

**York Property Solutions
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**STRUCTURAL REPORT
ON
SUITABILITY FOR CONVERSION OF
BARNES TO DWELLINGS
AT
ASHCROFT HOUSE,
SKELTON**



Report prepared by:
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REPORT in connection with a structural survey on a Barn at Ashcroft House, Skelton for York Property Solutions Ltd.

1.0 BRIEF

Scope and limitation

- 1.1 On instruction from York Property Solutions Ltd the above property was visited and *visually inspected* on 15th January 2024 by myself.
- 1.2 This report is limited in scope to the matters discussed therein and should not be taken as a general statement of structural adequacy or otherwise.
- 1.3 The inspection was undertaken internally and externally as necessary and was subject to access being available.
- 1.4 The report has been prepared at York Property Solutions Ltd's request and therefore any liabilities that may arise are restricted to them. No responsibility can be accepted for any action taken by others to whom this report may be made available.

Orientation

1.5 For the purpose of this report, unless otherwise stated, the front elevation, is shown on the title page of the report and all references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom and the rear elevation located to the top of the plan.



Aerial View of Barns

Property address

1.6 Ashcroft House
Sandhall Road
Skelton
Goole
DN14 7RH

Task

1.7 Structural survey of barns to investigate their suitability for conversion and prepare our own report.

2.0 BACKGROUND INFORMATION

Brief Description

2.1 This document is submitted as part of a formal proposal to convert an agricultural barn to a dwelling.

2.2 Photographs were taken and these are archived in our offices.

3.0 OBSERVATIONS

- 3.1** The barn which is proposed to convert is located off the main highway. The barn comprises a two storey masonry-built barn with timber roof trusses and purlins and single storey off shoot. Entrance to the site is from the west.
- 3.2** The main roof is dual pitched from side to side. The roof is formed with timber trusses and timber purlins supporting clay tiles. The trusses are in a satisfactory condition and should be suitable for reuse.
- 3.3** There is a secondary roof pitched from front to rear. The roof is formed with timber trusses and timber purlins supporting slate tiles. The trusses are in a satisfactory condition and should be suitable for reuse.
- 3.4** The barn is constructed out of masonry. The side elevation walls, gables and internal roof support walls are in a stable condition and suitable for reuse. There has been a degree of movement to southern corner where there is a lack of lateral support to the corner from the roof. If a new tie is added then this area can be made stable.
- 3.5** There is also some cracking to the east corner where the corner has previously moved. This area can be stitched and used as part of the conversion.

- 3.6** The floor of the barn is made up of a mixture of concrete and bricks. The condition of the floor is poor and will need to be reconstructed.
- 3.7** The service environment from the proposed conversion is suitable for a change of use from agricultural to residential. Access is gained from a lane via a gate. There is sufficient room within the development curtilage for soft landscaping.
- 3.8** Potable water, electricity, calor gas and sewage disposal systems are readily available.

5.0 CONCLUSIONS

- 5.1** The existing buildings are generally structurally sound and suitable for conversion to a domestic property.

T Hunt

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for H Designs Ltd