



R3270

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

Proposed conversion of Stable Block.

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 "Stables" 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 Stable Block is a single storey structure on a sloping site that falls from left to right. Photograph 1.
- 2.02** The front elevation is faced with random stone and comprises of a garage on the left with roller shutter door, this is followed by a stable door and two stable windows, each with timber shutters. Photographs 2, 3 & 4.
- 2.03** On the right-hand side there is a ramp leading to a timber shed, the ramp also leads to the main entrance into the stable block.

The right-hand side elevation is faced with random stone.

- 2.04** The left-hand side elevation is partially random stone and partially blockwork. At the time of our survey this was predominantly covered in ivy. Photographs 8 & 9.

There are clear areas of newer blockwork particularly towards the rear along with a rendered panel where there is a hay rack.

- 2.05** The rear elevation has been rebuilt in the past using a concrete common brick. Photographs 10 & 11.
- 2.06** The roof is mono pitched front to rear with the higher level at the front. The roof covering is of a "Big Six" asbestos cement sheet. There is a small parapet to the front. Photograph 12.
- 2.07** Internally within the garage there is a concrete block inner leaf. This extends around all three sides of the garage and also forms the party wall to the stables.
- 2.08** The roof is supported by steel beams with steel angles acting as purlins. There is a propped steel member running front to rear on the right of the garage area. Photograph 13.
- 2.09** To the right of the garage party wall there is an open plan stable block. There are six stables. The roof to this part of the structure is similar to the garage roof with the internal steel supports on two lines. Photographs 14 & 15.

### **3.00 DISCUSSION**

#### **3.01 EXTERNAL WALLS**

The external walls are of random stone on three elevation and on the rear elevation there is a concrete common brick used as a facing. All the walls are backed up internally with concrete block. Photographs 16, 17 & 18 are typical. These walls are structurally adequate.

The walls are generally true to plumb and do not show any signs of any significant movement. There is a slight bulge in the front elevation to the right of the first stable door, but this is considered to be well within acceptable tolerances. No remedial action is deemed necessary.

On the left-hand elevation, we obviously cannot see behind the ivy, and the reason for the external blockwork is unknown, but the elevation is also considered to be in a reasonable structural condition.

The rear elevation, faced with the concrete common brick, is in a good condition.

There are no signs of any structural movement to any of the walls.

The timber structure to the rear right-hand corner will need to be demolished. This is a simple add on and is not part of the original structure.

When considering conversion to domestic, it is highly likely that an additional timber or cold rolled metal stud wall will need to form the inner leaf.

### **3.02 ROOF**

The roof is mono pitched front to rear and is in a poor condition and will require total replacement.

The steel members internally are not part of the overall structure and can be removed.

The existing roof covering will require careful removal.

The external walls are capable of supporting a new roof structure without relying on the proposed non-structural inner leaf.

### **3.03 GROUND FLOOR**

The ground floor is of concrete and is independent of the superstructure. This is likely to need replacement or covering due to contamination particularly within the stables. Ideally the floor would be covered with a new floating concrete slab, separated from the original slab with a to be determined membrane and insulation.

The garage floor is less onerous but is likely to require treatment in a similar manner.

The floor levels of the garage and the stables are stepped.

There are no signs of any distress to the small retaining wall between the two areas.

#### **4.00 CONCLUSIONS & RECOMMENDATIONS**

- 4.01** The external elevations of the property are considered to be in a structurally sound condition and are perfectly capable of being structurally re-used as part of a domestic dwelling.
- 4.02** The roof covering, and the roof structure will require total replacement.
- 4.03** The internal floor slab, which is independent of the structure will need to be replaced or ideally overlaid.

## 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...26<sup>th</sup> April 2022 .....



Photograph 1



Photograph 2



Photograph 3



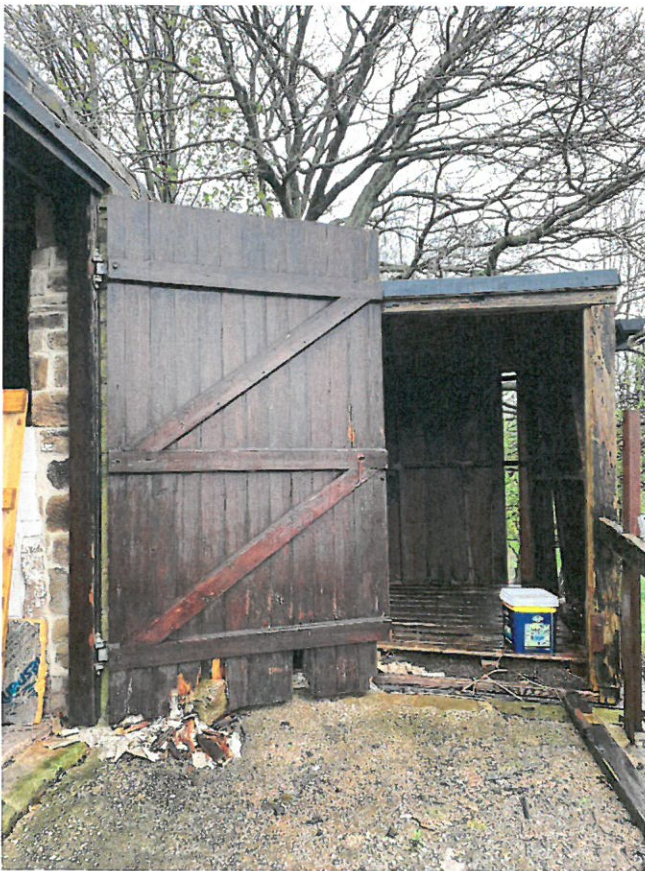
Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



