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STRUCTURAL INSPECTION	:	Proposed Change of Use of Farm Buildings to Residential Building, Bird Lane House Farm, Bird Lane, Barnsley S36 8YD
CLIENTS	:	Mr. M & Mrs. A. Wartig
ADDRESS	:	c/oBird Lane House Farm, Bird Lane, Barnsley S36 8YD
TELEPHONE NUMBER	:	07805207247
DATES OF INSPECTION	:	20th August, 2010
WEATHER	:	Fine

Note: The enclosed report relates to the findings of a general structural appraisal of the condition of the unit intended for conversion to form residential accommodation. It is understood that, due to the existing nature and condition of the building, comments are restricted to the main structural components, accepting that refurbishment works and a degree of reconstruction may be required.

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Other matters which are visibly obvious, without specific investigations being required, may be mentioned. Otherwise no in-depth investigations on matters structural or otherwise have been undertaken.

No destructive testing was undertaken and the foundations were not exposed. Except where the contrary is stated, parts of the structure and fabric which were covered, unexposed or inaccessible will not have been inspected.

No inspection of the units other than visual inspection immediately local to the features was undertaken, and the clients should be aware that other faults may exist within the units for which the Engineer has not been commissioned to comment upon. As such, this report does not constitute a full structural survey nor a building survey.

Save as hereinafter provided, the Engineer will carry out such work as is reasonable in his professional judgement, bearing in mind the limitations of the inspection. The Engineer will not accept any responsibility or liability for the fitness for purpose or suitability of materials provided unless specifically stated by him.

The report is for the sole use of the named clients. The Engineer accepts responsibility to the clients alone for the stated purposes of the report, subject to receipt from the clients of the agreed remuneration.

The report will be prepared with the skill, care and diligence reasonably to be expected of a competent Engineer, but the Engineer accepts no responsibility whatsoever to any person other than the client. Third parties acting upon the contents of this report do so at their own risk and liability.

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Proposed Change of Use of Farm Building to Residential Building, Bird Lane House Farm, Bird Lane, S36 8YD.

GENERALLY

The proposed unit comprises an agricultural steel framed two storey blockwork walled structure with a first/intermediate timber floor provision. It is understood from others that the original structure is thought to have been constructed circa 1970 and post-dates the main farm dwelling.

The existing unit is of standard orientation and construction and is considered to be typical of the construction type which is historically suitable for consideration to conversion to double storey domestic structures.

The walls of the structures are single skin blockwork in-fill panels tied to the existing steel frame. It is anticipated that the various elevations of the walls of the building sections may be founded directly to the internal base/slab or to intermediate strip footings at isolated locations at varying depths below the existing ground level. This is particularly relevant to the rear retaining section.

The original steel frame and roof girder trusses appear to be in a good state of and as such their re-use / incorporation into the proposed conversion should be easily facilitated. It will be necessary to treat all steelwork and timbers / seatings for structural reasons and if any timbers are to be retained for aesthetic reasons.

Additional cross ties will be required between flank elevations of the structures to prevent lateral movement at both mid-height and eaves/wall plate levels. The provision of an appropriate intermediate floor or upgrading of the existing as part of the proposed conversion works should adequately provide tie at the intermediate level. Tie at wall plate level can be achieved via specifically positioned restraint straps and the keying in / bracing of cross and buttressing walls where they meet other structural elements.

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Various building sections are subject to some distortion, which is believed possibly to be as a result of the effect of thrust from the retained section, a lack of tie, and wind loading, amongst other effects. The apexes of the gables may require some reconstruction and the opportunity should to do so can be undertaken during window provision works etc. as is found to be necessary.

It is obviously the intention of the clients to provide new roof covering. The existing sheeting is to be replaced with a provision similar in nature to that of the existing original farm dwelling. All necessary upgrading of other aspects of the general structure can be specified on architectural submissions for Building Regulations considerations.

The external ground levels to rear ends of both side elevations and across the rear elevation itself are elevated. As such, the wall to the these areas is retaining in part. It may be the case that localised supplementing/underpinning and tanking of sections of various elevations could be required as part of any proposed conversion works.

Arbitrary panels of blockwork appear to be in need of minor reconstruction. These section may require to be keyed correctly. It is anticipated that the existing blockwork will form only one skin of a two skinned cavity wall construction which will facilitate the opportunity to stabilise the existing provisions. It may be the case that some minor sections will require re-building and or the incorporation of bearing pads to accommodate the new roof/floor constructions could be required. The extent of these works, if required, may only become fully apparent as the works themselves progress but at this stage they are anticipated to be minor in nature.

Although the proposed residential accommodation is on the first floor level a full damp course installation will be required at ground floor level and timber treatments will be required to all retained elrements to avoid any possible infestation of new provisions.

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CONCLUSION

It is generally thought that the main structure of the building, subject to the upgrading of individual elements as part of any remedial scheme, is suitable for restoration and conversion purposes.

Some minor structural issues have been outlined for consideration and the extent of these and their required works may only become fully apparent as the works themselves progress. It is advised that the structural repairs be undertaken under the guidance of, and certified by, an appropriately qualified structural consultant.

I trust the above is suitable for your purposes. Should you require any further assistance, please do not hesitate to contact me.

Yours sincerely,

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