

**BUILDING (STRUCTURAL) CONDITION SURVEY**

PROPOSED CONVERSION OF EXISTING GARAGE AT

RIDINGS COTTAGE

WHALLEY OLD ROAD

BILLINGTON

LANCASHIRE

BB7 4LS

**Job No:**7129

**Date:** 9<sup>th</sup> March 2026



**Sunderland Peacock and Associates Ltd**

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## **RELATED PARTY DISCLOSURE**

The building inspected was carried out on a fully independent basis thus ensuring and recognising no conflict of interest exists between the Surveyor and the client and their associated agents.

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## **I.0 INTRODUCTION**

### **I.1 SCOPE OF INSTRUCTIONS**

Carry out non-intrusive visual inspection upon the existing condition of the building fabric and finishes (excluding the inspection of all building services and external works including outbuildings and boundary treatments and specialist matters relating to invasive plant species such as Japanese knotweed) for the purposes of obtaining planning approval for the proposed conversion of the barn to form a new dwelling.

Any further clarification relating to the condition of all building services will need to be undertaken by the separate appointment of a mechanical and electrical specialist as deemed necessary by the client.

Assessing compliance with the Building Regulations 2000, Approved Document B - Fire Safety Regulations, Approved Document K – Protection from Falling Regulations, Control of Asbestos Regulations 2012 and the Equality Act 2010 (incorporating DDA 1995 legislation) did not form part of our instruction.

This said, if suspected Asbestos Containing Material (ACMs) were highlighted during the inspection and subsequently a full demolition and alteration asbestos survey will need commissioning and undertaking by the client prior to any works commencing. In addition, any ACM will require removing in full by a specialist asbestos removal contractor and Clean Air Certificate authorised prior to conversion works commencing.

### **I.2 PROPERTY ADDRESS**

Garage Structure at  
Ridings Cottage  
Whalley Old Road  
Billington  
Lancashire  
BB7 9JF

### **I.3 CLIENT'S DETAILS**

Mrs Clare Brown  
Ridings Cottage  
Whalley Old Road  
Billington  
Lancashire  
BB7 9JF

### **I.4 DATE OF SURVEY**

The survey took place on Monday 9<sup>th</sup> March 2026 at approximately 10:00am.

## **1.5 WEATHER CONDITIONS AND TEMPERATURE**

The weather on the day of the inspection was overcast with some sunny spells. The temperature at the time of inspection was approximately 10°C.

## **1.6 LIMITATIONS OF INSPECTION**

Externally, no safe working platform was present at eaves level which prevented full access to various areas of the roofing and rainwater goods, meaning that only a visual record using a camera could be undertaken from ground level. The internal condition of the rainwater goods could also not be inspected. Subsequently, the roof and rainwater goods were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

Internally, the roof structures were not fully accessible and visible for a close and detailed inspection due to the lack of a safe working platform and the roof structure was inspected from floor level only. As such the assessment of the roof structures was limited due to inaccessibility and it could not be confirmed if the roof structures were entirely free of defects. It is recommended that a further inspection be carried out on erection of a safe working platform.

We have not examined the surface of every timber due to the lack of a safe working platform from which to access the roof structures to the building.

We have not inspected parts of the building which were covered, unexposed or inaccessible at the time of inspection and we were therefore unable to confirm that such parts of the building are free from decay, wood-boring insect infestation or any other defects.

The foundations of the buildings have not been inspected as this will require extensive investigation to form trial holes. We cannot confirm the stability of the walls from their support but have drawn any conclusions based upon the visible evidence to the external walls at the time of inspection.

Any opinions provided within this report as to the likely occurrence or recurrence of past movement is given in good faith in an attempt to assist. However, where such opinion is that further movement is past/long standing in nature and unlikely, this should not be taken as a guarantee.

We are not qualified to test the existing services installations to the building and therefore no comments have been provided as to the adequacy, condition, design, and safety of the existing services installations. This should be undertaken by fully qualified and competent specialists.

