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Your Ref: -



25th September 2023

Maria Penrose & Graham Turner
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Dear Maria & Graham,

Structural Assessment of Existing Buildings,

Dance Lane Farm, Crane Moor, S35 7AW

We would refer to our recent visit to the above property, to assess the structural condition of various existing buildings within the site curtilage. The purpose of the inspection and report being to ascertain whether the buildings are deemed suitable structurally for retention in their current use. Access was gained on Tuesday 23rd August 2023 where a visual inspection was carried out from ground level, the weather was bright and dry.

The site sits to the south of Dance Lane, Crane Moor, at an approximate elevation of 125m above ordnance datum and slopes down to the north and east.

Various buildings adorn the site including an Agricultural Store, Milking Parlour, office/store and associated linked outbuildings

The inspections revealed the following salient items:

Agricultural Store:

Profiled roof sheeting supports off hot-rolled angle purlins on a braced hot-rolled steel portal frame structure. Columns bear onto concrete pad foundation integral with the concrete ground bearing slab.

Block walling is constructed between the vertical columns up to near eaves level where sheeting rails and vertical sheeting weatherproof the remaining height to eaves and ridge.

No evidence of movement or structural defect was noted to any part of the structure, with the exception of the following:

- Steel framing has experienced deterioration to varying degrees. All members have surface rusting particularly internally, with some columns having steel delamination at low level.

- One steel column leans outward at the head where timber panelling has been stored against. Adjacent block walling similarly leans outward locally.
- Some undermining/weathering beneath the concrete raft slab, supporting masonry walling has occurred to the east elevation where the land drops away from the side elevation.
- Primary door posts to the front elevation have deteriorated with major section loss at low level.
- Deterioration of blockwork internally, particularly at low level where surface corrosion present. Some historic repairs evident.

Milking Parlour:

Constructed as a lean-to structure off the west elevation of the Agricultural Store, the building has similar profiled roof sheeting to above, with hot rolled steel purling on steel rafters supported on external and internal masonry.

No evidence of movement or structural defect was noted to any part of the structure, with the exception of the following:

- Light corrosion of the primary and secondary roof steels.

Office / Store:

This two-storey block consists of a traditional timber roof with suspended timber floors supported on load-bearing internal and external masonry.

No evidence of movement or structural defect was noted to any part of the structure.

Rear Lean-To:

The rear lean-to is part steel frame mono-pitched with timber purlins spanning between the primary rafters. Steel rafters support on masonry internal walling and originally steel columns to the south elevation. The unit is generally clad in vertical timber boarding externally, however open to the south and part west elevations.

No evidence of movement or structural defect was noted to any part of the structure, with the exception of the following:

- Rear columns have been cut down leaving primary rafters supporting the roof sheeting cantilevering and sagging.

Summary:

In general, the majority of buildings are in a sound structural condition. Some enhancements and remedial works are required for the purposes of longevity and to suit the proposed development intentions, however these are not out-with the normal expectations of general repair and development.

Based on this, we see no reason why in their current condition, the currently used buildings, with the exception of the rear store could not continue to be used as ancillary, or storage for the foreseeable future. Normal maintenance and repair should be ongoing as with all properties to ensure longevity to the structures.

The proposed development consisting primarily of conversion, and the replacement of some lower formed outbuildings will not require wholesale demolition and reconstruction, to suitably reform the buildings. Normal enhancements and repair to suit the proposed loadings are, it is considered the most appropriate solution.

We trust the above is self-explanatory, however, should you require any clarification, please don't hesitate to contact me.

Yours sincerely

Darren Chapman (Digitally Signed)

Director

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