

Structural Appraisal Report for Proposed Conversion of an Agricultural Building to a Dwelling

at

Sands Farm, Moor Lane, Netherthong, Holmfirth HD9 3UP

for

Natalie Garside (ADP Architects)

MDL Job Number: 11799

Survey Report

Dated: 23rd July 2025



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CONDITION SURVEY

Sands Farm, Moor Lane, Netherthong, Holmfirth HD9 3UP

1.0 INTRODUCTION

1.1 Clients Brief & Limitations of the Report

We have been instructed by Natalie Garside (ADP Architects) to undertake an appraisal of the structural condition of an agricultural barn with a view to its future conversion into habitable dwelling.

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 July 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.

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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; timber cladding. Fibre cement roof sheeting to the pitched roof areas.

2.2 General Survey Findings Barns

The building comprises of an individual single bay galvanized steel portal frame structure 4nr total. With 150/215mm block walls @1.9m high to sides and rear elevations; full height to principal elevation. Timber cladding to elevations with fibre cement boarding to pitched roof areas. GIFA being approximately 2,270.00 sq. ft. Approximately 5.7m to the apex and 4.5m to eaves.

The portal frame bays are at approximate 6.0m centres throughout, comprising of 203x133x30kg UB's.

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 was in evidence to sporadic areas however we do not consider this to be a structural concern.

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.

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

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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 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.

Since it is proposed to replace the current roof covering, which weighs approximately 6.22 kg/m². It is our advice and recommendation that the roof covering is replaced with a more modern insulated Metrotile roof covering, which only weighs 18.7 kg/m². Additional structural steel members; cold-rolled steel and timber will be required subject to design and specifications. Seek further advise from structural engineer.

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 building.

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.

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

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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

