Structural Conditional Report
for

Existing Farm Buildings,
Sunny Bank Farm, Lundwood

Prepared for:
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1.0 Introduction

This report provides a structural assessment of existing farm buildings, which form part of Sunny Bank Farm, Sunny Bank, Lundwood, Barnsley, as part of a Prior Approval application to convert the former agricultural buildings to residential dwellings.

In this regard a survey was carried out on the 13th February 2019 and consisted of a visual walk round inspection of the existing buildings to assess the current construction and condition and suitability for conversion into habitable dwellings. We have not assessed the buildings physical size in relation to proposed plans for habitable use. Reference should be made to proposed layout plans and required building regulation details submitted as part of the associated planning submission.

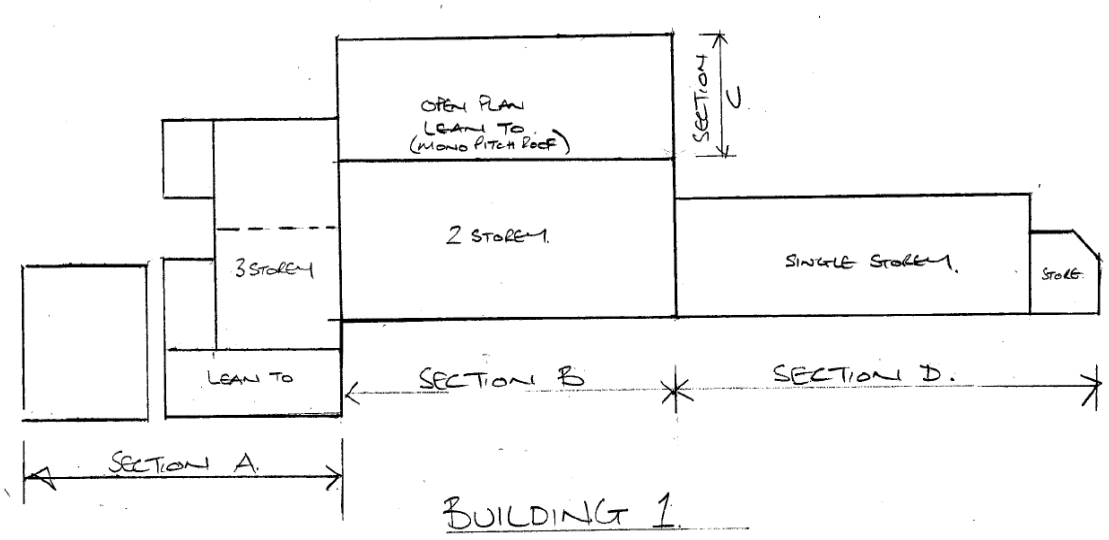
The comments presented in this report are based on the findings from the visual site inspection, carried out by Design IT, no intrusive investigation or testing was carried out during the visit. At the time of the visit all buildings were un occupied.

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2.0 Building Layout

Reference should be made to the existing and proposed planning drawings and floor plans as part of the Prior Approval application. Within this report reference to front, rear, right hand side (RHS) and left hand side (LHS) are as viewed from the area in front of the buildings off Sunny Bank Rd.

2.1 The building under consideration comprise a series of stone built agricultural buildings which can be broken down into 4 distinct sections noted as A – D on the indicative layout plan.



3.0 Inspection Details

3.1 Section A

3.1.1 Section 1 is a 3 storey stone built building with duo pitch roof with various single storey livestock structures, built from a mix of stone, masonry and blockwork, adjoining and adjacent to the main 3 storey section.

3.1.2 The 3 storey section appears to have been a building to house farm labourers in the past for. It is evident that for some time the ground and first floors have solely been used for agricultural livestock housing. There are cattle troughs to within the adjoining buildings and rotted down

manure to the ground floor and evidence of poultry manure at first floor level. In addition the existing fireplaces have both been blocked up. The last use of these building was of an agricultural nature.

3.1.3 Generally the elevations of the main structure appear sound. There is some weathering of the stone to some areas. The apex of the end gable to the LHS requires making good / replacement. Blockwork and stone infill to existing window openings can be removed. It will be necessary to remove overgrown vegetation which has grown in around some structural elements.

3.1.4 Floors are generally of sound construction. Areas effected by water ingress should be reinstated.

3.1.5 Roof structures to all buildings require remedial repair and reinstatement.

3.2 Section B

3.2.1 This structure comprises a 2 storey stone built former grain store agricultural building. The building is approx. 15.5m long x 5.6m wide and abuts section A. Roof is duo pitch with gable end to section D

3.2.2 The external elevation has a large double entrance door opening with timber lintel. There are 2 existing 1st floor window openings which are open. Ground floor openings have been blocked up. Generally the external wall is of coursed stone construction but requires repointing and weathered and missing stones replaced. Walls are not significantly distorted. Typically external walls are approx. 500mm thk.

3.2.3 The existing 1st floor is of composite construction with timber joists supported on timber cross beams on steel beams spanning the width of the structure support on outer walls. The nature of the floor build up suggests the upper floor historically supported large floor loads and the main support is generally sound. Upper floor boarding is to be replaced where damaged has occurred due to water ingress.

3.2.4 Existing roof structure comprises 3 main timber trusses, spanning the width of the building, supporting timber purlins with timber rafters. Timber roof elements appear to be generally in good condition, some elements have suffered water damage and may need inspection by a specialist. Slate tiles are to be replaced / reinstated to open areas.

3.2.5 The stone construction to the gable on the RHS is to be replaced to the apex where stones are weathered and missing.

3.3 Section C

3.3.1 This building is a single storey lean to structure off the rear of section B. This structure is of solid masonry wall construction to the side gables and rear wall with single span mono pitch rafters off the outer wall onto the rear of the stone wall to section B. The area was used for animal feeding as the concrete troughs and side walls are still in place.

3.3.2 The building is approx. 8.2m wide and spans the length of the building to section B. The internal clear height at the adjoining wall to section B is approx. 4.2m. Masonry walls are typically 225mm thick. Gables are open sided with approx. 3m wide door openings.

3.3.3 The roof structure is purlins on main single span supports with corrugated sheeting. The roof is to be reinstated to damaged areas.

3.3.3 The existing floor is of concrete construction laid to falls, for drainage.

3.4 Section D

3.4.1 This section is single storey and is of coursed stone construction with duo pitch roof. Roof construction is timber purlins supporting rafters with corrugated sheeting.

3.4.2 Walls to the front appear generally of sound construction, minor reinstatement is required. The rear wall has a number of blockwork infill panels to side openings, with timber lintels. Infill panels can be removed, and coursed stone reinstated.

3.4.3 The single storey end building is of rendered masonry with a lean to timber roof supporting slate tiles.

4.0 Conclusions / Recommendations

From the visual inspection survey carried on the 13th February 2019, we would suggest that the main buildings are in general good condition and suitable for conversion into a habitable property.

There are some reinstatement works which are required in order to improve the structure and the longterm condition of the buildings. This mainly encompasses repointing to the bed joints and reinstatement of walls and roof covering and supports. Infilled door and window openings can be opened back up. Openings will require frames and windows and doors throughout.

To bring the buildings up to current building regulations it will be necessary to provide insulation to the floors and walls, it will be required to consult or appoint an Architect to advise on this matter.