

STRUCTURAL SURVEY INSPECTION REPORT

**EXISTING DETACHED MACHINERY STORE
ROWAN COTTAGE
OLD CLITHEROE ROAD
HURST GREEN
LANCS
PR3 2YU**

for

SIMON LIVESLEY



JULY 2026

PD Construction Consultants
7 Beech Street, Clitheroe, Lancs., BB7 2LL
Paul Derbyshire AssocRICS



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1. INTRODUCTION

I am Paul Derbyshire, an Architectural Building Surveying Technician, with 42 years' experience working in private practice and for construction companies, qualified in a Diploma in Building Surveying from the University College of Estate Management, Reading. I am an Associate member of the Royal Institution of Chartered Surveyors, first qualified in 1998.

2. BUILDING DETAILS

The property is a single storey, detached building and is located within the domestic curtilage of Rowan Cottage, Old Clitheroe Road, Hurst Green, in the designated Forest of Bowland Area of Outstanding Natural Beauty (AONB). The building was approved by planning application 3/2021/1270 and constructed in 2022-23.

3. SURVEY OBSERVATIONS

Survey date: 6th July 2026

A detailed visual survey inspection of the building was undertaken to ascertain the general overall structural condition and assess the suitability for conversion and change of use.

The building has a dual pitched roof with a gable at each end finished with grey coloured composite, Roman tile pattern profiled sheet covering. There is a 1.00m eaves overhang to front and rear elevations. The walls are constructed on 140mm thick dense concrete blockwork with brown coloured stained, horizontal timber cladding externally.

The primary door openings are located on the front, south facing elevation. There is a window to the east gable at low level. There are 4no small window openings on the north elevation. The door and window frames are dark grey coloured u.p.v.c.

Internally the roof is traditional softwood timber rafters supported by a steel universal beam ridge and 1no large section timber purlin to each roof slope at high level. There is a 50mm thick layer of rigid thermal insulation to the underside of the roof.



Internal view of west gable showing roof and wall construction.

The building is divided along the length into 3no bays defined by large section steel universal column section beams, supported on projecting blockwork piers. These beams support blockwork walls at mezzanine level which in turn provide support for the ridge and purlins.



Internal wall at mezzanine level showing steel beams and timber joists.

There is a timber mezzanine floor in the central, and eastern end of the building comprised of 225 x 50mm joists at approximately 2.3m above the ground floor slab level. The mezzanine floor is supported at mid-span by steel universal beams.

The blockwork walls have a clean, fairfaced finish. The walls have a damp proof course 150mm above ground floor level.

The ground floor is a consistent levelled, tamped, concrete finish over a Visqueen type damp proof membrane.



Ground floor and external wall showing damp proof course and damp proof membrane.

4. SUMMARY

The building is approximately 3-4 years old and is well constructed. All the materials used are of good robust, quality. There are no signs of dampness or water ingress of the structure. The building is in watertight and in a sound structural condition.

Change of use of the building from agricultural machinery store to holiday let is a relatively straightforward operation and does not require any major structural alterations to the existing fabric of the building to make the building habitable.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Derbyshire', written in a cursive style.

Paul Derbyshire

Dip. Surv. AssocRICS

Date: 7th July 2026