



R4488

FERN HILL FARM STABLES, FERN HILL LANE,
ROCHDALE, OL126BW

SEPTEMBER 2026

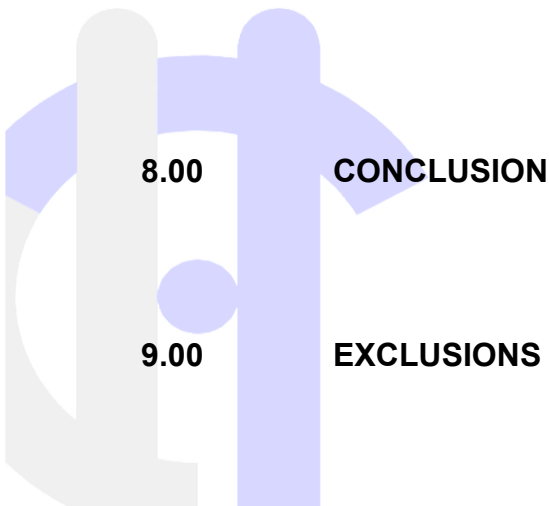
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REPORT ON STRUCTURE

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STRUCTURAL INSPECTION REPORT

**Stables at Fern Hill Farm
Fern Hill Lane, Rochdale, OL12 6BW**

Proposed Conversion to Residential Accommodation

1.00 INTRODUCTION AND PURPOSE

We have been commissioned to assess the structural condition of the existing stables building at Fern Hill Farm, Fern Hill Lane, Rochdale, in connection with its proposed conversion and extension to form a dwelling.

The purpose of this report is to assess the structural integrity of the existing building and consider its suitability for retention and conversion without significant structural intervention. The assessment considers the original construction, the current condition of the principal structural elements and the implications of the proposed alterations.

The report distinguishes between works necessary to address the condition of the existing structure and new structural works required to deliver the proposed residential layout and extension.

2.00 BASIS OF ASSESSMENT AND DRAWINGS REVIEWED

This report is based on our visual site assessment, a review of photographic records of the original construction and consideration of the architectural drawings prepared by CJ Partnership, Environmental Architects, under project reference 3691.

The following drawings have been reviewed:

Drawing reference	Drawing title
3691-01, Revision B	Site Location Plan
3691-02	Plans as Existing
3691-03, Revision A	Plans as Proposed
3691-05, Revision D	Site Plan as Proposed
3691-06, Revision D	Elevations as Proposed

The location and surrounding context are illustrated on drawing 3691-01B. The existing floor plan and elevations are shown on drawing 3691-02.

The proposed accommodation and internal alterations are shown on drawing 3691-03A. The proposed site arrangement, roof layout, external levels and identified culvert alignment are shown on drawing 3691-05D. The proposed elevations, openings and external material finishes are illustrated on drawing 3691-06D.

These drawings establish the architectural scheme considered in this report. Detailed structural specifications for foundations, beams, lintels, connections and temporary works remain subject to separate design.

The site assessment considered the visible condition of the walls and roof, including their alignment and any evidence of structural movement, deformation or distress. Findings relate to the visible and accessible construction at the time of inspection. Photographic records provide supplementary evidence of construction now concealed but do not establish all foundation dimensions, reinforcement details or underlying ground conditions.

This report assesses structural condition and suitability for conversion. It does not constitute a determination of planning compliance.

3.00 SITE AND EXISTING BUILDING

3.01 Site Description

The property occupies a rural setting on the outskirts of Rochdale, surrounded predominantly by agricultural fields and pastureland, with scattered farm buildings and residential properties.

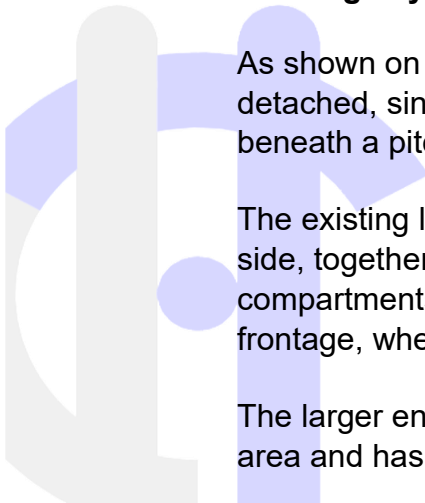
Access is gained from Fern Hill Lane via the existing farm access track. The location of the building and its relationship to the surrounding land and access are illustrated on CJ Partnership drawing 3691-01B — Site Location Plan.

