



R3271

Higher Moorgate Farm, Gristlehurst Lane, Birtle
Heywood, OL10 4BJ

Proposed Conversion of the former "Chicken Shed"

April 2022

Brunel House Milnrow Rochdale OL16 3NJ

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REPORT ON STRUCTURE

CONTENTS

1.00 INTRODUCTION

2.00 DESCRIPTION

3.00 DISCUSSION

4.00 CONCLUSIONS & RECOMMENDATIONS

5.00 EXCLUSIONS

1.00 INTRODUCTION

- 1.01** We were requested by Mr & Mrs Talbot to carry out a survey and to provide a report on the structure of the property known as the former "Chicken Shed" at Higher Moorgate Farm, Gristlehurst Lane, Birtle, Heywood, OL10 4BJ.
- 1.02** The purpose of the report was to assess the structural integrity of the property for conversion purposes. The report is to be used to support a Planning Application.
- 1.03** For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from Bury & Rochdale Old Road. Photograph 1 is of the front elevation. The elevation is obscured with trees and other plant growth.
- 1.04** This report has been carried out on a purely visual basis. We have not inspected parts of the property which are covered, unexposed or inaccessible and such parts are assumed to be in good repair and condition.

The report does not purport to express an opinion about or to advise upon the condition of any uninspected parts and should not be taken as making any implied representation or statement about such parts.

We have not inspected nor tested the drains and other services and are therefore not in a position to advise upon any defects.

- 1.05** This report has been carried out for guidance of the person named overleaf and where recommendations are made these should not be used as a specification for carrying out the works.
- 1.06** This report has been carried out for the person named overleaf to be used in connection with their purchase, selling or repair of the property and should not be copied or sold to any other persons without the agreement of Healey Consulting.

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2.00 DESCRIPTION

2.01 The “chicken shed” is a simple single storey structure.

When viewed from the farm drive, there is gable elevation with a central large door opening, photograph 2.

2.02 The opposite gable has a smaller door opening positioned closer to the front, photograph 3.

2.03 The front elevation has two window openings now obscured by trees.

2.04 The rear elevation is best viewed from within where there are two window openings, photographs 4 & 5.

2.05 The roof is duo pitched front to rear and has an asymmetric appearance due to the fact that the roof extends beyond the main rear elevation to a dado wall. The area beyond the dado acts as a covered external store. Photographs 6, 7 & 8.

3.00 DISCUSSION

3.01 EXTERNAL WALLS

The external walls are of a single blockwork skin built off a concrete raft slab.

The walls are in a reasonable condition and considered to be plumb to within acceptable tolerances.

On the right-hand side elevation facing the drive there are buttressing piers either side of the large door opening. Above the door is a steel lintel. The lintel is unprotected and is exposed to the elements.

At each bearing of the lintel there is stepped cracking. This is visible both internally and externally. Photographs 9 & 10.

The area of masonry directly above each lintel bearing will require careful rebuilding. The lintel will also need to be replaced.

The front and rear elevations each have timber lintels over the window openings. These timber lintels will also need to be replaced.

There is nominal cracking above the door on the right-hand side elevation, photographs 11 & 12. This will require only nominal repair.

The walls do not require any further attention and could readily serve as an inner or possible outer leaf to the proposed domestic structure.

At the rear of the property the lean to store area is an add on to the main building and is not considered as being part of the proposed conversion.

The conversion will require a second leaf of masonry. This can be either internal or external. If built externally, this would increase the footprint of the "chicken shed" but would allow an external foundation to be taken down to a desired level. This would effectively be used to underpin the perimeter of the raft slab. This would be a preferred structural option and would provide a stone finish to the outer face in keeping with other buildings in the locale.

If increasing the footprint is unacceptable to the Planning Authorities, then an inner leaf could be built off the raft slab but underpinning of the edge of the raft would be necessary.

If the inner leaf option is deemed to be the only option, the outward appearance of the structure would need to be clad or rendered.

3.02 ROOF

The roof covering is of a single skin corrugated metal deck which has perished and will need to be replaced in its entirety. Photographs 13 & 14.

The roof structure is of timber trusses that are non-standard and are reinforced at node positions with plywood gussets. Photographs 15.

