

1.0 INTRODUCTION

- 1.1 Visual structural assessment of the existing detached building set to the south of the dwelling house known as the Water Mill off Ings Lane, Little Houghton, Barnsley.
- 1.2 The purpose of this survey is to highlight, any external /internal defects which, exists within the existing as built structure.
- 1.3 This report is provided for the use of the building's owner, their professional advisors and any Statutory Authorities who have an interest. It should not be reproduced or relied upon by third parties without written consent of the owners.

2.0 EXTERNAL ENVELOPE

- 2.1 By inspection the external superstructure to all the elevations is constructed from 19th century sandstone laid random coursed. With a roof covering of industrial box type sheeting colour green laid over steel trusses. To each gable, Yorkshire weather boarding has been installed into the triangular sections. The front of the structure is completely open but sub divided by way of steel support columns as shown on drawing 20/001.

2.2 External North and South Elevations

By inspection both gable walls are in excellent condition and in a good state of repair, the overall width of each gable is 450mm inclusive of the internal block work, each gable displays no spalling/damage of the sandstone facade or indeed any fissures/cracking within the binding mortar. The quality of the build is duplicated on the south gable where no defects can be recorded as the gables are substantially structurally sound in there construction.

2.3 West Elevation (open front)

By inspection the west elevation/front has been divided into 3No openings each opening is full height of the structure. The division is made by steel columns each measuring 300 x 150mm deep which in turn offers support to a steel lintel spanning the length of the open front. No deterioration of the steelwork is evident.

2.4 East Elevation (rear)

By inspection the east/rear elevation is constructed with an outer leaf of good quality sandstone as the preceding elevations laid random with an internal leaf of block work, the overall depth of the wall is 450mm. The internal wall has also been set with block work piers at one third intervals along its length. The rear wall also forms part of the east boundary. No deterioration of the external stonework or binding medium is evident throughout the length of the structure.

3.0 CONCLUSION

- 3.1 By observation the exiting detached structure combined with its build materials is of sound construction and without difficulty offers opportunity for conversion to a standalone structure.