

L.D. JACOBS

Consulting Structural Engineer

"THE BEAMS", 9 WOODCHESTER ROAD, DORRIDGE, SOLIHULL, WEST MIDLANDS B93 8EN
TELEPHONE AND FAX: 01564 776039 MOBILE: 07860 561463

Our Ref LDJ/VMJ/1669

Mr and Mrs B Evans
Edith Cottage
Victoria Road
Dodford
Worcs
B69 9BZ

Dear Mr and Mrs Evans

Re Croppings Green Wood Stables - Warbadge Lane

I refer to the Planning Application prepared and lodged by Christine Levine Architect on your behalf to convert the above stables into a residential property. As part of the application the Local Authority need a structural overview as to whether it is feasible in relation to the present condition of the stables.

I confirm having carried out a brief inspection on 2nd February to consider the stable building above ground. I attach three photographs showing the front and end elevations. It was not possible for me to produce a photograph of the rear of the building because of the adjacent boundary and hedge etc. However I did inspect it.

My observations are as follows -

1. I understand that the stable block may be at least 30 years old. The external elevations show brickwork and the rear roof slope has corrugated sheeting with the front slope having clay tiles. The front cantilever to the block is supported on a series of timber posts carrying a fascia. Internally roof timbers gain support from side and end walls in addition to some cross walls. The brickwork side walls to the main stables are double skin thickness in the lower proportion reducing to single skin thickness up to eaves level. There are some cross walls to the stables which are single skin thickness with piers. End walls to the front aspect of the stables (open area) are a half brick construction.
2. The structural appearance of all external walls gives no cause for concern. There is some fine cracking at the end gables where the various construction walls meet i.e. a straight joint has been created.

3. There is some deflection of the timber fascia to the front timber posts but not to an alarming degree.
4. I have seen copies of the design proposals for the conversion of the stables. Obviously with the upgrading of this building a new roof covering will be needed preferably at an adjusted roof slope to that which it currently has. Some new internal roof supports will be needed but these can be carried to the existing cross walls etc and any other internal wall proposal. Obviously any new internal wall may need its own foundation. I do not see the need for any wall strengthening at foundation as the increase in any new roof loading is nominal compared to what has already been allowed for.
5. Insulation to existing external walls can be achieved using a lightweight construction built off the existing floor slab and therefore not needing any foundation works. Where some cracking was noted in some external walls this can be repaired using anti-crack ties.

I am satisfied that the present construction of the stable block gives no rise for structural concern and can be converted into residential use without any demolition and in accordance with the plans submitted.

I trust that this is sufficient for your needs at this time and I have copied this report to Christine Levine.

A note of my charges is enclosed.

Yours sincerely


L D JACOBS