

Structural Survey for Storage Building at Dove Syke, Eaves Hall Lane, West Bradford, BB7 3JG in connection with the Planning Application to convert the building to a residential dwelling

The site location address is: Dove Syke, Eaves Hall Lane, West Bradford, BB7 3JG

The existing building is generally in a very good condition with no re-building being required to the external elevations for the conversion works.

Roof

The roof is finished with asbestos grey corrugated roofing sheets on a steel structure with no enclosed roof space. As part of the works the property will be re-roofed with insulation and a breathable underlay incorporated below green corrugated roof sheets. The weight of the new roof sheets shall be carried by the existing external walls as they are comparable in weight.

Walls

The existing walls are rendered and timber clad with a mix of timber and white PVC door and window openings. Again there is no requirement for re-building of the walls as part of the conversion works due to their present good condition. Formation of new openings has been limited to preserve the character of the existing building.

It is the intention that a none load bearing internal stud wall shall be erected to allow for a cavity, insulation and a clean internal finish. The render shall remain to the outside with the low level timber clad section being re-build with blockwork with a cavity and insulation and to be clad with timber externally to match the existing.

Windows shall be white PVC as those existing to the north elevation with the doors to be painted timber. The large timber doors shall be replaced with hit and miss timber doors which shall be decorative as the opening it to be blocked up with dense concrete block.

Floors

The existing floor is generally concrete and it is proposed as part of the conversion works that a new insulation shall be applied to the existing concrete ground floor with a screed finish.

Ground works

There is no requirement to underpin any of the existing barn walls as part of the works. There is currently space to the east of the property for parking and this shall be retained as per the site plan.

Services

Whilst there are trees and services close to the site none of these have an effect on the proposed conversion works.

Conclusion

The building is in very good condition and is suitable for the proposed conversion works and there shall be very few external alterations carried out.

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