Specific limitations also listed under each building element inspected as stated.

## **2.0 DESCRIPTION OF THE BUILDING**

### **2.1 TYPE AND AGE**

Built in 1972, the garage is constructed in an agricultural style and is assumed to be constructed from cavity wall construction comprising of internal concrete brickwork and external natural rubble stonework, with dressed stone quoins. Wall openings are formed using dressed stone surrounds, with the large garage door opening being formed from segmental stone jambs and voussoirs.

The roof is of gable form and is constructed from a single timber king post roof truss which has longitudinal braces providing support to the central ridge beam. Each roof slope has two rows of timber purlins with timber rafters over and a covering of sandstone roofing flags. No roofing underlay is present.

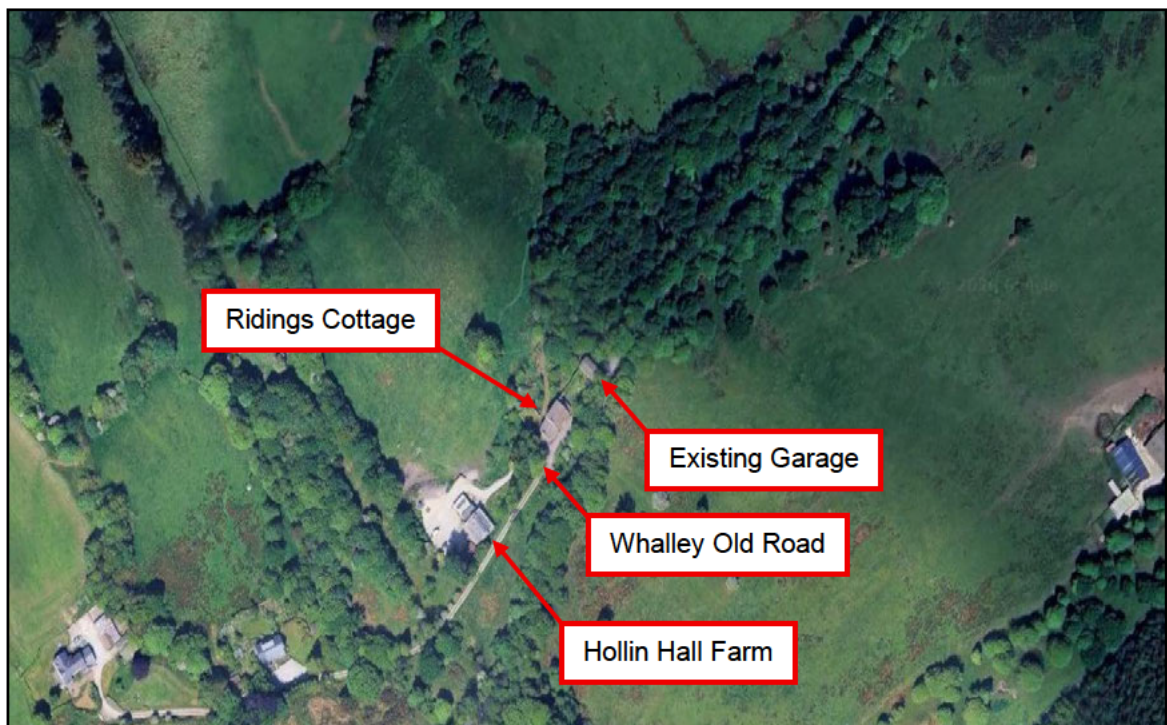
The garage is of three storeys, with the lower ground floor confined to the north west side of the property where the ground level falls sharply away.

### **3.0 SETTING**

#### **3.1 SITE LOCATION AND SURROUNDINGS**

The garage is located within the boundary of the village of Billington, within the Ribble Valley Borough of Lancashire. The garage is located on the north west side of Whalley Old Road and is some 20m to the north east of Ridings Cottage, formerly a pair of weaver's cottages that were amalgamated into a single dwelling sometime after 1962. The ground on the north west side of Whalley Old Road falls sharply and rises sharply to the south east. The road is lined on both sides with trees and hedges, with a large cluster of trees present immediately to the north of the garage.

