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Town Planning and Architecture

Duckpond Farm Cottage,
Moorgate Rd,
Barnoldswick,
Lancs, BB18 5SQ



REPORT ON A STRUCTURAL SURVEY

**The Works
Main Street
Gisburn
BB7 4HD**

**Structural Assessment for Conversion of Existing Building
The Works, Main Street, Gisburn**

Introduction

This assessment has been undertaken by David Poole Bsc Building Surveying and Property Management.

This structural assessment has been prepared for the proposed conversion of an existing building at The Works, Main Street, Gisburn. The current building is partly used as a dwelling and partly as a workshop. The proposed conversion will repurpose the ground floor as a craft and pest control workshop, with the first floor designated for storage.



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Existing Structural Condition

The existing building consists of the following structural elements:

- **Walls:** Block-built walls with external timber cladding.
- **Roof:** Steel sheet roofing supported by a steel truss and beam construction.
- **Floors:** Ground floor comprising half residential and half workshop, with a mezzanine floor partially above the residential unit.
- **Staircase:** Located in the workshop, providing access to the mezzanine.

A visual inspection and review of the building indicate that the structure is in sound condition and well-suited for its current use.

Proposed Conversion

The proposed changes to the building include:

- Converting the ground floor into a craft and pest control workshop.
- Converting the first floor (mezzanine) into a storage area.

Structural Considerations

1. Load-Bearing Capacity:

- The existing block-built walls are structurally sound and are expected to be capable of supporting the intended use.
- The steel truss and beam construction of the roof is adequate for the current and proposed usage.

2. Flooring:

- The ground floor, currently supporting residential and workshop use, is expected to sustain the loads associated with the proposed craft and pest control workshop.
- The mezzanine floor, partially above the residential area, will need assessment to ensure it can support the additional storage loads. If necessary, reinforcement or additional support structures may be required.

3. Staircase and Access:

- The existing staircase providing access to the mezzanine should be assessed for compliance with current regulations concerning safety and weight-bearing capacity.
- If necessary, modifications may be required to ensure safe access for storage use.

4. Roof and Structural Integrity:



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- The steel sheet roofing and its supporting trusses and beams appear to be in good condition and suitable for the proposed continued use.
- Any modifications to the roof structure (e.g., additional ventilation or skylights) should be assessed to ensure they do not compromise structural integrity.

5. Modifications and Reinforcements:

- If additional storage loads on the mezzanine exceed the design capacity, reinforcement of the floor structure may be required.
- Any partitioning or changes to the internal layout should not compromise load-bearing walls or structural elements.

Conclusion and Recommendations

The existing structure is in good condition and generally suitable for the proposed conversion. However, a detailed structural analysis should be carried out to confirm the load-bearing capacity of the mezzanine floor and to determine whether any reinforcements are needed for the intended storage use. Additionally, compliance with building regulations and safety standards should be ensured, particularly regarding access, fire safety, and load distribution.

Subject to these considerations, the building is structurally sound for the proposed conversion and can be adapted with minimal structural intervention.