

STRUCTURAL REPORT

location	Green Farm, High Lane, Ingbirchworth, Penistone, Sheffield, S36 7GG
application	Barn Conversion to Two Dwellings
client/applicant	Mr J Stafford & Mrs Crossfield
job number	22/779
date	August 2022

Ltd
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This Structural Report forms part of the planning application for the Prior Approval for the change of use of an agricultural building to two dwellings.

Qualifications of Building Surveyor

I, Paul Matthews, qualified with a Building Surveyors Honours Degree from Sheffield Hallam University in 2003 and became a member of the Association of Building Engineers in March 2011, converting to a Chartered member in 2014 when the association was granted Royal Chartered status by Her Majesty the Queen.

I have worked in both private practice and Local Government since qualification and have built up vast construction industry knowledge and experience.

Paul Matthews Architectural was formed in 2015.

My overall experience leading to a Chartered Building Engineer has been extensive in all areas of the profession. This includes the restoration and repair of listed buildings, boundary disputes, party wall matters, refurbishment and renovation of commercial, industrial, educational and residential properties, structural alterations, land surveying, extensions, conversions, housing developments, disabled adaptations, defect diagnosis and prognosis along with scheduled remedial works, building surveys, measured surveys, contract administration, feasibility studies, schedules of dilapidation and condition.

Date of Inspection Survey

This report is based upon a visual site inspection on Wednesday 16th March 2022.

At the time of the survey the weather was warm, dry and still.

Purpose of Survey

The purpose of the inspection and this report is to comment upon the structural integrity of the existing building and to confirm whether it is suitable for conversion into two dwellings.

Inspection Type

The inspection was of a visual nature with no opening up carried out.

Description of Building

The building is an historical agricultural building.

The building is rectangular in shape with what appears to be a former cottage to the far Northern end of the building.

The property is constructed with rubble fill stone walls with a stone slated gabled roof over.

The first floor of the cottage is accessed via an external stone staircase to the Northern gable.

The barn itself is also two storey with the first floor being a former hay loft for small bales of hay.

The building is sub divided into 3 parts at ground floor level with the two internal walls providing lateral restraint to the long front (East) and rear (West) walls.

The building is circa 20.3m long and 5.7m deep. The property abuts the highway on the side (South) elevation with the rear (West) elevation directly abutting the private residential courtyard to the rear.

To the Norther side is an external stone staircase and a building used as a domestic garage. With the main outlook and principal elevation to the East looking out into the historical farm yard.



The building has eaves heights of 5.1m and a roof apex of 6.85m.

The internal ground floor still has livestock stalls within with non-original traditional concrete channels formed to assist with effluent removal.

We contend it to be a reasonable assumption that footing stones form the foundations for the building. At the time of inspection there was no clear sign of movement or settlement noted to the building that could be attributed to settlement or foundation failure.

The concrete ground floor areas were partly covered but showed no sign of movement/settlement where visible at the time of our inspection.

Large timber floor beams span front to rear to break the span of the first floor joists.

The roof covering of stone slate, at circa 1.4 - 1.8 tonnes per square meter, over the king post trusses adds substantial weight and stability to the front and rear walls

The building has two internal cross walls adding further lateral restraint, one of these walls continues up at first floor level and to the underside of the roof covering.

Evidence of Insect infestation was present but structural timbers still appeared to be intact with minimal loss to structural timbers. A further timber report is advised.

The external front rear and side (westerly) walls, when lined through externally, appeared plumb with very little distortion.

The sandstone outer leaf, particularly to the front/principal elevation has extensive wear, we consider an appropriate rainwater gutter/surface water disposal system will reduce the rate of deterioration.

The roof structure, inspected from first floor level visually appears to be in good condition. Areas of day light were evident so a full reroofing is suggested using a membrane that still enables the roof timbers to breathe.

The existing building is considered to be in good overall condition.

At the time of inspection there was no evidence of ongoing structural movement cracking or bowing defects to any of the structural elements, apart from one of the floor beams which has extensive longitudinal cracking and requires further assessment.

In my professional opinion, the structure is capable of conversion to the proposed two dwellings.

The proposed works are subject to Building Regulations. Building Regulations approval is required for the works. Compliance with the regulations and on-going approval of site works by building inspectors is required. This process will ensure that the proposed conversion will meet current regulations with specific regards to safety, health, welfare and convenience of people using the building. The Building Regulations also promote the conservation of fuel and power, protect and enhance the Environment and promote sustainable development.

Conclusions and Recommendations

My structural inspection of the agricultural building has confirmed that it is in a sound and stable structural condition. In my professional opinion, the existing structure is suitable for residential conversion.

Limitations

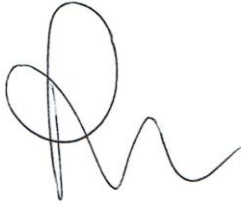
I have not inspected foundations, damp proof membranes or other parts of the structure which are covered, unexposed or inaccessible and therefore I'm unable to report that any such part is free from defect.

At this present time I have not conducted any intrusive or destructive testing of the fabric of the property and in particular I cannot confirm that the property is free from asbestos or high alumina cement construction. This report has been prepared for the sole benefit of Mr J Stafford & Mrs Crossfield and Barnsley Council Planning Officers.

The liability of Paul Matthews Architectural Ltd and their employees shall not extend to any third party.

This report should not be passed on to any third party without the express permission of Mr. P. Matthews, with whom the copyright remains.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'P' followed by a series of loops and a wavy line.

Paul Matthews Bsc (Hons) C.Build E MCABE

APPENDIX A (Photos)























