

MARSH DESIGN LIMITED

STRUCTURAL DESIGN CONSULTANTS & SURVEY REPORTS

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STRUCTURAL APPRAISAL REPORT

DATE: 22nd January 2024

REF: MDL – 9683

1. NAME OF CLIENT

Mr. Peter Szcyrbowski
GCA Holdings Farm

2. ADDRESS OF PROPERTY INSPECTED

Bradley Hall Farm
Lower Quarry Road
Bradley
Huddersfield
HD2 1FN

3. DATE OF INSPECTION

17th January 2024

4. PURPOSE OF INSPECTION

We have been instructed to undertake a structural appraisal report of Bradley Hall Farm with a view to its conversion into habitable accommodation with workshop units.

5. TYPE OF INSPECTION

A visual inspection was undertaken from ground floor level and easily accessible places only.

6. DESCRIPTION, OBSERVATIONS & COMMENTS

The property comprises of an old farmhouse cottage type dwelling with adjoining barns.

Of traditional construction, the property has 500mm thick solid core stone walls and a timber cut roof structure comprising feature timber trusses, purlins and cut rafters.

The original roof covering has been replaced with a lightweight profiled steel sheet cladding.

The cottage dwelling has suspended timber beam and joisted floors at first floor level and stone flagging to the ground floor level.

The timber hayloft floor within the barn has collapsed.

The barn has the benefit of a later addition; a two storey brick built extension to the right hand North-East Elevation.

The barn also has the benefit of various window and door openings to the external elevations of the building.

Walls

Inspection of the main structural walls confirmed that there no evidence of major structural movement, defects, or distress to the front, left and right hand elevations.

Minor lateral movement was noted the top two courses of stonework on the front elevation and minor realignment repairs will be needed during the renovation and re-roofing of the property.

The brick work on the front right hand corner has previously been impacted, with displacement of the individual bricks noted adjacent to the first floor door opening. Simple realignment repairs will be required to this minor structural defect.



Partial collapse of the rear elevation has occurred to the central section of this wall. Remedial repairs in the form of localised building, approximately 30m² of walling, to the rear elevation will be required.

This will include the reformation of the original window and door openings to this elevation and the replacement of defective timber window lintels.

The locations of these proposed remedial works are highlighted on the sketch MDL-9683-SK01.



We consider that these proposed remedial rebuilding repairs to be a necessary structural intervention to ensure the long term stability of the rear elevation of the barn.

More modern remedial repairs in the form of corner strapping onto the internal walls will also be required during the rebuilding works.

Internally, previous rebuilding repairs were noted to the inner skin of masonry to small sections of the barn walls. The previous repair works comprise of brickwork infilling and these appear to have been undertaken to a good standard and they are well tied and bonded into the original stonework coursings.



Roof Structure

Inspection of roof structure confirmed that it was free from structural defect or distress. There was no evidence of excessive deflection to the structural timbers nor was there any evidence of insect infestation or wet rot to the ends of the primary beams.

Floors

The ground floor structure could not be inspected due to the volume of debris across the floor.

Foundations

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 subsidence or vertical settlement of the external walls of the barn being noted.

General

Despite the void to the rear elevation of the barn, there was no evidence of water ingress through the outer walls of the barn or roof structure.

Safe access into the brick built extension to the north east elevation or the original farmhouse cottage was not possible at the time of our inspection.

7. CONCLUSIONS & RECOMMENDATIONS

The farmhouse cottage and adjoining barn is of a significant age, and it was originally constructed in such a way that it could be used for many years to come.

Our inspection has confirmed that the property is in a good structural condition with the only structural movement and defects of concern being noted to the front and rear elevations of the building.

Structural intervention in the form of rebuilding to the central section of the rear elevation and realignment of the upper stone coursings and brickwork to the front elevation will be needed.

This intervention is required to ensure the long term structural stability of the barn and protect this historical asset from further dilapidation and distress.

Without the proposed intervention and remedial works highlighted within this report, the structural integrity of the barn is a major concern, and we seriously consider that, in the near future, the barn is at risk from further collapse and major irreparable structural damage.

