Alan Wood & Partners

Date: 15th May 2025

Part Structural Report on Two Storey Stable Block

108 High Street, Shafton, Barnsley, S72 8NJ

Project Number: MGC/ANW/LS/52332-Rp001

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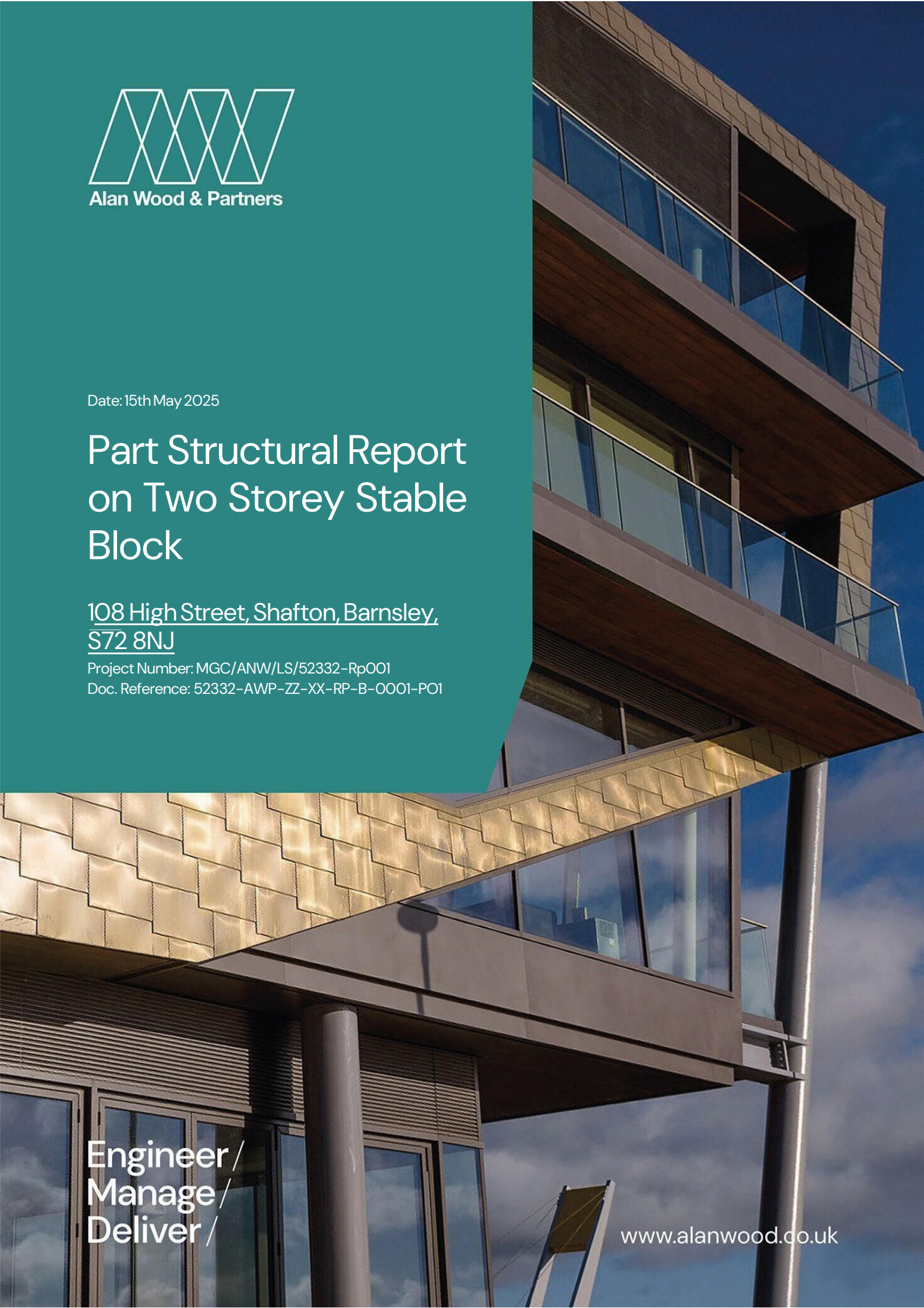

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Part Structural Report on Two Storey Stable Block

Project:	Part Structural Report on Two Storey Stable Block on 108 High Street, Shafton, Barnsley, S72 8NJ
Prepared for:	Mr Charles Gregory
Project Number:	MGC/ANW/LS/52332-Rp001
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Quality

