



R3932

Re: Smithy Nook Garage – Littleborough, OL15 9NF

November 2024

Brunel House Milnrow Rochdale OL16 3NJ

t: 01706 343961 e: office@healeyconsulting.co.uk

STRUCTURAL ENGINEERS REPORT

Smithy Nook Garage
Calderbrook Road
Littleborough
Rochdale
OL15 9NF

R3932/PMH/KLH
28th November 2024

For the attention of Paul Butler.

Dear Paul,

Re: Smithy Nook Garage – Littleborough, OL15 9NF

Further to your request we visited the above site on 13th November 2024. The purpose of the visit was to provide a report on the structure of the above. The report is to be used to help satisfy a planning condition / requirement that the current structure is capable of being converted from its current use to domestic use, without the need for wholesale demolition.

Our report is solely concerned with this aspect and 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.

This report has been carried out for guidance of the person named above and where recommendations are made these should not be used as a specification for carrying out the works.

This report has been carried out for the person named above 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.

For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from Calderbrook Road.

The existing and proposals are indicated on JC Building Design Ltd drawings, JCBD-24-383-1, Rev00 and 02 Rev01 attached.

The existing elevations are shown on the attached drawings and in photographs 1, 2, 3 & 4.

Continued. . .

Brunel House
63 Dale Street
Milnrow
Rochdale
OL16 3NJ

Continued. . .

The site falls from front to rear. The front has a small section of stone facings either side of a garage door, the stone return on both the left and right-hand elevations, photographs 2 & 3. The stone facings form a cavity wall with a blockwork inner leaf.

The remaining elevations are timber clad above ground floor level.

There is exposed blockwork to the sub floor areas.

The timber cladding is fixed to a simple timber framework that is insulated with a rigid board, photographs 5 & 6.

There is a service pit to the rear. It is proposed that this area will be a plant room and storage area accessed from a proposed side extension. The service pit will not be habitable.

The existing roof structure is a composite metal deck supported by timber purlins. This structure is to remain but will be improved with additional insulation. Some strengthening may be required to accommodate the proposed solar panels.

The proposed front elevation will replace the garage with a window with a new cavity wall faced with similar stone. The existing stone facings will remain, and the matching new stonework will be tooth bonded into the existing.

New timber cladding, with the appropriate insulation applied internally will adorn the remaining elevations. New breathable membranes etc will also be required.

We confirm that the existing timber framework will remain and will not need to be demolished. Any strengthening deemed necessary will be carried out internally and will probably take the form of an OSB sheet or ply sheet. This will add lateral stability to the existing structure.

The property as existing, shows no signs of subsidence or settlement and is, in our opinion, suitable for conversion.

There may be a requirement for some internal strengthening of the roof, but this will not involve any demolition.

We trust this is satisfactory for your present needs, but should you require anything further please do not hesitate to contact this office direct.