The local area is largely rural and comprised of open fields, groups of trees and hedges and sporadic dwellings and farmsteads.



*Fig 01: Map showing the location of the garage structure at Ridings Cottage. Image taken from Google Maps 2026*

#### **3.2 LOCAL FACTOR**

The activities of neighbouring properties are not deemed of significant risk or requiring any specific or special factors.

Property located in flood zone 1 with a low probability of flooding.

The building is not listed and is not located within a Conservation Area, National Landscape or National Park.

The area in which the garage is located is in an area of radon potential of between 10 - 30% of homes / buildings above or at action level. An assessment with regards to radon protection did not form part of this inspection and consideration should be given as to whether or not you require further advice with regards to radon i.e. a Radon Survey. Radon is a naturally occurring radioactive gas which can cause health issues to building occupants. It was not possible during the course of our inspection to confirm if radon gas was present in the building as radon is both colourless and odourless and any assessment with regards to radon protection did not form part of the scope of this inspection. Further specialist investigations would be required in order to confirm the presence of any radon within the property.

The site is located just outside the Coal Mining Reporting Area.

The site is located within the green belt.

The site is located within a Mineral Safeguarding Area.

### **3.3 TREES AND HEDGES**

Trees or hedges were present to the site at the time of inspection. However, subject to presence of good grounds conditions these would be deemed as low risk. Any building owner should exercise caution and consult with the local authority tree officer and specialist tree arboriculturalist should the removal of any trees be considered in the future.

## **4.0 SURVEYORS OVERALL ASSESSMENT**

### **4.1 ROOF COVERINGS AND STRUCTURES**

#### *Description:*

The roof is of gable form and is constructed from a single timber king post roof truss which has longitudinal braces providing support to the central ridge beam. Each roof slope has two rows of timber purlins with timber rafters over and a covering of sandstone roofing flags. No roofing underlay is present.

#### *Current Condition:*

The sandstone flag roof covering to the garage appeared to be in fair condition at the time of inspection with no apparent breaches or dislodgements noted at the time of inspection. Isolated cracked / chipped slates were noted at the time of inspection and replacement is recommended.

A minor undulation / sag was noted to the roof slopes of the main roof but this was not considered to be significant and has likely occurred as a result of 'creep'. 'Creep' refers to the long-term deflection of the timbers caused by a sustained load (usually the weight of the roof covering) over a long period of time. No evidence of roof spread was noted at the time of inspection.

All ridge tiles to the roofs of the property were present at the time of inspection however the pointing to the tiles was cracked and perished in areas and repointing is recommended. Perished mortar was also noted to the verge copings to the south east gable end and repointing is recommended. No copings are present to the north west gable end and the verge slates are secured with metal verge clips / straps and the verge pointing appeared to be in good condition.

The roof structure to the garage appeared to be in fair condition at the time of inspection with no apparent significant decay of the roof timbers noted at the time of inspection as well as no apparent fungal growth / decay or evidence of wood-boring insect infestation. A slight curvature was noted to roof timbers at the time of inspection and is expected to be as a result of 'creep' as previously discussed as opposed to any significant structural issue, none of which were identified to the roof at the time of inspection.

We would recommend that the existing roof is stripped and re-roofed in full, incorporating a breathable roofing underlay.

*Inaccessible Areas / Limitations:*

Externally, no safe working platform was present at eaves level which prevented full access to various areas of the roofing and rainwater goods, meaning that only a visual record using a camera could be undertaken from ground level. The internal condition of the rainwater goods could also not be inspected. Subsequently, the roof and rainwater goods were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

## **4.2 RAINWATER GOODS**

*Description:*

The gutters to the garage are in moulded timber with cast iron downspouts,

*Current Condition:*

The timber gutters were generally in fair condition at the time of inspection; however, they were noted as weathered but generally free of apparent significant decay with only minor surface decay noted. No apparent evidence of leaks or blockages was noted at the time of inspection. The cast iron downspouts again appeared to be in fair condition at the time of inspection. The downspouts were weathered with some isolated areas of minor rust also noted. It is recommended that the gutters and downspouts are cleaned down and painted to ensure their longevity. Alternatively, the existing rainwater goods can be replaced with new powder coated aluminium gutters and downspouts.

