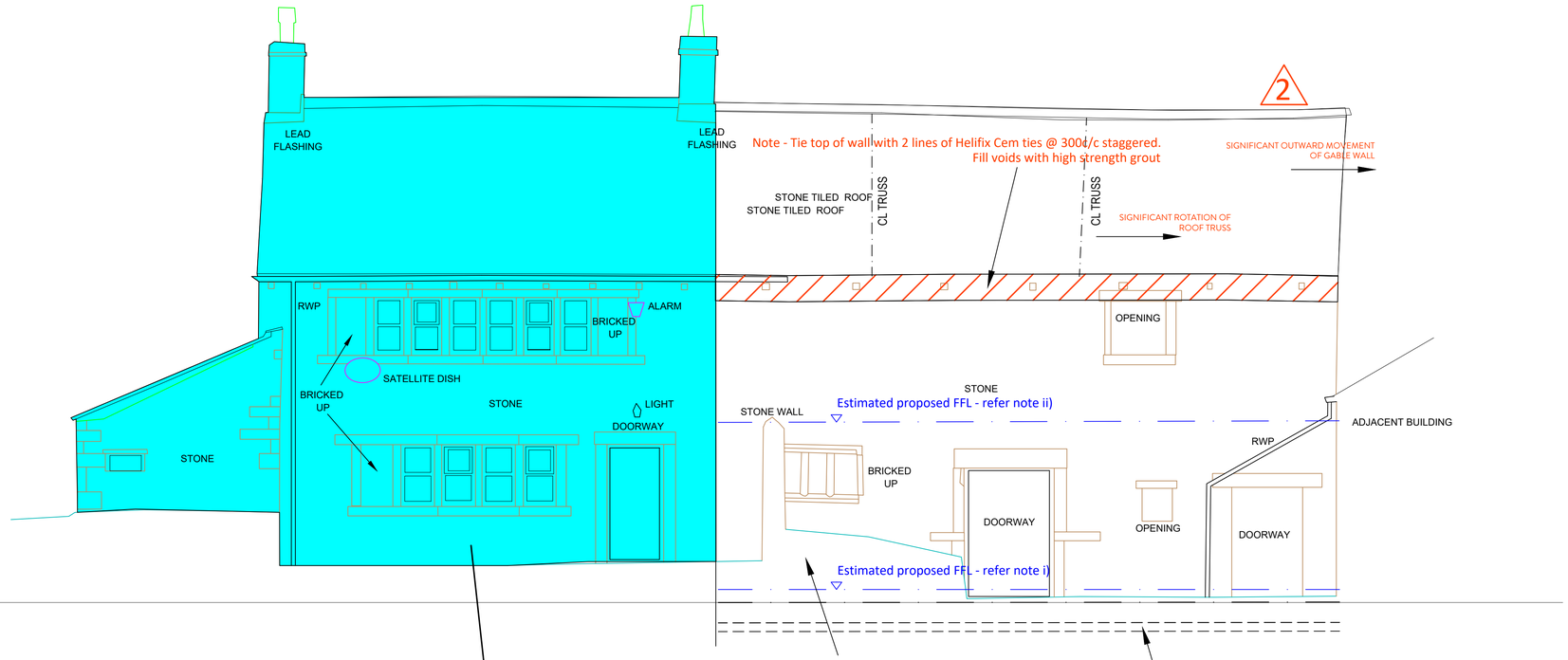


ALL WORKS TO LISTED BUILDINGS TO BE IN ACCORDANCE WITH AGREEMENTS WITH HERITAGE ENGLAND

PRELIMINARY HAZARD ASSESSMENT

HAZARD REF	DESCRIPTION	ANTICIPATED CAUSE	POTENTIAL SOLUTIONS	SEQUENCING AND TEMPORARY WORKS REQUIREMENTS
2	Significant structural movement in external walls to front and gable elevations	Failure of roof structure, loss of lateral support from roof and impact damage from farm equipment along with water penetration into rubble filled external walls, leading in places to total virtual loss of mortar	The following remedial works will be essential as a minimum to ensure the satisfactory future structural integrity of the works - propping of roof structure and removal and replacement of one number main truss and associated purlins (as a minimum); rebuilding of areas 2A and 2B and insitu strengthening of balance of roof structure with new restraint system between roof and external wall. Introduction of robust first floor construction with lateral restraint system and through ties where necessary. Cracking stitching of arch stones using diamond core-drilled sock anchors with ties and bed-joint reinforcement above. 2C - Specialist masonry repairs to damaged arch stones with sock anchor stitching to restablish bond with adjacent masonry. 2D - external wall to be rebuilt	Careful consideration of the sequencing of works will be needed to ensure the structural integrity of the building during the course of the works. This will include the installation and sequenced removal of specialist designed propping systems.

