Shore Associates Ltd
Chartered & Heritage Building Surveyors

Building A
Condition Survey Report

Building Condition Report

Land at Moat Road
Headcorn
Kent
TN27 9NU

Prepared By

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Prepared For: Catesby Strategic Land Ltd

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DOCUMENT VERIFICATION

BUILDING CONDITION SURVEY

ON:	**Building A – Land at Moat Road Headcorn, Kent TN27 9NU**
For:	**Catesby Strategic Land Ltd**
Shore associates project no.	**SAL – 1099**

Signature		**Name**
Prepared by:	*Steve Shore*	**Steve Shore BSc (Hons) MRICS, MCIOB, C Build E, FBEng**
Reviewed by:	*Garry Featherstone*	**Garry Featherstone BSc (Hons) MCIOB, Cert Ed**

Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
For Review	P01	7th August 2024	Steve Shore	Gary Featherstone	Steve Shore

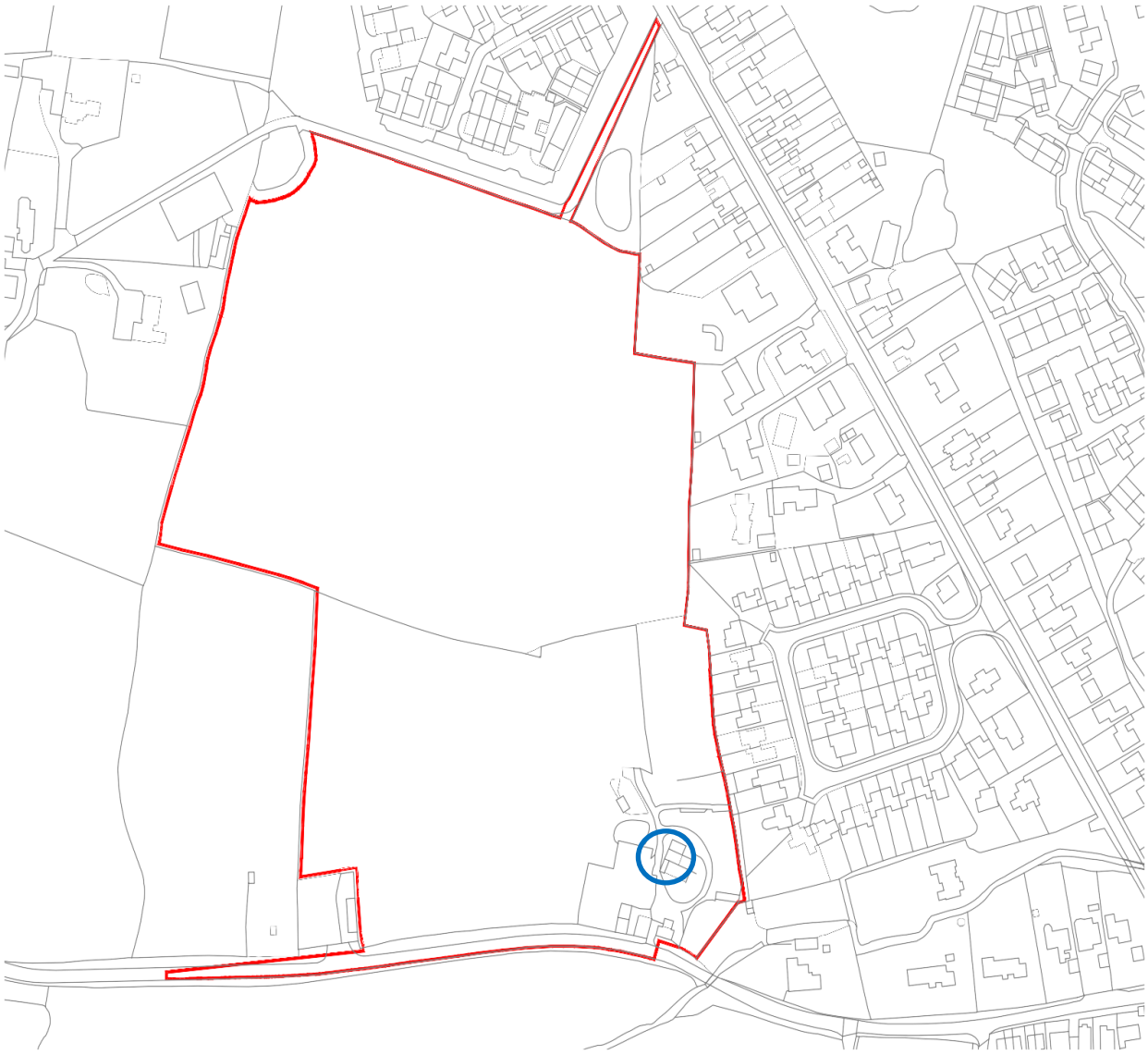
Introduction & Brief

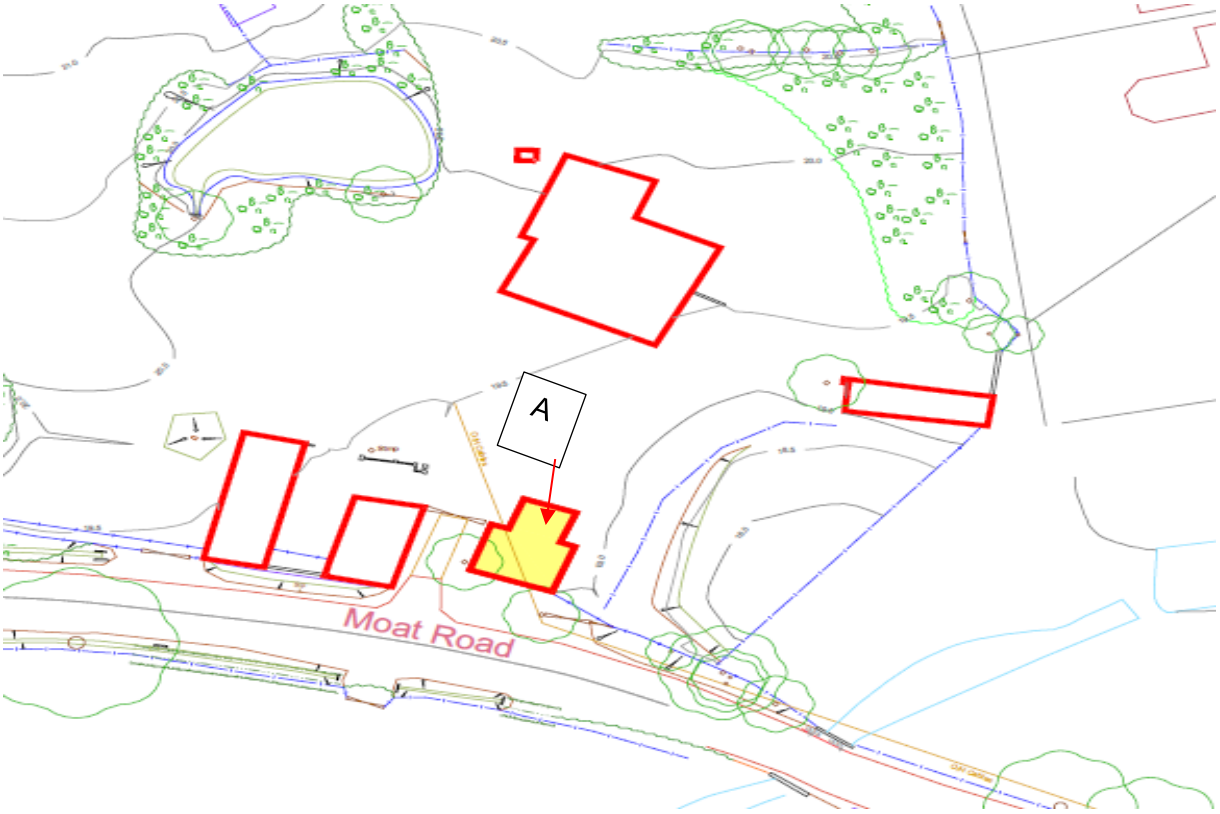
Shore Associates Limited (SAL) were instructed by Catesby Strategic Land Ltd to inspect, advise, and report on the current condition of the building marked as Building A, as detailed on the plan below at the Land on Moat Road, Headcorn Ashford, Kent TN27 9NU.

Date and circumstances of inspections.

The inspection of the outbuilding (Building A) was inspected on Tuesday the 6th of August 2024 between the hours of 8.40am and 10.30am. During the inspection the weather was dry and sunny there had been no significant rain fall that day or the proceeding day.

Plan of the Land – the blue circle details the location of the Building A which was the building inspected.





The Surveyor who inspected the property

On behalf of Shore Associates Ltd, the survey was carried out by Steve Shore who holds an Honors Degree in Building Surveying, is a Chartered member of the RICS (Chartered Surveyor) a Chartered member of the CIOB (Chartered Builder) & Chartered Construction Manager and is a fellow of the CABE (Chartered Building Engineer)
The surveyor declares no conflict of interest in inspecting and reporting on this property.

