

MARSH DESIGN LIMITED

STRUCTURAL SURVEYS, DRAWINGS & DESIGN CALCULATIONS

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STRUCTURAL INSPECTION REPORT

DATE: 14th November 2016

REF: MDL – 1445

1. NAME OF CLIENT



2. ADDRESS OF PROPERTY INSPECTED

Low Mill Farm Barn
Fall Head Lane
Silkstone
Barnsley
S75 4LB

3. DATE OF INSPECTION

14th November 2016

4. PURPOSE OF INSPECTION

We have been instructed to undertake an appraisal of the structural condition of the barn structure with a view to its future conversion into a habitable dwelling.

5. TYPE OF INSPECTION

A visual inspection of the barn was undertaken from accessible areas. The report is a structural appraisal only, and not a full condition survey report.

A detailed inspection of the individual structural elements has not been undertaken.

6. DESCRIPTION, OBSERVATIONS & COMMENTS

The barn structure is a steel portal framed construction, with steel stanchions measured to be 203x102 UB sections. 150mm thick concrete blockwork walls form the elevations up to eaves level. Corrugated cementitious boards form the two peaks on the gable end elevations with a small section of timber cladding along both side elevations between the roof line and eaves level.

The roof structure is duo-pitched, with a corrugated cementitious board covering supported on hot rolled steel angle purlins, which are in turn supported on fabricated steel angle trusses spanning between the main portal frame stanchions.

The ground floor structure is a concrete slab, inspection of which was limited due to the volume of stored items in the barn.

The barn has a first floor level structure, constructed in 125 x 50 joists, on an array of 160mm deep steel beams and 200x75 timber beams. The floor support beams sit upon large 550x440 masonry pier supports. The sizes of these structural elements forming the first floor structure are comparable with sizes currently being used in modern day construction.

Inspection of the main structural walls confirmed that there was no evidence of structural defect or distress. There was no evidence of major structural movement cracking and no bowing movement to any of the walls. Only minor cracks were noted to the upper sections of the two gable walls but these are not a major structural concern.

No significant defects were noted to the roof structure. There was only a slight unevenness to the ridge coping stones and there was no sagging of the corrugated sheet covering.

The limited inspection of the concrete floor slab confirmed that it was in a stable condition with no major expansion cracks or structural defects being noted.

An inspection of the existing foundations has not been undertaken, but at this moment in time they appear to be performing satisfactorily.

There was no evidence of significant water ingress through the outer fabric of the barn structure.

Finally, there was no evidence of major remedial repairs to any of the individual structural elements of the barn structure.

7. CONCLUSIONS AND RECOMMENDATIONS

Our inspection has confirmed that the barn structure is free from major structural defect or distress.

The barn structure appears to be of a significant age, and was originally constructed in such a way that it could be used for many years to come.

The barn structure is in a sound and stable structural condition and, in our opinion, the barn structure can be deemed to be of a permanent and substantial construction suitable for conversion into a habitable dwelling without the need for major structural remedial works being undertaken.

8. LIMITATIONS

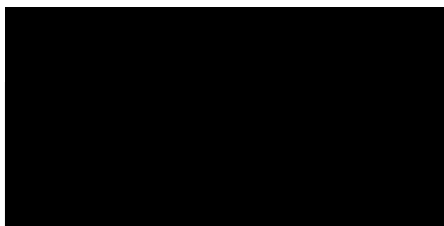
We have not inspected woodwork, damp proof membranes or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect.

We have not at this present time conducted any intrusive or destructive testing of the fabric of the property and in particular we cannot confirm that the property is free from asbestos or high alumina cement construction.

This report has been prepared for the sole benefit of [REDACTED] his advisors and the local planning authority.

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For and on behalf of
MARSH DESIGN LIMITED