



PHILIP WRIGHT
ASSOCIATES

**STRUCTURAL APPRAISAL
OF
STABLE ON LAND AT
ARTHUR LANE
AINSWORTH**

CONTRACT NO. 2968	PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN
APRIL 2023	TEL. 01706 828781/ 07939 547865 E-MAIL: info@philipwrightassociates.co.uk

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1.0 INSTRUCTION

I would confirm having attended the above property and have carried out a visual inspection as instructed.

The scope of my brief was to inspect and report upon the general structural condition of the stable block to determine its suitability or otherwise for conversion to habitable accommodation.

It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works nor to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. It was not within my brief to undertake any works to expose the foundations of the property.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors report which would cover in detail such items as serviceability, damp proof course, gutters, roof finishes, electrical goods and the like which represent the fabric of the building.

I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect.

I have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

2.0 THE PROPERTY

The stable is part of a small farm development of three agricultural type buildings, the other buildings being livestock barns (denotated as Building B and Building C within the planning application) are to be demolished and subsequently these buildings were not inspected.

The stable is of timber frame construction and is finished with painted zinc panels in a vertical orientation with a duo pitched corrugated steel clad roof. The clad roof is supported on a combination of small timber purlins and lightweight steel angle purlins supported off duo pitched timber trusses. A total of 7No internal trusses were evident, positioned at approximately 1200mm centres and spanning between the front and rear walls. The ground floor was of loose earth and horse manure over concrete.

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3.0 OBSERVATIONS

3.1 EXTERNAL OBSERVATIONS

The front elevation incorporates three windows and a central stable door. The elevation was in a fair condition although with some slight distortion in the alignment of the zinc panels.

The right hand elevation was noted to lean outwards to the line of the eaves by approximately 150mm with the pike to the gable leaning back towards the ridge. I understand that as part of the proposed works the gable is to be incorporated into the proposed new side extension.

Access to the rear elevation was restricted and no external inspection could be undertaken. I understand the elevation incorporates a window and door and is of the same basic construction as the front elevation.

The left hand elevation had suffered from recent storm damage and a void was evident between the top of the wall and the roof. The wall was noted to generally lean inwards. I understand as part of the proposed works the gable is to be incorporated into the proposed new side extension.

The roof was to a fair alignment. I understand the front slope of the roof has recently been replaced as a result of storm damage. I understand that the roof covering in its entirety would be replaced. The existing trusses to be retained and reused.

3.2 INTERNAL OBSERVATIONS

The interior face of the external walls are all lined with timber boarding and were in general in a fair and reasonable condition. It would be expected that the timber boarding would be replaced as part of the refurbishment. To the left hand elevation some of the boarding was missing revealing quilt insulation having been placed within the walls. I would consider the insulation would require to be replaced as part of the refurbishment to meet current Building Regulations.

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4.0 SUMMARY AND RECOMMENDATION

In conclusion from the findings from my inspection, I would advise that the existing stable has suffered from some distortion of the external cladding however, in consideration of the proposed new side extensions and the replacement of the existing roof cladding, the remaining elevations and the timber frame would appear to be in general suitable for the stable to be converted to habitable accommodation.

I understand that the timber boarding would be replaced which would enable the timber framing to be inspected for any decay which would require to be replaced as necessary. The roof cladding would be required to be replaced which would enable the trusses to be inspected and enhanced or replaced, if necessary, as part of the refurbishment.

It would be expected that a new ground floor slab to meet current Building Regulations would be required.

Yours faithfully,



P G Wright BSc.(Hons) CEng. MStructE.
PHILIP WRIGHT ASSOCIATES LTD

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