

**PENDLETON ROAD, WISWELL**

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CLIENT RECORD	A	27.01.26	KLH	SJR

Client.

Urban Future Planning Consultancy Ltd

RJP Project No 12327

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## **Introduction**

Urban Future Planning Consultancy Ltd commissioned Reid Jones Partnership Ltd (RJP) to carry out an inspection of the property on land adjacent to Pendleton Road, Wiswell.

Kaye Harrison, BEng (hons) CEng MIStructE, visited the property in January 2026 to carry out an assessment of the suitability of the property for conversion to a residential dwelling from agricultural use.

## **Description of the Property**

The property is a single storey structure with a pitched roof (photo 1). The external wall is formed of timber studs, clad internally with horizontal timber boarding and externally with lapped horizontal timber boarding. There is insulation between the studs. There is a single internal wall dividing the space, again of timber stud construction. There are timber roof trusses at 1.2m centres supporting timber purlins and profiled metal sheeting (photo 2).

The top of a concrete foundation is visible at the rear of the property, with a brick plinth enclosing the ground floor construction. The property is understood to be built on concrete strip foundations into clay, approximately 1m below ground level. The ground floor finish is ply boarding. It is understood that the ground floor construction is plywood on rigid insulation boards on a damp proof membrane on compacted hardcore, blinded with fines.

The ground slopes down away from Pendleton Road. The building is set into the slope at the rear, and there is a timber veranda at the front of the building with steps down to ground level.

A tree has recently been felled directly adjacent to the south-west corner of the property. There is a hedgerow along Pendleton Road in close proximity to the property and other mature trees in the vicinity.

## **Condition of the Property**

The roof finishes are in good condition.

Some external timber cladding at low level is in contact with the ground at the rear of the property, and is damp (photo 3). There is lichen growth on the shaded faces of the cladding.

The veranda is damp and covered in algae.

The eaves and ground floor details are different at the north and south ends of the building indicating that the building has been extended and the construction may not be consistent in both parts of the building.

### **Suitability for Conversion**

Different standards apply to the design of agricultural buildings and dwellings. Dwellings fall within the Building Regulations, and a dwelling needs to be designed to withstand loading factored to make it safe for habitation. Dwellings also have to be more robust and resistant to ground movement than a building which is not inhabited.

Drawings showing the proposals for conversion indicate the existing timber stud walls becoming the inner leaf of a cavity wall with stone cladding out-board of the existing wall line, supported on a new concrete foundation extending the width of the existing foundation. Given the proximity of mature trees and the recently felled tree, it is likely that the existing foundations will require underpinning down to a suitable depth to avoid ground movement caused by moisture variation influenced by the trees and hedgerow, as well as widening to support the new external leaf. Drawings also indicate a suspended beam and block floor at ground level. This will add additional load to the foundations which will need to be taken into account when determining the works required at foundation level to make the building suitable for habitation.

There are timber roof trusses at 1200mm centres. This is suitable to support the lightweight steel sheet roof currently enclosing the building. To support the proposed slate/ tiled roof which is much heavier, roof trusses are likely to be required at 600mm centres to give additional load carrying capacity and appropriate spans for roof battens.

Walls currently have racking resistance given by the timber boards screwed to the inner and outer faces of the timber studs. It is recommended that the internal boarding is replaced with ply sheeting, or diagonal bracing is incorporated into the wall stud zone to maintain the rigidity of the structure when the timber boarding is removed.

Careful consideration should be given to management of surface water on the site with positive measures employed to divert water running down the slope from Pendleton Road from causing damp problems to the property, and landscaping to ensure appropriate ground levels are maintained around the property. Additionally guttering and downpipes will be required to ensure run off from the roof does not cause damage to the property.

## Conclusions

It is considered that this property could be converted to a dwelling. The work required to convert the property could be more expensive than demolishing the existing property and constructing a new house of equivalent size.

In order to convert the property into a dwelling it is likely that:

- Existing foundations will need to be underpinned and widened
- A ground floor slab with suitable support is required
- Existing timber stud walls will need to have ply sheeting to the internal face or additional diagonal bracing
- Additional roof trusses will be required to support the new roof.



Photo 1 – Front (West) Elevation



Photo 2 – Roof construction



Photo 3 – High ground levels at the rear of the property