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Mr C Astin
12 Newby Close
Burnley
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Your Ref:

Our Ref:

Date: 12 June 2017

For the attention of Mr C Astin

Re: Knowle Top, Mearley

Terms of Reference

At the request of Mr C. Astin I have carried-out a visual, structural inspection for the titled property with consideration for converting the former outbuilding into a domestic Annexe.

Introduction (see plates 1 to 7)

Whilst considering the current, structural condition I have taken into account the end use and have studied the proposals shown on the drawing 'Conversion of Detached Outbuilding to Annexe', by the Architect, Mr C Astin.

Summary

With careful, selective and sensitive taking-down and reconstruction of the existing outer leaf wall and construction of a new insulated inner leaf wall and floor slab the existing structure should prove suitable for the proposed use.

Findings

The existing structure is in reasonable condition. The existing three-sided, rectangular plan building comprises solid stone walls, approximately 600mm thick, made up of a random rubble outer leaf, mortar matrix cavity infill and a random rubble inner leaf. The arises of the outer leaf are formed by square-coursed, punch-faced stone quoins.

The building has no roof and is open on one side and has, therefore, been subject to weathering. This natural course of events has caused localised collapse in a few areas where the walls are weakest (plates 1, 2 and 3).

The absence of a roof makes it difficult to be certain regarding subsidence, settlement or heave affecting the existing structure, however there are no other signs of such movement.

The intention is to take down the rubble inner leaf of the solid wall to rebuild the collapsed, external areas to form a complete outer leaf wall and to construct a new cavity with an insulated concrete block inner leaf wall off new foundations to comply with current Building Regulations.

Conclusion

Providing the outer leaf random rubble stone wall is 'backed-off' with a concrete block liner, the new cavity-insulated, concrete block inner leaf is constructed off conventional, concrete footings with both leafs effectively tied together and restrained at eaves by the new roof structure, the existing building will prove suitable for conversion.

Yours Sincerely



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Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6



Plate 7