

PRIVATE AND CONFIDENTIAL

INITIAL STRUCTURAL APPRAISAL

ON

**EXISTING STABLE BLOCK,
HORSLEY LANE, CHESTERFIELD,
LICHFIELD, STAFFS, WS14 0EJ**

**Carried out on
22nd March 2021**

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1.0 INTRODUCTION

- 1.1 This Structural Appraisal of this property has been carried out on behalf of the current owners, and follows instructions which have been received from them.
- 1.2 It deals with the results of my initial visual inspection, with particular reference to their present condition, with regard to the proposal for conversion.
- 1.3 Outline recommendations are made for the extent of the structural works that should be incorporated as part of the proposed conversion works.

2.0 LIMITATIONS

- 2.1 This report has been produced on behalf of the client and no liability is extended to any other third party for its contents in full or any part therein.
- 2.2 The inspection covered all internal and external areas of the property readily accessible by foot.
- 2.3 All observations have been made from ground level only unless noted otherwise.
- 2.4 Existing foundations and buried structures have not been inspected during the visual survey, therefore, no structural appraisal of the foundations or the founding strata has been undertaken.

3.0 INSPECTION

- 3.1 The stable block was visited and inspected on Monday afternoon 22nd March 2021. The weather was mild & dry.
- 3.2 The existing stable block is located within the rear garden of 'Elastone', Raikes Lane & is located adjacent Horsley Lane. It is understood from the client that the stable block was built approximately 30 years ago & was built to replace existing pigstys.

3.3 In general terms, the stable block consists of a rectangular shaped building consisting of 5 stables with an interlinked tack room to the left-hand side. There is a step / change in level between the 3rd & 4th stable.

3.4 In general terms, the stable block consists of single storey load-bearing brick / block cavity wall construction. The pitched roof has a concrete tiled roof covering which are supported by 1 purlin per slope, spanning between internal load-bearing walls. The ground floors have a concrete slab throughout.

4.0 OBSERVATIONS

4.1 The roof consists of a clay tiled roof covering. The roof covering appears to be in a satisfactory condition & there are no visible signs of deformation. Internally, a roofing felt was present with areas of tearing in places. The roofing felt is laid on timber rafters supported by 1 purlin per slope, spanning between internal load-bearing block walls. All timbers appear to be in a satisfactory condition with no signs of deflections or deformations present. Rainwater gutters & downpipes are present throughout.

4.2 The external masonry consists of loadbearing facing brickwork throughout with a cavity & blockwork to the inner skin. Internal load-bearing blockwork walls with piers are located in between each stable. From an external & internal visual inspection, the masonry appears to be in satisfactory condition with no areas of damage or cracking present. A vertical joint is present within the masonry to the rear elevation, located at the position of the step in the floor levels. Concrete lintels are visible above both internal & external openings.

4.3 A concrete floor slab is present throughout with no signs of cracking or deformation present. The floor slab is between 50-100mm above the external ground level. A dpc is visible throughout the building.

4.4 Record photographs are attached (APPENDIX A).

5.0 COMMENTS AND RECOMMENDATIONS

- 5.1 From my external and internal visual inspection of the stable block, I believe there is no evidence to indicate that there has been any active or recent structural movement affecting the stability, which could affect the proposal to convert it.
- 5.2 As part of the conversion in general terms, the following aspects will need to be considered and included:-
1. Existing external walls to be insulated by either installing insulated timber stud partition / plasterboard or insulated plasterboard.
 2. Existing concrete floor slab to be insulated by installing insulation on top of existing slab with screed finish.
 3. Existing roof timbers to be insulated by installing insulation in between & under existing rafters with plasterboard finish. Existing rafters to be checked for suitability by calculation.
 4. Where new openings are formed & existing walls are to be removed, then structural calculations to be carried out to determine lintel / steel beam sizes.
 5. Ensure existing rainwater pipes are to be discharged to soakaways located a minimum 5.0m away from the building.
- 5.3 The foundations were not exposed but there are no issues with movement within the building & the proposal does not impose any further loadings to the external walls of the building, therefore assume these are satisfactory.
- 5.4 From my initial visual inspection and consideration of this proposal, I confirm that I can see no reason from a structural aspect, why the stable block cannot be economically converted as proposed and as indicated on the Architects proposals.
- 5.5 These observations and comments have you will appreciate been based on what was visible at the time of my visit. I have not at this time considered the condition of the structural timbers, the adequacy of any damp-proof course, nor the services or drains within the site or property.

5.6 The purpose of this Initial Structural Appraisal is limited to an opinion on the present structural condition of these buildings. Whilst I have used all reasonable skill and care in preparing this appraisal it should be appreciated that I cannot offer any guarantee that these buildings will not suffer from future defects or that existing ones will not suffer from further deterioration.

A handwritten signature in black ink, appearing to read "I. Garbett".

I Garbett BEng (Hons) C.Build E FCABE

(Director)

For & on behalf of Central BC Limited