

Our ref: PJW/31713

29 April 2021

BY EMAIL ONLY: [REDACTED]

Henry Wagstaff Esq
Strutt & Parker
31 North St
Chichester
PO19 1LY

Dear Henry

Report on Structural Inspection for West Sussex County Council and Strutt and Parker
Guernsey Farm, Yapton Road

Please find below my report on the above as per my inspection undertaken on the 16 March 2021.

Background/Brief

The following report concerns an inspection of the structure of various buildings at Guernsey Farm as shown on the Block Plan and Existing Ground Plan attached. Our brief was to undertake an inspection to confirm that the buildings are structurally sound and capable of conversion to light industrial (Class E(g)), and storage and distribution use (Class B8) without rebuilding or significant alteration or extension.

Instructions/Inspection

E-mail instruction of 25 February 2021 given on behalf of West Sussex County Council by Strutt and Parker. Instructions are accepted in accordance with The Association for Consultancy and Engineering Agreement 2 2009 "Advise and Report"

Our inspection was undertaken by our Mr Peter Willmott author of this report on 16th March 2021. Our inspection was of visual nature only without recourse to exposure of concealed elements of structure.

General Description of Properties Inspected

Farm Shop

Single storey load bearing masonry structure comprising solid external walls of coursed flint construction with brick quoins and reveals all under slate covered pitched roofing. It is estimated that this building would date from the mid 1800's. Its most recent and long-term usage has been as a farm shop.

Agricultural Buildings

a grouping of single storey buildings generally of precast concrete portal frame construction of "Atcost" manufacture and likely to date from the 1960's and under a mixture of corrugated roof and side wall claddings and fairface block infill panels. These buildings served to provide agricultural use. It is noted that the structure of the southernmost of this group of buildings is completely concealed internally by sprayed insulation and externally by corrugated claddings. Whilst clearly of the same general "Atcost" construction no comment can be made at the present time on the condition of the concrete frames.

Ground floor construction for all buildings is solid concrete ground bearing.

All buildings are generally to good line and level.

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Observations/Opinion

Farm Shop

This building is of robust construction having external walls of good thickness and from a structural viewpoint all having performed adequately to date. The west elevation in particular has been subject of modifications to window and door openings and on this side of the building there is ramp access giving entry to the former shop together with feature planters. The roof structure is largely concealed by board ceilings all at raised collar level and featuring timber cross beams (4 Number) which receive purlin struts. Walls internally are dado board clad and plastered above or otherwise concealed by display units. The floor surface at the south end is overlain by boarding which has buckled upwards this indicative of moisture uptake during the period of closure and suggesting the absence of a damp proof membrane. Walls are unlikely to have any damp course provisions.

Walls display minor cracking generally at brick reveals and adjacent the sliding door on the west side. Instances of these observations are recorded in the photographic appendix.

Purlins show evidence of a degree of sag minor in nature and typical of traditional roof structures of the era. Associated with this is a minor degree of roof undulation and spread. These matters are all of a nature commonly encountered and which can be readily dealt with as part of any conversion/conservation exercise. At the time of such works comprehensive overhaul can be expected to cover a general condition check of structural timbers including eaves wall plates.

Agricultural Building

Accepting the limitations on inspection of the southernmost building these structures are of robust precast concrete portal frame construction supporting corrugated sheet roofing via precast concrete purlins. The lean-to accommodation on the south side of this group of buildings is of more recent origin and is under profile metal deck roofing on rafter supports.

The general appearance of this group of buildings is marred by lack of maintenance to rainwater goods and locally to claddings but the basic structures have performed well to date. Lack of maintenance has also led to ivy growth in places and accessibility of the buildings to pigeons has not helped. It has to be noted that reinforced concrete structures are subject to long term deterioration caused by reinforcement corrosion this linked to a number of factors including concrete quality depth of cover to reinforcement etc. From our general inspection such problems are not evidenced as yet but a more comprehensive inspection to include concrete sampling and testing is advised to enable predictions to be made of ongoing performance expectations and to determine if there is evidence of the onset of concrete spalling due to reinforcement corrosion not so far identified.

