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Dear Mark

Malt Kiln Farm, 104 High Street, Royston, Barnsley

Following my visit to site on 16 December 2019 I have pleasure in presenting my report.

#### Background

You have asked that I make a structural inspection of a semi-derelict farm building in connection with proposed overall development plans for Malt Kiln Farm.

#### The Building

The building comprises a two storey barn centred along the western boundary of the site. It is approximately 20m in length and 5m wide. It is of traditional construction having solid regular coursed rubble stone walls externally, approximately 500 mm thick, brick cross walls, timber floors and a timber roof with a heavy stone slate covering.

#### Limitations of the inspection

My inspection was undertaken viewing solely from ground level, with severely limited access internally due to the semi-derelict condition. No access was gained to the far side of the western boundary, this being on private land.

#### Survey comments

##### 1. External walls

The north gable wall is of brick construction up to the level of the neighbouring flat-roofed outbuilding. Above, the stone or brick is rendered. No major defects were observed although the wall is generally not bonded into the front and rear walls.

The eastern wall appears fairly plumb and straight starting from the north east corner although there has been significant outward bowing at the corner itself. However it gradually deteriorates in condition towards the south. Shortly before the mid point a section of wall above upper window head level has collapsed. The wall starts to exhibit an outward lean towards the top. Beyond, there is significant vertical cracking at high level, with a progressive lean outwards.

There is a major vertical fracture in the wall at a point approximately 4m from the south corner, such that there appears a risk of imminent collapse. Sections of wall above upper window head level have already collapsed. There is further major vertical cracking at high level at the corner but

the lean outwards reduces.

The south gable wall exhibits vertical cracking near the east corner, reflecting the outward lean of the east wall.

Limited access internally prevented detailed examination of the west wall. It is understood that ground levels on the far side are approximately 1 to 2m above interior levels. No major cracks were observed. However, northward beyond the north corner the top of the wall leans outward with a localised bow outwards in the first compartment of the adjoining outbuilding.

## 2. Roof

The roof over the northern half is largely intact, albeit in poor condition. There have been significant deformations likely due to excessive deflection of purlins and rafters. Beyond mid-length point the roof structure has collapsed entirely.

## 3. Internal walls

Inspection of the internal walls was limited due to access. Although no major defects were observed, the walls are generally not bonded, or poorly bonded, to the external walls.

## 4. Floor structure

Again, inspection was limited by access. The first floor typically comprises timber joists spanning onto timber beams supported on the front and rear walls. There are occasional cast iron column supports near mid span of the beams. Floors have deflected likely in part due to overloading from the collapsed roof structure. There is excessive damp due to exposure to the weather, the roof being in large part absent, with an additional likelihood of decay due to infestation.

## 5. Roof structure

As indicated earlier, timbers have deflected excessively. They are likely to have suffered excessive decay due to exposure to the weather and possible infestation.

## Summary

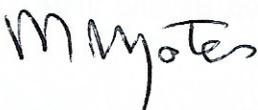
The building is in semi-derelict condition. Northern parts of the east wall are in better condition than the remainder but these are quite limited in extent, and even these have had unsightly additions or alterations carried out in the past.

The southern half of the east wall is in potentially dangerous condition with real risk of collapse. Roof structures have either collapsed or are in very poor condition. Floor structures are also in poor condition.

It is my opinion that the structural condition of the building is such that retention in whole or part is not practical.

Should you require any further advice I should be pleased to assist.

Yours sincerely



M J Yates  
Chartered Engineer