

19th January 2025

LACE 25-010-DOC001

FAO Elizabeth Cox
Carter Jonas LTD
Saville Estate Office
Hall Lane
Dewsbury
WF12 0QL

White Cross Farm, Emley – Cart Shed Removal

FAO : Elizabeth Cox,

Please find below our report following our inspection undertaken on the 20th November 2024.

Inspection

We inspected the above property on the 20th November 2024. The inspection was a visual inspection only undertaken from accessible floor levels only with no intrusive works undertaken or finishes removed.

Our inspection was undertaken to provide an opinion on the condition of the South Elevation cart shed with a view to providing an opinion on the reconstruction / demolition of the structure.

Property Description

The main structure is a Grade II listed 17th century stone built barn with a stone flag roof covering. The inspected cart shed is constructed from a mix of stone and engineering brick walls with an oak internal roof structure and stone flag roof covering. The Eastern elevation has multiple window/door openings with cast iron supports to the oak wall plate.

Inspection Findings

Our inspection was oriented to the condition of the cart shed structure and any structural support the cart shed may be offering to the Grade II listed main barn structure. Our main findings are outlined below:

- The cart shed is a much later addition to the original 17th century barn structure. The cart shed structure appeared to be simply adjoining the barn structure with no visible tothing or tying.
- The stone flag roof covering to the cart shed is in poor condition with missing covering and no flashing between the cart shed and original barn.
- The roof timbers throughout the cart shed are in very poor condition with loss of section and visible rot where the timbers have been exposed to the elements due to missing roof coverings.
- The cart shed Eastern elevation has had multiple alterations including masonry infill areas and additional openings which have been poorly constructed.
- The Southern elevation of the cart shed is of stone construction and showing significant weather erosion.

Opinion

The cart shed structure requires some significant repair works to be undertaken to the masonry walls, roof covering, main roof structure and junctions to the original 17th century barn structure. In our opinion there would be benefit in total removal of the cart shed for both the usage of the farm and the restoration of the original barn structure.

The removal of the cart shed roof structure would require the purlins to be removed from their bearings into the barn structure. From our visual inspection the purlins have very little bearing into the South facing elevation stonework and the removal of the purlins would have no detrimental structural impact.

The total demolition of the cart shed would have no detrimental structural impact on the 17th century barn structure as the original barn has buttressing return walls the align with the East and West facing walls of the cart shed.

The total removal of the cart shed would allow for the previously specified restoration/reconstruction works to the South facing elevation of the Grade II listed barn structure to be undertaken without any obstruction – restoration works as shown on drawing LACE 24-074-001.

Conclusion

Based on our inspection and opinion above the removal of the cart shed structure would have no structural detrimental impact on the 17th century listed barn structure and would enable the restoration works to the original walls of the South facing elevation to be undertaken to a higher standard.

Great care is to be taken throughout the works to ensure that no structural elements to remain are adversely affected by the proposed works.

If you require any clarification, please contact me.

Yours sincerely,

L Aveyard MEng(Hons), GMICE

Director

Attached – Images 1 – 3 Cart Shed Site Images



IMAGE 1 – CART SHED EAST FACING ELEVATION



IMAGE 2 – CART SHED PART ROOF STRUCTURE



IMAGE 3 – CART SHED SOUTH FACING ELEVATION