

rec'd 16/17



320140689P

Structural Appraisal carried out on 12th March 2014

at

**Cowley Brook Farm
Higher Road/Stoneygate Lane
Longridge
Preston
PR3 2YX**

on behalf of Mrs K. Butcher and Mrs C. Quick

**For the Proposed Conversion of Derelict House to form 2No.
Holiday Lets**

Project Ref: BUTC/01

A: Introduction

It was given our task to perform a structural survey of the existing building, situated at the junction of Higher Road/Stoneygate Lane, Longridge, Preston, PR3 2YX with regards to convert the existing structure into 2 holiday lets.

We visited the site address on 12th March 2014 to carry out our inspection and the building is identified on the attached layout plan.

A Full survey was carried out on the day of the site visit, but any parts of the building that were inaccessible have not been included within the report.

Please note this Report is solely for local authority use, and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences.

Objective

The Principal objective of the Report is to assist you to;

- Assess whether or not the Property is in a reasonable state for conversion
- Be clear as to what decisions and actions should be taken before work is undertaken
- Assess what structural elements should affect the design

Content

The general condition and particular features of the Property are covered, but the Report focuses on the matters which the surveyor judges to be significant. Significant matters are defects judged to be an actual or developing threat to the fabric of the building which may affect the decision to convert this building.

Overall Opinion

Below are the Surveyors conclusions, in brief, on whether or not this Property is in a reasonable state for conversion.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. You are most strongly advised to read and consider its contents as a whole.

The building at present is derelict and from the overgrowth that covers the full floor area it suggests this has been the case for a number of years. The walls to the building are in need of some serious repair work and the building does not currently have a roof. There are going to have to be major remedial works carried out in all areas included the floors, walls and roof, if the building is to be re-used or converted.

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B: The Property & Location

This section covers the important general background information on the Property and its location, occupation and the weather at the time of the inspection.

Occupation

The building is currently vacant; but there is clear evidence of vegetation type overgrowth throughout the building, which may have been aided because there is no roof on the building.



Weather

mild to moderate

Construction

The Building is constructed from Random Stonework, to the External walls (approx 500mm thick).

Location

Higher Road/Stoneygate Lane, Longridge, PR3 2YX

Client

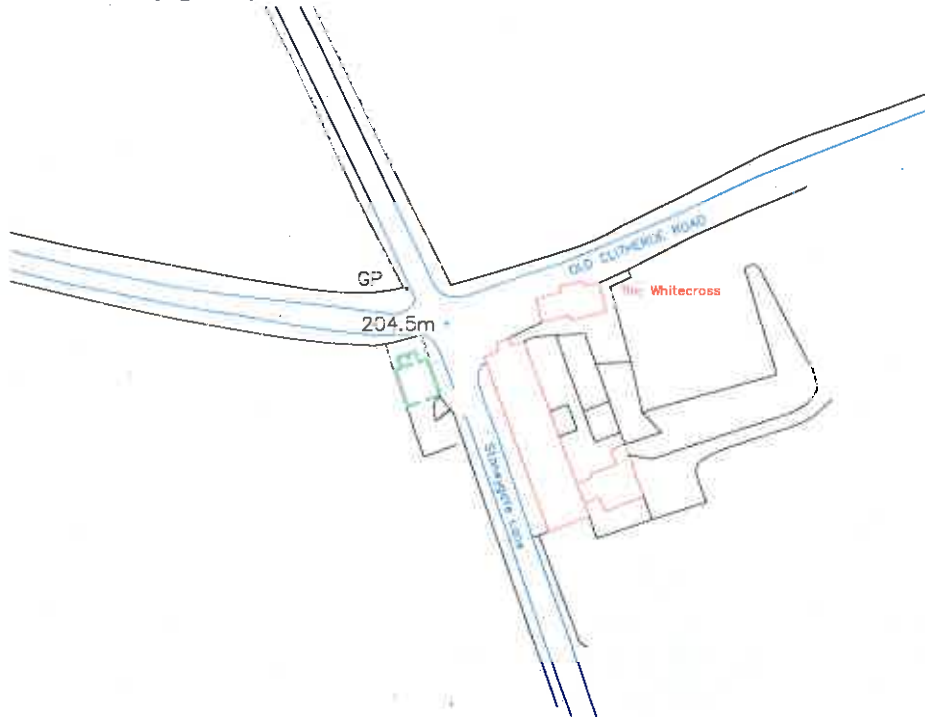
Ms Kate Butcher

B2: Movement

Originally, the building would have included a roof structure, but now there is no roof structure on the building at all. It is evident from the survey that stonework on all sides as started coming away at eaves height, and this may be as a result of when the roof was removed. The roof also acts as a structural brace tying the walls together. There are also signs of stonework being dislodged around the various openings within the wall construction.

C: Existing Condition of Structural Elements

C1: Site Plan (Figure 1)



Site Plan

C2: Roof

There is currently no roof construction to the building.

C3: Existing Walls

The existing external walls of the building are in a poor condition. The walls are random stone solid construction (approximately 500mm thick).

The stonework on all sides has started coming away at eaves height, and this may be as a result of when the roof was removed. There are also signs of stonework being dislodged around the various openings within the wall construction. Even though the external wall construction is in poor condition in some areas there seems no sign of settlement and all four walls to the building are standing up right.

C4: Existing Floor

Access was restricted to this area as it was completely covered in vegetation.

C5: Foundation Statement

It is impossible at this time to make an accurate assessment of the existing foundations; exploratory excavation should be done to assess the depth of foundations throughout the site. If the foundations are found to be insufficient underpinning may be needed to rectify this problem, dependant on exactly what is proposed.

C6: Conclusion

A full survey was not carried out partly due to restricted access, but serious remedial works will have to be carried out to the external walls, to make the building habitable.

At design stage a detail would be required for a new concrete ground floor construction and introducing new internal blockwork walls to carry loads from any proposed first floor structure. The new blockwork lining walls would be tied to the existing external stonework thus providing stability.

The wall construction should take into account the proposed roof structure.

Once the remedial works have been carried out to each of the structural areas, the building should be adequate for conversion depending on the exact proposed works to be carried out.