Yours Faithfully

P.Healey

PAUL M HEALEY
BSc (Hons), C.Eng, M.I.Struct.E, M.A.P.S

APPENDIX A

PHOTOGRAPHS





Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5

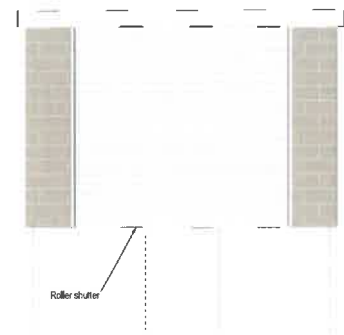


Photograph 6

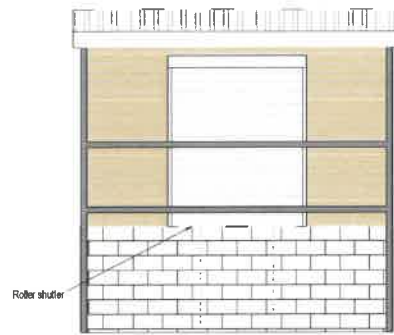
APPENDIX B

JC BUILDING DESIGN LTD DRAWINGS

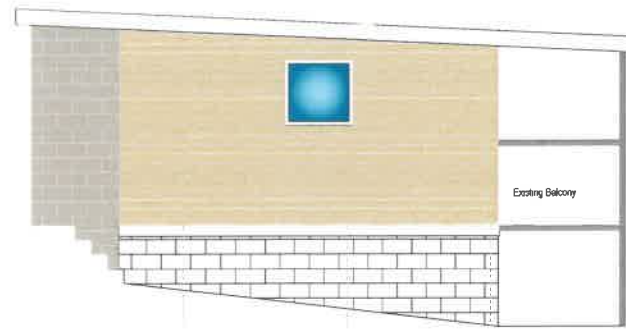




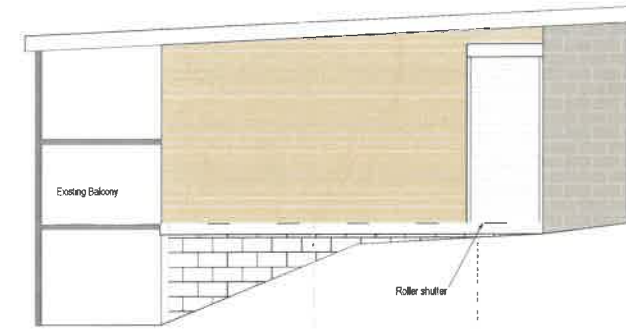
Existing Front Elevation



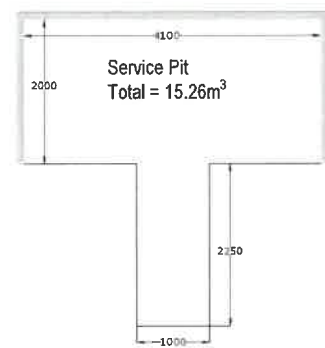
Existing Rear Elevation



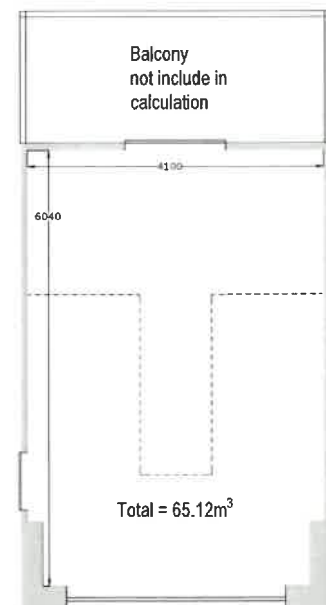
Existing Gable Elevation (RHS)



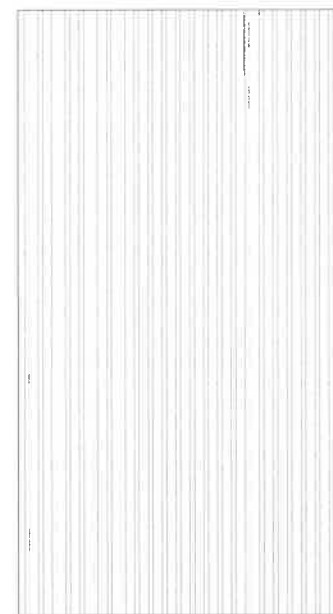
Existing Gable Elevation (LHS)



Existing Lower Ground Floor



Existing Ground Floor



Existing Roof Plan

Legend

	Existing Walls
	Stone outer
	Timber Cladding
	Profiled Metal Roofing
	Insulation
	Windows
	Living Roof
	Solar Panels
	Cladding Timber Faced (Plan)
	Breathable Membrane
	Block
	Stone section
	Insulated Plasterboard

GENERAL NOTES

Front Elevation

Existing main elevation outer face stone construction, New windows to be replaced grey in colour. All new gutters grey colour and rain water pipes black in colour to match existing material.