*Inaccessible Areas / Limitations:*

Externally, no safe working platform was present at eaves level which prevented full access to various areas of the roofing and rainwater goods, meaning that only a visual record using a camera could be undertaken from ground level. The internal condition of the rainwater goods could also not be inspected. Subsequently, the rainwater goods were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

### 4.3 EXTERNAL WALLS

*Description:*

The external walling of the garage is assumed to be constructed from cavity wall construction comprising of internal concrete blockwork and external natural rubble stonework, with dressed stone quoins. Wall openings are formed using dressed stone surrounds, with the large garage door opening being formed from segmental stone jambs and voussoirs.

*Current Condition:*

The foundations to the walls of the garage have not been exposed or inspected and no trial pits have been excavated to confirm the depth, type and adequacy of the foundations. It is recommended that this is assessed by a Structural Engineer in order to confirm these points.

The external walls of the garage appeared to be relatively sound and in fair condition at the time of inspection. The walls were true with no apparent leans or bows noted. The external mortar to the stonework was generally sound, however minor isolated areas of degraded / perished mortar were noted and repointing of the affected areas is recommended. This being said, the building appears to have experienced some structural movement / settlement as suggested by the extent and severity of the cracking to the external walls both internally and externally. This has been monitored over a period of time and according to the current owner and their appointed Structural Engineer has not got any worse since the glass crack monitoring points have been submitted and did not require structural underpinning works. As part of the conversion work isolated areas of stitching / closing up of the cracks will be present. The future conversion work should be undertaken in full accordance with a Structural Engineers design, details and specification to be undertaken as part of any future Building Regulations submission for the structure's conversion.

It could not be confirmed if wall ties or wall insulation was present as part of the external wall construction at the time of inspection.

*Inaccessible Areas / Limitations:*

At the time of inspection, it was not possible to determine the exact wall construction / build up present without carrying out further intrusive investigations using an endoscope.

Any opinions provided within this report as to the likely occurrence or recurrence of past structural movement is given in good faith in an attempt to assist. However, where such opinion is that further movement is past/long standing in nature and unlikely, this should not be taken as a guarantee.

The foundations to the walls of the garage have not been exposed or inspected and no trial pits have been excavated to confirm the depth, type and adequacy of the foundations. It is recommended that this is assessed by a Structural Engineer in order to confirm these points.

Due to the inspection, only being undertaken from external ground level, a further assessment is recommended on erection of a safe working platform, both internally and externally within the barn in order to confirm the condition and presence of structural defects to the external walls.

#### **4.4 DAMP-PROOF COURSES / DAMPNESS**

*Description / Current Condition:*

It could not be confirmed if a DPC was present at the time of inspection and further investigations are recommended to confirm this as well as to confirm the type and extent of any waterproofing / tanking present to the lower ground floor of the building.

*Inaccessible Areas / Limitations:*

None of obvious note.

#### **4.5 INTERNAL WALLS AND PARTITIONS (INCLUDING FINISHES)**

*Description:*

The interior of the garage is lined with concrete brickwork and there are no internal dividing walls present.

*Current Condition:*

The internal concrete brick walling within the garage was generally in good condition at the time of inspection with the mortar pointing also being in good condition. However, as previously described, the building has suffered from some structural movement / settlement which has resulted in a number of cracks to the interior walls of the building, some of which are moderate. As previously mentioned stitching / closing up of the cracks present will be necessary. This work should be undertaken in full accordance with a Structural Engineers design, details and specification to be undertaken as part of any future Building Regulations submission for the structure's conversion.

