

MARSH DESIGN LIMITED

STRUCTURAL DESIGN CONSULTANTS & SURVEY REPORTS

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18 April 2023
Our Ref: MDL – 8338

Mr. Dominic Heleine
Moss Edge Farm
Holling Brigg
Holmbridge
Holmfirth
HD9 2SD

Dear Mr. Dominic Heleine

Structural Appraisal of 2No. Barn Buildings for a Proposed Residential Development at Moss Edge Farm, Holmbridge

Further to your instructions, we have been engaged to undertake an appraisal of the structural condition of the 2No. barns at Moss Edge Farm with a view to the proposed residential development and their conversion into habitable dwellings.

A visual inspection of the barns and outbuildings was undertaken from easily accessible areas only. 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.

2No. barn buildings have been considered as part of the proposed residential development, and these will be identified in accordance with the ground floor plan for the development project completed by Holden Surveys Limited, drawing reference number HADL_12_Moss Edge Farm, Sheet 4.

Description of Buildings

North Barn

The north barn is a former detached barn with adjoining milking parlour to the rear and single storey stables to the left hand gable elevation. The barn is constructed using traditional methods, with natural coursed stone solid core

walls, measured to be 450mm wide, with feature stone arch and quoins to the elevations.

The barn has a stone slate roof covering supported on feature timber trusses with traditional constructed timber purlins and rafters.

The hay lofts over the milking parlour and stables are constructed from large timber beams and floor joists measuring up to 300mm deep and 130mm wide in places.

Adjoining the right hand gable elevation of the barn is a timber pole barn structure. It was noted that this was free from major structural defect or distress.



Front Elevation



Rear Elevation of Milking Parlour



Rear Corner of Milking Parlour



Left Hand Gable of Main Barn

West Barn

The west barn is a detached building with an adjoining workshop and lower ground floor Mistal.

This building is also constructed using traditional methods: 500mm thick solid stone walls, suspended timber floor beams, measuring 340mm deep by 260mm wide with and intermediate joists.

A roof structure over the West barn is a combination of traditional purlins and rafters supported on feature timber trusses, with one half of the barn roof having been historically repaired with more modern trussed rafters.

The ground floors within both barns are a combination of concrete floor slabs and traditional stone sets.



Front Elevation



Front Elevation



Rear Elevation



Right Hand Gable Elevation

Structural Inspection

Inspection of the main structural walls of each of the barns confirmed that there was no evidence of structural defect or distress. There was no evidence of major structural movement cracking and no bowing movement to any of the walls.

Minor lateral movement was noted to the top of the front elevation of the North Barn, however we do not consider this to be a major structural concern.

The stone arch and feature quoins are well aligned with no structural movement noted.

A fracture was noted to the stone lintel over the entrance to the West Barn. This can either be replaced or repaired with steel dowels resin fixed into the lintel.

No significant structural defects were noted to either of the timber roof structures. During the proposed redevelopment a closer inspection is advised by a timber specialist to treat any areas of rot or infestation. The roof structures are performing as intended and are currently in a serviceable condition.

Minor undulations to the ridge line of the North barn were noted and simple realignment of the ridge will be required during the proposed redevelopment when the roof structures of the barns are redressed.

The ground floor structures were predominantly concrete slabs with some sections of original stone sets remaining. Inspection of the ground floors was limited due to the earth and spoil covering over much of the ground floor areas of the barns.

Where present, first floor structures were of a suspended timber construction of with large timber beams and joists. No excessive deflection was noted to the floors, and they are performing as intended.

An inspection of the existing foundations has not been undertaken, but at this moment in time they appear to be performing satisfactorily with no evidence of settlement or subsidence defects noted to any of the walls.

Conclusion

Our inspection of the barns has confirmed that they are free from major structural defect or distress.

Both of the barns appear to be of a significant age, and they were originally constructed in such a way that they could be used for many years to come.

Both of the barns are in a sound and stable structural condition and in our opinion, each of the buildings can be deemed to be of a permanent and substantial construction suitable for conversion into a habitable dwellings.

Limitations

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. Dominic Heleine, his professional advisors and the local planning authority.

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

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'D. Haigh', written in a cursive style.

For and on behalf of
MARSH DESIGN LIMITED