It is noted and emphasized that it is possible using specialist products to enhance the durability performance of reinforced concrete structures as would be appropriate depending upon the performance life desired.

Appraisal of the southernmost building would be dependent upon exposure of sufficient of the currently concealed frame elements.

Conclusion Generally

Subject to the foregoing we are satisfied from our inspections that the buildings inspected are structurally sound, of permanent construction, and capable of conversion to light industrial (Class E(g)), and storage and distribution use (Class B8) without rebuilding or significant alteration or extension. Typically for any buildings of the age of these we would advise full drainage surveys. We do not comment on other non-structural matters including services and doors/windows.

Nothing in this report confers or purports to confer on any third party any benefit or any right to enforce any term of this report pursuant to the Contract (Rights of Third Parties) Act 1999.

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Photographic Appendix

Sheets 1-3 Farm Shop showing general appearance instances of minor cracking and wear to brick quoins: also typical interior roof beams and buckling of timber floor overlay to former sales area south end.

Sheets 4-5 Agricultural buildings showing general appearance externally and internally.

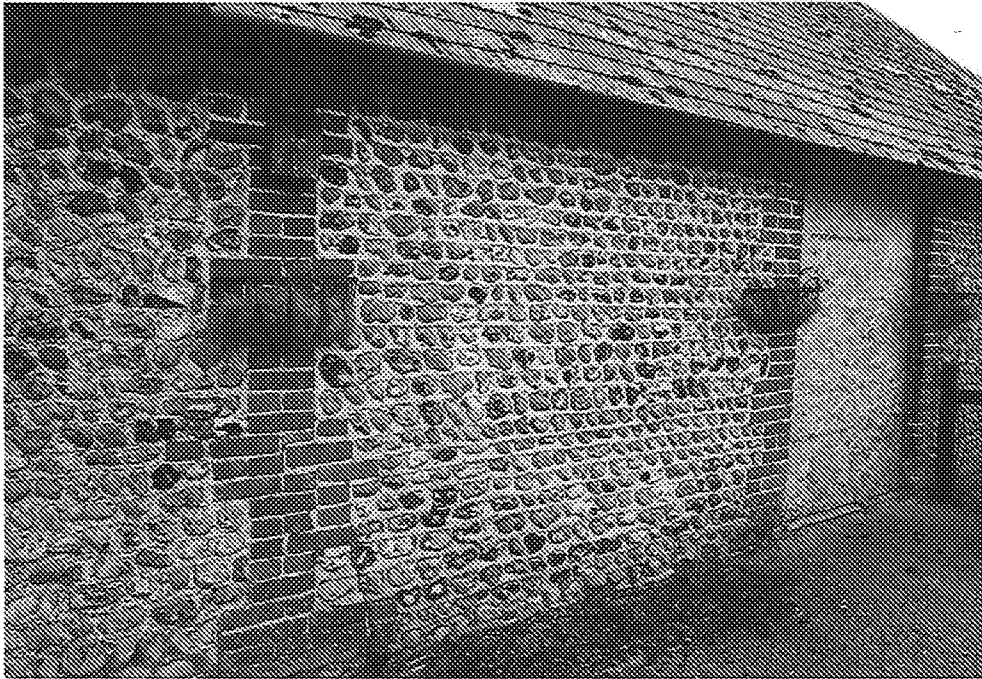
Yours sincerely

[REDACTED]