*Inaccessible Areas / Limitations:*

At the time of inspection, it was not possible to determine the exact wall construction / build up present without carrying out further intrusive investigations using an endoscope.

#### **4.6 FLOORS (INCLUDING FINISHES)**

*Description:*

The lower ground floor of the garage of solid construction and is comprised of ground bearing stone flag flooring, however it could not be confirmed if any further floor structure was present below the level of the stone flag flooring. The ground floor is of suspended floor construction comprising of pre-cast, reinforced concrete planks with screed over the lower ground floor area, however the floor construction to the front half of the ground floor could not be confirmed at the time of inspection i.e. concrete planks or ground bearing construction, and further investigations are recommended to confirm. The first floor is of split level and is comprised of timber floor joists with timber floor boards over.

*Current Condition:*

The floors to the garage generally appeared to be sound at the time of inspection and suitable for their intended use for garaging and storage. Floors were generally level with no significant evidence of dampness and were generally solid underfoot. The suspended timber first floor structures appeared to be sound and free from apparent decay. This being said, isolated areas of spalling and the corrosion of reinforcement were noted to the concrete plank floor over the lower ground floor which will continue to worsen if not addressed.

This being said, the existing floors in their current construction and condition are not adequate for the purposes of the proposed residential conversion and it is recommended that the all the existing floors be removed and a new concrete floor slab (incorporating insulation and DPM) be installed to the lower ground floor ground floor, with new suspended floors installed to the ground floor and first floor i.e. beam and block / suspended timber.

*Inaccessible Areas / Limitations:*

Further intrusive investigations required to ascertain and confirm exact make up of all floor construction as fixed floor coverings restricted this from being confirmed.

In addition, fixed floor coverings prevented a detailed inspection as to whether any sub-surface defects were present.

Assessment with regards to radon protection did not form part of this inspection.

Any opinions provided within this report as to the likely occurrence or recurrence of past structural movement is given in good faith in an attempt to assist. However, where such opinion is that further movement is long standing in nature and unlikely, this should not be taken as a guarantee.

## **4.7 WINDOWS, DOORS AND JOINERY**

*Description:*

Windows and doors are in painted / stained timber, with single glazing present to the windows.

*Current Condition:*

The existing windows and doors to the garage were in fair condition at the time of inspection and were generally weathered with some minor surface decay noted. The window frame sealants were generally perished and in poor condition. The glazing appeared to be sound at the time of inspection with no cracked / damaged panes of glass noted.

This being said, the existing windows and doors are not suitable for use as part of the proposed residential conversion and it is recommended that the existing windows are replaced with new windows and doors, with double glazing, to improve the energy efficiency and security of the building.

*Inaccessible Areas / Limitations:*

None.

## 4.8 BUILDING SERVICES

*Current Condition / Inaccessible Areas / Limitations:*

The inspection of any potential building services within the barn (i.e., gas, electricity, water and drainage) was outside the scope of this building survey and was subsequently not carried out.

It is recommended that further investigations are undertaken in order to confirm the presence of services to the garage and the local area overall in respect of both electrical, water and drainage supplies.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

### 5.1 Conclusion

Following our inspection of the garage at Ridings Cottage, the garage has been found to be generally in sound condition, however it is evident that the building has suffered from past structural movement / settlement, likely due to ground movement combined with its hillside location. As a result, numerous cracks are present to the external walls of the building, both internally and externally, some of which are moderate, however, according to the current owner and their appointed Structural Engineer have not worsened following a period of monitoring meaning isolated areas of structural underpinning is not currently required. Isolated areas of crack stitching / closing up to be undertaken as part of the remedial works.

A number of maintenance matters have been identified and addressing these would improve its current state of repair.

Further inspection / assessment to be carried out were recommended.

This being said, the garage is considered to be structurally adequate for conversion to a residential dwelling. The recommendations below provide an indication as to what will be required in terms of building works and remedial measures.