The report was prepared for you, the client, Catesby Estates

Victoria Groves – Associate Planning Director at Catesby Strategic Land Ltd contacted Shore Associates to carry out a survey and commissioned a report on findings of the condition of outbuilding marked above as Building A. The building is a standalone building, other derelict buildings surround building A.

The land at Moat Road, as I understand, is an allocation for approximately 110 dwellings in the adopted Maidstone Local Plan 2024. Catesby Strategic Land Ltd, in partnership with the landowner submitted an outline planning application for up to 115 dwellings. This has been refused by Maidstone Borough Council and Catesby Strategic Land Ltd, in partnership with the landowner are now proceeding with an appeal.

The planning application included the demolition of the existing farm buildings including building A. A replacement building similar to building A is proposed to provide a shelter within the open space of the new development.

The site itself does not contain any principal listed buildings, but building A could be considered within the curtilage of the Moat Farm now the "Moat" which is listed under reference Grade II 1060848 Listing date 26th April 1968.

The only building inspected was the building marked A, and the report below is only referring to Building A. The Instruction was to undertake a survey, and advise only on the condition of the Building A.

The dating of Building A and associated other Farm buildings has been covered in the Pegasus Group Heritage & Archaeological Assessment so I have not undertaken or reported on anything other than the condition of the building at the time of the survey.

The remit for the survey was to ascertain the buildings stability, including any materials therein that could be reused and if the building is in a condition that could be feasible repaired and or refurbished, in order that the building could be retained as a shelter of some type.

The thermo-hygrometer readings of the external conditions (at 09:00) were as follows:

Area	Temperature ˚C	Dew Point ˚C	Relative Humidity %	Absolute Humidity g/m^3
External	18.1	12.4	68.3	9.83

Comments on our inspections / surveys

A Vaisala HM40 thermo-hygrometer ("TH") is used to measure ambient temperature, dew point temperature and relative and absolute humidity: this is fitted with a 4mm probe to investigate areas of suspected dampness. Where relevant, the 'External' reading taken at the start of the Survey or a spot reading in a particular location will be at the head of each table of TH readings to act as a comparator.

Damp (resistance) or moisture meters ("MM") measure conductivity and are only suitable for use on clean, untreated timber. They cannot be used to measure moisture in other building materials – as stated in BS 6576 and BS 5250.

A FLIR E6 thermal imaging camera is used to analyse areas where there is cold bridging which may indicate water leaks, saturation or thermal changes in masonry/timber indicating trapped moisture. In the photographs, the temperature at the spot shown by the 'target' in the middle of the thermal images is given at top left. The scale to the right is the range of temperatures in that particular shot. The camera therefore sometimes shows very different colours between what would appear to be similar shots. This is because it picks up the maximum temperature in the particular shot and colours all other temperatures accordingly, relative to that maximum. Thermal cameras work best in colder weather when there is a greater temperature differential between inside and outside.

Digital cameras, the 'polecam' (a digital camera mounted on a telescopic pole) and binoculars may be used during inspection and for recording findings, as may a drone.

For timbers, we do not recommend any chemical treatment. BS7913 advises dry timbers and ventilated areas will not be damaged by decay or infestation. The book "Timber Decay in Buildings" (author Dr Brian Ridout; E & FN Spon, 2000) advises similarly that the best treatment for any timber issues is to dry the timbers to below 12% total moisture content. That said, localised treatment may be justified for a severe outbreak.

Overview

This Building Marked A is a detached building. The building is timber framed, raised @ 960mm 38" inches from the ground, it has not been used as habitable building. The roof coverings are close boarding with a slate roof covering laid over – there is no felt. The coverings sit over a cut and pitched roof, the roof is hipped.

The main floors are timber that sit on a sole plate that sits around the perimeter of the building, these sit on large timber members that are 260mm x 120mm "10-inch x 5 inch", these sit on Staddle stones. These were often used to raise buildings that housed haystacks/granaries etc and used as a type of foundation.

The outer walls are timber frame, made up of vertical boards with horizontal timbers. To the left hand W2 elevation there are a pair of timber doors, the W4 elevation has a timber opening window, the rear W3 is fully boarded & concealed with metal cladding, the Front W1 has an open frontage.

At The W1 elevation there is steel posts with timber at the roof supporting a corrugated roof sheeting, acting as an over hanging canopy.

To the W4, elevation the external covering cannot be seen as there is vertical corrugated sheeting installed, at W3, at low level, hiding the sub floor there is painted ply, at the main structure the wall is clad with a sheeting.

At the exposed external leaf at the W1, 2 & 4 elevation the walls full height are clad with a sheeting, internally the timbers retain the exposed timbers of the timber frame.

