

STRUCTURAL REPORT ON THE CONDITION  
OF

BARN

SNOWLEA HOUSE

LAMB HALL ROAD

LONGWOOD, HUDDERSFIELD

Surveyed

March 2021

1. GENERAL

- 1.1 The survey was carried out on behalf of Dr S Hill and Dr M Hill.
- 1.2 The report is concerned with the condition of the roof, walls and structural floors of the barn and the suitability for conversion into a residential annex in accordance with the T D Jagger Ltd submitted plans. Other parts of the property not related to the application were not examined and are not within the scope of this report. The property was examined externally from vantage points at ground floor level and from the raised garden. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such areas are free from defect.
- 1.3 The location of the barn is shown on the planning application location plan. The building is separate from the main house but there is an attached cottage to the Southern end of the East elevation within the same ownership.

2. BARN

- 2.1 The barn is traditionally constructed for the period. The original walls being formed with two skins of stone and rubble fill. Through stones connect the 2 skins together. The roof has a Yorkshire grey slate covering supported on rafters, purlins and trusses. The barn roof having been stripped, felted and re-laid at the time of the refurbishment through the whole of its area.
- 2.2 The building is situated on a gently sloping site, the barn ground floor being at the yard level with a small lower ground floor to the Southern lower courtyard and first floor circa 1.5m above external ground level to the Northern end. Natural stone features include head sills and jambs to window and door openings.

- 2.3 The upper floors are suspended timber joist supporting a mixture of tongue & grooved boards and chipboard. The ground floor is a solid floor slab to the garage area and boarded timber floors to the remaining store over the lower ground level.
- 2.4 Windows are painted softwood frames with double glazing. The garage door is a sectional over-head door. The other entrance doors are similar part glazed wood plank doors and frames.
- 2.5 Gutters are cast iron ogee section to the main roofs and rainwater pipes are black PVC replacements.
- 2.6 Accommodation comprises: Lower ground floor livestock stalls, Ground Floor Garage and Store, First Floor Games/Music Practice Room and Store.
- 2.7 The original barn shell is mainly as originally constructed, however a large garage doorway has been formed in the early part of the 20<sup>th</sup> century.
- 2.8 There is some structural cracking above the later formed garage doorway which is settlement that has occurred likely during or shortly after the works. There is no evidence of ongoing structural movement.
- 2.9 The original barn structure would have been one open space with non-structural dividing partitions. With probably some areas of hay loft at first floor level either side of the central doorways. This construction provides very little restraint from lateral movement of the tall and slender external walls and as the roofs deflect over time the external walls are displaced sideways.
- 2.10 The early 20<sup>th</sup> century alterations and the insertion of steel beams to support the first floor and infilling of the arch doorway at the rear has provided increased lateral restraint to the existing external walls.
- 2.11 The movement in these external walls is longstanding, therefore no structural repairs are required to these external walls.
- 2.12 There are some areas of spalled external facings and defective pointing, particularly where gutters have been leaking. Defective rainwater goods should be repaired and the mortar joints in these areas should be re-pointed.
- 2.13 The roof timbers were inspected from the first floor.
- 2.14 The main roof timbers consist of softwood purlins (beams) spanning between the external gable walls and two large queen post trusses spanning between the front and rear walls. The trusses are mainly softwood, pitch pine or similar with some oak ties possibly reused from an earlier roof form. It is likely the roof was re-constructed in the latter 19th Century, with isolated original oak beams being reused.

- 2.15 The softwood trusses, purlins and rafters where inspected appear in satisfactory structural condition.
- 2.16 We are not aware if any timberwork has been treated against infestation from wood boring insects, however whilst there is evidence of previous wood boring insect infestation no active infestations were observed during the inspection.
- 2.17 The main double pitched roof is covered with stone slate which are pegged over timber battens and which in turn are supported by the roof structure. The slates remain intact and in good condition, having been laid with the addition of a layer of protective underfelt beneath the slates. The ridge tiles are triangular stone pieced with the slates projecting over the gable walls with mortar pointing to the underside all remaining in good condition.
- 2.18 The building overall is structurally sound and more than capable of being refurbished and converted as the proposed scheme, without the need for any significant rebuilding or major structural alterations.
- 2.19 This Report has been prepared in accordance with the Conditions of Engagement as outlined on the survey booking form.

Yours faithfully  
for and on behalf of T D Jagger Ltd.