### 5.2 Recommendations

The purpose of this report was to carry out non-intrusive visual inspection upon the existing condition of the garage fabric and finishes (excluding the inspection of all building services and external works). It also had the purpose of determining the garage's capability to be refurbished and converted for use such as a domestic dwelling. The following recommendations should be considered upon potential conversion of the building. Further inspections to be carried out were recommended.

- **A full demolition and refurbishment asbestos survey should be undertaken prior to the undertaking of any works to the garage to ascertain the presence of any asbestos containing materials given that the garage was constructed in 1972 and prior to the full ban on the use of asbestos containing material in construction.**
- Any asbestos containing materials should be fully removed from site and disposed of by a licensed specialist contractor.
- Structural design and existing checks to be undertaken by a Structural Engineer as part of the future Building Regulations application / submission.

- The existing flooring to the barn is unsuitable and a new insulated concrete floor structure is required to the lower ground floor incorporating DPMs. New suspended floor structures are also recommended to the ground floor and first floor, with insulation as required. New floor structures should be to the design, details, and specification of a Structural Engineer. The proposed floor structures should also incorporate appropriate radon mitigation measures as required.
- External ground levels will require reducing in order to prevent penetrating dampness through the external walls and should be a minimum of 150 – 200mm below the internal finished floor levels as required. Improved drainage should also be considered at the base of the external walls i.e. channel or French drains, to re-direct surface water away from the fabric of the building and reduce the risk of penetrating dampness. Internal tanking may also be required where the lower ground floor meets the hillside, if not already present. Further investigations are recommended to confirm this as well as the type and extent of any waterproofing / tanking that might be present.
- All debris and waste should be removed from inside the building.
- Remedial works to external walls to rectify issues identified. This includes repointing areas of perished mortar and crack stitching / closing up where necessary following underpinning.
- External walls should be lined internally with insulation to meet required 'U' values.
- A new damp-proof course should also be incorporated as required if no DPC has been incorporated into the external wall construction.
- The existing rainwater goods should be made good or replaced with new aluminium rainwater goods.
- The existing roof covering should be stripped and re-roofing undertaken which should incorporate a breathable roofing underlay and insulation.
- Existing timber windows and doors should be removed and replaced with new windows and doors, with double glazed units.
- All existing electrical fittings and components should be removed and replaced.
- Further investigation should be carried out regarding the existing provision of services and drainage to the building.
- Installation of further services as required. (Electrical, water and drainage primarily). The proposed dwelling will require connection to a suitable foul sewage treatment plant meeting all current regulations in terms of treatment and outfall requirements. A sustainable surface water system will also be required for discharge to a watercourse, soakaway or suitable surface water drain.

## 6.0 CERTIFICATION AND QUALITY ASSURANCE

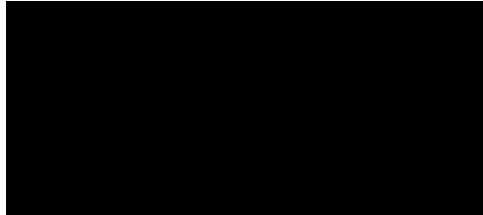
### 6.1 Primary Surveyor

Name: Matthew Fish *B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC*

Associate Chartered Architectural Technologist and IHBC Accredited Historic Buildings  
Advisor / Surveyor

Sunderland Peacock and Associates Ltd.

Signature:



Date: 09/03/2026

### 6.2 Secondary Surveyor

Name: Philip Cottier *B.Sc. (Hons) M.Sc. MRICS MCIQB RICS Registered Valuer*

Director and Chartered Building Surveyor

Sunderland Peacock and Associates Ltd.