Through the flooring, there are timbers running W1 – W4, these are over boarded with timbers cross sectional to the floor joists.

At the centre of the building there are 3 vertical chamfered, moulded posts, there would have been 4, one is no longer present.

The condition of all timbers, that at the walls, roof and floors are in a state of serious disrepair – the roof no longer watertight has allowed water ingress into the building, which has caused the timbers to rot beyond any type of repair in many places, the walls are falling away from the sole plate, the floors are giving way under any weight, and the main centre supporting timber 10" x 5" has collapsed.

The wall plate details serious decay, the main rafters in many areas are no longer in contact with the wall plate, and in other areas have collapsed down into the building – the building itself is not considered safe.

In this report, the front wall of the building –– is designated “W1”. Working clockwise, W2 left hand side elevation, W3 the rear of the property and W4 the right-hand side of the property: Where appropriate, a wall junction/corner would be described as “W1/W2”, for example.

Front W1 Elevation

Side Left W2 Elevation

Rear W3 Elevation

Side Right W4 Elevation

Below is a schedule of photographs taken on the day of the survey, I have scripted below each photograph details of the findings, this hopefully will be simpler to follow rather than descriptive writing in paragraphs and referring back to each photo.

Staddle Stones are sat at the base of the bearing timbers, these all detail in fair condition.

At W3 there is a ply timber base, the main covering at the elevation is cladded in a metal sheeting.

W3 Elevation details two timber shutter doors at the opening – these are hung on metal hinges – which are detailing corrosion.

Floors & Bracing

In addition to the Staddle stones, there are vertical struts around the perimeter, these are in some places notched around the main bearing timbers and sit directly at the ground below, its condition is considered poor.

As above, the timber strutting here is nailed to the main 10” x 5” timber.

The joists that run from W1 back to W3 are in poor condition, decay / wet rot has caused significant decay to the vast majority of the timbers.

The timber flooring, those at the main bearing joists and the floor boarding laid over all detail significant rot, underfoot they give way.

Further example of the staddle stone acting as the support for the main timbers, the stones are in limestone, and although show some sign of decay, the main stone is still structurally supportive.

Example here of one of the main joists spanning from the sole plate through to the rear W3 elevation, the timbers are rotten and decayed, no longer sit at the bearing timber, and easily break away at touch.

At the corner of the W4/W3 there is little in the way of floor boarding left, the main joists below are decayed to the point that access was restricted.

As can be seen here the flooring throughout details significant rot through all of the flooring, there is significant rot where the joists are exposed, less so where floor boarding sits over.

The main joists at W2 are in very poor condition, the rot is extensive throughout the full length of the timbers.

The photo here shows the underside of the timber joists.

As above, below the main joists there are dividing post and rail timbers.

Due to the collapse in areas of the main bearing timbers, here a concrete section has been placed under the main perimeter ring beam timber, to assume add additional support.

Where the older timber joists sit, and as above there is extensive rot through the full sections of the timber, here the post notched around the timber acting as additional strut support is also decayed, the flight holes detail extensive wood boring insects, the timbers generally detail as wet.

The photo here shows further the staddle stone in a mushroom shape sitting under the main perimeter acting as the support foundation, the post and rail separating fence. The main timbers that are extensive in size acting as the timber ring beam are probably in the better condition of all the timbers, in the main due to their size.

The level here shows that the timbers running W1 – W3 are fairly level, the decay through the timber where it has decayed and come away, details the misshape of the timbers.

As above photo, it can be seen through the photo here the first 5 joists in particular extensively decayed.

The photo here taken with a pole camera under the main floor shows the underside of the joists to be saturated, and details wet rot and some decay.

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cabe chartered association of building engineers

The main roof covering as earlier described is a cut & pitched roof, with close boarding laid over the main timbers, with a slate roof covering, metal profiled sections at the hips and ridge.

At the front section at the canopy there is a corrugated roof laid to falls.

The drone photo here shows the extent of the decay of the roof.

The boarding at the roof timbers has decayed and collapsed, the slate coverings with it, in the main throughout the roof, some sections remain, but are precarious.

As above, the close boarding is small in profile and as highlighted details significant decay, slates are slipping due to assumed nail sickness and the decay of the boarding below.

The drone photo here shows the W1/W2 hip section of the roof, again the boarding is decayed, the trusses detail decay due to water ingress over a long period of time.

The metal profile at the hip is detailing extensive rust, and separation.

The roof section at W3 is in similar condition to those at the other elevations.

