

**REPORT ON A
STRUCTURAL INSPECTION**

**Outbuilding
Crooked Field,
Chaigley,
Clitheroe.
BB7 3LT**

Project No. 8434

1.0 BRIEF

We were retained by Mr. Eric Laycock to carry out a structural survey on the above outbuilding. The reason for this report is to determine the amount of rebuilding required to the external walls in order to convert this building in accordance with Ribble Valley Council's policy on conversion of outbuildings to dwellings. The report is limited to this aspect only.

We have confined our inspection to those elements of the building that are visible and have not investigated woodwork or other parts of the structure that are covered, unexposed or inaccessible. We are therefore unable to report that any such part is free from defect. The client's attention is drawn to the condition of inspection appended to the report.

2.0 GENERAL

The property is a detached single storey timber and masonry building.

The ground falls across the rear by 1m. over a distance of 20m.

The survey was carried out on 16 July 2019 and it was a sunny day.

There are two building with an access way running between them. There is a flat roof over this access. We shall designate the building on the left building A and the building on the right building B.

3.0 OBSERVATIONS

Notation; Left Hand (LH), Right Hand (RH), Front (F), and Rear (R) are relative to an observer standing and facing the building as shown in photograph 1.

EXTERIOR

3.1 Front Elevation

See photographs 1 & 2 for details of this elevation. Reporting from the far right of the building there is a block wall. Unfortunately, there are trees between the front wall and the access road running past the front of the building and this obscures the wall.

This wall is free from any designed openings and is free from any cracking.

Then there is a wide opening with a flat roof over. This provides access into the rear of the site. To the left of the opening there is a block wall. There is some minor damage to a block on the corner of the wall.

This wall is free from any designed openings and is free from any cracking.

3.2 Left elevation

See photographs 4 and 5 for details of this elevation. Reporting from the front wall there is a block wall in the order of 2.5m high. There are no designed openings in this wall. There is a series of circular holes formed along the top of the wall. We presume that these have been formed to provide ventilation.

Halfway along this wall and to the rear side there has been timber cladding fixed to the block wall. This has been laid horizontally. Also at this point there are two large vessels placed close to the wall. Close to the rear wall there is a window.

The wall is acceptably vertical and is free from any distress.

3.3 Rear Elevation

We shall report from the right side wall (as viewed). This is block A. This wall is a block wall which has horizontal timber cladding fixed to the external face. This wall is in the order of 2.5m high and there is a shallow monopitched roof above. The roof is sloping towards the right side wall (as viewed).

There are no openings in this wall.

The wall is acceptably vertical and is free from any distress.

There is a large opening and then there is another wall. This is block B. At the corner of the wall there is a steel stanchion then there is a block wall in the order of 1m high. Above this there is a timber frame clad with a plastic corrugated sheeting. At the far left corner (as viewed) there is another steel stanchion. See photograph 6.

There are no openings in this wall.

The wall is acceptably vertical and is free from any distress.

3.4 Right elevation

See photograph 6 for details of this elevation. Reporting from the rear wall there is a steel stanchion at the corner of the wall then there is a block wall in the order of 1m high. Above this there is a timber frame clad with a plastic corrugated sheeting. This detail applies for a distance of 5m. The wall construction then changes to become a full height block wall 2.5m high. Because of shrubs being in the way it is difficult to see the condition of the wall. It appears that there is a kink in the wall and that some rebuilding may be needed in this area.

3.5 Wall to building A as seen from the central access way

Reporting from the rear wall there is a block wall 2.8m high. The top 1m. of this has been clad with vertical timber boarding. At a point 5m. from the rear wall there is a pair of large timber doors. Then there is a small block pier. See photograph 7.

To the front of the pier there is a block wall in the order of 1m high. Above this there is a timber frame clad with a plastic corrugated sheeting. This detail applies for the whole of this bay. There is a pair of large timber doors in the centre of the bay. See photographs 8 & 10.

The front bay is completely open. See photograph 11.

3.6 Wall to building B as seen from the central access way

Reporting from the rear wall there is a steel stanchion at the corner and then there is a timber frame clad with a plastic corrugated sheeting. This detail runs for 2m. then there is an opening to a block pier. To the front of this there is a pair of double doors with timber framing above. See photograph 9.

3.7 Roof

The roof is a shallow pitched monopitched roof. The roof is clad with a corrugated steel sheeting. This is supported on timber rails which are spanning onto the compartment block walls. See photographs 9, 11 to 13.

INTERNAL

3.8 Front compartment Building A

This area is used for storage. The compartment is open to the central access way. The other three walls are of block construction. There is damage and missing blocks to the walls at the central access way. See photograph 11.

The timbers supporting the roof are suffering from excessive deflection.

There are no signs of any structurally significant defects to this area.

3.9 Middle compartment Building A

This area is used for storage. The wall to the central access way is a timber frame clad with a plastic corrugated sheeting. There is a large pair to double doors in the centre of this wall. The other three walls are of block construction. See photograph 13.

The timbers supporting the roof are suffering from excessive deflection.

There are no signs of any structurally significant defects to this area.

3.10 Rear compartment Building A

This area has a sink and cooking facilities and a stove. There is a doorway from the central access way. All the walls are of block construction. There is a window to the left side wall.

There is a false ceiling over this area.

There are no signs of any structurally significant defects to this area.

3.11 Front compartment Building B

This area is used for storage. The compartment has a large pair of double doors to the central access way. The other three walls are of block construction. See photograph 9.

The timbers supporting the roof are suffering from excessive deflection.

There are no signs of any structurally significant defects to this area.

3.12 Rear compartment Building B

This area is used for storage. The compartment is open to the central access way. The wall to the front compartment and the rear wall are of block construction. The rear wall is a block wall in the order of 1m high. Above this there is a timber frame clad with a plastic corrugated sheeting.

There is a timber frame clad with a plastic corrugated sheeting to the rear of this area.

The timbers supporting the roof are suffering from excessive deflection.

4.0 DISCUSSION

The intention is to convert this building into a dwelling. The introduction of an inner leaf of wall/timber stud together with new internal partition walls would greatly improve the robustness of the building.

Some rebuilding of the right side wall of building B may be needed. The extent of this can be determined when vegetation has been removed to allow for suitable access. However, the area will be minimal and well within permissible amounts.

The purlins used to support the roof decking need to be improved by the addition of additional members. The support provided by the existing masonry walls is structurally acceptable.

The intention is to replace the existing sheeting with a zinc sheeting similar in weight to the existing.

Based on the changes needed for the building to comply with the Building regulations i.e. to introduce new inner leaf and partition walls, the masonry walls and foundations would be able to cater for the proposed changes without any loss in structural integrity.

CONCLUSION

The outbuilding is in a reasonably good structural condition.

There is likely to be some minor rebuilding to one of the external walls of the building B.

This amount of rebuilding is in accordance with Ribble Valley Council's policy on conversion of outbuildings to dwellings. The report is limited to this aspect.

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21 July 2019