

ING Design Limited. Railway House, Railway Road, Chorley.

# Structural Report

7, Taylors Lane, Ainsworth.

Job No: 21268

# Document Control Sheet

Property                7, Taylors Lane, Ainsworth

Report Title            Structural Report

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## Record of Issue

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# Contents

**Document Control Sheet ..... 1**

**Contents..... 2**

**1 Executive Summary ..... 3**

**2 External Observations: ..... 4**

**3 Internal Observations: ..... 5**

**4 Conclusions: ..... 6**

**5 Recommendations: ..... 7**

**6 Appendix A: ..... 8**

# 1 Executive Summary

1.1 ING Design Limited were appointed by Neil Pike Architects to undertake a structural inspection of the agricultural stables block at 7, Taylors Lane, Ainsworth.

1.2 The purpose of the inspection was to assess the current condition of the existing building with a view to converting into a domestic property.

1.3 The existing building is an agricultural stable building with load bearing blockwork walls, timber roof structure supporting corrugated sheets all sitting on a ground bearing concrete slab.

1.4 From the available online data it has been determined that the building is founded on approximately 1m of Clay overlying 8m of Marl.

1.5 This Report is presented to Neil Pike Architects and may not be used or relied on by any other person or by the client in relation to any other matters not covered specifically by the scope of this Report.

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## 2 External Observations:

2.1 The building is an agricultural stable with a concrete floor, low concrete block masonry walls and a corrugated metal sheet roof supported on timber purlins and timber trusses.

2.2 The external walls are approximately 1.2m tall and comprise a single skin of concrete blocks.

2.3 The existing roof covering is single ply corrugated metal sheets which were observed to be in good condition.

2.4 No movement cracking was observed in the external walls.

### 3 Internal Observations:

3.1 The supporting concrete block walls are supported directly off the existing concrete slab.

3.2 The timber roof trusses are supported directly off the internal concrete block dividing walls and provide support to the timber purlins and ridge beam.

3.3 There are some nominal cracks visible in the ground bearing concrete slab.

3.4 We've completed some preliminary calculations which indicate that the timber roof structure will need to be completely replaced or strengthened to support a new domestic light weight roof without slates or tiles.

## 4 Conclusions:

4.1 The building is a lightweight, agricultural stables building is fair condition structurally.

4.2 The ground bearing slab/raft foundation is anticipated to be capable of supporting a single storey domestic conversion.

4.3 We have used our reasonable endeavours to provide information that is correct and accurate and have discussed above the reasonable conclusions that can be reached on the basis of the information available.

## 5 Recommendations:

5.1 We would recommend the drilling of a concrete core through the slab to determine the thickness and also excavating around the edge to determine the slab edge detail.

## 6 Appendix A:



Photograph 1 - General external view of the eastern elevation.



Photograph 2 – Partial view of the southern elevation.



Photograph 3 – Partial view of the supporting timber frame.



Photograph 4 – Partial view of the internal supporting masonry walls.