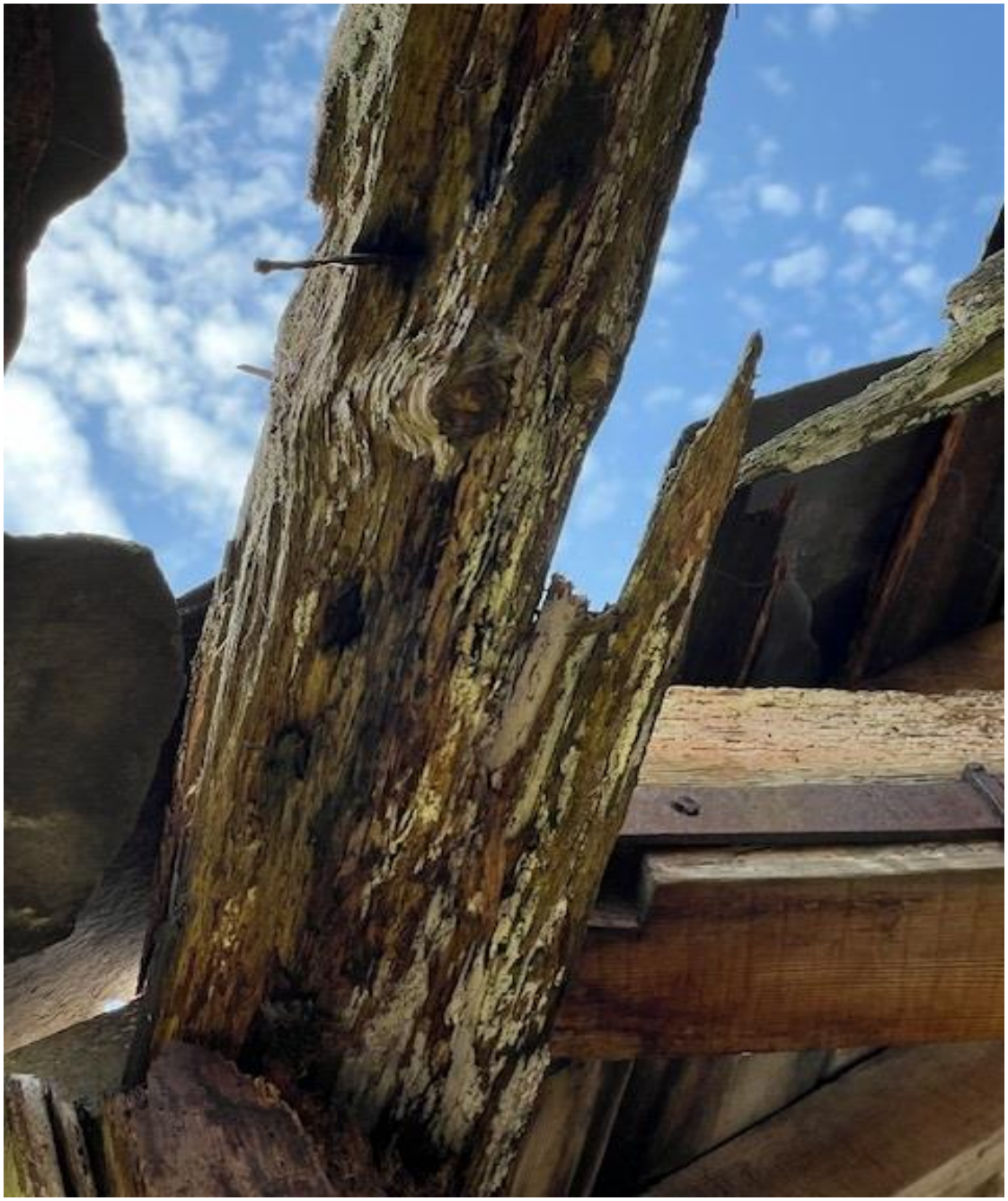
As above

At the hip, as indicated, the timber is circular in profile, with metal support rings rising above the main hip timber, the circular section now details rot through the timber. The truss is birds mouthed over the plate; the timbers here given the condition of the other trusses is fairly good in comparison.

As above

As can be seen here at W1, there are a number of trusses missing, many of those that remain are rotten at the ends, are no longer in contact with the plate, and would suggest that this section of the roof is hanging on by a thread and would be considered dangerous and ready to collapse.

Similarly, at W2 many of the trusses are missing, and can be seen laying at the sub floor, the close boarding is decayed, and again the structure here would be considered dangerous and, in a condition ready to collapse.



Condition of some of the rafters' still in situ are considered decayed and are suffering from extensive wet rot.

Photos taken from within the building show the extensive decay throughout the roof.

