

Project: Bone Hey and Cow Heys	Project Number: 2023-102	Sheet No: 1/7	Rev:
Calculation: Planning Report	By: SS	Date: June 2023	

1. Basis of Report

SEP Structures Ltd were asked to attend site on Wednesday 17th May 2023 to inspect the existing outhouses to Bone Hey and Cows Hey to produce a report for planning purposes to confirm the suitability for future developments.

All investigations were from ground level and no intrusive works were undertaken.

All items listed below are structural and this report does not cover, electrical, damp, drainage, architectural etc.

SEP Structures Ltd report was undertaken by Sophie Swann BSc (Hons) GMICE.



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2. Report

From the main farmhouse there are 3No buildings adjacent to each other these are depicted as the Steel Framed Barn, The Stable and The Open Gable End Workshop. Further on from these there is an Independent Portal Framed Shed.

Block of 3No barns:

Steel Framed Barn:

We expect this was a smaller, traditional barn historically as the walls are approximately 500mm thick up to 2/3 height.

Above the lower section of wall are a series of portal trusses forming the upper section of wall and the roof.

The walls to the upper section and the roof are lightweight panelling and we would advise these are asbestos tested.

The floor is a concrete slab, of relatively new construction.

We have been informed the foundations extend at least 500mm below ground level.

The natural ground levels to the rear are in progress of being battered back to ensure the existing walls are not retaining.

There is an open grate within the floor slab, which we assume is a wash down sump. This would need to be checked and confirmed.

We feel this building would be acceptable for development providing

1. Suitable strengthening works are undertaken to the steel frame to support a new roof construction.
2. Foundations are checked and confirmed.
3. Floor slab thickness checked.
4. The sump is diverted/removed and water has not been detrimental to the foundations.
5. Battering back of the land behind to remove the retained earth.

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The Stable:

The walls to this section are of a solid 500mm construction.

The roof is timber with lightweight metal sheeting, water ingress has caused damage to the timbers.

Some of the lintels to the front elevation are cracked.

The floor appears to be flagged but is covered in areas.

The walls retain the ground to the rear, but we understand this will be battered back so the walls are no longer retaining.

We feel this building would be acceptable for development providing

1. The timbers to the roof are replaced.
2. Foundations are checked and confirmed.
3. Floor slab thickness checked.
4. Re-mortar to the walls.
5. Replacing damaged lintels.
6. Battering back of the land behind to remove the retained earth.



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Open Gable End Workshop:

Similar to the steel framed barn, we expect this was a smaller, traditional barn historically as the walls are approximately 400-500mm thick up to 2/3 height.

The building has been extended using timber posts and a steel frame to support the roof.

There does appear to be localised bulging of the wall as it abuts The Stables adjacent.

The sheeting to the roof and walls should be checked for asbestos.

The floor appears to be a concrete deck but this would need to be confirmed.

We feel this building would be acceptable for development providing:

1. The upper wall panelling and roof are removed and replaced, including the support structure. The trusses may be able to be cleaned, strengthened and re-used.
2. Foundations are checked and confirmed.
3. Floor slab thickness checked.
4. Battering back of the land behind to remove the retained earth.
5. Localised wall repairs and re-mortar.



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Independent Portal Framed Shed:

This shed is a more modern style portal framed building, with lightweight panels to the walls and roof.

The steel frame appears to be in good condition.

The floor slab is ground and does not appear to have been concreted.

The sheeting to the roof and walls should be checked for asbestos.

We feel this building would be acceptable for development providing:

1. The steel frame is cleaned and paint protected.
2. The steel frame is checked for the proposed use and any load changes.
3. Foundations are checked and confirmed.
4. Battering back of the land behind to remove the retained earth.
5. Ground water and roof drainage is properly piped and channelled around the building.



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3. Conclusion

Generally the buildings are suitable for change of use and could be repaired and strengthened to bring them back into use as we have discussed in the section above.

This report is for planning purposes only and not to be used for construction. It is not exhaustive and further issue may be found as the development continues.

It is considered that the respective buildings can be converted into residential use under The Town and Country Planning (General Permitted Development) (England) Order 2015 SCHEDULE 2 PART 3 Class Q – agricultural buildings to dwellinghouses. This can be achieved without exceeding the partial demolition and building operations reasonably necessary for the buildings to function as a dwelling house as required by the act.

4. Health & Safety

SEP Structures must inform our Clients about Health & Safety Laws, below are legislations that we have a duty to notify you of. If you require any advice please do not hesitate to contact us.

Construction (Design and Management) Regulations 2015

The Construction (Design and Management) Regulations (CDM) are the main set of regulations for managing the health, safety and welfare of construction projects. For further information please go to; www.citb.co.uk.

5. Revision History

Rev -	Initial Issue	5 th June 2023
Rev A	Conclusion amended.	6 th July 2023