

SPRINGHEAD FARM SCHOLES MOOR ROAD SCHOLES HOLMFIRTH HD9 1RU

1.0 Introduction

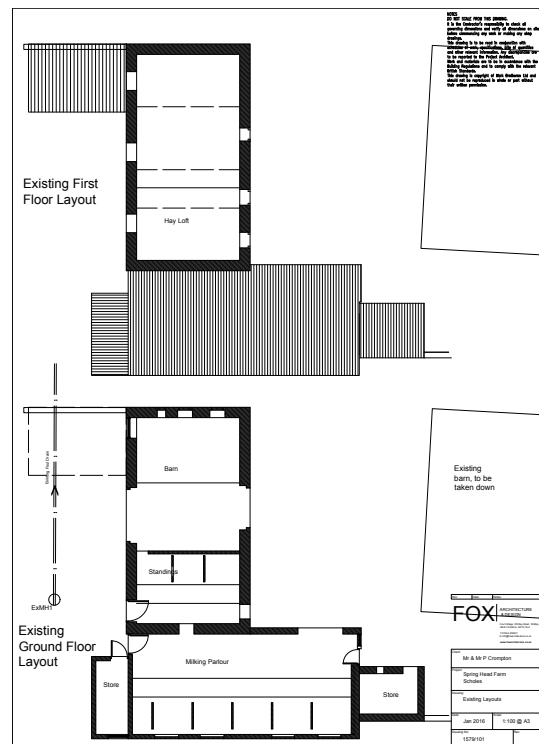
- 1.1 We are instructed by Mr & Mrs P Crompton care of Townsend Planning Consultants, 10 Rishworth Street, Wakefield, WF1 3BY to undertake a survey of the farm buildings within the yard of the subject property, Springhead Farm, Scholes Moor Road, Scholes.
- 1.2 The survey has been carried out in accordance with the conditions of engagement enclosed.
- 1.3 This report is for the private and confidential use of the client for whom the report is undertaken. It should not be reproduced in whole or in part, or relied upon by third parties, for any use without the express written authority of the surveyors.
- 1.4 The site inspection was carried out on 3 February 2016. The weather was, cold and wet with a light dusting of thawing snow.
- 1.5 This report does not address any environmental, Radon or asbestos related issues. Radon is a gas that is potentially harmful. It is always recommended with any property that further investigation be undertaken to establish if the level of Radon gas concentrations are sufficient to warrant action.

2.0 Observations

- 2.1 We are acting on your written instructions as confirmed by our conditions of engagement annexed to this report.
- 2.2 We have not at this stage arranged for any specialist reports or investigations to be carried out onsite.
- 2.3 All directions and locations quoted during this report are seen as facing the buildings from the front elevation (drive area).



- 2.4 There are essentially two buildings under consideration currently unused agricultural stores. Attached to the right hand side of the front and rear elevations of the milking parlour are two small lean-to stores.
- 2.5 The survey has been carried out to assess the structural integrity of the barns and their suitability for conversion into residential accommodation.
- 2.6 The property is located in a rural area approximately one mile from the village centre. The building is remote from any local facilities and is accessed over its own private drive.



3.0 Barn

3.1 Roof Structure

- 3.1.1 The roof was inspected from ground level, with the aid of binoculars. The roof is of traditional appearance being pitched with a covering of asbestos cement sheeting. Overall the covering is weather proof with no evidence of water ingress. Asbestos cement sheet covered roofs are not suitable for habitable buildings and will require removing as a matter of course.



- 3.1.2 There has been considerable publicity and concern in recent years regarding the health hazards associated with asbestos. The material is however generally only hazardous when in dust form and it is therefore only when it is being worked, moved or has been damaged, that it represents a risk. Provided that the surface is unbroken and preferably kept sealed, perhaps by painting where appropriate (though obviously not sanding prior to this), then no hazard should arise. It is understood that small-boarded materials can be carefully sealed in a plastic bag and taken for special disposal to the Local Authority refuse disposal point.
- 3.1.3 Over the masonry walls at the gables, there are no stone copings. The stone at the top of the wall is now exposed and saturated. As an interim measure the open masonry should be protected from the weather.