The photo here details the main bearing cross sectional timber sitting on a decayed wall plate, the post below also details extensive decay, the joists ends are no longer in contact with the wall plate in many locations.

The wall plate which would also be the lintel at the W1 elevation, is decayed to the point of complete rot through the timber.

Detailed here is the main purlin, substantial in size given today's standards, but decayed at the ends and being held up by rotten strutting and cross braced timbers.

In the main the vast majority of the timbers, at the roofs, walls and the floors are Machine sawn timbers. The timbers that detail as older are in generally in a poorer condition.

As can be seen here at the W2/W3 the roof section is completely missing, the hip rafters are no longer in situ, similarly with the wall plate and rafters.

Main walls

As earlier described the walls to the building are timber framed, with vertical and horizontal timbers clad externally in vertical timbers, the external side of the walls has a metal sheet cladding fixed to it, this hides the condition of the timbers that side, the timbers that were exposed were those on the internal side, the exception being at W3 where the metal cladding sat on the internal face as well.

At the centre of the building there would have been 4 vertical posts, these braced and supported the cross-sectional timbers, these are chamfered in detail, only 3 are now in position.

Metal cladding that sits at the external of the building

The vertical timbers at W1 show the timbers to be significantly decayed, as are the support horizontal timbers.

As earlier described, there are vertical posts within the building, it is assumed there were 4, only 3 are now still on show, the posts are chamfered in style.

As above, the posts here are chamfered in style, but are now suffering from some slight wood boring insects and rot.

As above.

As other locations the head of the post as above, is mortice and tenoned into the cross-brace timber and tied with a timber pin dowl.

The cross timber here is also morticed at the head of another post, the other cross-sectional timber that sat over the ledge brace has now collapsed.

The rear wall at W3 details metal cladding, I could not access this wall to investigate as the timbers under foot gave way and is not advisable that these are walked on. It is assumed that the wall here is still insitu because of the metal cladding, there is no longer any tie back from the roofing joists to hold the wall upright and would suggest that removing any part of this cladding would result in full collapse of the wall, and what remains of the roof.

The timbers that sit under the shutter windows at W4 are decayed not only at the vertical timbers but also at the supporting horizontal timbers.

Here the photo details the wall/roof and floor condition at the corner of W3/W4.

Timbers need to be ventilated, given there are is no roof, most of the walls allow ventilation due to their condition, timbers should be dry and around 10-12% moisture, here we have a reading of 16.9% the timbers are wet and this is the case in most areas, the decay of wet rot and the beetle attack is extensive throughout the vast majority of the timbers, the timbers are soft, and break away in may locations when touched.

Timber condition of the horizontal brace timber at W1

The vertical timbers at W1 have been somewhat protected by the more modern metal canopy and corrugated roofing, but still details as decayed.

The internal braces, and walls

The external corrugated sheeting that sits over and at the W4 side at W1 elevation is of a far more modern construction with timber framing and metal support posts, the timbers are still supportive, are modern sawn timbers, but again due to the missing roof coverings here as well have become saturated due to water ingress and are now starting to show signs of decay.

At the W2 elevation, similar as those at W4 there are timber openings with metal hinges, here as opposed to a window, there are double doors, the timbers are again extensively decayed.