3.02 Existing Layout

As shown on drawing 3691-02 — Plans as Existing, the building is a detached, single-storey structure of elongated rectangular overall form, beneath a pitched roof with gable ends.

The existing layout comprises three individual compartments arranged side by side, together with a larger compartment at one end. Each of the three smaller compartments has an independent external entrance opening onto a covered frontage, where the projecting roof is supported on posts.

The larger end compartment extends forward to the outer edge of the covered area and has a wider external opening. No internal connections between the



compartments are shown on the existing plan. The rear elevation and gable ends are shown without window openings.

3.03 Existing Use

Although described as a stables building, we are advised that the property has never accommodated horses and has been used solely for storage since its construction.

4.00 EXISTING CONSTRUCTION

4.01 Construction History

The building is of relatively modern construction. Photographic records reviewed as part of the assessment indicate that construction commenced around May 2009.

The records provide evidence of the original construction methods and detailing, including the formation of the foundations and construction of the external walls.

4.02 Foundations (Refer Photograph Appendix)

The construction photographs show the foundations being formed in in-situ poured concrete incorporating steel mesh reinforcement.

These records provide useful evidence of the foundation construction. However, the precise foundation depth, width, reinforcement arrangement and bearing conditions have not been established from the information available for this report.

4.03 External Walls (Refer Photograph Appendix).

The external walls generally comprise cavity wall construction, with a dense concrete blockwork inner leaf and a random stone outer facing leaf.

The observed condition and alignment of the walls reflect a high standard of original workmanship and construction detailing.

4.04 Roof

The roof comprises blue slate coverings laid over a breathable membrane and supported by closely spaced timber rafters. The rafters are supported by ridge beams and intermediate purlins.

Internally, the roof is vaulted, with the spaces open to the underside of the roof structure rather than enclosed by a horizontal ceiling.

4.05 Existing Floor

The existing floor comprises a granular MOT Type 1 stone sub-base, with no concrete floor slab.

The residential conversion therefore requires the installation of a new insulated ground floor incorporating a damp-proof membrane.

5.00 CONDITION OF THE EXISTING STRUCTURE

(Refer Photograph Appendix, Photographs taken 20th September 2026).

5.01 General Observations

The existing building was found to be in excellent structural condition at the time of inspection. The condition of the walls and roof reflects the high standard of detailing and workmanship evident in the original construction.

No visible evidence of significant structural movement, deformation or distress was identified in the walls and roof inspected.

5.02 External Walls

The external walls exhibited excellent horizontal alignment and vertical plumb, with no visible evidence of significant distortion or displacement.

Their observed condition supports retention and incorporation into the proposed conversion. No substantial structural repair or rebuilding of the external walls is indicated by the site assessment.

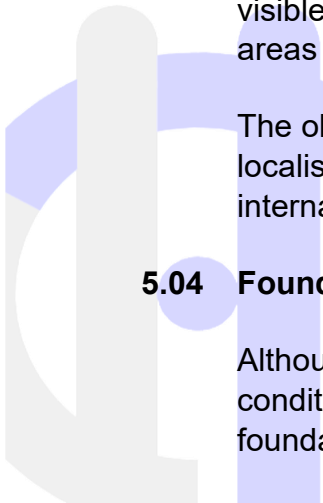
5.03 Roof Structure

The roof structure was similarly found to be in excellent condition, with no visible signs of structural distress or significant deformation in the accessible areas inspected.

The observed condition supports retention of the existing roof, subject to localised alterations and support required to accommodate the revised internal layout and connections with the proposed extension.

5.04 Foundation Performance

Although the foundations are concealed, the excellent alignment and condition of the superstructure provide no visible indication of significant foundation-related movement.



This observation, together with the photographic evidence of the original foundation construction, supports retention of the existing structure. It does not, in isolation, establish the capacity of the foundations to accommodate additional or redistributed loads arising from the proposed works.

6.00 DESCRIPTION OF THE PROPOSED CONVERSION

6.01 General Arrangement

The proposals illustrated on CJ Partnership drawing 3691-03A — Plans as Proposed comprise the conversion and extension of the existing building to create a single-storey, two-bedroom dwelling.

The principal existing building is incorporated into the scheme, with an extension projecting from the front to create an approximately L-shaped footprint. The arrangement provides a sheltered external terrace adjoining the principal living accommodation.

6.02 Internal Accommodation

The original building accommodates the bedrooms, sanitary accommodation, entrance hallway, kitchen and utility room.