Subject to the required structural intervention to the rear elevation and other minor remediation works being completed to a satisfactory standard, we would consider the cottage and adjoining barn to be in a sound and stable structural condition and in our opinion, the cottage and adjoining barn can be deemed to be of a substantial and permanent construction which will be suitable and capable for conversion into a habitable accommodation and workshop areas.

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, high alumina cement (HCA) or reinforced autoclaved aerated concrete (RAAC) construction.

This report has been prepared for the sole benefit of Mr. Peter Szcyrkowski, his professional advisors and the local authority planning officers.

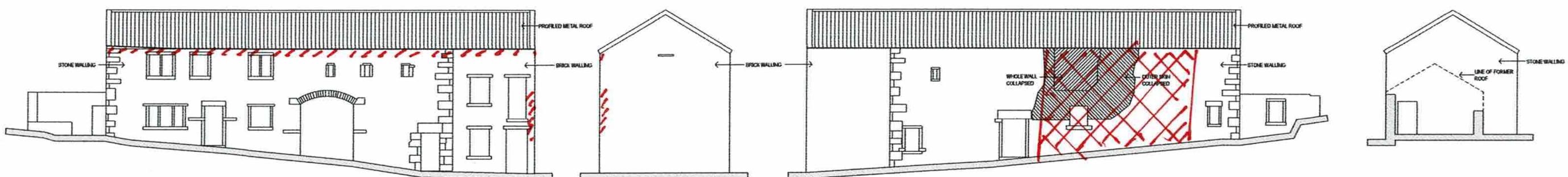
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Yours faithfully,

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

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SOUTH EAST ELEVATION

Front wall

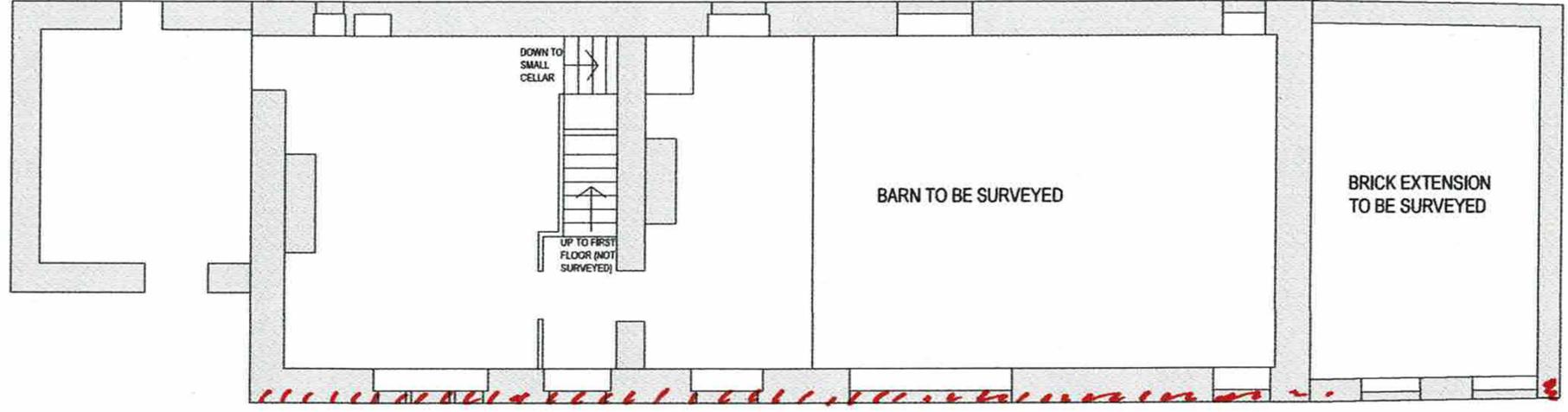
NORTH EAST ELEVATION

Right wall

NORTH WEST ELEVATION

Rear wall

SOUTH WEST ELEVATION



~~GROUND~~ FLOOR PLAN

FIRST

Bradley Hall Farm
Structural Remedial Works
MDL - 9683 - SK01


northern design partnership

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client	GCA HOLDINGS LTD		
project	BRADLEY HALL FARM LOWER QUARRY ROAD BRADLEY HUDDERSFIELD		
drawing	EXISTING PLANS AND ELEVATIONS		
revision	notes	date	drawn
scale	1:100 AT A1	12.23	PB
project no.	2325	drawing no.	01