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Revision History

Revision	Suitability	Date	Description	Prepared by	Approved by

Distribution

Revision	Date	Company	Name

Contents

1.0 Introduction 4

2.0 Background 5

3.0 Inspection 6

4.0 Conclusions 13

5.0 Recommendations 14

6.0 Limitations 15

Appendices

Appendix A Photographs

1.0 Introduction

1.1 Client

Mr Charles Gregory

1.2 Property

108 High Street Shafton, Barnsley S72 8NJ

Figure 1: Front Elevation Photograph

1.3 Date of Inspection

8th May 2025

1.4 Weather

Weather conditions were dry and overcast.

The temperature at the time of inspection was 9°C.

1.5 Reason for Report

This report has been prepared at the request of Mr Charles Gregory, in consequence of proposals to partially convert the stable block for temporary daytime accommodation whilst works are undertaken in the main house.

2.0 Background

This right hand end terraced property is situated on High Street, Barnsley.

It is of conventional construction with a slate roof covering supported on a timber rafter and purlin roof structure. The main load-bearing walls are thought to be solid masonry and the floors are generally solid concrete to the ground floor and suspended timber to the upper floor(s).

The sub-soils beneath the property are not known precisely but we anticipate that they consist of clay material overlying coal measures.

The survey relates to the detached stable block at the rear of the site. The walls of this are formed of solid brickwork and it has a slate covered roof.

Figure 2: Location Plan

3.0 Inspection

3.1 General

An inspection of the parts of the building concerned was made on Thursday 8th May 2025 covering both external and internal aspects and a detailed record was made of the state of the building. This, together with photographs, is being retained on the file for the property.

Whilst it is not intended to comment upon every single defect, listed below are the significant structural problems found as a result of the survey.

3.2 External

3.2.1 Front Elevation

There are no rainwater goods provisional to the slate covered roof. The left hand end of the roof is covered with vegetation.

Stone lintels are present over the openings, except for the central door at first floor level, where a timber lintel is used, this is deteriorated.

There is evidence of previous creeper growth on the surface of the brickwork.

Timber elements to the window frames, doors and units are heavily decayed.

Pointing is widely missing, especially at high level.

Cracking around 20mm wide is present at high level to the right hand corner of the structure.

Erosion is evident on the surface of the stone lintels, particularly at first floor level.

There are two doors at ground floor level. The heads of both openings slope down towards the centre of the structure. The right hand door slopes down by approximately 30mm over 800mm and is supported at the left hand end on a heavily eroded brick. The left hand door opening slopes down towards the right hand side by approximately 10mm over 800mm. Support at the right hand end is poor, where it is sitting on sections of broken brick.

The external front wall is 225mm thick solid masonry, and it is generally in line vertically.

Photo - 1

Photo - 2

Photo - 3

Photo - 4

Photo - 5

3.2.2 Side Elevation (Right)

Pointing is eroded on this elevation.

Discarded items are present against the wall at low level.

A large Sycamore tree is located just beyond the boundary in the rear right hand corner.

The brickwork slopes back towards the building at higher levels of approximately 10-15mm over 800mm.

There is displaced masonry at high level to the front left hand corner, at eaves level, which corresponds with the cracking observed at the front corner.

Photo - 6

3.2.3 Rear Elevation

The rear elevation backs onto a neighbouring property owned by the church and is covered in creeper growth.

A limited view of the left hand end of the rear elevation is possible.

Photo - 7

Photo - 8

3.2.4 Side Elevation (Left)

A carport structure is present at ground floor level, supported by a baton fixed to the left hand elevation of the building.

At ground level, the brickwork at the front corner leans to the left by around 40mm in 800mm.

There is some erosion of the brickwork at the front corner, and the pointing is widely deteriorated on the elevation.

Towards the rear, the wall leans to the left by around 40mm in 800mm.

Loose and displaced brickwork is present at high level in the front left hand corner.

Brickwork at high level to the rear corner appears to be displaced.

Photo - 9

Photo - 10

Photo - 11

Photo - 12

Photo - 13

Photo - 14

3.3 Internal

3.3.1 Ground Floor Left Hand Room

The floor is solid and covered with possessions.

There is a door opening within the right hand wall. Previously filled cracking is present above the rear corner, this has been reformed and is approximately 1mm wide.