The master bedroom is positioned at one end and includes a separate wardrobe area and direct access to a bathroom. A second bedroom occupies the central portion of the building and has an en-suite shower room. An entrance hallway with cloak storage provides circulation between the bedrooms and communal accommodation.

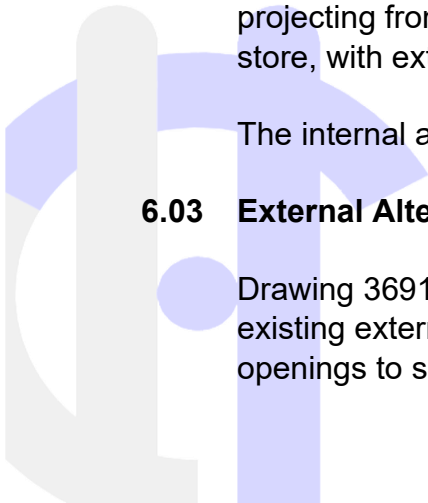
The kitchen is situated at the opposite end of the original building and incorporates a central island. An adjoining utility room has separate external access.

The kitchen connects to a dining area and the principal living room within the projecting front extension. The living room includes a window seat and log store, with extensive glazing and access to the adjoining terrace and garden.

The internal arrangement is shown on drawing 3691-03A.

6.03 External Alterations and Roof Works

Drawing 3691-06D — Elevations as Proposed illustrates the adaptation of existing external openings and the formation of additional window and door openings to serve the residential accommodation.



The proposed finishes include stone walling with stone lintels, cills and mullions, together with areas of boarded timber cladding and frameless glazing.

Existing slate roofing is identified for retention, with slate coverings to the new roof areas. Rooflights and areas of diffused gable glazing are also proposed. Roof-edge and rainwater details include concealed gutters and zinc gutters, fascias and soffits.

The proposed roof arrangement is also illustrated on drawing 3691-05D — Site Plan as Proposed.

6.04 New Ground Floor

The conversion includes the construction of a new insulated concrete ground floor incorporating a damp-proof membrane over the existing granular sub-base, subject to confirmation that the sub-base is suitable for retention.

The floor construction will need to be coordinated with the proposed finished floor level, existing wall foundations, damp-proof courses and service routes.

6.05 External Works

Drawing 3691-05D shows landscaped garden areas, paved terraces and perimeter paths, together with driveway and parking provision.

The drawing indicates an approximate finished floor level of 223.050 m and a driveway gradient of 1 in 10. Local changes in external levels and associated retaining and drainage details will require coordination with the building works.

7.00 STRUCTURAL IMPLICATIONS OF THE PROPOSED WORKS

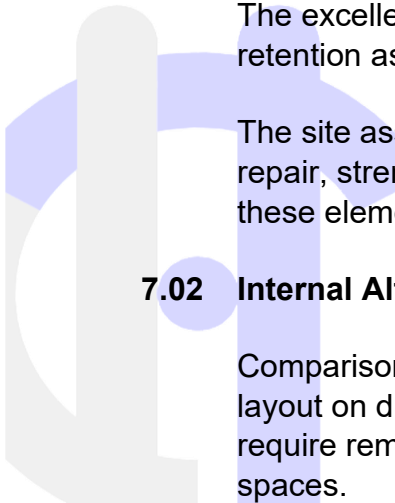
7.01 Retention of the Existing Building

The excellent observed condition of the existing walls and roof supports their retention as the basis of the proposed conversion.

The site assessment does not indicate a requirement for substantial structural repair, strengthening or rebuilding arising from deterioration or distress in these elements.

7.02 Internal Alterations and Roof Support

Comparison of the existing layout on drawing 3691-02 with the proposed layout on drawing 3691-03A indicates that existing compartment walls will require removal or alteration to form connections between previously separate spaces.



Before these alterations are undertaken, the structural function of the affected walls must be confirmed, including whether they support roof members or contribute to the stability of the building.

Where existing support is removed, suitable replacement support will be required. Such works are anticipated to comprise localised provision of beams, lintels or other supports to retained roof members and altered openings.

The precise extent of these works remains subject to verification of the existing roof arrangement, member sizes, bearings and load paths. Appropriate temporary support will be required during alterations to loadbearing construction.

These localised alterations are considered compatible with retention and conversion of the existing building.