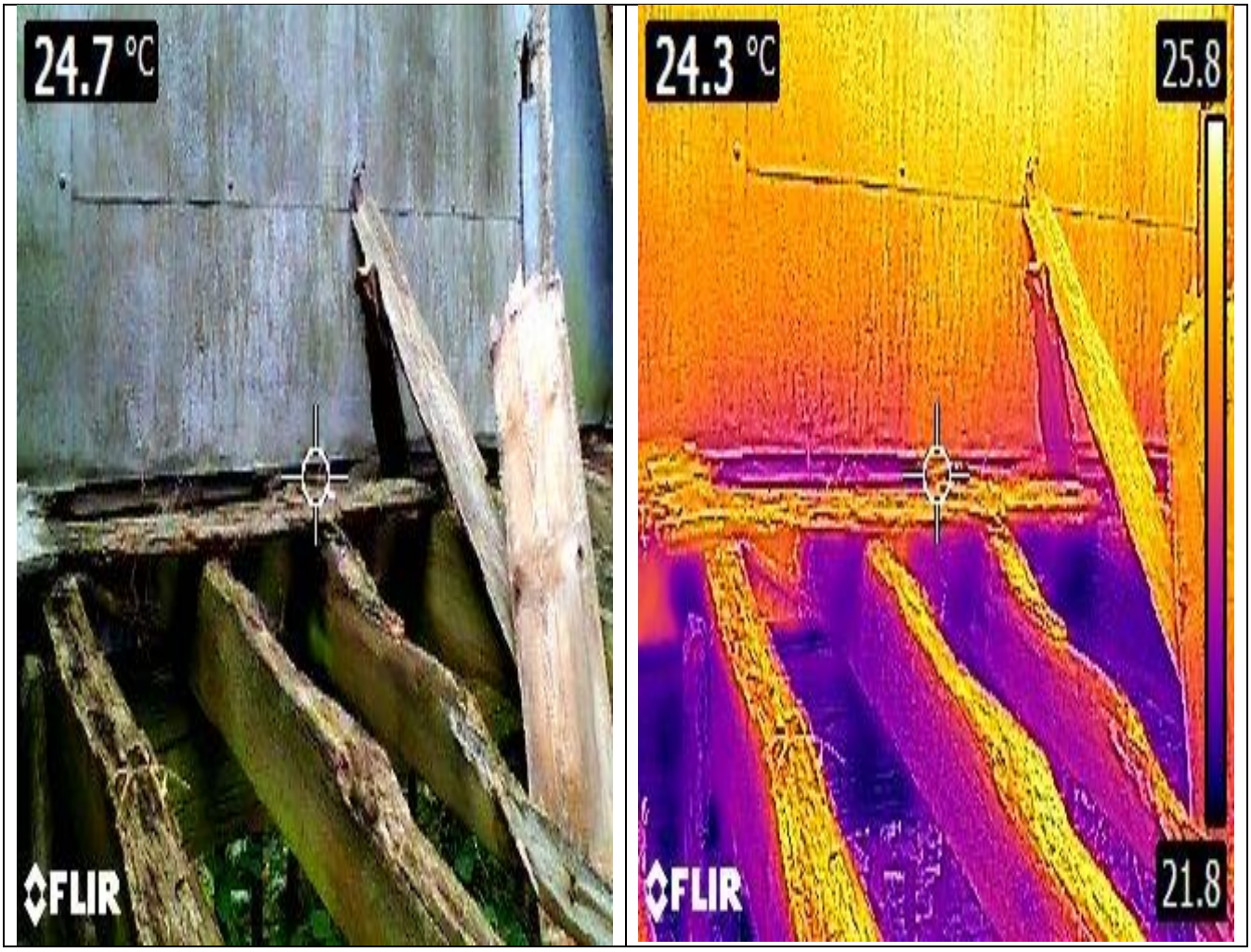
Where soffits sit, these areas are timber, again where protected by overhanging slate, these are in fairer condition, where the roof sections are missing, the timbers at the soffit are decayed, missing or non-existent.

Thermal imaging photos were taken from inside the building, here the thermal camera pictures on the left detail that seen through a normal lens, that on the right is that seen through a thermal lens.