The first floor construction is supported by joists running from front to back, socketed into the external wall. Readings taken with a handheld damp meter showed approximately 16%, and there appear to be flight holes within the joists. There is no damp proof protection at the ends of the floor joists, where they are socketed into the walls.

Displacement of brickwork, poor pointing, and vertical joints are present on the front wall between the left hand window and the door opening.

Cracking up to 5mm wide is present towards the rear of the right hand wall, stepping up towards the front. Additionally, there is a 10mm wide gap at the junction between the rear wall and the right hand wall. This wall does not support the first floor, it appears to be an infill.

Photo - 15

Photo - 16

Photo - 17

Photo - 18

3.3.2 First Floor Room

This area spans the full extent of the first floor of the building.

The roof is supported by rafters and purlins. There is extensive vegetation growth through the roof, and the underside of the roof is partially covered with plastic sheeting.

There appears to be a timber midspan truss present, although this is obscured by the plastic sheeting.

There is severe deterioration of the wall plate at the base of the rafters in the rear right hand corner, with light visible through the wall in this area.

The rear wall leans towards the rear by approximately 15mm over 800mm.

There is a gap at the end of the floor joists where they meet the rear wall, exposing the floor joists beneath.

Erosion of the stone and the formation of salts are evident at the front left hand corner, at eaves level.

The wall plate at the right hand end of the rear pitch of the roof has disintegrated.

Brickwork at high level to the front right hand corner is not properly tied in.

Photo - 19

Photo - 20

Photo - 21

Photo - 22

Photo - 23

Photo - 24

3.3.3 Ground Floor Right Hand Room

The floor is formed of bricks and is uneven, it is covered with possessions.

The timber lintels to the inner leaf above the front door and window slope down towards the left hand side by around 15mm over 800mm.

The central wall separating the left and right hand rooms is deformed over the door opening, where it bows and 1mm wide cracking to brickwork is present.

The first floor construction is supported by joists running from front to back, socketed into the external wall. These joists and floorboards have been replaced in the past. There is no damp proof protection at the ends of the floor joists, where they are socketed into the walls.

There is 2mm wide vertical cracking in the rear right hand corner.

Photo - 25

Photo - 26

Photo - 27

Photo - 28

4.0 Conclusions

You have advised that you wish to use the former stable block for temporary daytime accommodation whilst works are undertaken in the main house.

The former stable block is heavily deteriorated through a lack of maintenance and wear and tear. There is some historic damage to the external structural walls, although this does not appear to be progressive at this time.

The deterioration has affected the roof structure in its entirety and the timber elements to the front elevation to doors and windows.

It appears that at least the right hand section of first floor has been replaced in the past, although the timberwork at first floor has not been enclosed in damp proof material to protect it. Additionally, there appears to be flight holes in the joists to the left hand side.

The floor spanning from front to rear means that there is no lateral restraint to the gable walls, and the leaning to these is as a consequence of this.

The central wall at ground level is not tied in. It is not structural.

There is poor support for stone lintels to the front elevation of the property. There are some eroded bricks and others are sat in pieces of broken off brick, rather than full, intact units.

It appears that there has been some historic movement to the front elevation, the heads of ground floor windows slope down towards the centre. There is a large amount of load on the poorly formed pillar of brickwork between these, and the lintel supports is poor here. There is a door opening immediately behind this between the two ground floor rooms.

The ground floors are uneven. These appear to just be infilled brickwork; there is no floor slab apparent.

External walls to the building appear to be stable. There is some localised displacement at eaves corners, this is likely to be slight roof spread coupled with poor tying in of the brickwork.

5.0 Recommendations

Given the foregoing, we would recommend the following:

- The roof structure and covering need to be fully replaced. To enable this work to be done, it will be necessary to cut back the creeper growth of the neighbouring property. You should liaise with the owner before doing this work. The replacement roof structure must be designed by a fully qualified Structural Engineer, we could undertake this work on your behalf, and strapped to the external walls to provide restraint to the walls.

- Brickwork at the eaves corners should be stitched with external L-bars to tie the masonry at the corner together.

- Drainage to the roof should also be included, to ensure that it is disposed of correctly. Consideration needs to be given that guttering to the rear pitch would appear to overhang the neighbouring land.

- The timber elements to the external walls will need to be fully replaced. You should have a Timber and Damp Specialist comment on the condition of the first floor to establish whether this also requires replacement. The ends of the joists should be wrapped in damp proof material if the building is to have a long term use.

