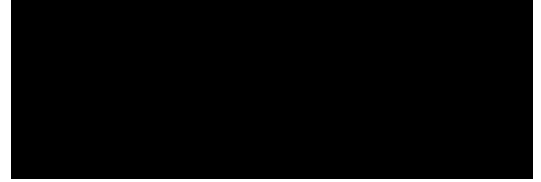


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21 June 2024

Our ref  
Your ref

## Structural and Condition Report (update)

### Property Inspected and Reported Upon

The Tithe Barn, The Hall, Owston Ferry, Doncaster, DN9 1AW.

### Introduction

This Report is prepared as an updated version of that produced on the 8<sup>th</sup> of March 2016, it's purpose is to support a planning application made to North Lincolnshire Council (ref PA/2024/215 and LBC PA/2024/246) for "Full planning permission for the repair, refurbishment and residential conversion of a listed barn to a C3 use, together with the erection of *three* detached houses and garages as enabling works.

The original application made in March 2016 was for "Full planning permission for the repair refurbishment and residential conversion of a listed barn to a C3 use, together with the erection of *two* detached houses and garages as enabling works".

The erection of the third detached house and garage was confirmed by planning permission PA/2022/542 and this was granted due to the deterioration of the condition of the barn due to the inability of the applicant to carryout maintenance works during the Covid 19 crisis and following on from that, the storms of late 2021 and early 2022.



### **Date of Inspection, Weather and Furnishings.**

The property was inspected on the 19<sup>th</sup> of June 2016, the weather being fine and dry. The interior of the building was not inspected due to Health and Safety concerns.

### **Age and Description**

The Tithe Barn is understood to be a Grade 11 listed building being originally built as a “Threshing Barn” in the mid to late 18<sup>th</sup> century.

The barn comprises a link detached rectangular two storey brick built barn beneath a pitched and clay pan tiled roof covering. The barn being partly attached to 24A The Hall as can be seen from the application plans to which this report will make reference.

### **Accommodation**

As there is now no roof cover then this section is not relevant.

### Outside

To the rear or south is a small area designed to be a footpath access and to the north an area of farmyard and driveway.

### **Services (Not Tested)**

Mains electricity is connected to the building.

### **Situation**

The building stands to the north of The Hall, Station Road, Owston Ferry and to the south of other more modern agricultural buildings. It is partly attached to 24A Station Road, which forms part of a terrace of houses again situated to the north of The Hall.

It is therefore in a mixed use environment that of adjacent residential users and the surrounding farmyard to north and west.

### **Construction and Condition**

#### Roof.

The main roof structure and covering collapsed as described in planning application PA/2022/542 please refer picture below submitted with the application.



Collapsed Roof Structure.



In order to save the main walls of the barn the remaining roof trusses were carefully lifted off the wall plate and moved to a storage point on site. This resulted in the main walls being made safe from further damage the collapsing roof but the barn being denuded of it's roof covering, see below.



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## Roof Structure

The proposed refurbishment of the barn will now require the complete renewal of the roof timber structure which gives the opportunity of replicating the original timber structure but with the benefit of an engineered design which will reduce the amount of additional strengthening timber or steel framework the original roof would have required.

This is not without precedent, please refer to PA/2022/2017 and LBC PA/2022/2059 for the conversion and extension of listed barn (The Dove Cote at Tetley, Crowle) where the original roof covering has been totally replaced due to on inspection (when internal scaffolding erected) the existing roof timbers being too rotten and woodworm attacked to be saved. Thus a complete new framework was built.

### Listed Dove Cote at Tetley



Dove Cote with new roof



It is further proposed that new roof tiles are used (as in the Dove Cote case) as in a few years they will have weathered to blend in with the surrounding listed buildings.

The photograph below shows the new roof timbers supporting the Dove Cote roof, these have been engineer designed in order for Building Control approval to be obtained.

New roof structure at the Dove Cote Tetley.



### Rain water goods

Rain water goods are a mixture of cast iron and PVC most of the fall pipes however are missing and the gutters are poorly aligned and with sections missing.

Complete renewal of the rain water goods will be necessary.



## Walls.

Little has changed to the main walls from that in 2016 and 2022 see below.



The main difference being the loss of the western and eastern gables, which will have to be rebuilt incorporating the “tumbled” brickwork detail previously displayed.

Therefore, comments and recommendations from the original report are still valid, thus “whilst the main walls show signs of longstanding structural movement they are considered to be in an acceptable condition to be retained and incorporated in the conversion, with the exception of part of the gable walls which do require to be rebuilt” as can be seen little has changed in the recommendations.

## Floors

Ground floor – the ground floor to barn is of modern concrete construction and in reasonable condition, it is level shows only slight signs of surface damage such as cracking or dishing and heaving etc.

It will provide a base for the new ground floor to be laid over and therefore will minimise disruption and building works.

This is still applicable at the present time,

First floor – this can be split into two sections, the first over the eastern half and main door openings of the building is of timber on timber floor joists which have been strengthened by RSJ’s set into the north/south walls. The floor is in poor condition with rot and woodworm being widespread. It’s complete renewal is necessary. This statement is still applicable.



The second floor is that to the west of the main doors, which is of concrete, not an original lime based concrete over rush matting, but a modern concrete floor supported on 150mmx410mm steel beams in turn fixed to 150x410mm steel stanchions passing through the ground floor.

This floor has been designed to support very heavy loading and whilst could be utilised in any conversion works the presence of the steel framework severely restricts ground floor head heights and room widths, this floor will therefore have to be taken out and a new one constructed.

Again, this statement is still applicable.

#### Foundations.

It is beyond the scope of these instructions to excavate and expose the buildings foundations. However buildings of this age were invariably built off stepped brick foundations which view of the lack of structural distortions (usually visible at openings) and brickwork cracking then the existing foundations would appear adequate.

In addition as the main external walls are 390mm thick and these are and will be the load bearing walls then underpinning is not thought to be necessary. This however depends on the internal surface of the walls being framed out with timber to accept insulation panels and not to have a new inner skin of block work constructed.

The above is still applicable

#### Conclusion.

Without doubt the condition of the barn has deteriorated since the first planning application in 2016, but after inspection however, this is not to the extent that would preclude the barn's repair and refurbishment/conversion.

The bulk of the original report dated 8<sup>th</sup> March 2016 is still relevant today and the recommendations for walls, rainwater goods, ground floor and first floors remains the same.

The obvious difference is the collapse of the roof structure, which however does lead to the conclusion that it was weaker than originally thought and that when a very close inspection (from scaffolding) was able to be had this state of affairs would have become clear. Thus its renewal would have been necessary in any event.

Given that there is a precedent for these types of building work (the complete renewal of a roof structure on the Tetley listed barn conversion) then I am of the opinion that as the bulk of the work recommended has not changed then the proposed scheme should be able to proceed as before.

