

Structural Appraisal Report for Proposed Conversion of an
Agricultural Building to a Dwelling (Class Q) - Barn 2

at

Meltham Grange Farm, Deer Hill End Road, off Slaithwaite
Road, Meltham, HD9 5PT

for

Mr. Nick Willock (Robert Halstead Chartered Surveyors and Town Planners)

MDL Job Number: 11510

Survey Report

Dated: 13th May 2025



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STRUCTURAL ENGINEERS

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EXTERNAL BUILDING SURVEY

Meltham Grange Farm, Deer Hill End Road, off Slaithwaite Road, Meltham, HD9 5PT

1.0 INTRODUCTION

1.1 Clients Brief & Limitations of the Report

We have been instructed by Mr. Nick Willock (Robert Halstead Chartered Surveyors and Town Planners) to undertake an appraisal of the structural condition of an agricultural barn with a view to its future conversion into habitable dwelling under 'Class Q' planning guidelines.

A visual inspection was undertaken from accessible areas only. The report is a structural appraisal only, and not a full condition survey report.

The survey was of a high level non-intrusive nature intended to identify any principal defects of both the internal and external building fabric suitability for domestic conversion and was limited to the main elements and their prime component(s).

The information was obtained by visual inspections made at ground level of the aforementioned building. This approach is identified in the survey.

1.2 Condition Survey Details

The building structures ages is approximately 40 years. Constructed from substantial steelwork, blockwork, timber and concrete elements respectively.

The survey was carried out during May 2025, the weather was dry.

As the survey was a surface level activity without either specialist access or investigative equipment the defects listed within are not exhaustive however, within those limitations it should provide an appropriate reflection of the overall building structures suitability.

EXTERNAL CONDITION SURVEY

Meltham Grange Farm, Deer Hill End Road, off Slaithwaite Road, Meltham, HD9 5PT

2.0 EXECUTIVE SUMMARY

2.1 Building Structure

The portal building generally comprise of individual single bay steel portal frame structure, with a variety of structural masonry walls; steel cladding. Fibre cement/ metal corrugated roof sheeting to pitched roof areas. Concrete slabs to floors.

2.2 General Survey Findings Barns

The building comprises of an individual single bay steel portal frame structure 5nr total. With 100/215mm block walls @2.20m high. Steel sheeting to elevations with fibre cement boarding to pitched roof areas; reinforced concrete slab floors. GIFA being approximately 3,500.00 sq. ft. Approximately 5.6m to the apex and 3.60m to eaves.

The portal frame bays are at approximate 3.6m centres throughout, comprising of 305 x 165 x 46KG/254 x 146 x 37 UB's and 178x102x19UB's to gable stanchions.

Inspection of the main structural steel members confirmed that they were free from defect, with no evidence of distress, buckling or excessive deflection of the steelwork.

The main bolt fixings between the stanchion columns and roof rafters were all in a serviceable condition, with no structural defects noted.

Minor surface corrosion was noted to the steelwork; delamination of the steelwork was in evidence to sporadic areas however we do not consider this to be a structural concern.

Slight impact damaged noted at low level to steel stanchions to the main entrance. Simple remedial fabricating required to enhance the structural integrity of the column. Seek further advice from structural engineer. **Pic Ref: 22-24 Internal Areas**

There is no cause for concern with the slight cracks on all faces of the block walls. Generally where there any slight degree of lateral cracks up to 5mm some additional external repointing may be required.

The masonry walls are generally vertically plumb. There are no further signs of any other movement in the form of moderate/ major cracks, both internal and external. Non mirrored internally.

At the time of our inspection, the foundations for the portal frame stanchions and walls could not be inspected, however they do appear to be performing satisfactorily, with no subsidence or settlement defects noted. It is our opinion that they would be capable and structurally adequate to support a nominal increase in loadings from any proposed conversion works. Subject to design.

General floors finished with reinforced concrete slabs.

Finally, there was no evidence of previous remedial repairs to any of the individual structural elements of the building.

The external hardstanding areas being reinforced concrete slabs. General cracking and subgrade settlement noted.

