

Corby House
38A Chorley New Road
Bolton BL1 4AP
Tel: 01204 531 208
Fax: 01204 380 474
Email: fgmarkland@btconnect.com
Web: www.fgmarkland.co.uk

**Structural Inspection Report on the
Existing Agricultural Building, Tom Nook Farm,
Turton Road, Tottington, Bury, BL8 3QG.**

Prepared by

Frederick G. Markland Associates Limited
Corby House
38A Chorley New Road
Bolton
BL1 4AP

Our Reference

CM/Y25068/Structural Report December 2025

Director: F. G. Markland CEng, MStructE, MSE
Director: Chris Markland BSc (Hons), CEng, MStructE
Associate: Nick Cookson BEng (Hons), CEng, MStructE

Company Registered in England & Wales No. 4781288
VAT Registration No. 421 8750 59

**Structural Inspection Report on the Existing Agricultural Building,
Tom Nook Farm, Turton Road, Tottington, Bury, BL8 3QG.**

1.0 Client.

Mr & Mrs Mackenzie.

2.0 Inspection Date.

28th October 2025.

3.0 Scope of Report.

Frederick G. Markland Associates Limited were instructed by Mr & Mrs Mackenzie to carry out a structural inspection of the existing agricultural building located in a cluster of existing agricultural buildings at the above address. Along with preparation of a written report outlining our observations and conclusions as to the structural feasibility of existing structure being suitable for a conversion to a domestic dwelling.

4.0 Exclusions.

The inspection was a visual inspection of the areas that were readily accessible on the day of the inspection. No areas of the structure were opened up and no samples were taken.

5.0 External Inspection.

- i. The existing agricultural building is of a Tee shaped form with the largest plan dimensions approximately 25 metres x 19.5 metres. The eaves height of the mono pitched roof structure varies between 4.2 metres at its highest point reducing to 3.8 metres at the lower end of the roof.
- ii. The structural bays vary in length from 3.7 metres up to 5.0 metres between the perimeter steel columns.
- iii. The side elevations comprised of vertical timber Yorkshire boarding to the majority of the elevations with 150mm thick precast concrete panels at low level extending 1550mm above the internal ground slab level. The sloping nature of the external ground level revealed a low-level exposed blockwork retaining wall. This wall was retaining the internal ground slab and built-up floor level within the building. The low-level blockwork was noted to be plumb and bed joints were level with no signs of foundation movement. There were a number of bays along the side elevations which were fully open to allow access into the building for tractors and livestock. The rear elevation was noted to be constructed from full height concrete blockwork, which was acting as a retaining wall at low level. This blockwork wall extended full height up to roof level where it provided support to the steel roof beams via integral concrete padstones at the roof beam bearings. Internal blockwork piers were also noted within this wall at regular intervals providing additional stability and strength to this elevation. The existing blockwork was noted to be plumb, and the bed joints were level with no signs of foundation movement.

- iv. The pitched roof covering was noted to be profiled metal cladding. The roof cladding was intact, and the roof lines were true and free from distortion. There were roof lights located within the mono-pitched roof cladding providing natural light to the internal areas within the agricultural building. Eaves gutters were noted along both elevations with existing downspouts to cater for the discharge of the rainwater at roof level.

6.0 Internal Inspection.

- i. The internal inspection revealed that the main super structure comprised of a grid of steel columns located around the perimeter elevations along with corresponding internal columns on similar grid locations. The column sizes ranged from 178 x 102 universal beams to 254 x 146 universal beams, along with 12 Inch x 5 Inch rolled steel joists. These steel columns provided support to the existing steel roof beams. The steel columns were in good condition and were noted to be acceptably plumb and true.
- ii. Lateral Stability to the structure was provided by the rigid steel column/roof beam connections along with the rear full height blockwork external walls and integral intersecting internal blockwork shear walls at the rear of the building.
- iii. The roof purlins were noted to be of substantial size and were located at approximately 1000mm centres. The roof purlins were performing satisfactorily and were free from any signs of excessive deflection. The purlins were positively connected to the steel roof beams via fabricated bolted steel cleats.
- iv. The timber rails supporting the external wall boarding were noted to be positively connected to the perimeter steel columns via steel bolted cleats. The timber rails were performing satisfactorily with no signs of any significant deterioration or excessive deflection.
- v. The internal ground floor was finished with a concrete ground bearing slab. The slab surface was noted to be intact and generally free from any significant structural cracking. The surface of the slab was checked and found to be generally level and was performing satisfactorily.
- vi. The external ground level to the front and right-hand elevation of the barn was noted to slope away revealing a concrete blockwork retaining wall supporting the internal ground floor to the main building. This wall was noted to be plumb and true with no signs of rotation or foundational movement.

7.0 Conclusions.

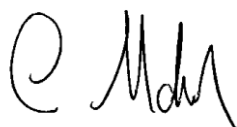
The inspection has revealed that the existing structure to the agricultural building can be classified as good. There are no signs of any significant structural defects, and the existing structure continues to perform satisfactorily.

In summary we conclude that this existing agricultural building is structurally suitable for the proposed conversion to domestic use. We note the proposed introduction of a new internal structural party wall, and additional internal buttressing walls will further enhance the lateral stability of the super structure.

8.0 Survey record photographs.

A selection of our survey record photographs are included electronically for reference purposes.

Prepared



Chris Markland
BSc (Hons) CEng MStructE
Director

16th December 2025

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