

STRUCTURAL ENGINEERS REPORT

PROJECT REFERENCE:

C14703

PROJECT:

Barn at Stanley Farm, Dial Lane,
Congleton SK11 0RU

CLIENT:

Mr Scott Smallwood

ISSUE DATE / REV:

31 January 2024

ENGINEER:

Tim Barratt
B.Sc(Hons) C.Eng. M.I.Struct.E.

Northern Structural Services

1 Prestbury Rd
Macclesfield
SK10 1AU

T: 01625 425 243

W: www.northernstructuralservices.co.uk



CONTENTS

1. INTRODUCTION	1
2. LIMITATIONS	1
3. DESCRIPTION	2
4. OBSERVATIONS	2
4.1. <i>Front Elevation</i>	2
4.2. <i>Right Elevation</i>	2
4.3. <i>Rear Elevation</i>	2
4.4. <i>Left Elevation</i>	2
4.5. <i>Internal</i>	3
5. CONCLUSIONS & RECOMMENDATIONS	4
APPENDIX A – SURVEY PHOTOGRAPHS	



1. INTRODUCTION

Following your instruction, we visited the Barn at Stanley Farm, Dial Lane, Congleton on 26th January 2024 to carry out a structural inspection. This is with particular reference to the possibility of converting the property to a domestic dwelling. Our observations and conclusions are given below.

2. LIMITATIONS

This report is solely for the use of the client and their professional advisers, to whom liability for its contents would be limited. The report is based upon a visual inspection of the superstructure as it stands, no openings have been formed in the superstructure, nor have we checked for dampness.

Whilst it does not aim to provide an exhaustive list of minor defects, it does describe any significant structural defects that are apparent from a visual survey. The report focuses on elements of the building that are structural or may be acting in a structural manner.

We cannot provide comments on areas of the structure that we were unable to access or that are concealed by finishes that have not been removed. Further defects may be uncovered through more extensive investigations, such as exposing structural elements or removing wall coverings. Our reasonable assumptions about the structure are based on our experience and good building practices.



3. DESCRIPTION

The building is a semi-circular, steel framed, Nissan hut type structure. It is detached and set into the slope of the plot (down to the right). The building is currently used in connection with agriculture to store machinery and materials.

4. OBSERVATIONS

4.1. Front Elevation

This elevation is a corrugated clad, semi-circle. To the centre is a rectangular door opening which occupies around half of the area of this elevation.

4.2. Right Elevation

This is curved, corrugated clad, elevation, with the curve running away from the base of this elevation. There is a row of brickwork at the base of the cladding and a stepped concrete detail runs below the brickwork.

4.3. Rear Elevation

This is the corrugated clad semi-circle, similar to the front elevation but with no openings. The plot slopes up to the left.

4.4. Left Elevation

This is a corrugated clad elevation which curves away to the right. The ground level is raised slightly against this elevation.



4.5. Internal

This is a single space. The structure can be seen and consists of circular steel sections forming frames at regular centres, approximately 2.5m. The left to right dimension is just less than 11m and the front to rear around 15m. Steel angle purlins support the cladding and are doubled-up near the ridge. Roof lights are set in the cladding. The front bay has diagonal steel bracing using small steel angles.

There does not appear to be a floor slab.



5. CONCLUSIONS & RECOMMENDATIONS

The structure is steel framed and shows no signs of settlement or distortion to indicate movement. We would therefore conclude that it is in a stable condition. The structural framing is satisfactorily transferring any applied loads safely to ground.

Accordingly, we would also consider that the structure is fit for any proposed conversion, paying due attention to the current structural layout.

We have not inspected woodwork, or other parts of the structure, which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Should there be any further information you may require, please do not hesitate to contact us.

T. M. Barratt

B.Sc(Hons) C.Eng. M.I.Struct.E.

APPENDIX A – SURVEY PHOTOGRAPHS

C14703 – Barn at Stanley Farm, Dial Lane, Congleton SK11 0RU,

Table of Figures:

Figure 1 – Joint in steel frame

Figure 2 – Purlins at apex

Figure 3 – Purlin/frame connection

Figure 4 – Ground ‘floor’

Figure 5 – Front elevation

Figure 6 – Front right corner

Figure 7 – Rear & right elevation

Figure 8 – Left elevation

Figure 9 – Bracing to right side

Figure 10 – Bracing to left side



Figure 1 – Joint in steel frame



Figure 2 – Purlins at apex



Figure 3 – Purlin/frame connection



Figure 4 – Ground 'floor'



Figure 5 – Front elevation



Figure 6 – Front right corner



Figure 7 – Rear & right elevation



Figure 8 – Left elevation



Figure 9 – Bracing to right side



Figure 10 – Bracing to left side