

Our ref: GS/yh 2021.125

22 March 2022

Mrs Janice Wood
Hollands House
Lees Lane
Dalton
WN8 7RD

Dear Mrs Wood

The logo for Graham Schofield Associates (GSA) consists of the letters 'GSA' in a white, bold, sans-serif font, centered within a solid maroon rectangular background.

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Conversion of Hollands House Farm Barn, Lees Lane, Dalton.

Following an enquiry from Peter Dickinson Architects and subsequent instructions we carried out a structural appraisal of the above building on 2 March 2022. The purpose of the appraisal was to assess the structural condition of the barn and to advise its potential for conversion to provide a habitable residential dwelling.

This report has been prepared for planning purposes only and provides an overview of the building structural integrity. It is not intended to be an aid for the actual construction works.

We set out below our findings following a visual inspection of accessible areas of the property together with our conclusions and recommendations.

1. FINDINGS – to be read in conjunction with the attached photographs.

The redundant barn forms one “leg” of an L shaped property, the other “leg” having been converted into a residential dwelling some years ago. The property in question is estimated to have been built in the 1800’s.

Its construction is largely unchanged and is fairly typical for the period although a substantial first floor has been added and the original roof covering (most likely Welsh blue slates or stone “flags”) has been replaced with asbestos cement sheeting. The walls are of solid stone and the ground floor has been concreted since originally constructed.

We itemise below our detailed findings to each element of the building.

Roof Asbestos cement roofing sheets spanning the original rough timber purlins which have been augmented and strengthened with the introduction of regular timbers. Purlins span gable to gable with two intermediate timber trusses which span the full width of the building. The original “jack” rafters have been removed.

Directors: G.Schofield C Eng, MI Struct E, MICE, MIEI ❖ I.Schofield BSc (Hons) MSc, C Eng, MI Struct E
M.O’Sullivan MSc, I Eng, AMI Struct E. AMICE

Whilst we observed no evidence of excessive deflection or distress we did notice extensive woodworm to many of the timbers and in particular the purlins and wall plate.

First Floor This comprises 9” x 3” timber joists at 16” centres spanning side to side with a 457 UB spine beam at mid width and running the full length of the building with a 6” x 6” steel support column at mid length. The floor has clearly been added more recently and may have replaced an original mezzanine floor to the “Hay Loft”.

The floor structure was in sound condition and could be incorporated into the plans for the conversion.

Ground Floor Rough concrete which is relatively new and probably replaced the original earth, stone flagged or brick floor.

We doubt whether the concrete was laid onto a damp proof membrane, although structurally the floor slab is reasonably sound.

Walls Solid 600 mm thick stonework comprising an outer leaf of roughly dressed coursed stone, inner leaf of random stone and rubble infill with “through” stones.

All walls were level and plumb and displayed no evidence of movement or distress.

2. CONCLUSIONS

A well constructed substantial former agricultural building estimated to have been built in the 1800’s. Modifications to the property since originally constructed comprises: -

- Replacement of the original roof covering with asbestos cement sheeting. The original timber rafters have been removed and the purlins strengthened.
- Introduction of a suspended timber first floor.
- Replacement ground floor with rough concrete.

We observed no evidence of structural deficiency which would render any substantial rebuild or remedial works.

We conclude the building to be structurally suitable for conversion to create habitable residential accommodation.

3. RECOMMENDATIONS

Concluding the building is fit for conversion, we would however recommend the following works:

- Remove the asbestos cement roofing sheets, introduce rafters and provide an insulated watertight roof with slates commensurate with the adjacent buildings.
- Either overlay or break out the existing floor slab and replace with an insulated slab with a damp proof membrane.
- Treat **all** timbers to eradicate woodworm and/or any other.

We trust the above provides adequate information and justification to accompany a planning application for a proposed change of use in providing a habitable residential dwelling.

Should you require any further assistance in the matter then please contact the undersigned.

Yours sincerely

A large black rectangular redaction box covering the signature of Graham Schofield.

Graham Schofield

cc. David Winstanley – Peter Dickinson Architects.