Gable Elevations

Existing stone adjoining the front, main elevation outer face timber cladding, windows white UPVC. New doors and windows to be replaced grey in colour. All new gutters grey colour and rain water pipes black in colour to match existing material.

Rear Elevation

Existing timber cladding, windows white UPVC. New doors and windows to be replaced grey in colour. All new gutters grey colour and rain water pipes black in colour to match existing material.

Roof

Existing main roof profiled cladding. Proposed extension roof EPDM built-up to form a living roof.

Building Regulations

All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure. AI to be given notice of statutory inspections to allow inspection at appropriate stages.

Materials, goods and workmanship

Goods, materials and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of goods, materials and workmanship given in any one

trade are to apply throughout this Specification unless otherwise stated. All workmanship shall be carried out in accordance with current Building Regulations. All materials shall be used and fixed strictly in accordance with manufacturer's instructions, unless specified otherwise. All commodities to be new and left in perfect condition on completion and when incorporated into the works.

Health & Safety

The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the Construction (Design and Management) Regulations 2015, this will include taking on Clients duties, unless Client appoints separate Principal Designer. Where necessary notifications to be served to HSE and appropriate Construction manuals produced.

Additional Notes For Planning.

a) Existing volume of the original property	80.38m ³
b) Volume of the proposed works	22.01m ³
c) % increase above the size of the original building	27.38%

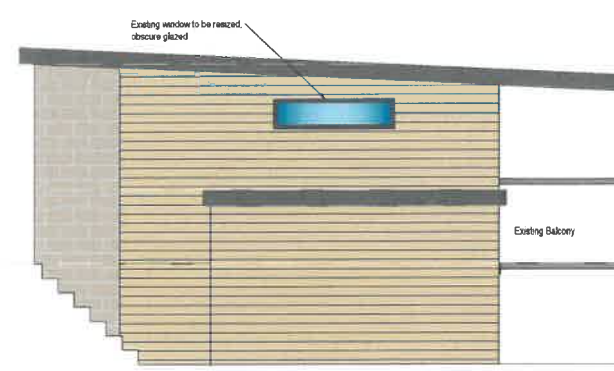
Rev. No.	Revision note.	Date.
1	Existing Plans And Roof Layout	
Project:	Land Off Smithy Nook Calderbrook Road Littleborough OL15 9NF	
Client:	Paul Butler 3 Warkworth Terrace Bacup OL13 9LY	
Scale:	Designed:	Drawn:
1:50@A1	AW	AW
		Date:
		21.05.2024
Drawing No.	JCBD-24-383 - 1.	Rev00
	J C Building Design Ltd Tel: 01706 599352 / 07824 871086 enquiries@jcbuildingdesign.co.uk	



