



SEJC Consulting Engineers

Consulting Structural & Civil Engineers

SE/JMC/45092

16th June 2020

Mr A Dickinson
Dickinson & Sons
Far Royd Moor Farm
Royd Moor Road
Thurstone
S36 7RD

Dear Mr Dickinson

**PROPOSED MANAGER'S HOUSE AT ANNAT ROYD FARM
SPICER HOUSE LANE, INGBIRCHWORTH S36 7GG**

I write following my inspection of a small outbuilding and the remains of a collapsed building that stand on the site of the proposed Manager's house at the above. It is intended to build the new house across the combined footprint of the present structures and incorporating the space between them.



The walls of the existing building and what little remains of the collapsed building are of coursed sandstone. The original stone slates on the outbuilding roof have been replaced with asbestos cement sheeting.

The Small Outbuilding

Compared with the rest of the building, the stonework in the lower half of the back wall is softer and more weathered, the coursing is much shallower, and it appears to be considerably older. The weathered stonework has been filled with cement mortar.

Photograph 1 – The Small Outbuilding

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The foundations of the outbuilding will be constructed at a shallow depth, as all farm buildings used to be, and the soil in the locality is known to be clay, generally of low to medium plasticity. It is most unlikely that the foundations will be deep enough to comply with the minimum foundation depths stipulated in the present Building Regulations.

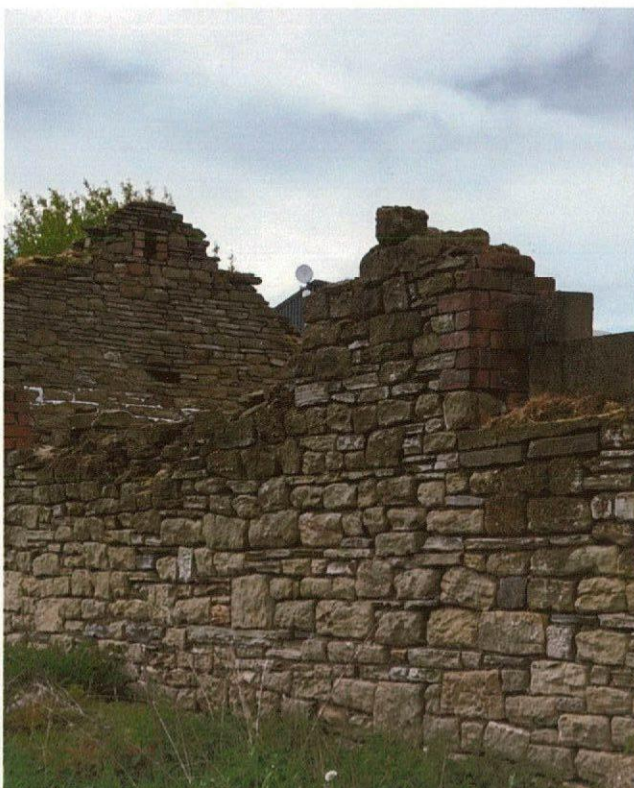


Photograph 2 – The Building Remains

Building Remains

Only the lower part of the back wall and a shared gable end remain of this collapsed building. The stonework is partly coursed and partly random, with little of the mortar remaining. The walls are poorly constructed and there are some inclusions of the softer, shallower sandstone.

The foundations of these remains will also be constructed at a shallow depth in clay soil and, as with the small outbuilding, the foundation depth is very unlikely to comply with the present Building Regulations.



Photograph 3 – Back Wall of the Collapsed Building

Conclusion

The stonework that remains in the small building and in the ruins of the collapsed building is poorly constructed and unsuitable for retention as part of the proposed new dwelling.

The present foundations are expected to be too shallow to prevent subsidence due to drying-shrinkage of the clay soil and underpinning a relatively small quantity of such poor stonework is both impractical and uneconomical.

The walls should be taken down to facilitate the construction of new, deeper foundations, in compliance with the Building Regulations.



TERMS OF ENGAGEMENT, CONDITIONS AND LIMITATIONS

This report is for the sole use of the client only and his or her professional advisers. No copies, either whole or in part shall be made without the written permission of this Practice.

No inspection has been made for contaminants such as asbestos or heavy metals etc. and we cannot state whether the property is free from such materials, which requires complex analysis and is beyond the scope of this investigation. Clients are informed that many buildings can contain asbestos board products, which were in common use in the building industry until recent years and may be present in the property. In general, so long as they are not disturbed, such products do not present a hazard to users. Cognisance should be taken of the possibility that when carrying out demolition, repairs and alterations, such materials may be encountered, and appropriate precautions should be taken.

The purpose of this report is to identify defects that we consider to be of structural importance and, where necessary, recommend the remedial action required. We have not, therefore; necessarily mentioned defects that we consider should be repaired under routine maintenance.

We have not inspected parts of the structure that were covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. Finishes are not removed without permission.

Descriptions regarding the condition of the property, or parts thereof, refer to the structural condition only. Comments on the decorative finishes are not generally included.

Timbers in the floors, roofs, windows, doors etc. were not inspected for rot or infestation. A company specialising in the inspection and treatment of timber should undertake this service.

This report excludes the submission of any structural calculations, requirements of the Building Regulations or the Local Authority, investigation into the use of high alumina cement or calcium chloride or woodwool permanent shuttering.

Acceptance of this report by the client will be deemed to be acceptance of the Terms of Engagement and Limitations as stated above.

Yours sincerely

For **SEJC** Consulting Engineers

Steve Entwistle I Eng., AMIStructE., FFB
Director