The trusses are at 900mm centres. There are metal purlins spanning between the trusses, photograph 16. There is no bracing.

The trusses provide a limited head room and would ideally need to be converted insitu into a raised collar tie truss. It is highly likely that the trusses will need to be sheathed with a ply diaphragm prior to providing new battens and a new roof covering. Additional bracing will be required.

3.03 GROUND FLOOR

The ground floor slab is currently a raft which also acts as the foundations.

Due to its past use the slab is likely to be contaminated. The slab is obviously uninsulated.

In order to meet current requirements, the slab would need to be isolated with a damp membrane, insulation would need to be laid and a new floating concrete floor would need to be provided. This would have the effect of raising the internal floor level. The need for raising the bottom tie of the truss would become even more essential.

4.00 CONCLUSIONS & RECOMMENDATIONS

- 4.01** We are of the opinion that the former "chicken shed" could be converted into a domestic property without the need for wholesale demolition.

A number of details will need to be developed, particularly in terms of the position of the new additional leaf to the outer elevations, the foundations and the insitu alterations to the trusses.

These will of course be subject to scrutiny by Building Control.

- 4.02** The roof structure will need to be altered, but we feel this can be carried out insitu without the need for wholesale removal.
- 4.03** Structurally the property would only ever be of single storey proportions.

5.00 EXCLUSIONS

Please note the following exclusions to our report.

Please satisfy yourself that condition of the items excluded are known prior to purchase.

We do not cover:

- Electric Services
- Gas Services
- Water Services
- Rain Water Goods
- Drainage.
- Damp & timbers.
- Roof Finishes
- Windows – unless structural, e.g., bay windows where structural mullions are present.
- External areas – e.g., detached garages, outbuildings and garden retaining walls unless they appear to offer support to the building, or we are specifically requested to do so.
- Cost Estimates for remedial works.
- For any works carried out to or adjacent to a party wall, the client is advised to seek legal advice with regards to The Party Wall etc Act 1996, and to appoint the services of a qualified Party Wall Surveyor.
- Asbestos.

SIGNED... *P. Healey*.....

PAUL MICHAEL HEALEY
BSc (Hons) C.Eng M.I. Struct.E. M.a.P.S.

DATED...26th April 2022



Photograph 1



Photograph 2



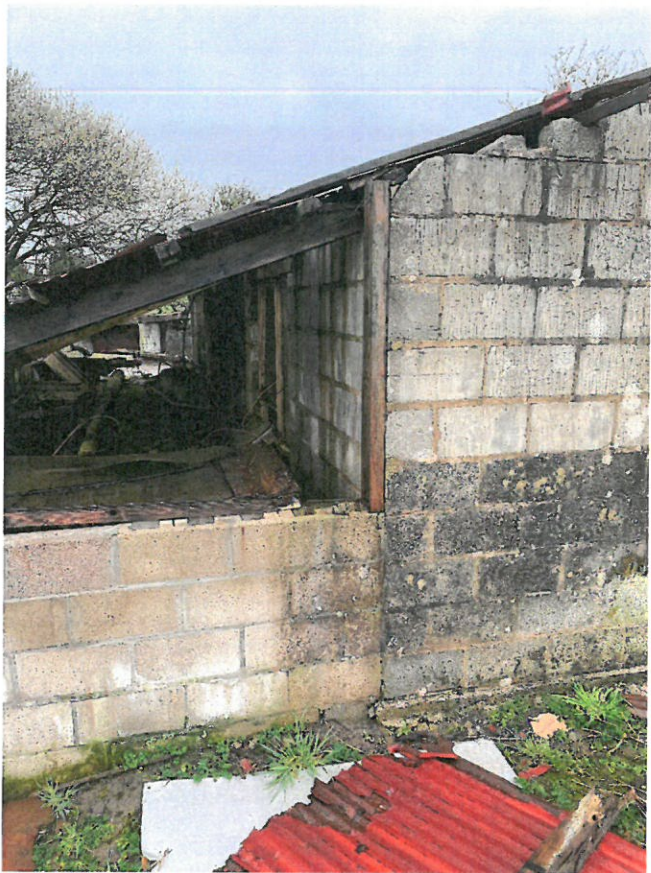
Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16