7.03 New and Altered Openings

The new or altered window and door openings illustrated on drawings 3691-03A and 3691-06D will require suitable lintels or beams, with adequate bearings and support from the remaining masonry.

Their detailed arrangement must be coordinated with existing roof supports and the need to maintain adequate wall stability.

7.04 Front Extension

The front extension shown on drawings 3691-03A, 3691-05D and 3691-06D requires new foundations, walls, roof and floor construction, together with appropriately designed junctions with the retained building.

These works form part of the proposed enlargement of the property and are distinct from remedial works to the existing structure.

Any additional loads transferred to the existing building will require verification as part of the detailed structural design.

7.05 New Ground Floor

The existing MOT Type 1 sub-base may be incorporated into the new floor construction where its thickness, condition and compaction are confirmed to be satisfactory.

The new floor will require an appropriately specified concrete slab, insulation and damp-proof membrane, with the membrane coordinated with the damp-proofing of the surrounding walls.



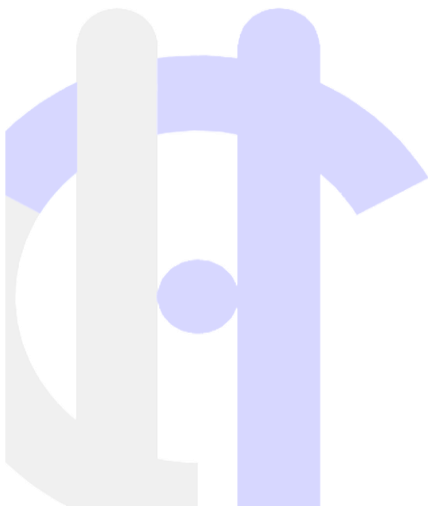
Any excavation or adjustment of levels necessary to accommodate the new floor must be undertaken without undermining the existing foundations.

7.06 Culvert

Drawings 3691-03A and 3691-05D identify a culvert alignment passing beneath the proposed living area.

Its precise position, depth, dimensions, construction and condition will need to be established before the extension foundations and floor design are finalised. The design must account for the culvert and avoid imposing unverified loads upon it.

Any associated structural works must be included when establishing the overall extent of intervention required by the development. This matter does not alter the observed excellent condition of the existing walls and roof, but may influence the design of the extension.



8.00 **CONCLUSION**

Based on our site assessment and review of the available construction records, we consider the existing stables building to be of a high standard of construction and in excellent structural condition.

The external walls exhibited excellent horizontal alignment and vertical plumb. The roof was similarly found to be in excellent condition, with no visible evidence of significant structural movement, deformation or distress in the elements inspected.

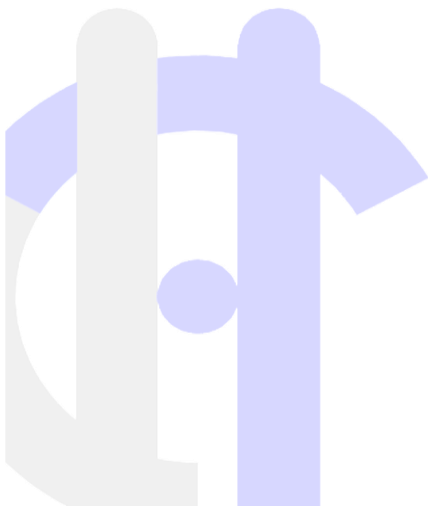
In our opinion, the existing structure is suitable for retention, conversion and reuse as a dwelling without substantial structural repair, strengthening or rebuilding being necessary to address its current condition.

Localised structural alterations required to achieve the proposed internal layout are considered compatible with retention of the existing building. These works remain subject to detailed design and confirmation of the support arrangements for the retained roof and altered wall openings.

This assessment relates to the proposed scheme illustrated on CJ Partnership drawings 3691-03A, 3691-05D and 3691-06D, read alongside the existing building information on drawing 3691-02 and the site location plan 3691-01B.

The proposed extension, new insulated ground floor and any works associated with the identified culvert require appropriate investigation and design. Subject to these matters being addressed, the existing building provides a sound structural basis for the proposed residential conversion.

Material changes to the proposed structural alterations, loading or extent of retained construction should be reviewed to confirm that the conclusions of this report remain applicable.



9.00 **EXCLUSIONS**

Please note the following exclusions to our report.