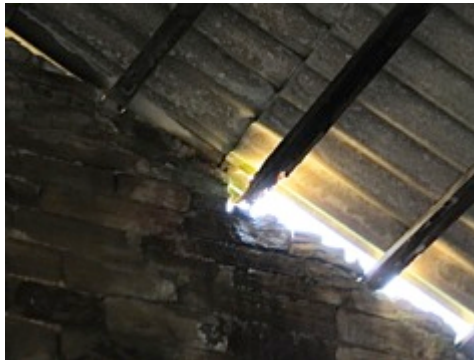


- 3.1.4 The roof covering is acceptably even to the front and rear slopes, no significant deflections are apparent in the structure.

- 3.1.5 The supporting structure is traditional, with a timber framework, supported on the main walls of the building. This takes the form of eight purlins (the horizontal beams) to each roof slope with three timber King Post trusses spanning front to rear. The purlins sit on the top cord of each truss. No significant deflections were noted in the timber frame.



- 3.1.6 At the junction with the gable walls, several purlins have decayed where they are now exposed to the elements. Replacement of the defective sections of timber is required.



- 3.1.7 Spliced timber repairs have been carried out to the bottom members of the trusses, where previously damaged timber has been removed. The members appear serviceable in their present condition.



3.2 Walls

- 3.2.1 The external walls of the building are stone faced being approximately 500mm thick. There is stone to the interior and through-stones as binders. There is, therefore, a cavity of sorts. The narrow cavity is unlikely to be continuous, and for practical purposes the construction should be regarded as solid. Solid walls are always more prone to penetrating dampness and are generally colder than the more modern equivalent of cavity construction. It is therefore important that the external finishes are well maintained and, for example, gutters are not allowed to leak, allowing water to soak into the structure.
- 3.2.2 The stone is squared and laid to regular courses. The stone is of a relatively hard nature, and shows only light weathering of the face. Deterioration of the face of the stone can be exacerbated by incorrect re-pointing. It is important that when re-pointing a mortar mix is used that is weaker than the stone itself, so that moisture can dry out through the joints, rather than the stonework. A traditional lime based mortar mix should therefore be used, which will also accommodate slight thermal movement in the stonework.
- 3.2.3 Because of the wide nature of the mortar joints to the stonework, as well as the tendency for stone to expand and contract slightly, slight shrinkage cracking to the mortar joints can occur. This is not considered to be of a serious or significant nature, although would require making good to prevent moisture ingress.
- 3.2.4 When undertaking routine re-pointing, to preserve the overall appearance of the building, it is preferable that a complete elevation is re-pointed at the same time, rather than in patches.
- 3.2.5 The masonry of the left hand side gable wall is displaced above the eaves and gable cut up. In this area, where the wall is damaged, there is a requirement to cut out and re-bond the affected area.



- 3.2.6 Along the rear elevation, towards the left hand corner, opening of the masonry joints has occurred. Localised repair of the wall in the affected area is required. The repair work is no more than an item of routine maintenance. The incorporation of stainless steel “heli-bar” will reinforce the repair across the open joints.



- 3.2.7 The front elevation masonry is in serviceable condition requiring no more than repointing as part of a routine maintenance programme.



- 3.2.8 The pointing to the upper section of the right hand side gable wall requires repointing. Lack of regular maintenance is the primary reason for the need to undertake the repair.

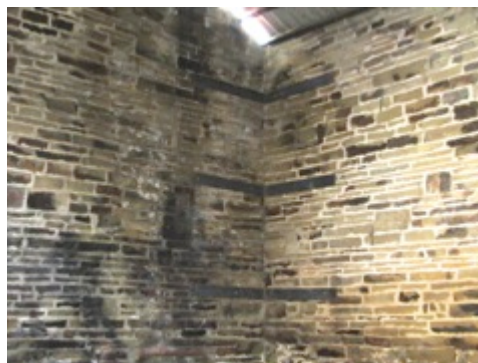


- 3.2.9 The lower and/or missing section of the wall inside the milking parlour is damp affected, as a result of a defective flashing between the side lean-to roof covering and masonry. The wall will readily dry out after the roof junction is sealed.



- 3.2.10 There is a natural tendency for moisture to rise up the lower walls, from the ground, as a result of capillary action. This can be affected by the height of the natural water table in the immediate area. To prevent this occurring, a horizontal damp proof course is normally provided within the wall, just above the ground level. In modern construction this should be installed as a matter of course, although it may or may not be present in older properties. If the damp proof course is bridged, for instance by the ground levels being too high, this can allow rising damp to affect the wall both internally and externally. There is no obvious damp proof course to the external walls, and in view of the age it is unlikely that one is installed. As part of any restoration, damp proofing work will be required.

