

STRUCTURAL ASSESSMENT OF
THE EXISTING BARN ADJACENT
TO

33 GAWTHORPE LANE
HUDDERSFIELD
HD5 0NY

ON BEHALF OF

B ELLIOTT PROPERTY LTD

DATED: FEBRUARY 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – GENERAL DESCRIPTION

1.01 – The barn adjoins 33 Gawthorpe Lane, a two storey cottage. The barn is currently used for general storage.

1.02 – The main barn is constructed of stone walls, with a stone slate roof, see photographs 1 and 2. The barn has a 'lean to' element to the North which is constructed of red brick with a stone slate roof, see photograph 3.



Photograph 1 – Barn East Elevation



Photograph 2 – Barn West Elevation



Photograph 3 – North 'lean to' section

2.0 – PURPOSE AND TYPE OF INSPECTION.

2.01 – The purpose of the report is to assess the existing structure and its appropriateness for conversion to a dwelling.

2.02 – The assessment is a structural appraisal only, not a full condition survey.

3.0 – STRUCTURAL APPRAISAL

3.01 - WALLS

The walls to the main barn are constructed of stone both internally and externally with rubble fill between. The walls are circa 480mm wide and typical of a barn of this age. The 'lean to' section walls are circa 275mm wide and are constructed of two leafs of brickwork with a cavity between. All external masonry walls show no significant structural movement, cracking or bulging, and appear suitable for retention for the barn to be converted.

3.02 – ROOF

The roof to the main barn is of traditional construction and made up of 4 main timber trusses, with purlins and rafters. See Photographs 4 and 5. The roof timbers are generally in good order. Some localised strengthening and support maybe required, but this will not be significant. Some rafters may need replacing but on the whole the roof structure is suitable for the proposed conversion. As part of the conversion works, the roof slates will need carefully removing, the roof felted and battened and the roof slates re-laid. The roof in the lean to section is again traditional, with timbers purlins and rafters, all in good order. See Photograph 6.



Photograph 4 – Main Roof Structure



Photograph 5 – Main Roof Structure



Photograph 6 – ‘Lean To’ Roof Structure

3.03 – FLOORS

The ground floors are concrete. These show no signs of structural movement. The first floor is a timber joist structure, see Photograph 7. The joists are in good order. It's likely that the floors will be replaced to ensure current damp proofing and insulation levels can be achieved.

3.04 – FOUNDATIONS

The foundations were not exposed as part of this appraisal. However the external walls show no signs of subsidence or significant settlement. Based on experience the foundations appear to be performing to ensure the conversion and any additional minor loadings can be successfully accommodated.



Photograph 7 – First Floor Structure in Main Barn.

4.0 - CONCLUSION

4.01 – On inspection all main structural elements show no evidence of significant defect or distress.

4.02 – The barn is wholly suitable for conversion without any significant re-building or repairs. Any proposed works will only enhance the structure and ensure the longevity of the buildings.

NOTE:

No intrusive inspections were carried out and this report has been based on a visual inspection only, and for the purposes of a planning application. The liability of Northern Design Partnership shall not extend to a third party, nor should this report be passed onto a third party without the consent of Northern Design Partnership.