Thomas D Jagger BSc (Hons) MRICS  
Chartered Building Surveyor

TDJ/2727  
21 April 2021

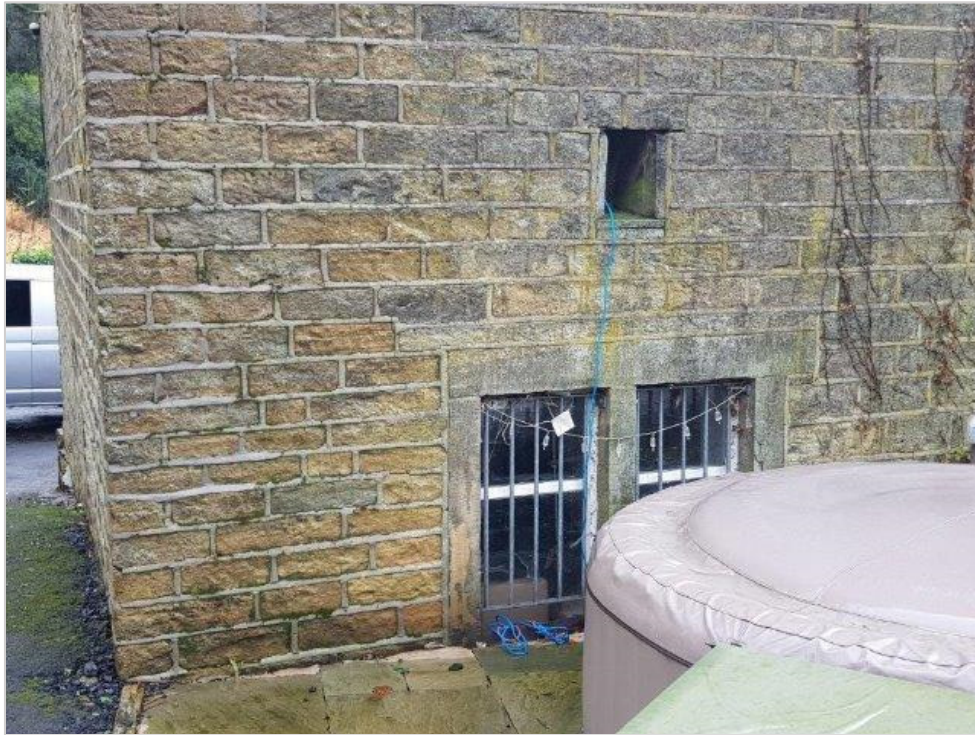
APPENDIX A  
PHOTOGRAPHS



Photograph 1



Photograph 2



Photograph 3



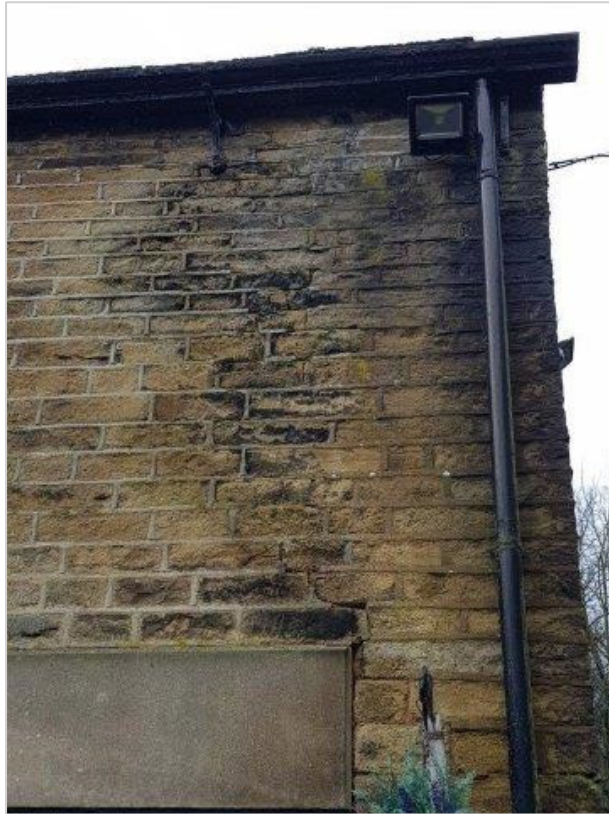
Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