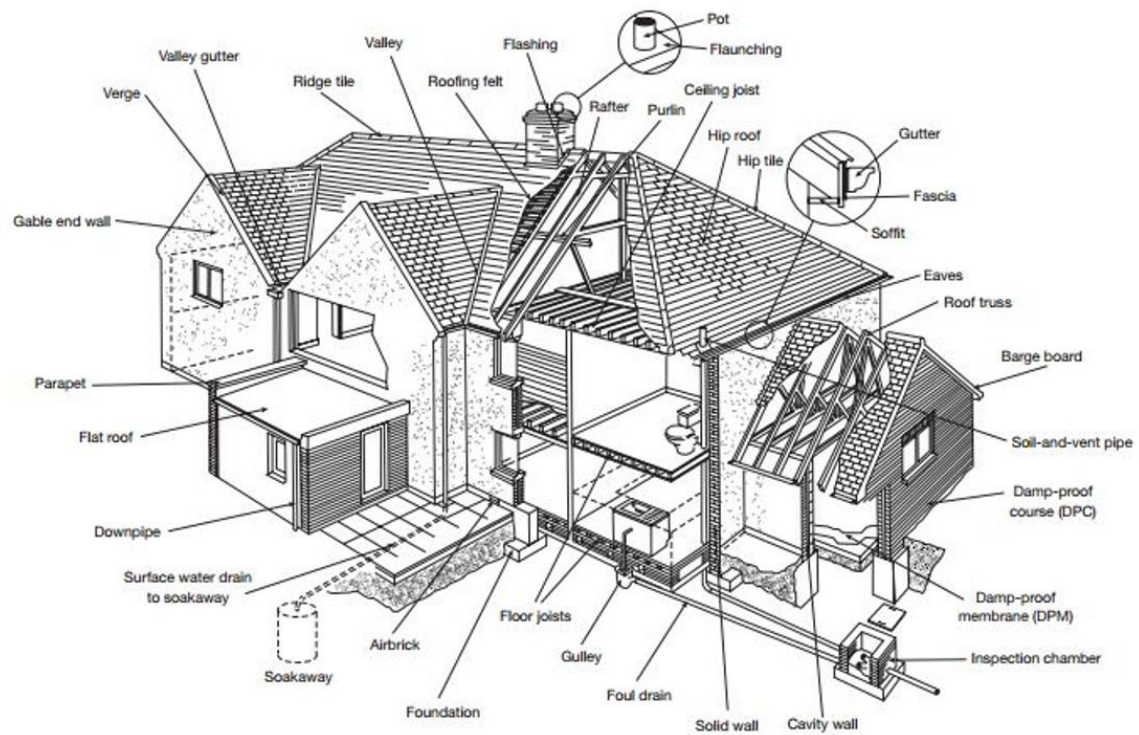
Please satisfy yourself that condition of the items excluded are known prior to purchase.

We do not cover:

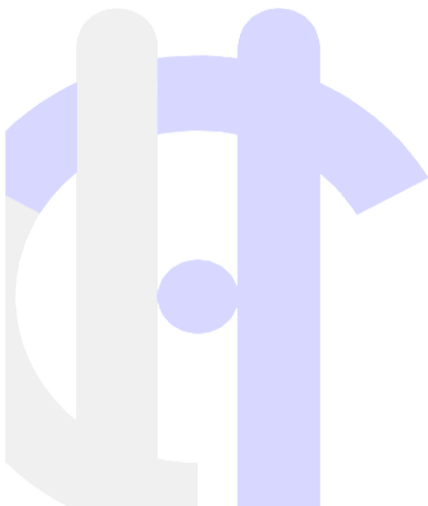
- Electric Services
- Gas Services
- Water Services
- Rain Water Goods
- Drainage.
- Damp & timbers defects were not specifically assessed unless noted.
- Roof Finishes
- Windows – unless structural, e.g., bay windows where structural mullions are present.
- External areas – e.g., detached garages, outbuildings 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.

This report is based on a visual, non-invasive survey from accessible areas only. No Intrusive investigations were undertaken.





