

28th September 2023

Ref: 99-232-DOC001

Mr Sam Dewar Dewar Planning Associates 74 Church End Selby YO8 3SN

Dear Sam

Structural Inspection Barn at Bimbo Farm, Leeds Road, Tadcaster, LS24 9NP

The property was inspected on Thursday 27th September 2023. Our summary report follows.

The Inspection

The inspection was carried out in order to consider from a structural engineering perspective whether the barn would be capable of conversion to residential use. The site was visually inspected on 27th September 2023 and the weather was sunny, warm and dry. Inspection was visual only. Photographs attached to this Report illustrate the information reported upon.

Limitations of the Inspection

Inspection was limited to areas where access was gained on foot without the aid of ladders. Access to the roof was not available and external inspection included adjacent areas where unhindered foot access was possible. Elements of the building fabric were not opened up for inspection.

Inspection Details

The building is approximately 20.5m by 18.5m externally, and 2.2m to eaves. The building comprises 225mm external and internal brickwork with asbestos cement roofing. Most of the roof is supported on precast concrete purlins with some areas supported on timber trusses, steel trusses and an occasional timber purlin. The building is not formally braced but is effectively braced due to the internal network of 225mm brick walls. Concrete floor slabs are noted in all spaces with a number of the slabs being at different levels. The roofs are a mixture of pitched and mono pitched with an area on the east side, close to the centre of the footprint clearly not original, and built at a later date.

The asbestos cement sheets seem to be generally weathertight with a single cracked panel clearly wet on the north facing pitch. The asbestos cement sheets seem to be largely covered by moss growth.

Gutters are present to the external eaves. Gutters are also noted internally, most likely in locations which were formerly external prior to the mixed dated additions to the original building. External gutters are all plastic whereas the visible internal gutters are a mix of plastic and asbestos cement.

A number of photographs form part of this report which show the building.

14 Bond Street Wakefield WF1 2QP

Observations

To convert the barn building to residential use will present few technical problems. The structure of the building was checked with a spirit level and found to be largely vertical with the maximum amount out of plumb by around 5mm which is within normal building tolerances, ie there is no sign of a lack of verticality.

The extent to structural defects is quite limited for this type building. The only minor cracking in brickwork was noted above the door on the east elevation closest to the north corner. Timber decay was noted in four small timber purlins in the internal area of roof.

The structural fabric of the building whilst in need of some repairs and maintenance shows no sign of serious unrepairable structural defects. The building appears in reasonable structural condition considering its age although the visible finishes will need maintenance and replacement to ensure an acceptable standard of weather proofing is provided. Development works to the barn are likely to include new foundations for any walls considered to be defective and to new walls, reinstatement and renovation of areas of defective wall and roof cladding, and installation, replacement or repair of any areas of damaged ground concrete slab, levelling of floors most likely in concrete, plus thorough inspection and treatment of the timber members, plus what appears to be very limited timber member replacement.

Date of Construction

The farm is not recorded on any publicly available online historic Ordnance Survey Maps until the 1955-61 One Inch 7th Series. The barn itself is not readily identifiable on such maps but the building appears typical of farm type buildings of this nature constructed since the 1950s.

Opinion

The building is in a better structural condition than many barns of this type and age. It is considered that this barn building is capable of conversion to residential use from a structural perspective providing sensitive and careful repairs, in keeping with the building fabric, are adopted.

If you require any clarification, please contact us.

Yours sincerely,

K G Milip

K G Philip BSc(Hons), CEng, MICE, MIStructE, MCIHT

Director

Enclosed: Site inspection photographs numbers 1 to 8



PHOTO NO: 1 DATE: 27 September 2023



PHOTO NO: 2

DATE: 27 September 2023

PHOTO NO. 1

North elevation

PHOTO NO. 2

West elevation



PHOTO NO: 3

DATE: 27 September 2023



PHOTO NO: 4

DATE: 27 September 2023

PHOTO NO. 3

South elevation

PHOTO NO. 4

East elevation - part



PHOTO NO: 5

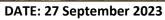




PHOTO NO: 6

DATE: 27 September 2023

PHOTO NO. 5

East elevation – part

PHOTO NO. 6

West elevation



PHOTO NO: 7

DATE: 27 September 2023



PHOTO NO: 8

DATE: 27 September 2023

PHOTO NO. 7

Internal view – typical

PHOTO NO. 8

Internal view - typical