PHOTOGRAPHS

Photograph 1 Roof Construction



Photograph 2 Roof Construction



Photograph 3 Roof Construction



Photograph 4 Roof Construction



Photograph 5 Roof Construction



Photograph 6 Roof Construction



Photograph 7 First Floor Construction



Photograph 8 First Floor Construction



Photograph 9 First Floor Construction



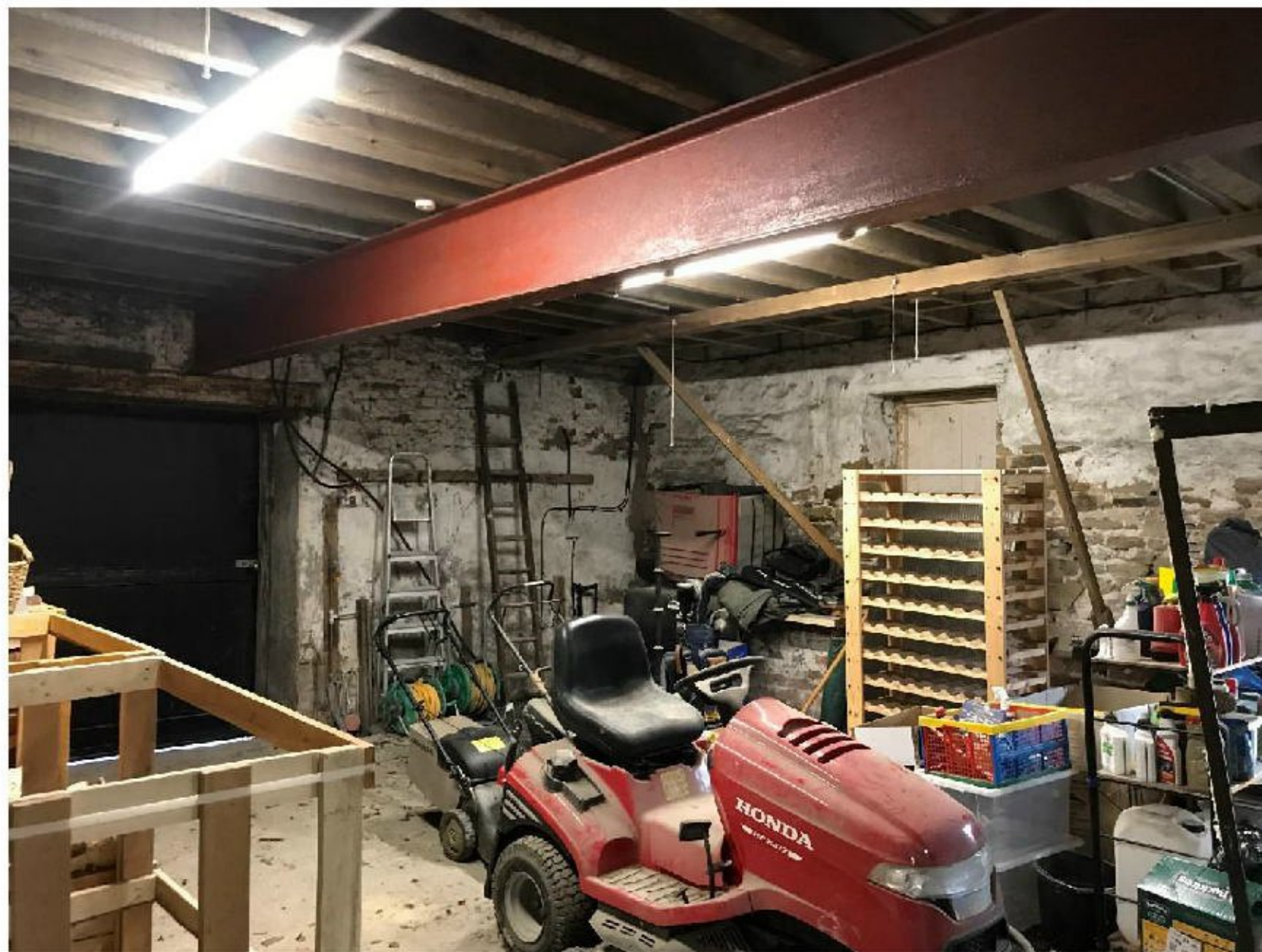
Photograph 10 First Floor Construction



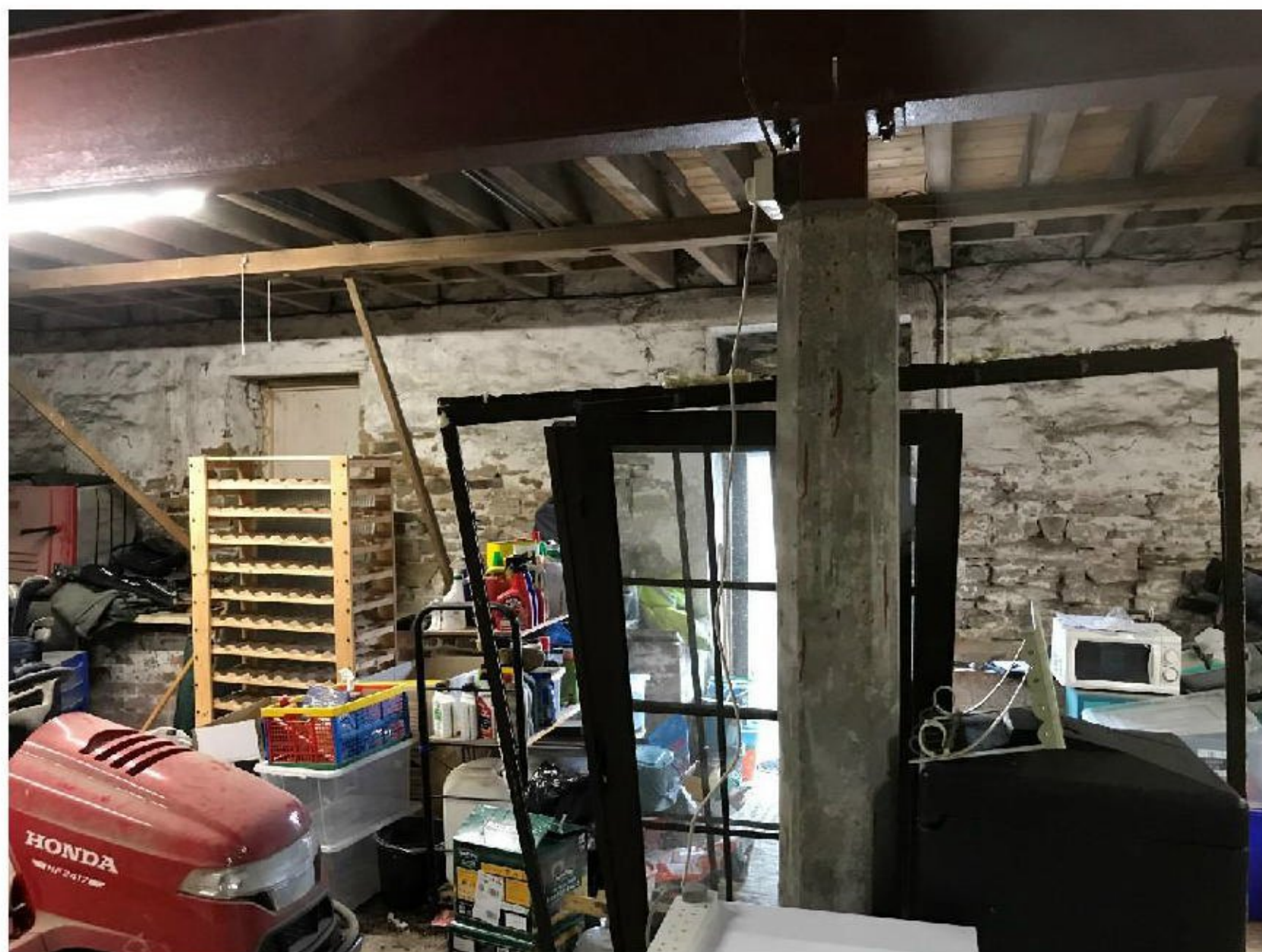
Photograph 11 First Floor Construction



Photograph 12 First Floor Construction



Photograph 13 First Floor Construction



Photograph 14 First Floor Construction



Photograph 15 Elevations



Photograph 16 Elevations



Photograph 17 Elevations

