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# REPORT

# on

# STRUCTURAL CONDITION

# of

# OUTBUILDINGS

# at

# 37 STOCKHAY LANE

# HAMMERWICH

# BURNTWOOD

# STAFFORDSHIRE

# WS7 0JE

CONTENTS

## 1.0 BRIEF

1.1 We were instructed by Mrs A Burford of 37 Stockhay Lane, Hammerwich, Burntwood WS7 0JE, to report on the structural condition of outbuildings at the same address.

1.2 The Report was required to support a Planning Application for the conversion of the outbuildings into residential accommodation.

## 2.0 LIMITATIONS

2.1 A visual inspection was carried out on 17 July 2019, but no destructive investigation was undertaken. This Report, therefore, is based solely on those factors that were readily observable at the time of inspection.

2.2 We have not inspected woodwork or other such parts of the structure that were covered, unexposed or inaccessible, and cannot therefore report that any such part of the structure was free from defect.

2.3 This Report is intended to address structural matters only, and should not be relied upon for financial, public health or legal comment, for which expert advice should be sought.

2.4 This Report has been prepared for the private use of the Client in the context stated. It shall not be reproduced in whole or in part, or relied upon by third parties for any use, without reference to the Author.

2.5 Lack of comment on any particular structural element does not imply that they comply with current standards, but only that no obvious signs of distress were noted in these members.

## 3.0 GENERAL OBSERVATIONS

3.1 The property was situated at Ordnance Survey grid reference SK 06986 08375, and the outbuildings stood to the north east of the main dwelling.

3.2 The outbuildings comprised two separate structures.

a) Main cottage with attached stables.

b) Garden building on the north east side of the cottage.

3.3 For the purposes of this Report the front elevation of the Cottage and Stables were deemed to include the entrance doors and faced north west.

3.4 The site was fairly level, as was the general topography.

3.5 Actual ground conditions were not confirmed on this visit.

3.6 The construction of the Cottage was traditional with pitched, clay tiled roofs surmounting solid brickwork elevations.

The building was 1½ storeys high with a largely open plan arrangement at ground and first floor levels.

There was a upvc conservatory on the south east elevation.

3.7 The stables were single storey and attached to the south west elevation of the Cottage.

The construction comprised a shallow mono pitch slated roof surmounting solid brickwork elevations.

Internally, the space was subdivided into two by a part height brick wall.

3.8 The Garden Building on the north east side of the stables was a stand-alone timber shed construction.

3.9 There was mature vegetation on the north boundary.

3.10 The route and condition of underground storm and foul drainage was not confirmed on this visit.

## 4.0 STRUCTURAL OBSERVATIONS

4.1 The Cottage structure comprised a purlin and rafter roof, solid brickwork elevations, concrete ground floor, and suspended timber first floor.

Both roof slopes were acceptably true, and the internally exposed purlins showed no evidence of excessive deflection or defect. Each roof slope had a flat roofed dormer window below purlin level.

The external elevations were acceptably plumb, although some slight outward movement was noted on the front and left hand elevations. We noted no particular cracking to the brickwork.

Internally, the walls were dry lined, and there was random cracking to the plaster.

The suspended first floor displayed good resistance to impact.

4.2 The Stables structure comprised a shallow pitch purlin and rafter roof, solid brickwork walls, and a concrete ground slab.

The slate finish to the roof was in very poor condition, with many displaced and dislodged slates.

The purlins were frequent but slender, and spanned between the side walls and the central brick wall where they were timber propped. The rafters spanned south east to north west between the purlins. Despite appearing to be slender, both purlins and rafters appeared to be free from excessive deflection.

The external walls were generally 225mm thick, although reduced to 100mm in places by the removal of the inner leaf. We noted no particular cracking or defect on the elevations.

4.3 The Garden Building was of standard timber shed construction, and could not be considered to be part of the main structures.

## 5.0 CONCLUSIONS

5.1 The Cottage and Stable buildings were generally in a structurally sound condition.

There was some slight distortion in the walls of the Cottage, but this can be stabilised by tying and strapping the walls to the roof and floors during the conversion.

The Stables would benefit from some strengthening and reconfiguration of the roof structure to provide a steeper pitch more suited to the slate covering.

5.2 The Garden Building was not suitable for conversion.

5.3 In conclusion, therefore, we consider that the Cottage and Stables could be converted to residential accommodation without any significant demolition and rebuilding, but that the Garden Building was not structurally suitable for conversion.

**Mark Dady**
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