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11 September 2020

Dear Mark

Fall Head Farm, Fall Head Lane, Silkstone, Barnsley S75 4LB

Following my visit to site on 9 September 2020 I have pleasure in presenting my report.

Background

You have asked that I make a structural inspection of redundant farm buildings at Fall Head Farm to advise on their condition in connection with proposed conversion/renovation plans.

Limitations of inspection

My inspection was undertaken viewing from ground level. Parts of the buildings were not accessed where interior floor structures were unsafe. Parts of certain buildings externally could not be closely inspected due to the dense undergrowth around. Interiors were poorly lit and inspection was carried out in the absence of artificial lighting.

This report addresses the overall condition of the buildings with a view to advising on whether or not structures are capable of re-use without major rebuilding. It should not be read as a detailed list of defects or a schedule of repair.

The Buildings

These are identified on the marked-up survey plan ref B327/S/1 as buildings A, B, C, D and E shown in Appendix A.

Building A. Detached two storey barn or former dwelling house with single storey lean-to at the rear, possibly a former carriage shed. Solid brick walls with stone heads and cills at openings. The roof is covered in stone slates.



Building A



Building B. Two storey barn attached to building C. Solid brick walls, stone heads and cills. Roof covered in corrugated sheeting, possibly asbestos-cement.



Building B

Building C. Single storey barn attached to buildings B and D, of brick and stone construction. Roof coverings missing and roof structure largely open to the elements.



Building C – Corner single storey link building.

Building D. Tall single storey barn but with western end compartment having two storeys. Attached to building C. Solid brick walls, stone heads and cills and stone slate roof.



Building D

Building E. Single storey barn, possibly former carriage shed, with bays demarcated by feature brick piers and the bays largely infilled subsequently with brickwork. Roof covered in corrugated sheeting, possibly asbestos-cement.



Building E

Survey comments

Building A

Walls appeared to be in a satisfactory condition for their age and usage, with acceptable line and level of coursing and reasonably plumb alignment. Carriage shed quoin and stone heads and cills all weathered/eroded to a degree.

Internally:

Ground floor walls appeared satisfactory. Upstairs, access was not gained to the north end room due to unsafe condition of floor, but no major defects were noted. King post roof trusses likely reusable if desired, subject to specialist timber treatment report.

Building B

Walls displayed a number of defects but none requiring major rebuilding:

SE elevation. Lateral in-out movement of perhaps 150mm over the full height. Brickwork joints eroded central base area. Quoin stone at door opening missing.

SW elevation. A bowing outwards over ground floor height of perhaps 100 to 150mm but no major cracks visible. Stone heads and cills weathered.

NW elevation. Stone walling below internal ground floor level eroded. Slight bowing outwards centrally of perhaps 100mm over full height but no major cracks visible.

NE elevation. Slight twist outwards at western end of verge.

Internally:

Southern compartment, ground floor, SE wall leaning, mirroring external view. SW wall, joints have opened up around the infilling of a large ground floor opening and movement of the redundant lintel over has caused the eastern door pier to lean. These defects mirror those noted externally. Floor over unsafe.

Northern compartment. Some slight separation between the internal cross wall and the rear wall. First floor examined from northern compartment only, showing rear external wall bowing out perhaps 75mm with a general lean out towards the top of about 50mm. No major cracks noted. King post roof trusses may be capable of reuse if desired, subject to timber report etc.

Building C

Limited access for external inspection due to dense undergrowth.

SE elevation (single storey), stone heads and cills eroded. SE elevation (gable shared with building D), loose masonry along verge with some bricks missing. Slight lean inwards at ground floor.

NW elevation. stone walling below ground floor badly eroded. Wall leans outwards possibly 150mm.

NE elevation. Lower stonework badly eroded.

Internally:

NW wall leans out as noted

NE wall, condition generally obscured by plaster but with some minor cracking and a slight lean outwards.

Roof trusses have been exposed to the weather for some time with consequent deterioration. Hip truss has major splice repair to principal tie. Intermediate truss has water damage at the ends.

Building D

Limited access to rear (NE) and SE elevations externally due to dense undergrowth.

SE elevation. Gable verge brickwork loose and some bricks missing. Local bulge outwards approximately 50mm in upper half, southern end. Mortar joints above eaves level eroded.

SW elevation. Brickwork in reasonable condition but with areas of joint erosion above entrance and at foot of external staircase. Stone heads and cills eroded.

NW elevation common with building C

NE elevation. Cracking and opening of joints around infilled former arched opening, approximately up to 20mm width. Western end is of stone construction with significant erosion to upper storey.

Small openings in stonework possibly from roof of former attached building.

Internally:

Walls generally reasonably plumb but with general minor unevenness in brick coursing. NE wall shows diagonal cracks over infilled arch, mirroring external view.

First floor structure in two storey western compartment was unsafe, preventing access. Ground and first floor walls appeared satisfactory with no major defects noted. First floor timber beams currently propped near mid span.

Queen post roof truss may be capable of reuse if desired subject to satisfactory timber report etc.

Building E

NW and SE gables appeared to be in satisfactory condition though southern corner quoin is eroded.

