BSc MRICS
The Old Parlour
Polgear
Four Lanes
Redruth
Cornwall
TR16 6NF

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1. INTRODUCTION

Please note that this Report is solely for your use and that of your professional advisers, and no liability to anyone else is accepted. Should you not act upon specific points contained in this Report no responsibility is accepted for the consequences.

The Report has been prepared in line with our terms of engagement already provided which have been incorporated into the end of this report.

2. OBJECTIVE

This was to provide the client with a detailed report upon the construction and condition to accompany a planning application for change of use under Class Q.

3. OVERALL SUMMARY

It is hoped that this overall view will help the reader to keep in perspective the detailed facts and advice which follow.

A purpose-built steel framed building around 10 years old with no issues of any significance.

4. TIME OF INSPECTION & WEATHER

The property was inspected on the morning of the 27th April 2021. At the time of inspection, the weather was dry and had been predominantly dry for all of April.

The subject buildings were unoccupied other than for some items of storage. They have been used for some winter housing of livestock.

5. SITUATION

The yard is situated up an unclassified road between Four Lanes and Penhalvean, and access to the yard is over a cattle grid.

The modern building lies to the northwest and the original timber framed building lies to the southeast of the yard.

The village of Four Lanes is around a 5-minute walk and has limited facilities including church, chapel, public houses, primary schooling, garage and post

office/general stores. Four Lanes itself is served by a reasonably good bus service with the town of Redruth being around 3miles distant.

The properties are in an elevated position having far-reaching outlooks across the land to the south.

6. DESCRIPTION

A standalone farmyard comprising of yard, former silage pit, old blockwork building no longer roofed and one modern steel framed farm building and one older style timber framed farm building.

7. THE SITE

As mentioned, the yard is located off an unclassified road. There is a former silage pit to the northeast corner of the site. To the northwest corner there is a former farm building that has not had a roof (in my memory of over 20 years) but can be clearly seen as a building by the windows that have been blocked up. This is currently used as a storage area.

The modern steel framed building is situated around 1m to the south of this and on the southeast corner of the site is a timber framed building which I would imagine dates from the around the 1970s.

The land slopes from the road down towards the south and the site would appear to be dissected by a lane which is laid in hardcore.

8. CONSTRUCTION AND CONDITION

The roofs, chimneys and other external surfaces of the building were examined from ground level, and with the help of binoculars. All the roof areas could not be inspected at close quarters due to the remit of this survey. Inspection from ground level was undertaken with the additional aid and benefit of binoculars.

ROOF

The roof is a simple gable pitch with gable ends on the south and north elevations. The roof is clad in corrugated fibre cement sheets with Perspex/fibreglass skylights. The ridge is matching fibre cement detailing with a fibre cement verge in place. The roof is straight and true with no defects.

FLOORS

There is no formal flooring to the barn as standard and this is just rab soil, the south section of which is partially covered in manure/straw.

GUTTERS & RAINWATER DISPOSAL SYSTEM

These are circular section PVC and partially incomplete due to damage, possibly by livestock and obviously during the conversion the rainwater goods will need to be reinstalled and go to a soakaway in accordance with building regulations.

EXTERNAL WALLS

This is full height timber boarding which is vertical boarding with butt joints so at this time of year with the dry weather we have had it has gaps between but during wet weather these will swell and close in. This is on 5x3" side rails which are on galvanised brackets to the steel frame; all of which were noted to be in good order. As with any vertical board cladding, during the conversion there is a need to seal in the detail between the boards. Often the best way of doing this is turning them from butt-jointed vertical boards to overlapping joints merely by adding 4x1" over the top of the joints.

Internally this will need a timber frame detail to allow for the insulation. This will be highlighted within the attached method statement.

There is full cladding to the south, west and north and the bays on the east elevation are part open with gates on the south bay. The middle and north bay have gates which are sheeted to reduce wind.

JOINERY

Not applicable.

SURFACES ADJACENT TO THE PROPERTY

On the east elevation there is concrete and the top section and soil on the south bay giving access to the adjoining field. There is a field to the south which wraps around the building on the west side also. This is below internal floor level. On the north there is a gap around 1m between the modern building and the now redundant building and this would appear to be hardcore/rab with very little weed growth.

It is important during the conversion that the external floor finishes are 150mm below internal and if this is not possible then a surface water drainage system is required.

STRUCTURE

In terms of structure the subject building is around 10 years old and as such would have passed all structural engineer's calculations required at the time. As mentioned, this is a galvanised frame. There are 5x3inch side rails at 1.6m centres supporting the vertical boarding and the roof is on 7x3inch purlins at 1.2m centres which is to the standard specification. To the south gable wall there is galvanised wind-bracing to the roof structure again to meet the structural requirements at the time of construction.

GAS

There is no gas in the vicinity.

ELECTRICITY

There is electricity at the yard.

WATER

Mains water is connected to the building.

DRAINAGE

There is no provision for drainage however there is ample land to allow for the installation of a private water treatment works or septic tank depending on location of water courses.

10. SUMMARY

A building of good quality with no significant issues and when converting in accordance with the attached method statement there should be no issues in regard to designing this to a standard suitable for building regulations to allow for conversion to residential.

11. CONFIRMATION OF INSPECTION

I hereby certify that the Property has been inspected by me and that I have prepared this Report.

SIGNATURE:

DATE OF REPORT: 4th May 2021

CHRISTOPHER M GUNN BSc MRICS
Member of the Independent Surveyors Association