Tree situated to the North elevation approximately 500mm away from the building. There is no evidence of recent and on-going movement to the ground and foundations to localised areas due to the locations and size of the tree. However due to its proximity to the building we recommend that it is removed to prevent potential future structural defects. **Pic Ref: 14 External Areas**

EXTERNAL CONDITION SURVEY

Meltham Grange Farm, Deer Hill End Road, off Slaithwaite Road, Meltham, HD9 5PT

3.0 General Conclusions & Recommendations

Our inspection has confirmed that the barn are free from major structural defect or distress.

The portal framed buildings shows no evidence of excessive deflections to the structural columns and beams and no evidence of vertical settlement or subsidence.

The existing floor slab will be retained with only insulation and a lightweight screed finish being applied across the existing floor. This will be a nominal increase in weight of less than 2.0 kN/m². The foundations to the barns appears to be substantial and structurally adequate and we consider it to be suitable to support the nominal increase in loads from the proposed conversion into a habitable dwelling.

The sizes of steelwork, timber members used in the construction of the barn is typical of sizes used in modern day construction, and we consider these to be adequate for their intended use.

It is not proposed to change the roof covering, and the existing structure will be retained.

The roof structural is in a sound, stable and serviceable condition.

In its current condition the barn requires no major structural intervention to upgrade or strengthen the main existing structure prior to the proposed conversions to ensure its long term stability.

Any proposed alterations will not affect the structural stability and the proposed internal works will not be relied upon to provide any additional structural support to the existing buildings.

As it currently stands, the barn building is in a sound and stable structural condition, and in our opinion, it can be deemed to be of a substantial and permanent construction suitable and capable for its proposed conversion into a habitable dwelling.

4.0 RIGHTS OF ORIGINATOR

This is a structural report of specific items in relation to the structural integrity and suitability of the overall building structure with a view to its future conversion into a habitable dwelling under 'Class Q' planning guidelines.

We have not at this present time conducted any intrusive investigation of the existing foundations.

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We also reserve the right to amend our opinions in the event of additional information being made available at some future date. The Contracts (Rights of Third Parties) Act 1999 shall not apply in this agreement.

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Yours faithfully,

REDACTED

D. Lee MCIOB
Chartered Builder & Building Surveyor

Report check and approved by:

