

MARSH DESIGN LIMITED

STRUCTURAL DESIGN CONSULTANTS & SURVEY REPORTS

***The Stable Block, Buckden Mount
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Huddersfield

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Company No: 457 2796

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STRUCTURAL INSPECTION REPORT

DATE: 5th June 2020

REF: MDL – 3584

1. NAME OF CLIENT

Mr. & Mrs. Heeley

2. ADDRESS OF PROPERTY INSPECTED

Abinger Farm
Scholes Moor Road
Scholes
Huddersfield

3. DATE OF INSPECTION

1st June 2020

4. PURPOSE OF INSPECTION

We have been instructed to undertake an appraisal of the structural condition of the existing cottage and barn buildings with a view to its future conversion into a habitable dwelling.

5. TYPE OF INSPECTION

A visual inspection of the cottage and barn buildings was undertaken from accessible areas. The report is a structural appraisal only, and not a full condition survey report.

A detailed inspection of the individual structural elements has not been undertaken.

6. DESCRIPTION, OBSERVATIONS & COMMENTS

The structural inspection conversion undertaken is for the original cottage and barn buildings. The extensions and outbuildings to the front North

elevation of the property have not been surveyed as these will be demolished and not form part of the renovations when the conversion works to the buildings are undertaken.

The cottage and barn buildings are of a traditional construction with a combination of solid core stone walls, measured to be 500mm thick.

Internally the walls are constructed in stone, with brick and blockwork infill panels to old door and window openings.

The roof structure is duo-pitched, with a stone slate covering on a traditional timber rafter, purlin and primary timber truss structure.

The first floors within cottage are traditional timber joists supported on timber beams, with similar methods of construction used to form the intermediate hay loft floors within the barns.

The ground floor structure is a concrete slab, inspection of which was limited due to the volume of stored items and debris within the barns.

Inspection of the main structural walls confirmed that there was no evidence of major structural defect or distress. There was only minor evidence of structural movement cracking and horizontal bowing movement to the walls. These defects do not impair the performance of the walls.

In early 2020, following a lightning strike to the end gable elevation to the West end of the property, the wall became unstable in parts. Due to the proximity of this wall to the adjacent highway it was advised that the wall should be carefully demolished to a safe level to allow rebuilding.

Defects were noted to the roof structure. There was unevenness to the ridge coping stones and there was localised sagging of the stone slate roof covering. This is due to deterioration of the timber rafters and ridge boards with the roof structure.

As part of the renovations works a full overhaul of the roof will be undertaken with the stone slates removed and set aside for reuse. Any defective timbers within the roof can then be easily replaced to strengthen any localised areas of weakness.

Inspection of the timber floor structures confirmed that there were areas of infestation and decay and replacement of some timbers will be required.

The limited inspection of the concrete floor slab confirmed that it was in a stable condition with no major expansion cracks being noted.

An inspection of the existing foundations has not been undertaken, but at this moment in time they appear to be performing satisfactorily.

There was no evidence of significant water ingress through the outer fabric of the property.

Finally, there was no evidence of major remedial repairs to any of the individual structural elements of the barn structure.

7. CONCLUSIONS AND RECOMMENDATIONS

Our inspection has confirmed that the cottage and barn buildings are free from major structural defect or distress.

The buildings appears to be of a significant age and were originally constructed in such a way that it could be used for many years to come.

The buildings are in a sound and stable structural condition and in our opinion, they can be deemed to be of a substantial construction suitable for conversion into a habitable dwellings.

8. LIMITATIONS

This report is not an expert witness report suitable for legal purposes.

We have not inspected woodwork, damp proof membranes or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect.

We have not at this present time conducted any intrusive or destructive testing of the fabric of the property and in particular we cannot confirm that the property is free from asbestos or high alumina cement construction.

This report has been prepared for the sole benefit of Mr. & Mrs. Heeley, their professional advisors, and Kirklees Council Planning Department.

The liability of Marsh Design Limited and their employees shall not extend to any third party.

This report, or any part of it, should not be passed on to any third party without the express permission of Mr. D. Haigh, with whom the copyright remains.

Yours faithfully,

REDACTED

D. Haigh B. Eng (Hons)
For and on behalf of
MARSH DESIGN LIMITED

APPENDIX 'A'

PHOTOGRAPHIC SUMMARY OF THE BUILDINGS

Photo 1:
Front North Elevation.
Extensions and outbuildings,
to be demolished.



Photo 2:
West gable elevation.



Photo 3:
East gable elevation to
existing cottage.



Photo 4:
West gable elevation.



Photo 5:
West gable elevation to barn
carefully demolished following
lightning strike.



Photo 6:
West gable elevation to barn
carefully demolished following
lightning strike.



Photo 7:
Rear South elevations &
roof structure.



Photo 8:
Rear South elevations &
roof structure.



Photo 9:
Rear South elevations &
roof structure.



Photo 10:
Front North elevation of
barn & cottage.



Photo 11:
Front North elevation of
barn & cottage.



Photo 12:
Front North elevation of
barn & cottage.



Photo 13:
Timber floors.



Photo 14:
Timber floors.



Photo 15:
Timber floors.



Photo 16:
Internal wall.



Photo 17:
Internal wall.



Photo 18:
Internal wall.

