



QUINQUENNIAL INSPECTION REPORT
KINETON BARN

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1.00 Description

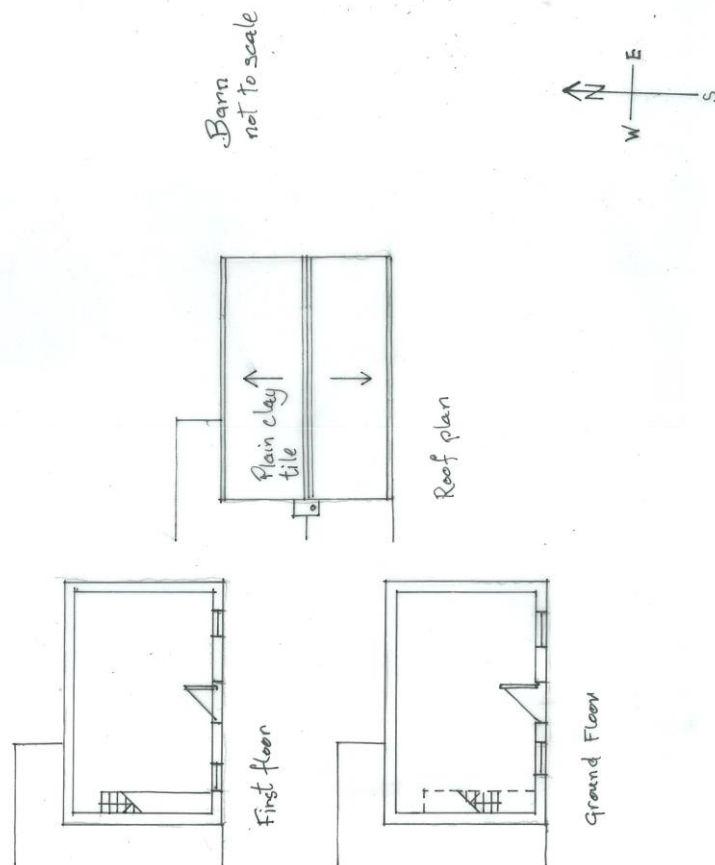
1.01 I use the ecclesiastical compass related to the adjacent church thus windows and openings are on the south elevation.

This is a traditional two storey barn dating from the 19th Century.

Walls are of solid red brick with gables to east and west. The roof is a steeply pitched timber structure in three bays with two trusses supporting purlins and rafters. The roof is underdrawn with felt and covered in plain clay tiles

Windows and access openings timber framed on the south elevation.

First floor of timber. Main beams supported on posts. The joists and boarded floor appear to be relatively modern. Concrete ground floor. There is a narrow stair against the west wall (**Figs 1 & 2 & Plan A**)



Plan A



Fig. 1



Fig. 2

2.00 Condition of Interior

2.01 Ground Floor

Floor – Concrete floor with drainage channels adequate for its purpose.

Walls – Painted. Vertical crack in the south east corner which is of no immediate structural concern. Minor crack also at the south west corner.

2.02 First Floor

Floor – Timber floor generally in sound condition (**Fig. 3**).

Two splendid traditional wooden trusses supporting purlins. Roof is relatively modern it is felted and in good condition. North wall is not bonded into the south wall (**Fig. 4**). There is slight movement at the top of the north wall and a crack runs from here diagonally up to the purlin. Some dust to a rafter which may indicate wood-boring beetle though I think this is minor as roof timbers are modern. Minor crack through joints towards the east end of this north wall (**Fig. 5**).

The east wall is generally in good condition. Slight cracking at the junction of north and east wall (**Fig. 6**). Of no immediate worry but this should be monitored. The window timber is not decorated.



Fig. 3



Fig. 4



Fig. 5



Fig. 6

3.00 Condition of Exterior

3.01 East Elevation

Some spalled brick faces and open joints. Minor indication of slight movement adjacent to the eaves at the south end of the wall.

3.02 South Elevation (*fig. 1*)

Open joints to brickwork particularly adjacent to the downpipe which is rusting, possibly leaks from the joints. Decorations and puttying failing to window. Weatherboard at the base of the first floor door and the ground floor door are missing. Cill of the first floor door rotting. Eaves gutter rusting. Open joints below the first floor doorway. Rusted eaves gutter.

3.03 West Elevation (*Above the Cottage*) (*Fig. 7*)

Open joints to the abutting brick stack, which serves the cottage rather than to the barn.

3.04 North Elevation (*fig. 2*)

Open joints to brickwork particularly at low level. Generally in sound condition.



Fig. 7

4.00 Roofs and Gutters

4.01 North Pitch

Plain clay tiled roof. In good condition. One or two open joints to ridge tiles. Small section of the cement fillet abutting the chimney stack to the cottage is missing.

4.02 South Pitch

Generally in good condition. Open joints and slightly displaced brick at the head of the chimney stack to the cottage (*fig. 7*).

5.00 Scope of Inspection

5.01 The inspection was confined to a visual examination of the exposed parts of the structure, both inside and out, but did not include woodwork, services, finishes or other parts of the structure which were covered, unexposed or inaccessible, and it is not, therefore, possible to report that any such part of the building is free from defect.

6.00 Services and Insurance

- 6.01 Each quinquennium the heating system should be inspected by a qualified heating engineer.
- 6.02 An Electrical Test Certificate should be obtained from a qualified electrical engineer each quinquennium.
- 6.03 Any lightning conductor should be tested each quinquennium.
- 6.04 It is advisable that at least one fire extinguisher should be kept in an easily accessible position within the church. This should be serviced in accordance with the manufacturer's recommendations.
- 6.05 It is advised that the fire insurance should be reviewed each year.
- 6.06 A log book should be kept of all repairs and improvements carried out at the church.
The nature of the work should be described, the builder carrying out the work, the cost, and the supervising architect. A standard format for the log book is obtainable from the Church Commissioners.
- 6.07 This is neither a specification nor schedule of works and should not be used for that purpose.
- 6.08 The writer would be happy to meet with the Management Committee to discuss the recommendations contained in this report.

7.00 Recommended Repairs

This is a good sturdy building in generally good condition. There are however a number of faults which need to be rectified and monitored in order to avoid more costly repairs in the future. Brickwork generally remains structurally sound if water is kept out of the fabric. The report notes area of spalling brick faces as a result of open mortar joints. In some instances this is due to the effect of water being shed onto the brickwork from defective rainwater goods. The cast iron eaves and downpipes should be redecorated and adjusted to effectively take away storm water. Open joints should be repointed in an appropriate lime mortar.

Timber work and glazing would benefit from repair and redecoration and the replacement of missing weatherboards.

There is some structural movement particularly where this is poor bonding between walls. This could be addressed by introducing stainless steel ties into the joints of the brickwork.

Budget cost £8,000

8.00 Programme for Repair Works

Priority A (urgent)

Budget £500

Adjust eaves gutters and ensure that all storm water is free flowing.

Watching brief on structural cracks.

Priority B (as soon as is practicable)

Budget £2,500

Redecorate cast iron rainwater goods.

Replace missing weatherboards to doors.

Redecorate timber, doors, windows and door frames, replacing any rotted wood.

Priority C (when funds allow)

Budget £5,000

Commence a programme of masonry repointing and consolidation of cracked brickwork.