REDACTED

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

Photographic Reference -

Internal Areas

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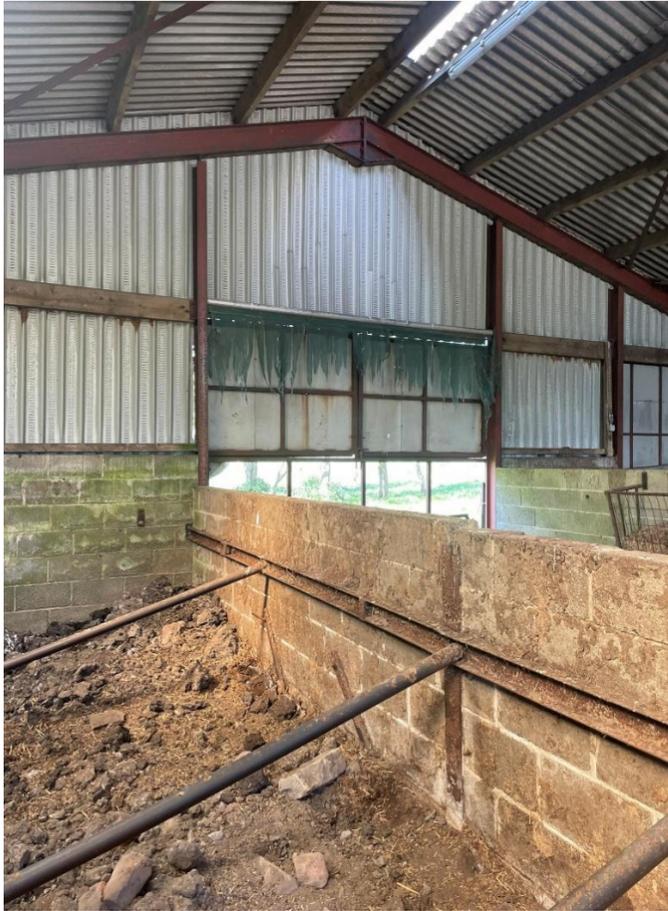
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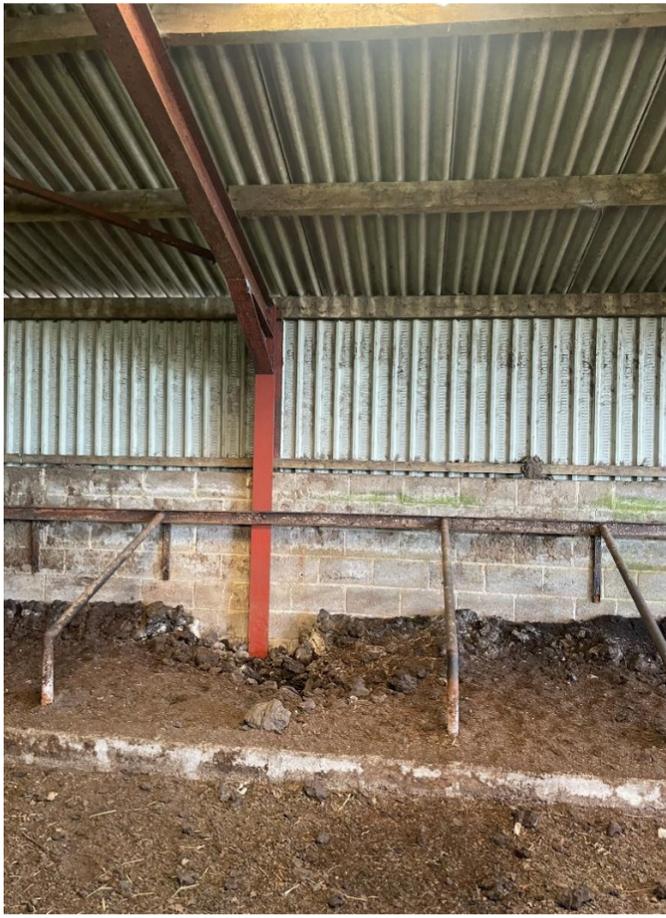
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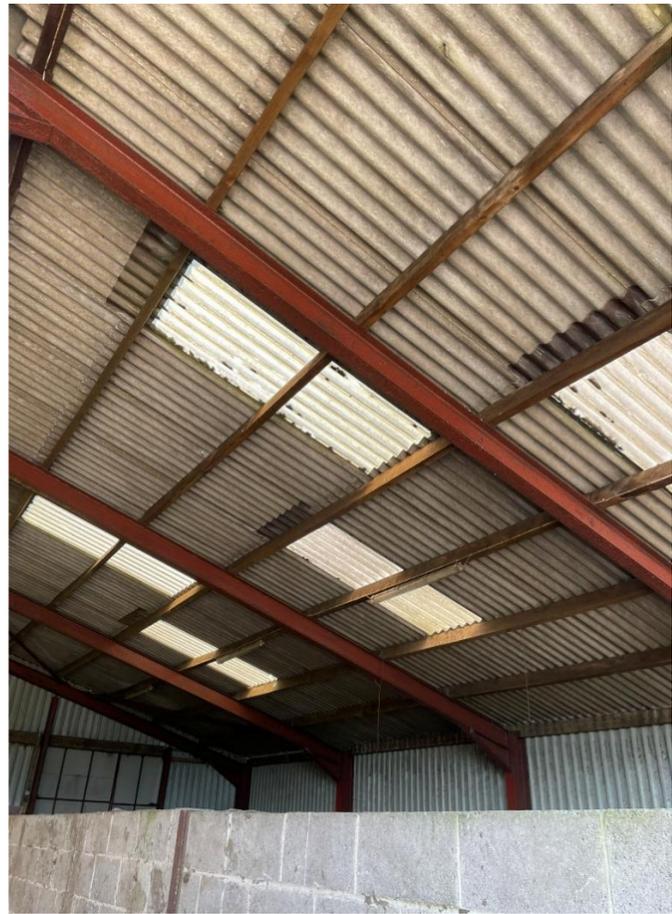
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Photographic Reference -

External Areas

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