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Our Ref: 99-158

23rd February 2021

David Barlow
7 Ledbury Road
BARNSLEY
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Dear David

Bence Farm Barn, Barnsley Road, Darton, BARNSLEY S75 5NU
Report on the structural condition of an existing agricultural building proposed for conversion to a domestic dwelling

Further to our inspection of Tuesday 12 January we write to provide our report on the structural condition of an existing agricultural building proposed for conversion to a domestic dwelling.

This has been a visual inspection only and not a detailed measured survey. It does not constitute a general building survey as would be carried out by a building surveyor.

The conclusions expressed in this report represent our opinion, based on an experienced assessment of visible features in areas of the building where reasonable access and clear visual inspection was possible.

The report is for the exclusive use of our client and his agents. Although we have no objection to it being shown to others, we do not accept any responsibility to third parties.

Observations

The existing agricultural building is formed as a steel frame with coverings of profiled steel sheet or vertical timber boards (see photographs 1 – 2 for general views on the external elevations). These existing coverings will, it is anticipated, be replaced with lightweight insulated panels better suited to the development proposed.

Longitudinal stability is achieved through embedment of steel posts into a low-level concrete plinth. Transverse stability is again achieved through embedment of posts into the plinth and through provision of braced connections between top of posts and underside of steel roof trusses (see photographs 3 – 5 for internal views on the steel frame).

The steel frame was seen to be well constructed remaining 'true' in respect of line, level and plumb. No significant corrosion was observed throughout any of its members.

Existing foundations, although unseen, have performed well with no evidence of distortion or distress observed throughout the low-level plinth.

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The building was seen to have been carefully constructed and at considerable effort and expense; the building is not temporary in nature.

Conclusion

Existing foundations have performed well and would continue to perform well despite any modest additional load associated with provision of new finishes.

The existing agricultural building, in particular its steel frame, was seen to be in reasonable condition, stable, and constructed to a good standard.

The existing agricultural building is considered structurally suitable for conversion to use as a domestic dwelling.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,

Andrew Bennett
BEng (Hons) CEng MIStructE MCGI
Associate

cc: John Blackburn, JRB Designs Ltd **(john@jrbdesigns.co.uk) only**

Attached:

Photographs 1 to 5

Photograph 1: External view from north west **DATE: 12/01/2021**

Photograph 2: External view from south west **DATE: 12/01/2021**

Photograph 3: Internal view on steel roof structure **DATE: 12/01/2021**

Photograph 4: Longitudinal view on steel roof structure **DATE: 12/01/2021**

Photograph 5: Steel eaves detail **DATE: 12/01/2021**