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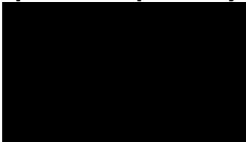
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Date: 05th January
2024
Project No: 22149

Structural Report Brick Barns at Wigton Heath Farm

- Structural survey carried out for Park Lane Homes
- Survey date – 8th December 2023
- Site location – Wigton Heath Farm, Manor House Lane, Alwoodley, Leeds, LS17 9JD
- Report Number – 22145-SR2

Report compiled by:



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BRIEF:

Alwoodley Golf Club & Park Lane Homes have appointed PDS Design Ltd to inspect, report and appraise the existing structure of the brick barns and associated outbuildings at Wigton Heath Farm, Manor House Lane, Alwoodley, Leeds, LS17 9JD for suitability for a Conversion into 2No. domestic dwellings.

I had previously been to site to inspect these buildings mid-way through 2022. At that time the concentration for my structural survey work was for a larger portal frame building adjacent to these that does not fall part of this application.

STRUCTURAL INSPECTION:

From my latest inspection it was clear that very little had changed in terms of the buildings condition. Found below within Appendix A & B is a photographic survey of both buildings that form part of this application.

The foundations in the areas that are exposed were approx. 150mm thick and 650mm deep to the underside from ground level.

Both of the buildings that are proposed to be converted to dwellings are in the form of 9-inch solid brickwork walls with a duo-pitched roof finished with corrugated roof sheeting. The roof structure comprised of steel trusses supporting steel purlins spanning between.

The buildings overall are in good condition with no major signs of any cracking/repair work needed.

Both buildings have a series of domestic style door and window openings that could be retained subject to the proposed internal layouts. Each of the rooms within the buildings have a solid concrete floor to them. Some of which required scraping up to 400mm of soil/debris to expose.

Located in the yard between the buildings are a series of brick and concrete walls along with more concrete hard standing. These in any event are due to be removed as part of the proposals.

CONCLUSION

Our overall view is that the outbuildings were in good condition and believe they would be more than satisfactory for conversion into domestic dwellings.

The existing foundations look to be deep enough (subject to final external ground level) to avoid the need for underpinning.

The external wall structure has adequate strength to support any additional loads that it may be subject to by the proposed conversion.

On this basis we confirm that these existing barns are suitable for conversion to residential dwellings.

Appendix A – Buildings Associated Unit 1









Appendix B – Buildings Associated Unit 2