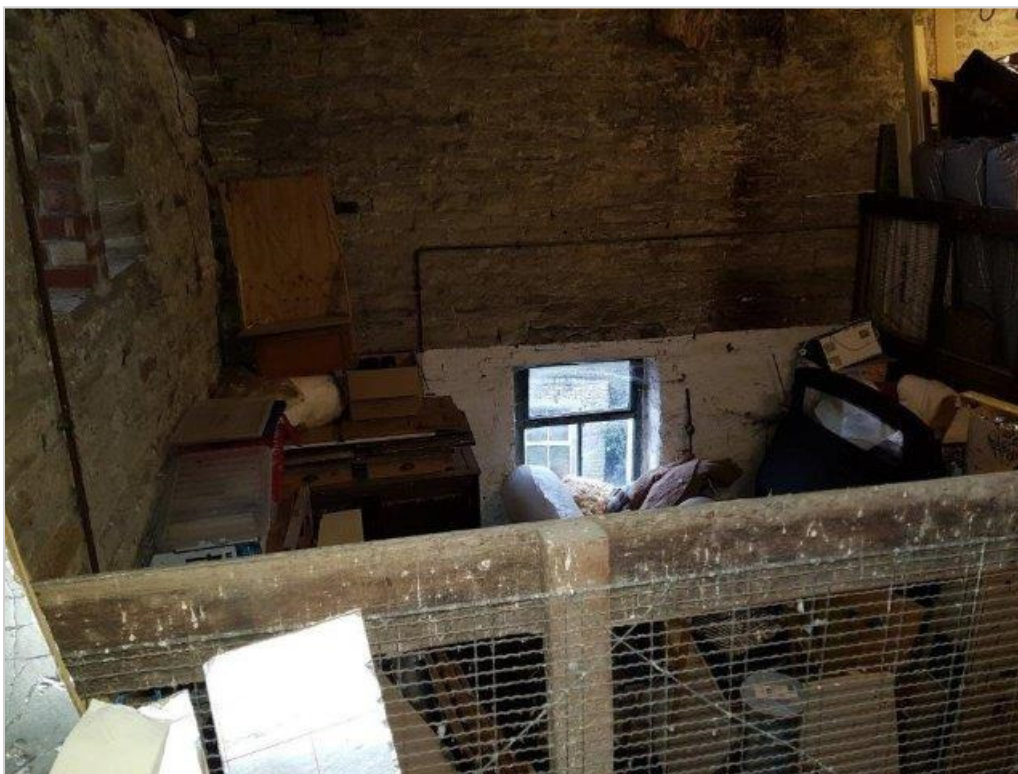
Photograph 10



Photograph 11



Photograph 12



Photograph 13



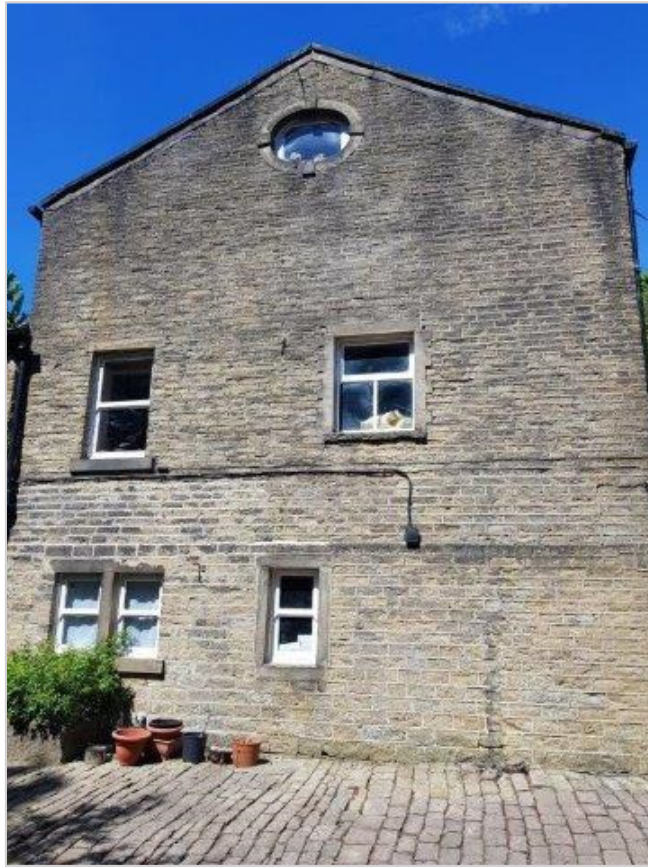
Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