- The first floors should be strapped to the gable walls to provide restraint. We can provide details for this work if required.

- It would be advisable to have a site investigation undertaken to confirm the depth of the foundations and to determine what material they are sat on before any work is carried out. We could undertake this work on your behalf.

- Provision for a ground floor slab should be included. Currently, this is covered with material, is uneven and a trip hazard. The walls must not be undermined when a floor is installed, the site investigation will advise on what work may be needed to avoid this. We could provide a design for a floor slab, if this is required.

- The site investigation should also determine the foundation of the internal central wall. Masonry stitch repairs should be undertaken to the cracking in this wall and to tie it to the rear wall.

- The support of the stone lintels to the front elevation should be improved to include padstones, rather than the current arrangement of uneven and deteriorating brickwork. Consideration could be given to the relevelling of these if you wanted to.

- All cracked and severely weathered mortar joints should be raked out to a minimum depth of 30mm and be repointed with a mortar which will give some degree of flexibility such as a 1:1:6 (lime) or plasticised mortar. Any cracked, broken or severely weathered bricks should be cut out and new units, of a similar pattern and material, be built in using a mortar similar to that as used in the repointing. When work is carried out adjacent to the damp proof course, great care should be taken to ensure that no damage is done to the damp proof course and also ensure that no mortar bridges across the damp proof course. Work should be carried out in short lengths, so that the stability of the brickwork above is not impaired.

- You will need to consult with the Local Authority Planning Department and Building Control before the work is undertaken. The work will need to be fully in accordance with the statutory consents.

6.0 Limitations

Our report has been limited to the areas described earlier in this document and should not be considered as a full Structural Survey.

Our inspection and report are concerned with the structural aspects of the building, such as foundations, walls, floors and roof but we have not concerned ourselves with details of other elements such as doors, windows and other fittings.

Similarly we have not commented on dampness or timber infestation or services such as electricity, plumbing, heating or drainage.

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

No comment is made in the report as to the presence of new or old mine workings or tunnelling, heavy metals, chemical, biological, electromagnetic or radioactive contamination or pollution, or radon, methane or other gases, underground services or structures, springs and water courses, sink holes or the like, noise or vibratory pollution, mould, asbestos and asbestos products.

Similarly, we make no comment on flood risk or previous flood events, invasive species of vegetation such as Japanese Knotweed, vermin or protected species, boundary conditions or materials, landscaping or any non-permanent structure.

The space under the ground floor has not been examined and therefore we cannot give any opinion on the condition of materials under the floor.

For the avoidance of doubt, the Contracts (Rights of Third Parties) Act 1999 shall not apply to this contract.

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Appendix A

Photographs

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Photograph No. 1

Photograph No. 2

Photograph No. 3

Photograph No. 4

Photograph No. 5

Photograph No. 6

Photograph No. 7

Photograph No. 8

Photograph No. 9

Photograph No. 10

Photograph No. 11

Photograph No. 12

Photograph No. 13

Photograph No. 14

Photograph No. 15

Photograph No. 16

Photograph No. 17

Photograph No. 18

Photograph No. 19

Photograph No. 20

Photograph No. 21

Photograph No. 22

Photograph No. 23

Photograph No. 24

Photograph No. 25

Photograph No. 26

Photograph No. 27

Photograph No. 28

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Retaining Wall and Foundation Design

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Traffic and Transport Assessment

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Blast Design

Bridge Assessment and Design

Demolition Assessments and Advice

Parametric Modelling

Reinforced Concrete Design

Retaining Wall and Foundation Design

Structural Assessments

Structural Masonry Design

Structural Steelwork Design

Structural Timber Design

Temporary Works Design

Building Consultancy

Architectural Design

Asset Management and Lifecycle Surveys

BREEAM

Backlog Maintenance Management

Building and Structural Surveys

Defect Diagnostics

Party Wall Surveyor

Planning and Building Regulation Applications

Principal Designer

RAAC Inspections, Assessments and Remedial Design

Schedule of Condition and Dilapidations

Spatial Planning and Feasibility Studies

Topographical and Measured Surveys

Project Management

Contract Administration

Cost Planning and Control

Design and Programme Management

Project Briefing and Development

Risk Analysis and Management

Site Supervision and Quality Management

Supply Chain Engagement

Geotechnical and Geoenvironmental Engineering

Contaminated Land, Risk Assessments and Remediation

Desktop Studies

Earthworks Specifications and Site Supervision

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