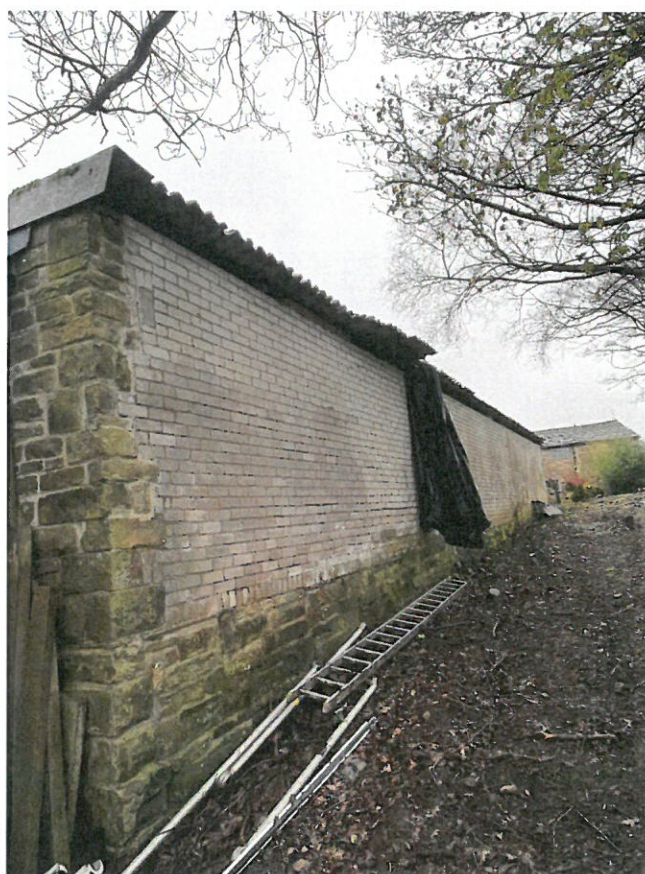
Photograph 9



Photograph 10



Photograph 11



Photograph 12



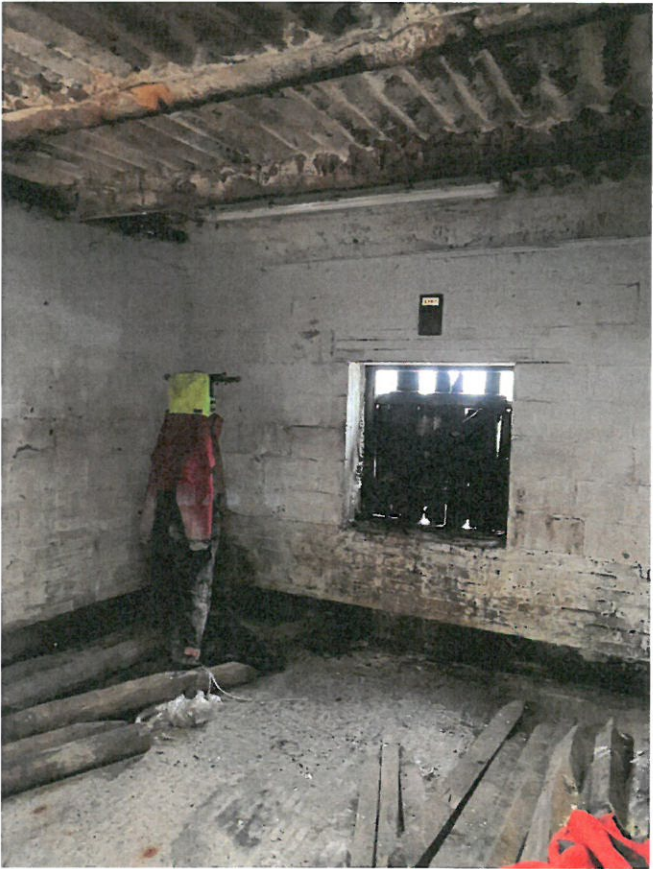
Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18