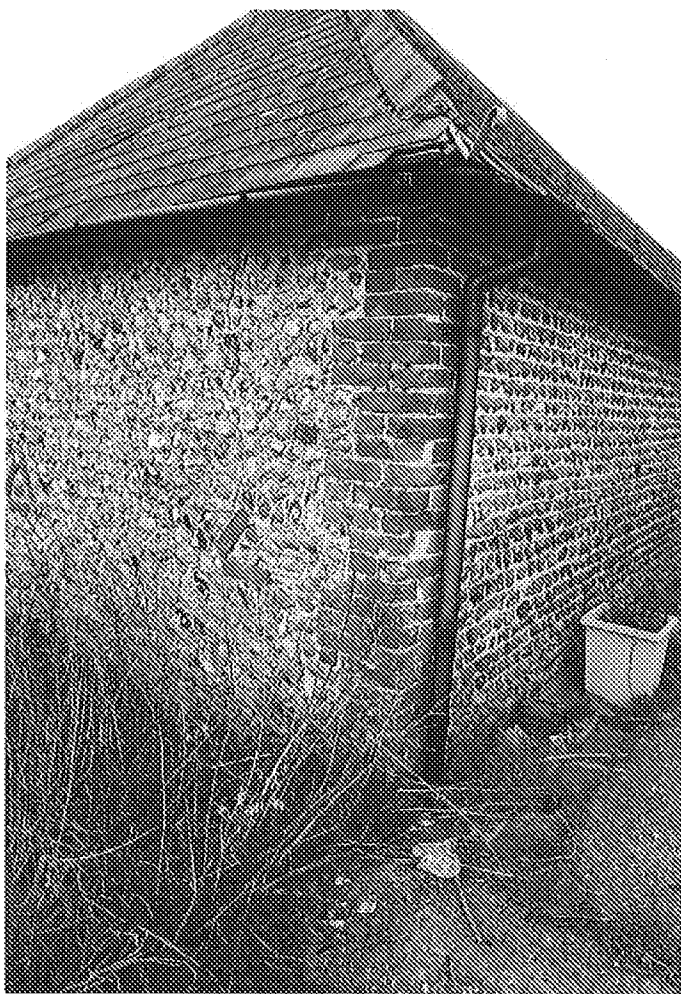
Peter Willmott CEng; FStructE
for ARCHIBALD SHAW