- 3.2.11 Steel straps have been installed across the internal angles of the left hand side gable wall. The steel is a relatively light section and is bolted to the stonework. The metal bracing does not appear to be offering a great deal of restraint to the masonry. No sign of recent movement was apparent.



3.3 Floors

- 3.3.1 The ground floor is a combination of earth and concrete. The floor is satisfactory for the building's current use. In any refurbishment of the building there will be a requirement to replace the floor to comply with the requirements of the Building Regulations.

- 3.3.2 There is insect attack and considerable decay in the structural members and floorboards of the suspended timber first floor. As part of any work at all on the building there is a need to take out and replace the affected timbers.



4.0 Milking Parlour

- 4.1 This is a single-storey building at the right hand side of the complex and has a mono-pitched, profiled steel sheet covered roof structure, surmounting solid brick walls.



4.2 Roof

- 4.2.1 Overall the covering is weatherproof with no evidence of water ingress. Metal sheet covered roofs are not suitable for habitable buildings and will require removing as a matter of course to comply with current Building Regulations.
- 4.2.2 There is evidence of insect attack in the structural members in the roof. You should anticipate treating timbers against further deterioration. The extent of the infestation does not appear to be impairing the structural members.

4.3 Walls

- 4.3.1 The walls are brick and stone with blockwork to some of the internal walls.
- 4.3.2 Bulging of the brick walls externally has occurred in the past, the movement appears to be non-progressive.

- 4.3.3 Areas of brickwork are open jointed externally and require pointing. Work of this nature is no more than routine maintenance.



- 4.3.4 Immediately below the steel sheets, at the eaves along the right hand side elevation, the brickwork is loosening. The defect appears to be simply attributable to lack of regular routine maintenance.



- 4.3.5 The rear section of the left hand side wall of the milking parlour, extending beyond the rear of the barn, is stone. The masonry is in satisfactory condition.



4.4 Floor

- 4.4.1 The ground floor is concrete. The floor is satisfactory for the buildings current use. For use as a dwelling and to comply with Building Regulations, a new floor will have to be laid.



4.5 Rear Right Hand Side Store



- 4.5.1 The roof is a mono-pitched construction with a covering of profiled metal sheets supported on a timber frame. The covering and structure are in serviceable condition.



- 4.5.2 The walls are stone and in remarkably good condition given their existing use. The masonry is free of significant defect.

4.6 Front Store



- 4.6.1 The lean-to roof is covered with asbestos cement sheets. As a matter of course, the covering should be stripped off and disposed of safely notwithstanding any other proposed use of the building.
- 4.6.2 Externally a timber lintel above the right hand side window head has decayed allowing settlement of the brickwork above. Replacement of the support and rebuilding the damaged brickwork is required.



- 4.6.3 Internally there are no significant structural defects in the walls or floor.



5.0 Conclusions

- 5.1 This report has highlighted a number of defects some of which require attention. The damage in the structure is typical of that usually encountered when dealing with agricultural buildings. In most cases this is attributable to lack of maintenance over a number of years.
- 5.2 The buildings under consideration are readily capable of being renovated and converted to provide good quality residential accommodation subject to obtaining the necessary approvals.
- 5.3 The barn has suffered slight structural movement over the years. With any movement, it is not possible to make definitive statements on the basis of one examination, and comparative measurements would have to be taken over a period of time, in order to confirm the position with certainty (this is standard recommended practice by the Building Research Establishment). However, the type of restraint incorporated into the building indicates that this work was carried out a number of years ago and the indications are that the movement is not progressive.
- 5.4 As with any properties of this age, the various component parts of the structure are subject to ongoing deterioration, making regular repair and maintenance work necessary, until at some stage renewal is considered to be more economic.
- 5.5 When considering the maintenance and repair of the building, it is important that all items are dealt with. The neglect of any item can result in expensive repairs as a consequence of early action not being taken.
- 5.6 We trust this report addresses your concerns. Should you require any further clarification please feel free to contact our office.



D HOUGH MRICS
Chartered Building Surveyor
On behalf of David Hough Surveyor Ltd

10 February 2016