

5918

ROCKWELL  
READS LANE  
CUBLINGTON  
LEIGHTON BUZZARD  
LU7 0LE

VISUAL INSPECTION

April 2022

Dryden, Rock Lane, Leighton Buzzard LU7 2QQ  
T: 07415 461917 E:keith@rawlings.uk.net

## **5918 – Rockwell, Reads Lane, Cublington, Leighton Buzzard**

### **1. Introduction**

Rawlings Structural Design Ltd was appointed by Manor Farm Developments, Manor Farm, Whaddon Road, Newton Longville, Milton Keynes MK17 0AU to carry out a visual inspection of redundant agricultural barn at Rockwell, Reads Lane, Cublington, Leighton Buzzard LU7 0LE.

The purpose of the inspection was to consider the condition of the structure in support of the conversion of the building into a residential unit as part of a application for prior approval under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) Order 2015..

It should be remembered that any such visual inspection can only be considered a snapshot of the condition of the building at the time of the inspection, although I have no reason to consider that this condition should alter, providing there is no change in the ambient conditions of the property. I should also advise you that the copyright of this report rests with Rawlings Structural Design Ltd and is prepared only for those to whom this letter is addressed. Therefore, it is not to be relied upon by any third party without the express agreement, in writing, of Rawlings Structural Design Ltd.

### **2. Consideration of the building**

The building consists of 8No portal frames, forming 7No bays, consisting of 203 x 102UB columns and rafters. The roof consists of corrugated fibre cement boards spanning between 175 x 75 SW timber purlins at 1400mm centres spanning approximately 4.5m between the frames. There is timber cladding to three side down to approximately 1.8m form eaves, with precast concrete panels forming the balance of the elevations.

The concrete slab is competent and intact and has been subjected to agricultural loading throughout the life of the building.

No details of the proposals were available at the time of the inspection, but the intention is to convert the building into dwelling(s). This will involve the introduction of internal partitions that will add to the lateral stability of the property.

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The steel frame is capable of accommodating the roof loads providing lightweight materials are used to augment or replace the fibrous cement board. The cladding and the internal partitions can be supported off the existing concrete slab, therefore new foundations will not be required.

### **3. Conclusion**

The building has robust superstructure capable of supporting lightweight roof loads and providing lateral restraint. The monolithic concrete slab is capable of supporting an additional inner leaf is required to bring the buildings up to the requisite insulation levels and the internal partitions.

The building does not require structural intervention other than that required to create doors and windows.

KEITH RAWLINGS BSc CEng FStructE  
RAWLINGS STRUCTURAL DESIGN LTD  
29 APRIL 2022