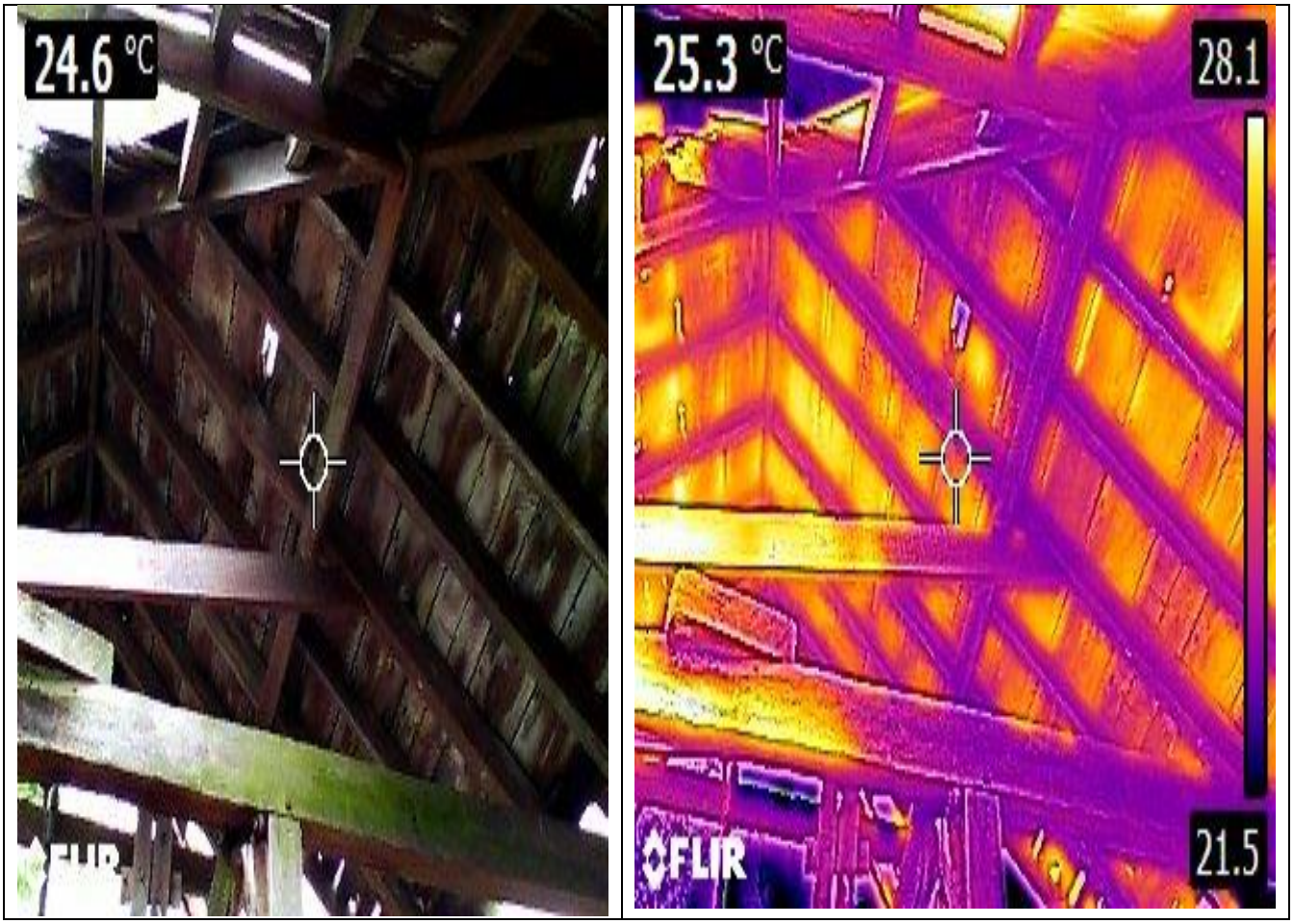
Areas that detail as dark blue suggest wet/damp or cold bridging. You will see where there is a covering at the roof and the sun is able to heat the areas internally, the floor is yellow in colour, warmed by the sun, the areas that are less exposed are far darker in colour.

Here the thermal imaging is looking at the Corner at W4/W1

At W3/W4 in normal lens mode you can see the extent of the saturation to the timbers particularly at the timber to W4. In thermal imaging the same wall is dark blue, section at the floor also detail as dark blue – again damp timber is evident throughout.



At the floor at W2/W3 again in the separating thermal imaging, the timbers in thermal mode detail the very dark blue areas, particularly at the joist ends.



Thermal imaging of the roof timbers gives a clear example of wet timbers, the close boarding that still exists is warmed through sun light and is detailed in the yellow, the blue details the saturation at the timbers.

Conclusion of the Condition survey

The building is now considered in a poor state of repair. The roof timbers, along with the wall plate and many of the trusses are not in any condition that they could be salvaged, or re-used, similarly at the walls and the floors.

The main perimeter ring beam timbers the 10" x 5" timbers along with the chamfered timbers are probably the only structural timbers that would be salvageable but would suggest that the main ring beam timbers would need trimming at the ends, and possible splicing should they be reused – in any capacity.

The staddle stones are salvageable and should be retained.

Should a new construction be built to match that which is there, I would suggest that the 3 vertical chamfered timbers are retained and reused, a new matching timber be made so that 4 can be sited. The tenoned sections that are not excessively decayed and the staddle stones all be re-used, along with the large sectioned ring beams.

Limitations and Exclusions

1.0 In accordance with our standard practice, we must state this report is confidential to the party to whom it is addressed, and their professional advisers and no responsibility is accepted to any third party whether under the Contracts (Rights of Third Parties) Act 1999 or otherwise for the whole or any part of its contents.

2.0 We have not carried out an inspection in respect of any hazard categories. This report is limited to the requirements of the brief only.

3.0 We have not commented or advised on any matter the significance of which, in relation to the building was not apparent at the time of the inspection or from the inspection itself.

4.0 We have not undertaken any structural or other calculations.

Accessibility

1.0 We have not opened or inspected those parts of the structure which were not exposed or are inaccessible. We are therefore unable to confirm such parts or free from significant defect, wet rot, dry rot, or other defects.

Hazardous Materials

1.0 Unless otherwise expressly stated in the report, we assume no deleterious or hazardous materials or techniques have been used in the construction of the property.