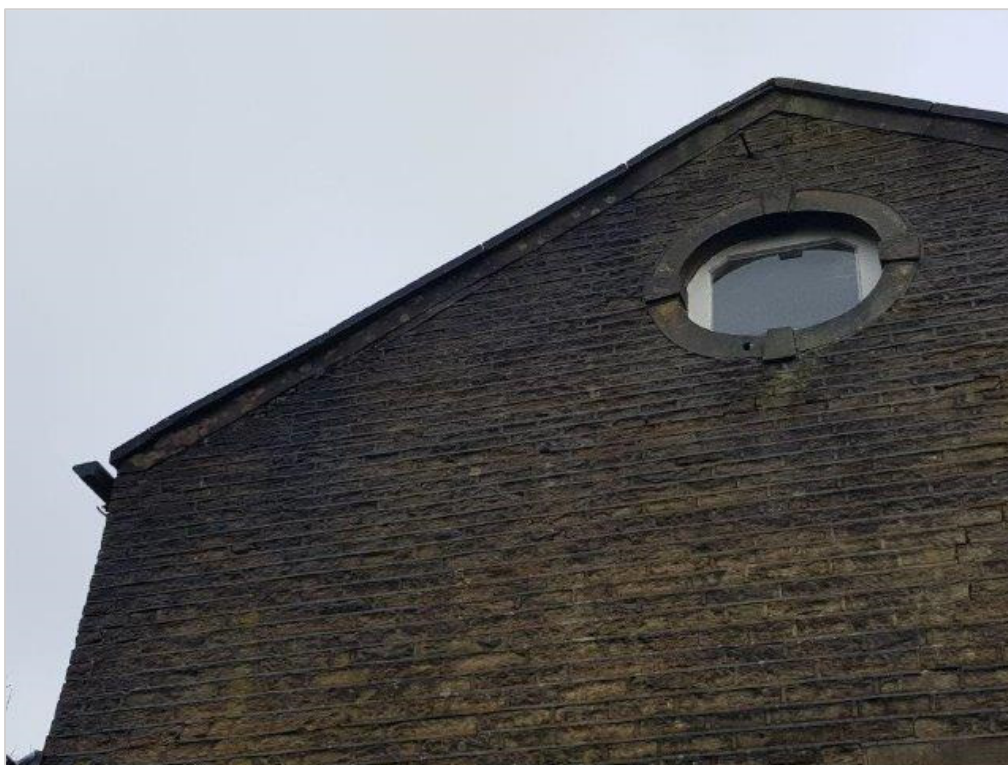
Photograph 24



Photograph 25



Photograph 26



Photograph 27



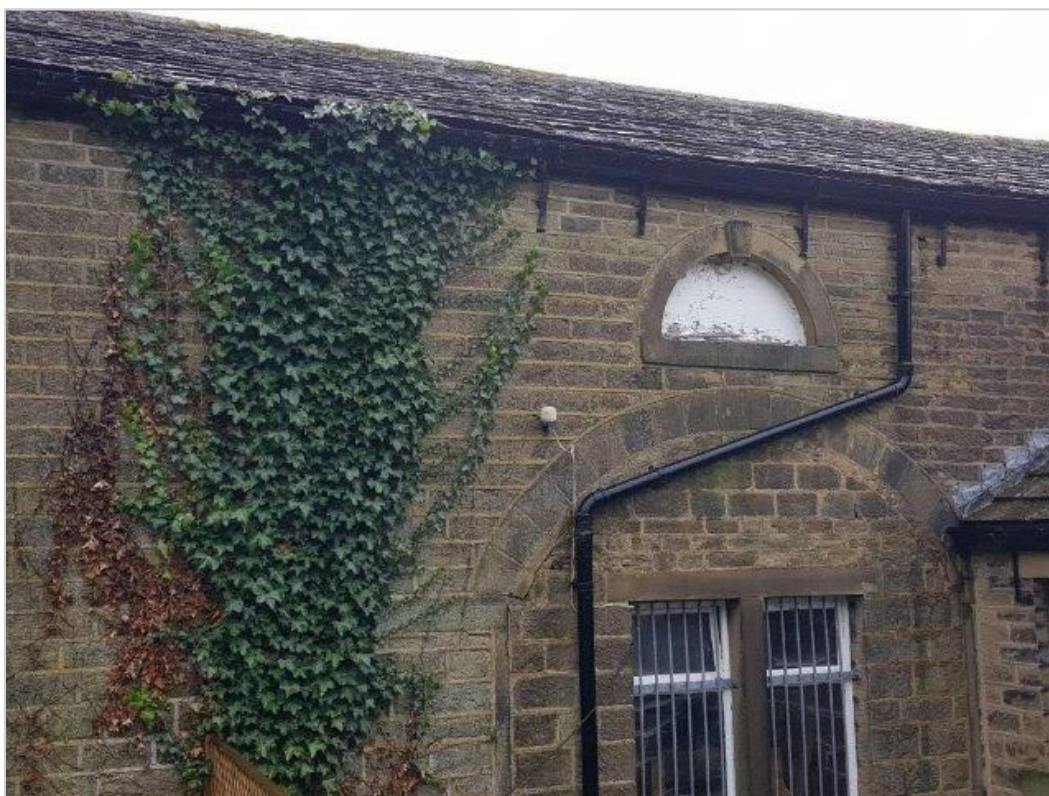
Photograph 28



Photograph 29



Photograph 30



Photograph 31