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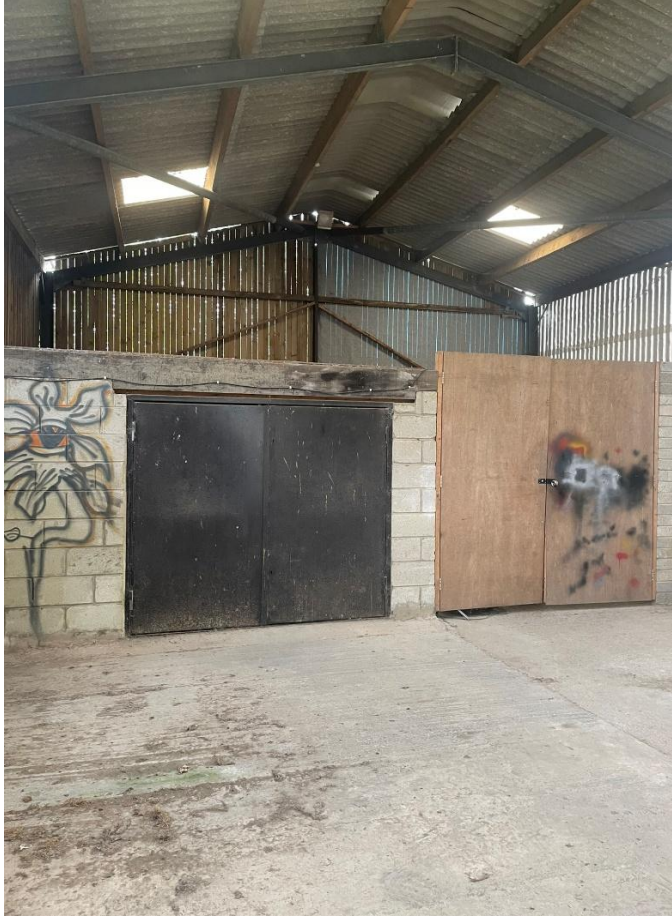
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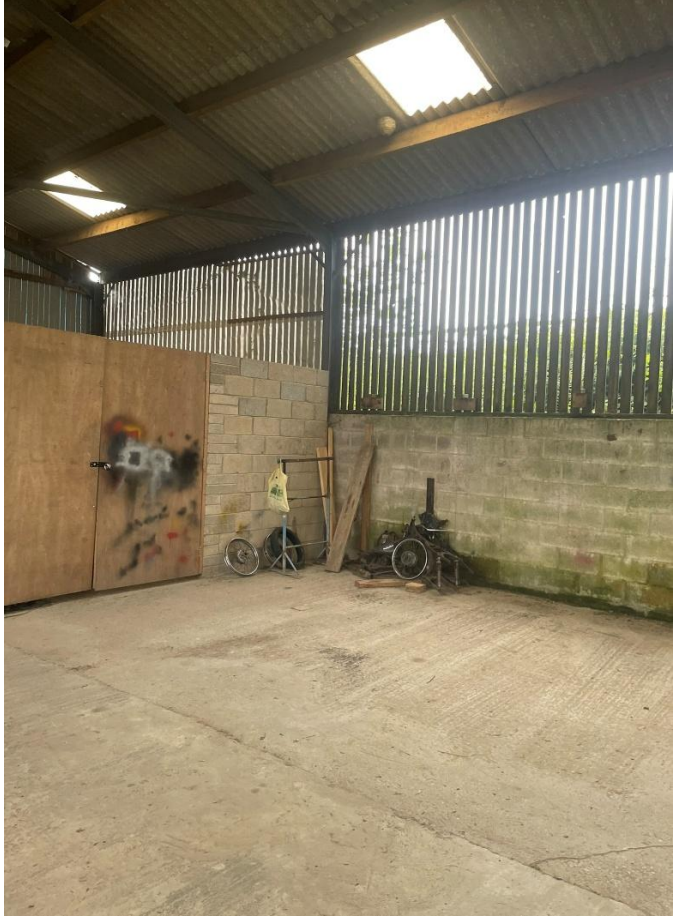
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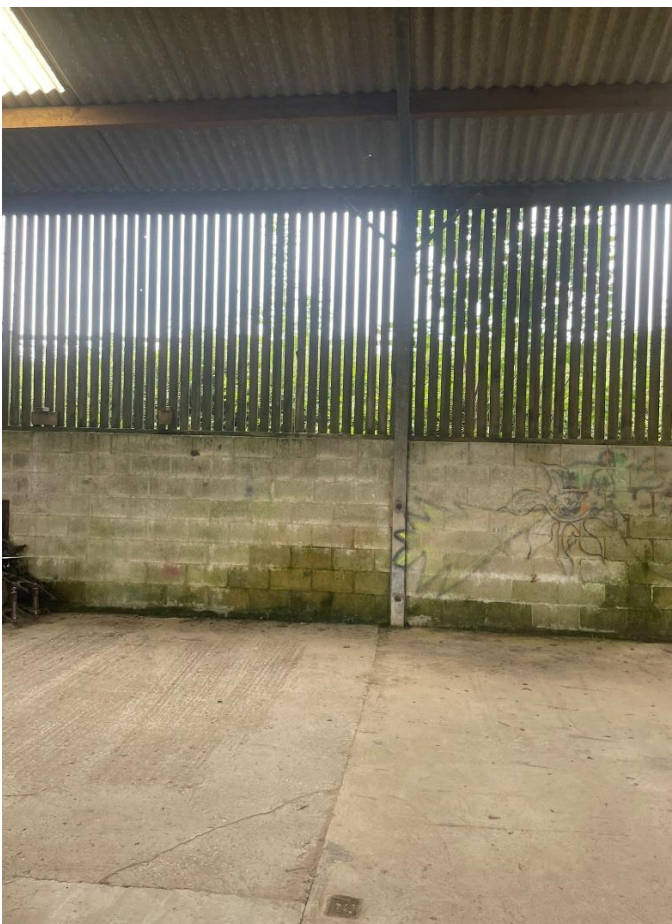
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Photographic Reference -

