

Lower Falthwaite Farm, Falthwaite Green Lane, Hood Green, Barnsley, S75 3HN

Structural Survey of single storey redundant agricultural building.

The stone built single storey building follows the natural ground line of the site involving internal steps down between the various sections within the building.

The building built in approximately 1850 is constructed in natural coursed stone 400mm thick with stone heads and cills to window openings on the south and west elevations.

On the northeast elevation several of the openings have been altered over time to provide better access and storage of farm equipment.

During the period prior to Mr Cowgill purchasing the farm in 1989 and moving to live at the farm the original stone slate roof was stolen resulting in the building having to be reroofed with concrete interlocking tiles, battens and roof felt. The integral structure of the roof remaining intact consisting of common rafters, purlins and king post trusses in their original position.

The building is of sound construction with no signs of movement or settlement.

Some areas of stonework show signs of weathering and require localised replacement. On the northeast elevation some of the opening which have been enlarged over the years are to be rebuilt in matching stonework construction to accommodate new window openings.

The proposal involves part of the building currently used as a store, utility and garage being retained as such for use by the existing farmhouse.

The remainder of the roof to have a level ridge with timber roof trusses with a lower ridge at the west elevation for use as a garage and store for the intended residential dwelling, with internal block walls providing additional buttress effect.

An inspection has been carried out and the foundations and ground bearing appear satisfactory.

The building is well constructed and structurally sound and suited to conversion to use as a dwelling.

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