

STRUCTURAL ASSESSMENT

**6 & 7 THE BULL RING
LUDLOW
SY8 1AE**

GRID REF: SO 51229 74708

Location and Description

- 1.1. No. 6 & 7 The Bull Ring lies within the historic county town of Ludlow. Rickards & Son Ltd have operated from No. 6 & 7 The Bull Ring for over 150 years. It is believed that both No. 6 & 7 were rebuilt on an existing site early in the nineteenth century. The interiors appear to have been refurbished in 1871 when Heber Rickards moved in with his family and formally utilised the upstairs as living accommodation. This practice was the norm in Victorian commercial life and it was only since the turn of the 1900 that the upstairs became a store to the retail premises.
- 1.2. This proposal seeks to restore residential accommodation on the upper floors by providing two 2-bed apartments on the first and second floor.
- 1.3. The National Grid Reference for the site is SO 51229 74708 (see Location Plan).

The Proposed Development

- 1.4. This proposal seeks to restore residential accommodation on the upper floors by providing two 2-bed apartments on the first and second floor. Access to the apartments is achieved through the existing side door allowing direct access to the staircase which serves the first and second floor.
- 1.5. The ground floor will continue to operate under Use Class E, but will incorporate **Ea** (for the display or retail sale of goods, other than hot food, principally to visiting members of the public) **Eb** (for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises) and **Eciii** (for the provision of the following kinds of services principally to visiting members of the public - (iii) any other services which it is appropriate to provide in a commercial, business or service locality).
- 1.6. The vision for the applicant is to utilise No. 6 & 7 The Bull Ring (ground floor and The Courtyard Building) as a mixed space which will incorporate retail, spaces for local artisan crafters to utilise, sale of drink and food from local suppliers, spaces to hire for meetings and small events and the display of historic artifacts associated with Rickards and Ludlow.

Planning Requirements

- 1.8. Shropshire Council's planning policy requires that conversion schemes must impose minimal alteration and rebuilding to the existing building under SAMDev.
- 1.9. The report concludes that the existing building is sound and capable of conversion with minimal alteration, as required by planning policy.

Structural Appraisal

- 1.10. The report was required to comment on the general structural condition of the property and consider the suitability for conversion to habitable accommodation without the need for significant rebuilding.
- 1.11. The Inspection has been confined to those elements visible internally and externally to the naked eye. All other aspects of the property are specifically excluded from the scope of this report. We have not inspected woodwork, or other parts of the structure which are covered, unexposed or inaccessible.
- 1.12. The property dates back to the mid 19th Century. It comprises of two sections. The courtyard section and the main building.
- 1.13. The main building comprises of three storeys and is of exposed brickwork construction with some areas painted. Internally the walls are lath and plaster timber stud construction with some of them loadbearing.
- 1.14. The courtyard building comprises of four storeys and is of exposed brickwork construction with some render in places. Internally the walls are lath and plaster loadbearing stud.
- 1.15. The timber floors throughout the property are generally unlevel, but this is not considered to be of structural significance and is more a feature of creep through the joists and beams given the age of the property.
- 1.16. In general, the lintels and purlins throughout the property are in sound condition and any repair that is required would be minimal and not of structural significance.
- 1.17. The walls are generally plumb and free from buckling or significant distortion.
- 1.18. The roof is of reasonable condition and there are no signs of any structural failure.

1.19. The property is structurally sound and capable of conversion without major works or rebuilding. As the rooms were originally used as living accommodation for the family, the proposal involves limited alteration to the structure, layout and integrity of the building.