External Areas

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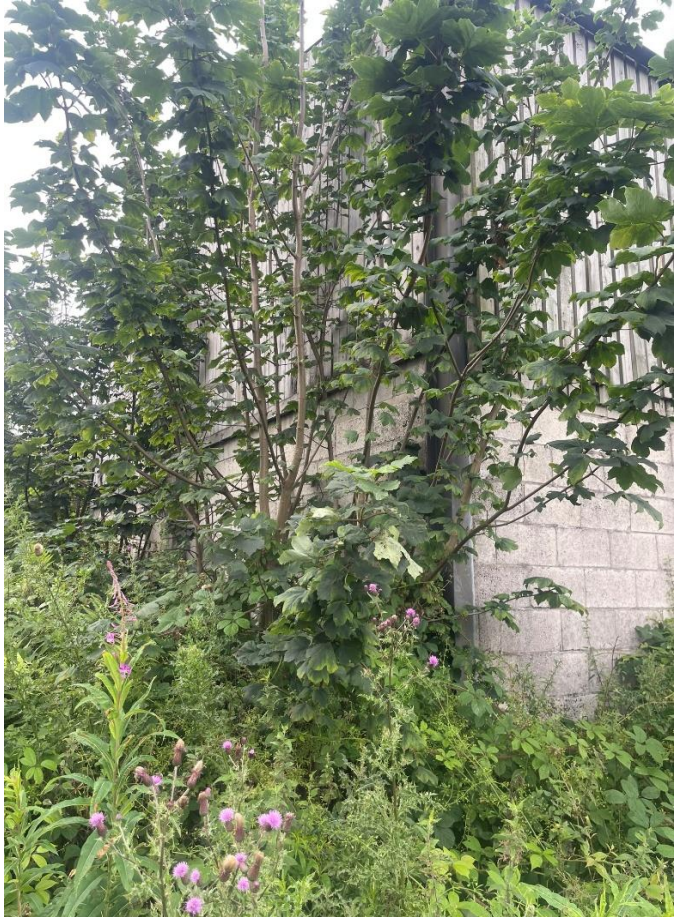
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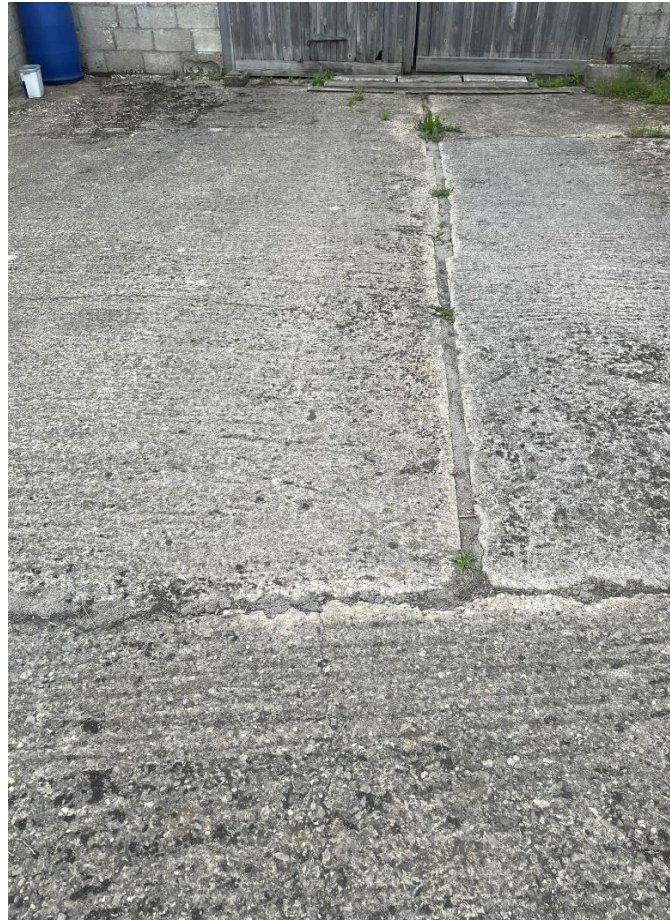
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