Enc: Photographs
 Block Plan
 Existing Ground Plan



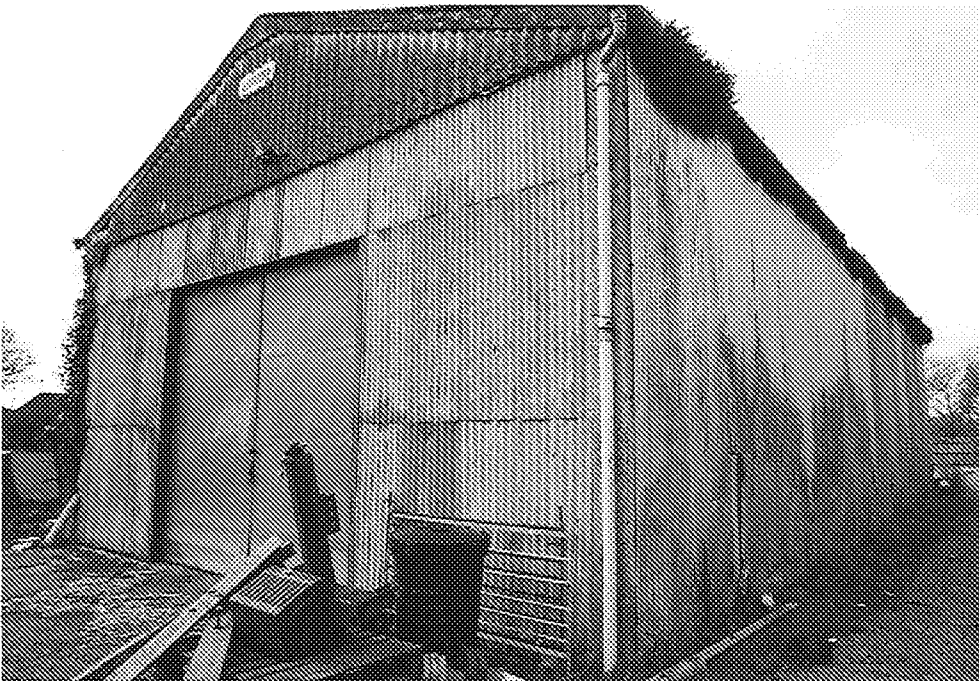
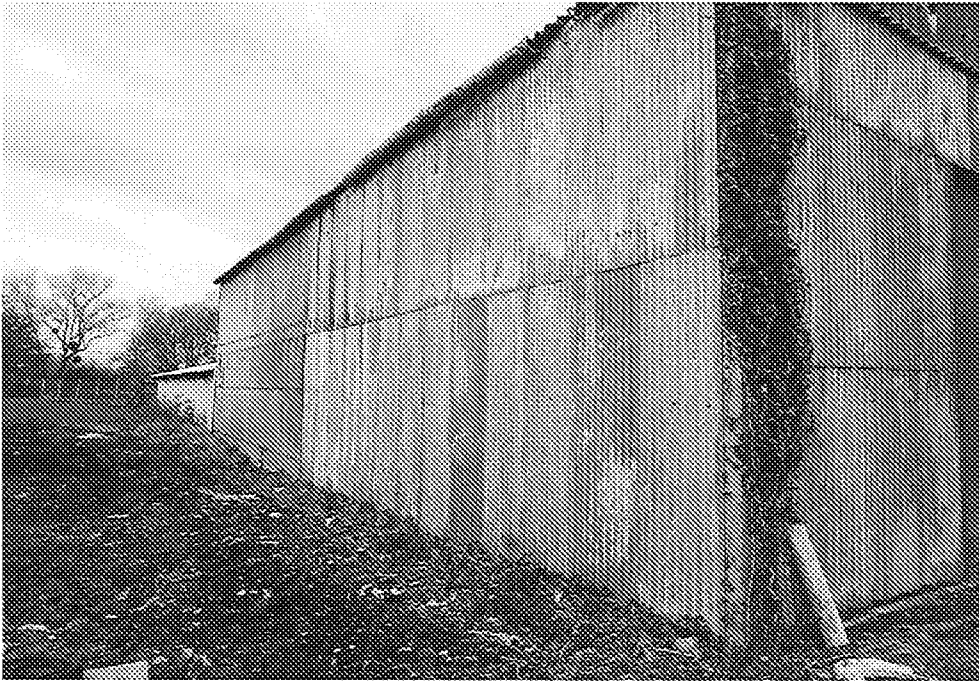