NOTES

1 STRUCTURAL REQUIREMENTS ONLY ARE INDICATED.

2 ARCHITECT'S DRAWINGS MUST BE USED FOR SETTING OUT.

3 TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS & SPECIFICATIONS FOR DPMs, DPCs, INSULATION DETAILS ETC.

4 TO BE READ IN CONJUNCTION WITH LITHOS REPORTS IN RELATION GEOENVIRONMENTAL ISSUES INCLUDING REQUIREMENTS FOR REMEDIATION WORKS (INCLUDING CLEAN COVER TO LANDSCAPED AREAS) AND LANDGAS PROTECTION MEASURES.

5 TO BE READ IN CONJUNCTION WITH BRICK-TIE PRESERVATIONS REPORTS FOR TIMBER, DAMP AND STRUCTURAL REPAIR ISSUES

6 WORKS INDICATED ARE BASED ON GROUND LEVEL CURSORY INSPECTIONS ONLY AND WILL NEED TO BE REVIEWED ONCE BUILDINGS ARE SCAFFOLDED AND AVAIALBLE FOR HIGH LEVEL INSPECTIONS. ALLOW FOR OPENING UP WORKS DURING THE COURSE OF THE WORKS AS DIRECTED BY THE ARCHITECT AND ENGINEER AND CONTIGENCIES FOR ADDITIONAL STRUCTURAL RESTORATION WORKS.

7 ALLOW FOR APPROPRIATE MEASURES INCLUDING APPROPRIATE TIME FOR DRYING OUT OF THE BUILDING FABRIC FOLLOWING SEALING OF THE BUILDING ENVELOPE.

8 STRUCTURAL MASONRY WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF EUROCODE 6 (BS EN 1996).

9 STRUCTURAL STEELWORK TO BE DESIGNED, FABRICATED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE ENGINEER'S PROJECT SPECIFICATION & THE GENERAL REQUIREMENTS OF EUROCODE 3 (BS EN 1993). SITE WELDING WILL NOT BE PERMITTED.

10 IN SITU CONCRETE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENGINEER'S CONCRETE SPECIFICATION AND THE GENERAL REQUIREMENTS OF EUROCODE 2 (BS EN 1992)

11 ENGINEERED FLOOR JOISTS TO BE DESIGNED, MANUFACTURED AND INSTALLED IN SUBJECT TO THE FOLLOWING APPLIED LOADS:

- IMPOSED FLOOR LOADS = 1.50 kN/sq.m
- TOTAL DEAD LOAD ALLOWANCE = 0.75 kN/sq.m

12 ALL EXPOSED FEATURE STRUCTURAL TIMBERS INCLUDING ROOF TRUSSES, PURLINS AND RAFTERS ARE TO BE SUBJECT TO A DETAILED CONDITION INSPECTION. ALLOWANCE SHOULD BE MADE FOR REPLACEMENT OR RESTORATION AS NECESSARY.

13. ALL EXISTING LOAD-BEARING WALLS ARE OF SOLID CONSTRUCTION WITH RUBBLE FILL - ALLOW FOR OPENING UP WALLS LOCALLY FOR INSPECTION AND MAKE AN ALLOWANCE FOR THE INTRODUCTION OF CONSOLIDATION TIES AS NECESSARY.

14 ALLOW FOR THE REPLACEMENT OF DEFECTIVE STONE LINTELS. ALLOW FOR THE INTRODUCTION OF NEW STEEL AND PRECAST CONCRETE LINTELS AS NECESSARY.

15 ALLOW FOR REPLACEMENT OF DEFECTIVE, DISPLACED AND POROUS EXPOSED STONEWORK.

16 ALL REPLACEMENT MORTAR TO BE LIME BASED STRICTLY IN ACCORDANCE WITH HERITAGE ENGLAND SPECIFICATION REQUIREMENTS

Checked	Rev #	Description	Date
	1	ISSUED FOR INFORMATION	02/08/21

JOHN RADCLIFFE & SONS

Job Title

YEW TREE FARM
FARNLEY TYAS

BRIGHT YOUNG Consulting Limited
The Media Centre, 7 Northumberland Street, Huddersfield, HD1 1RL
Email: info@brightyoung.co.uk
Web: www.brightyoung.co.uk
Tel: 01484 487950
Fax: 01484 603519

Drawing Title

PLOT 5 - LISTED BARN

PRELIMINARY STRUCTURAL REMEDIAL WORKS PROPOSALS

Scale	Date	Drawn	Checked
AS SHOWN			

Drg No. 4011/204 Rev 1