Signature:



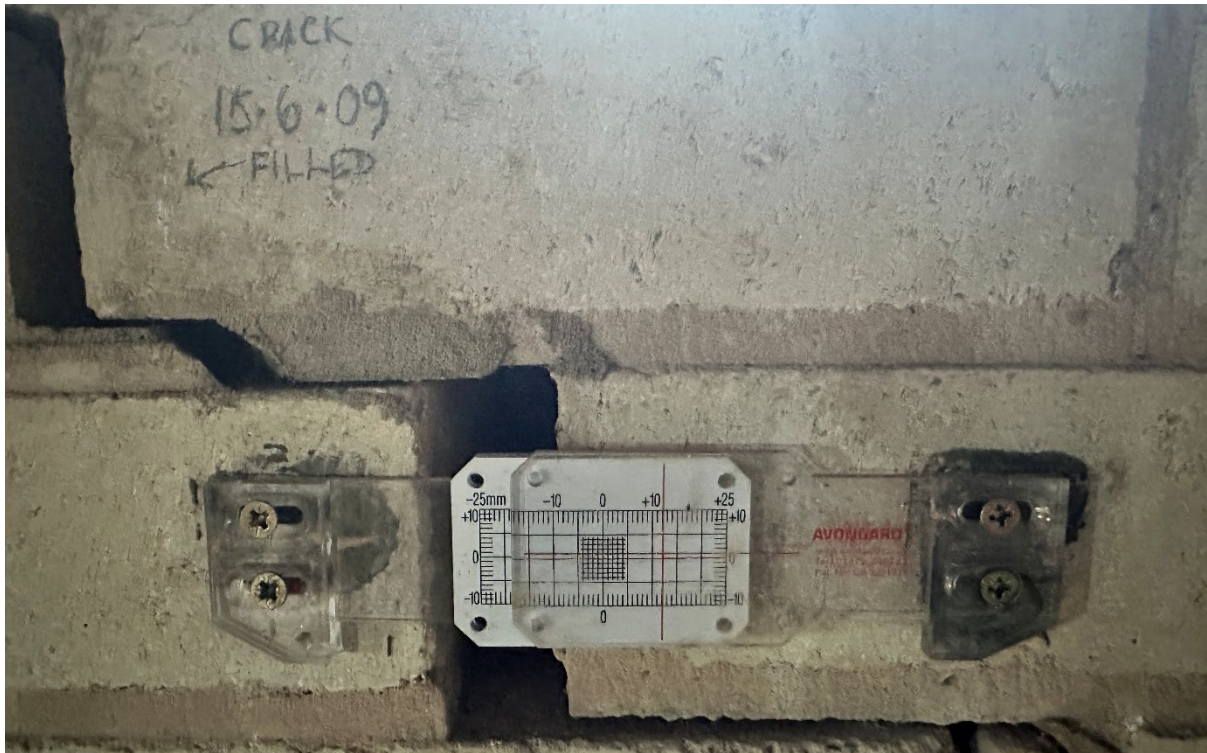
Date: 09/03/2026

## APPENDIX A - PICTURE LOCATION PLAN

LOCATION OF PHOTOGRAPHS

AT

Brown, Ridings Cottage, Whalley Old Road, Billington, BB7 9JF



Key:

PL – Lower Ground Floor

PG – Ground Floor

PF – First Floor

PO – Exterior



PF1



PF2



PF3



PF4



PF5



PF6



PF7



PG8



PG9



PF10



PG11

PG12



PG13



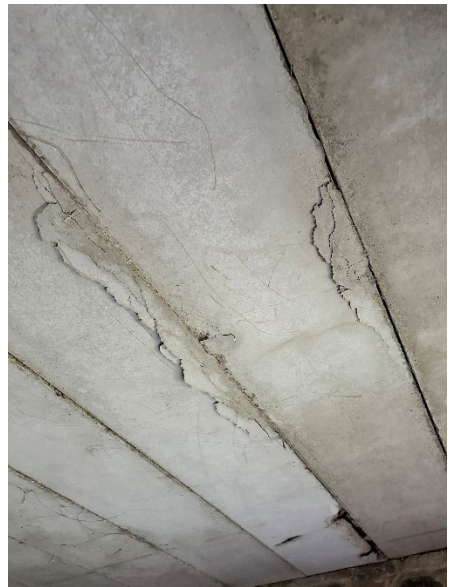
PG14



PL15



PL16



PL17



PL18



PO19