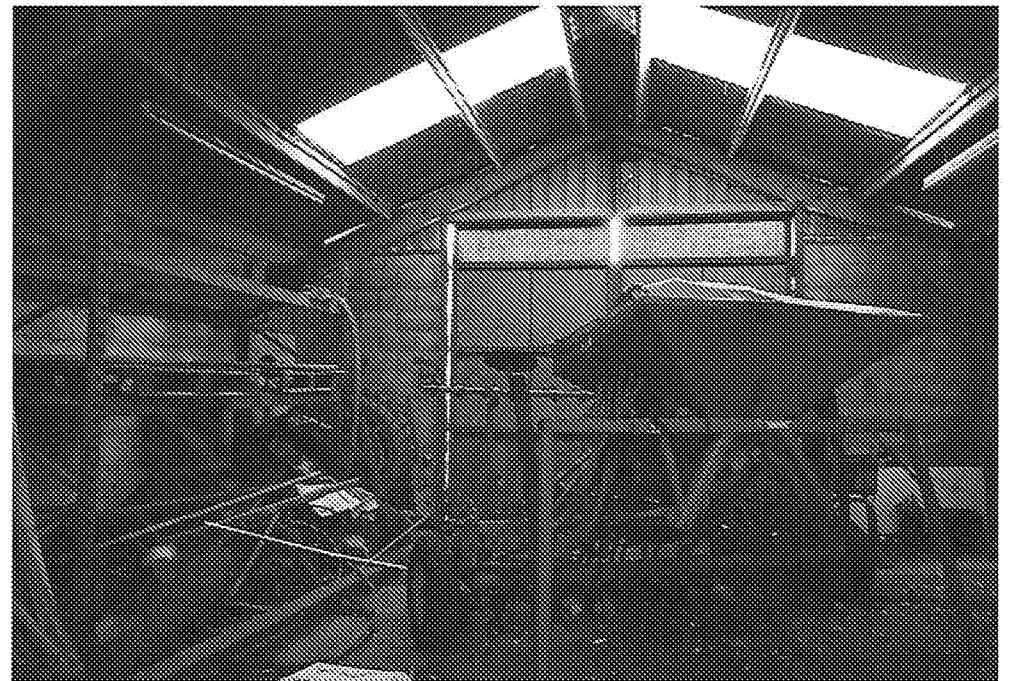
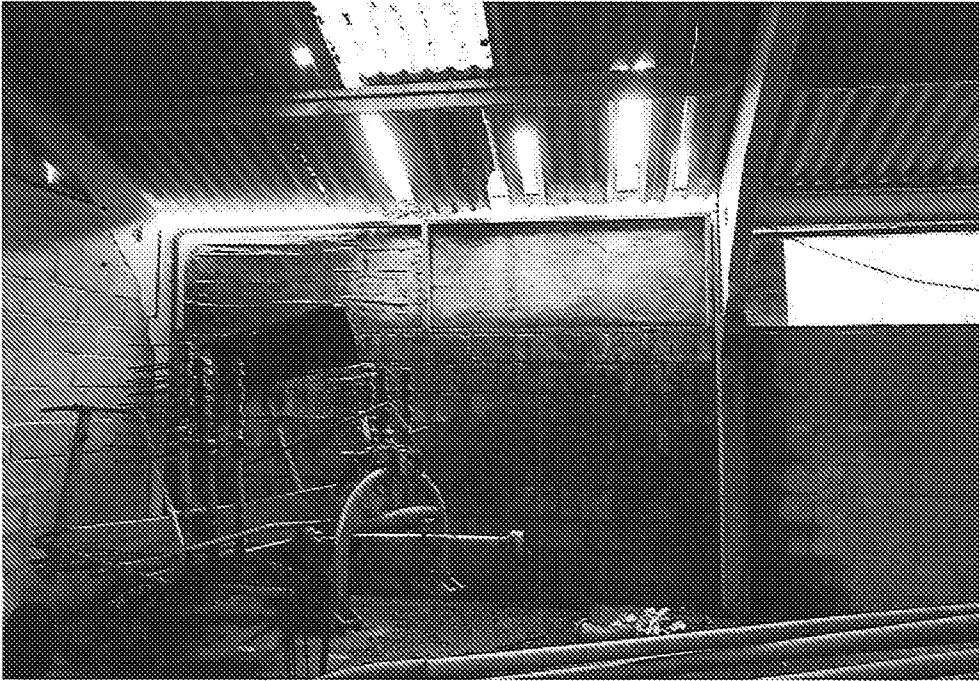