NE elevation. Slight lean outwards of dividing piers with a slight bulge outwards of the infill brickwork near mid length of wall.

Interior not accessed.

Summary

The redundant farm buildings appear in general to be in reasonably sound structural condition considering the age and past usage. Although there are significant defects in places, these appear capable of restoration or repair without the need for large scale demolition and reconstruction..

Conventional repair techniques are appropriate such as local rebuilding of bulges, stitching of cracks by bonding fine stainless steel bars into bed joints, and strapping walls to new floor constructions.

It is expected that roof coverings will all be replaced and therefore I have not referred in detail to the current condition.

It is my opinion that the structural condition of the buildings is generally sound, such that they are capable of being retained and incorporated into the proposed conversion, albeit with some element of repair.

Should you require any further advice I should be pleased to assist.

Yours sincerely

M J Yates
Chartered Engineer

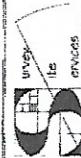
Appendix A – Key Plan

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SURVEY CONTROL DETAILS

WIS/17

SCAF 2000



Consulting Engineers,
Designers, Surveyors

Sunny and Sky Services.

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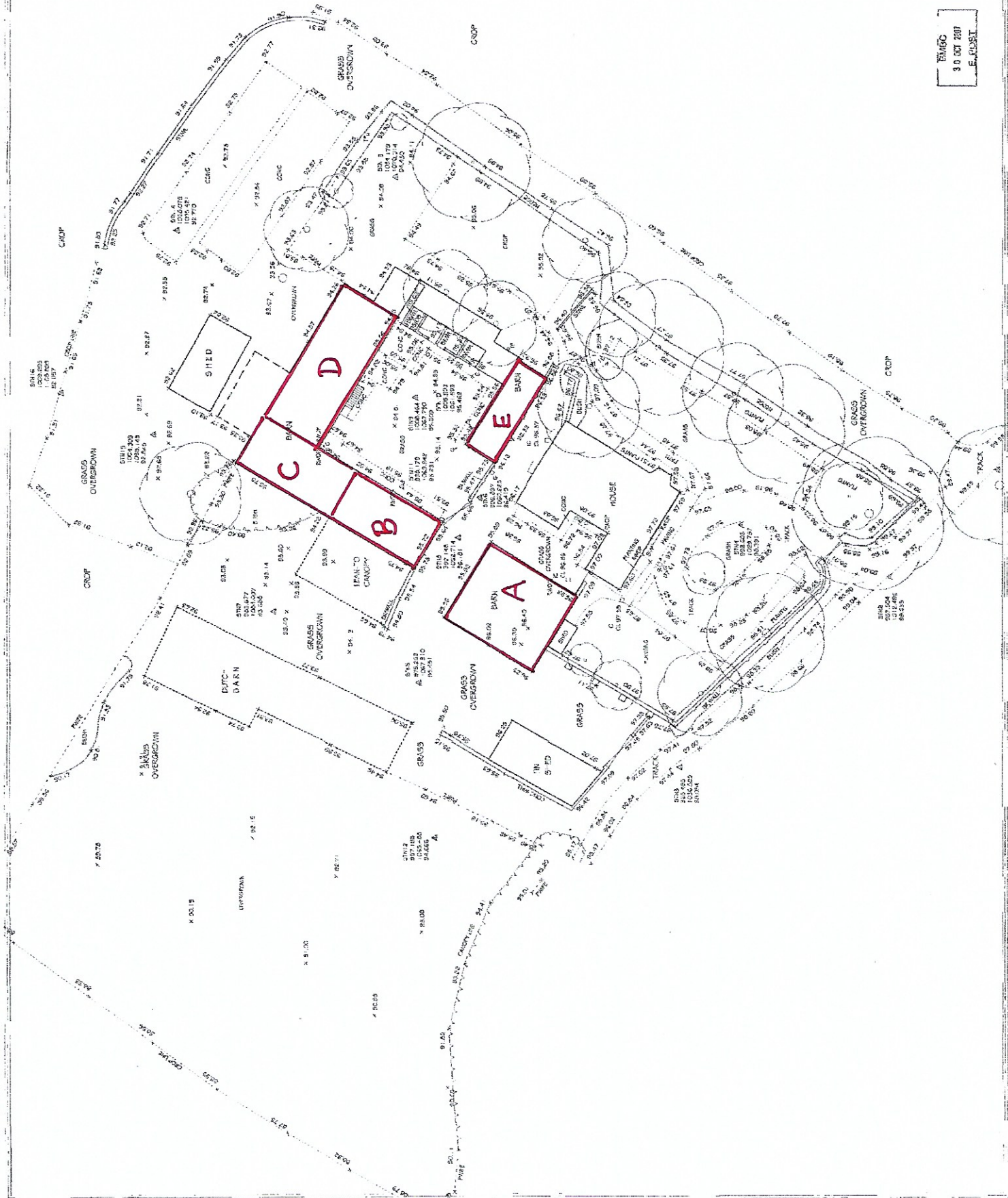
Stayed on CURS CARR
FALL HEAD FARMHOUSE

ADVISING
BARRY
SITZ SURVEY

DATE	11/20/01
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