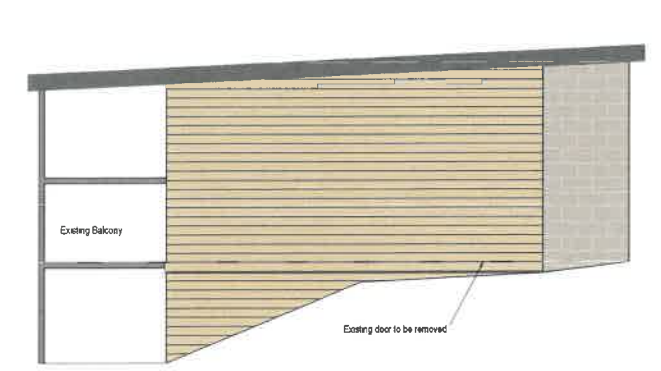
Proposed Front Elevation



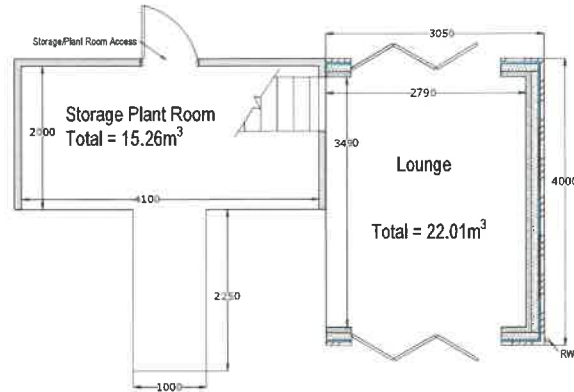
Proposed Rear Elevation



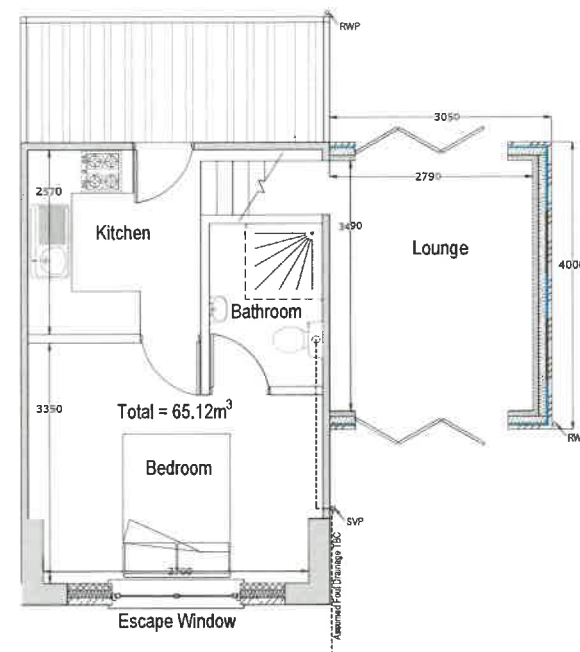
Proposed Gable Elevation (RHS)



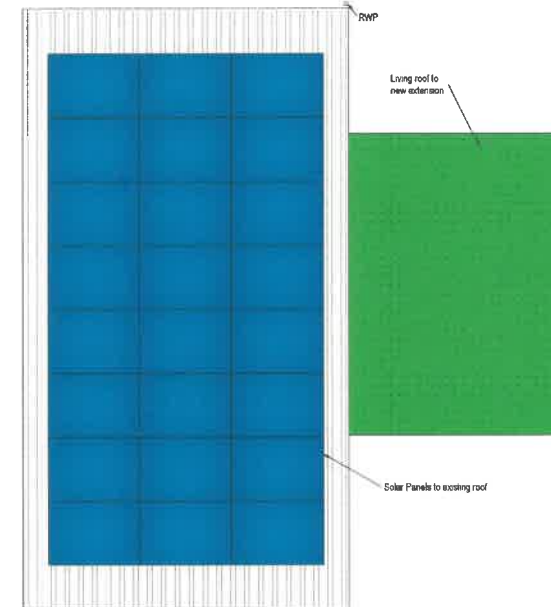
Proposed Gable Elevation (LHS)



Proposed Lower Ground Floor



Proposed Ground Floor



Proposed Roof Plan

Legend

- Existing Walls
- Stone outer
- Timber Cladding
- Profiled Metal Roofing
- Insulation
- Windows
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- b) Volume of the proposed works 22.01m³
- c) % increase above the size of the original building 27.38%

01	Room Identification Added	28.06.24
Rev. No.	Revision note.	Date.
Title: Proposed Elevations, Plans And Roof Layout		

Project: Land Off Smithy Nook
Calderbrook Road
Littleborough
OL15 9NF

Client: Paul Buller
3 Warkworth Terrace
Bacup
OL13 9LY

Scale:	Designed:	Drawn:	Date:
1:50@A1	AW	JW	21.05.2024

Drawing No. JCB0-24-383 - 2. Rev01

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enquiries@jcbuildingdesign.co.uk