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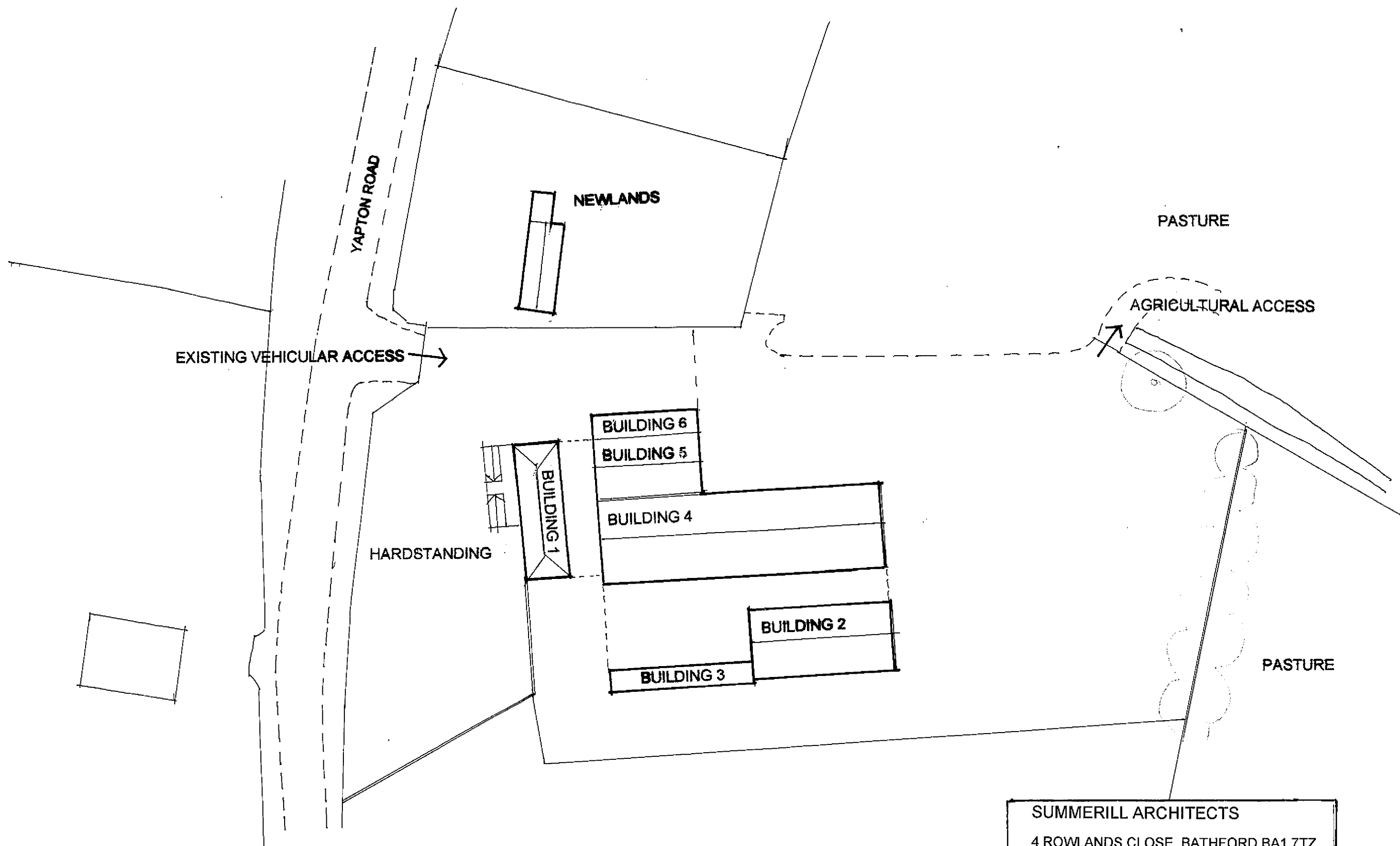












