

14th September 2023

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Mr M. Chadwick
Workshop at 2 Taylors Lane
Brechtmet
Bolton

Dear Sir,

Re: Garage/Workshop 2 Taylors Lane Brechtmet Bolton
Structural Appraisal

This report has been commissioned in respect to the Planning Application for conversion to habitable use of the garage/workshop.

This report is based on our single visual inspection; we did not have opportunity to monitor the property over a period of time.

This report is not a Building Surveyors Report that would cover such items as damp proof course, rainwater goods and services that may be considered to be part of the fabric of the building.

We have not inspected any area not readily accessible and as such we cannot comment that any such part is free from defect.

The building was inspected on 6th July 2023.

The appraisal consists of two elements to determine the suitability for conversion these are:

- 1) Visual Inspection of the existing structure.
- 2) Implications arising from the proposed usage.

Structural Description

The barn is a traditionally constructed loadbearing masonry single storey of dimensions approximately 6 x 8 metres with an extended area beyond the right hand gable. The roof is a hip ended with a mineral fibre sheeting covering and eaves height of approximately 3.5m The external walls are largely stone with some brick and blockwork to the side extension, The walls are generally of solid construction.

The building occupies a notionally level site with the adjacent land to the field elevation being approximately 200 to 600mm below floor level.

The building (side extension) is in part relatively modern construction possibly dating from the 1970's with the original (main) area being significantly older.

Inspection

The alignment of the walls exhibited some undulations in line and level but we are of the opinion that these were generally of a scale that one commonly sees in properties of this style and age and do not materially affect the structural integrity of the building and are of a scale acceptable under normal scrutiny for a property of this style and age.

The roof alignment was satisfactory with no excessive deflections.

The floor where was generally of sound, level concrete.

Structural Appraisal

The foundations were not inspected but there was no evidence of structural movement that could be indicative of foundation failure or ground movement.

No evidence of structural distress was found in any of the components of the building superstructure.

The floor appeared, where visible, be in reasonable condition and offering a serviceable floor for the existing barn.

The overall structural condition was judged as fair and reasonable and we would anticipate that the building will continue to give an adequate structural performance for the foreseeable future, subject to routine maintenance.

Discussion

The current proposals are for the conversion of the building to habitable use and introducing a first floor which will be of limited headroom generally.

The roof is to be replaced with a pitched roof with dormer windows. The introduction of the pikes will add loading to the foundations as will the support to the first floor but in view of the age of the property compaction or consolidation of the soils beneath the foundations will have enhanced the loadbearing capacity of the ground and we do not anticipate that the additional loading will have an adverse effect on the structural integrity of the building. The more modern extension to the side remains single storey.

The exterior walls are to be in satisfactory condition and there is no structural requirement for any significant repairs or remedial works. The requirement for insulation, airtightness and weathertightness is to be achieved by the incorporation of blockwork masonry lining walls bearing off the existing floor slab.

The current ground floor is performing adequately. In order to achieve a suitable floor for habitable purposes, the current floor would need to be regulated and overlaid with a new concrete floor screed incorporating a damp proof membrane and insulation.

The insulation required to the roof could be readily provided by a non-structural ceiling supported off the new blockwork lining walls and internal partitions.

The formation of certain openings for doors, windows etc are of a very modest nature and there is some infilling, these are of a proportionate scale, and they may be readily formed with suitable lintels over where necessary.

We are of the opinion that the building is suitable to safely sustain the loadings from the proposed conversion without recourse to any significant rebuilding.

We trust the above provides you with the information you require at this time, however, should you need any further assistance with this matter we would be pleased to receive your further instruction.

Yours faithfully,



N. Toole

Foxx Limited

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