BLOCK PLAN SCALE 1:500 @ A3

0 5 10 15 20 25 50m

SUMMERILL ARCHITECTS

4 ROWLANDS CLOSE, BATHFORD BA1 7TZ

vivienne@summerill.com

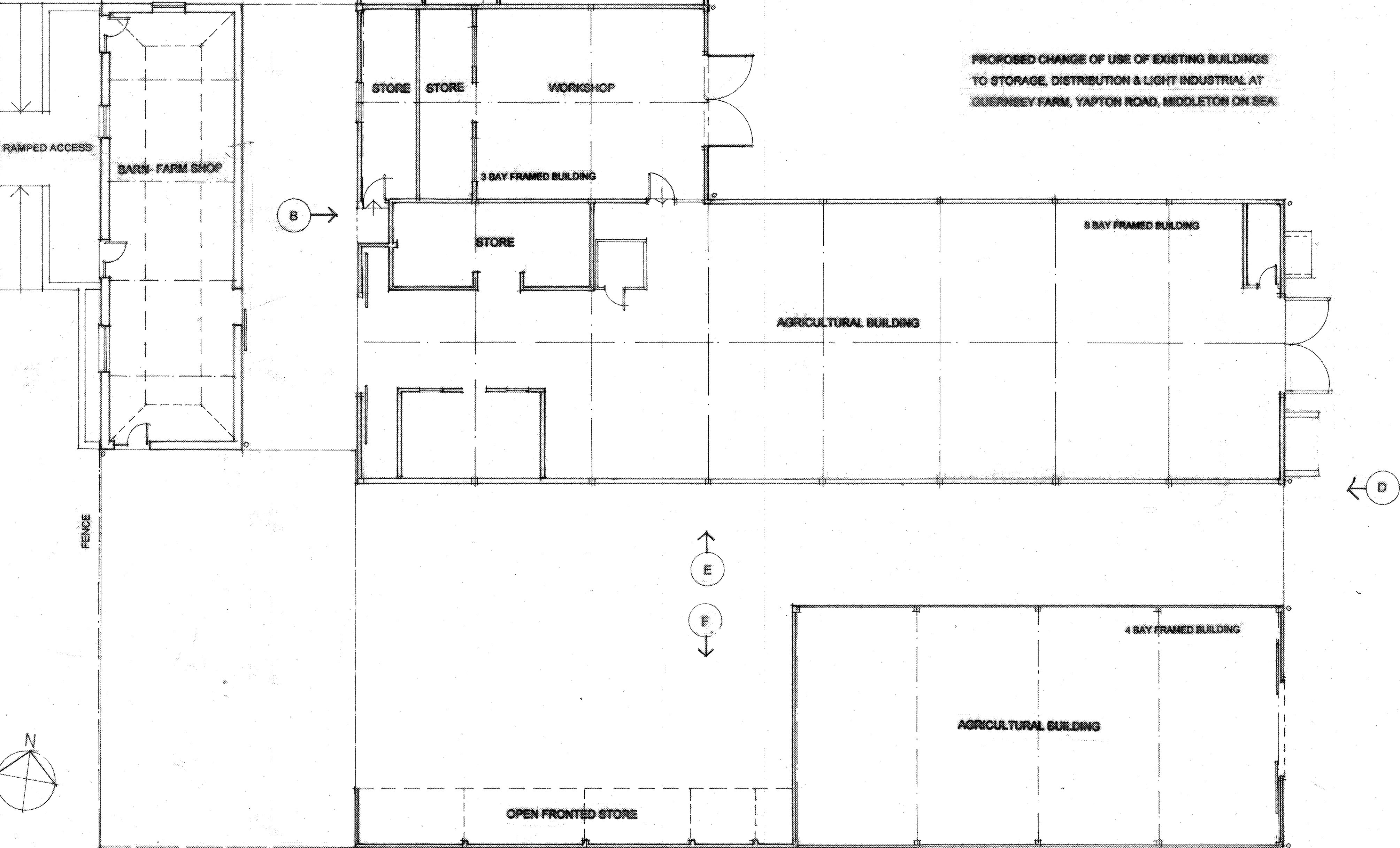
Drawing Ref: 2056- *Pol*

Date: March 2021

**PROPOSED CHANGE OF USE OF EXISTING BUILDINGS
TO STORAGE, DISTRIBUTION & LIGHT INDUSTRIAL AT
GUERNSEY FARM, YAPTON ROAD, MIDDLETON ON SEA**

SUMMERILL ARCHITECTS
4 ROWLANDS CLOSE, BATHFORD BA1 7TZ
vivienne@summerill.com
Drawing Ref: 2056- P02
Date: March 2021 Scale 1:100 @ A2

PROPOSED CHANGE OF USE OF EXISTING BUILDINGS
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GUERNSEY FARM, YAPTON ROAD, MIDDLETON ON SEA



EXISTING GROUND PLAN 1:100 @ A2