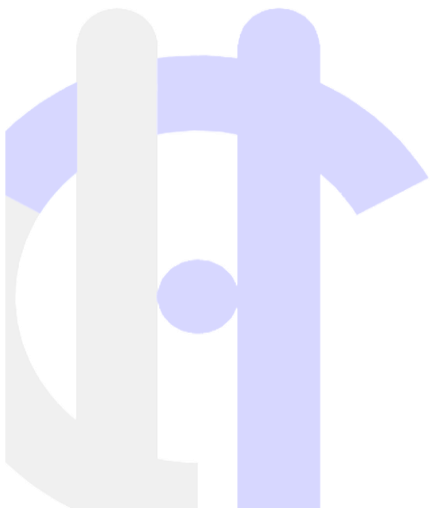
VIEW OF DOMESTIC TYPE PROPERTY SHOWING THE VARIOUS ELEMENTS



APPENDIX PHOTOGRAPHS



APPENDIX ARCHITECTS DRAWINGS



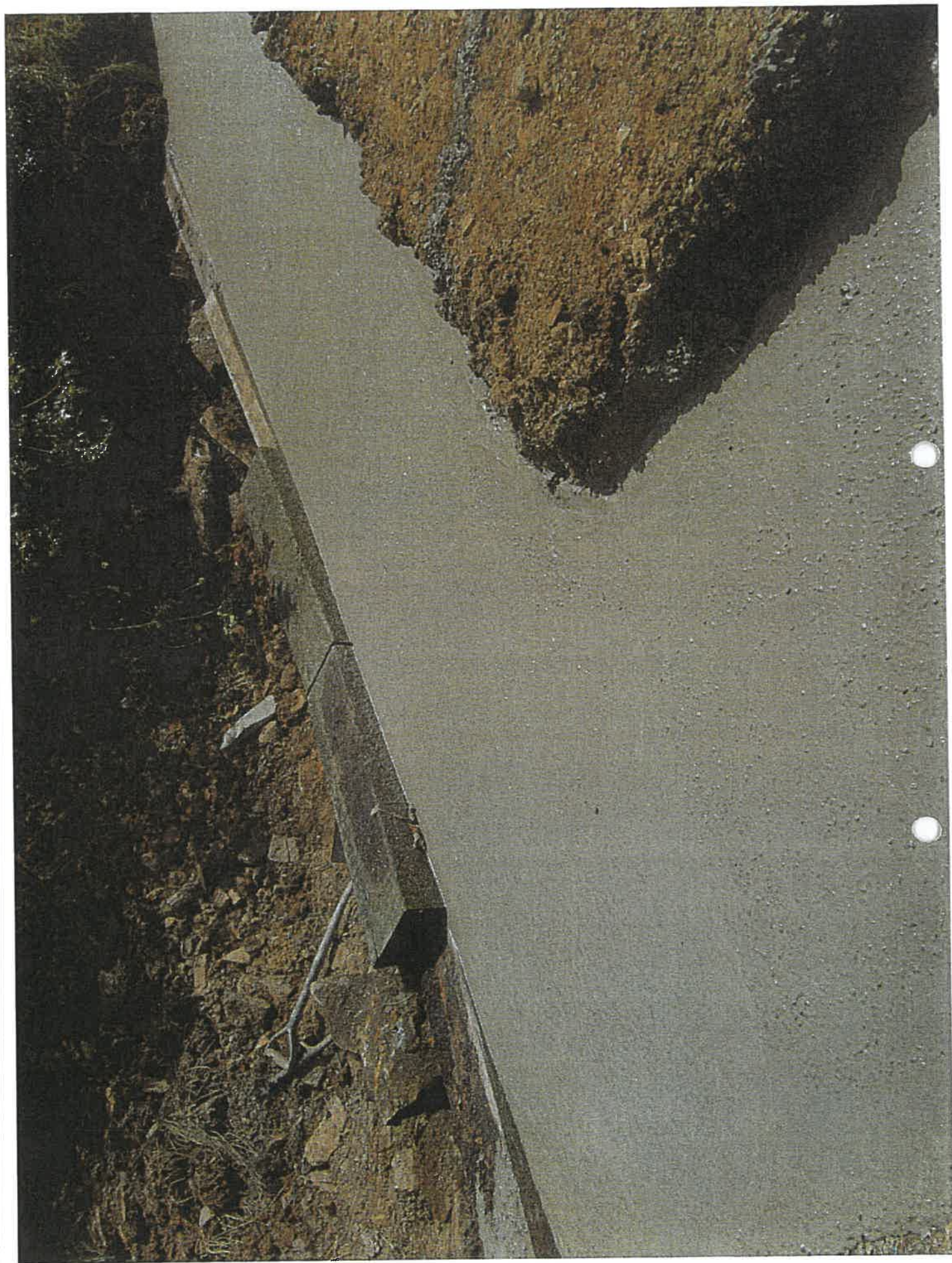
SIGNED *M. Bradbury*

MARK BRADBURY
B.Eng (Hons) C.Eng M.I.Struct.E

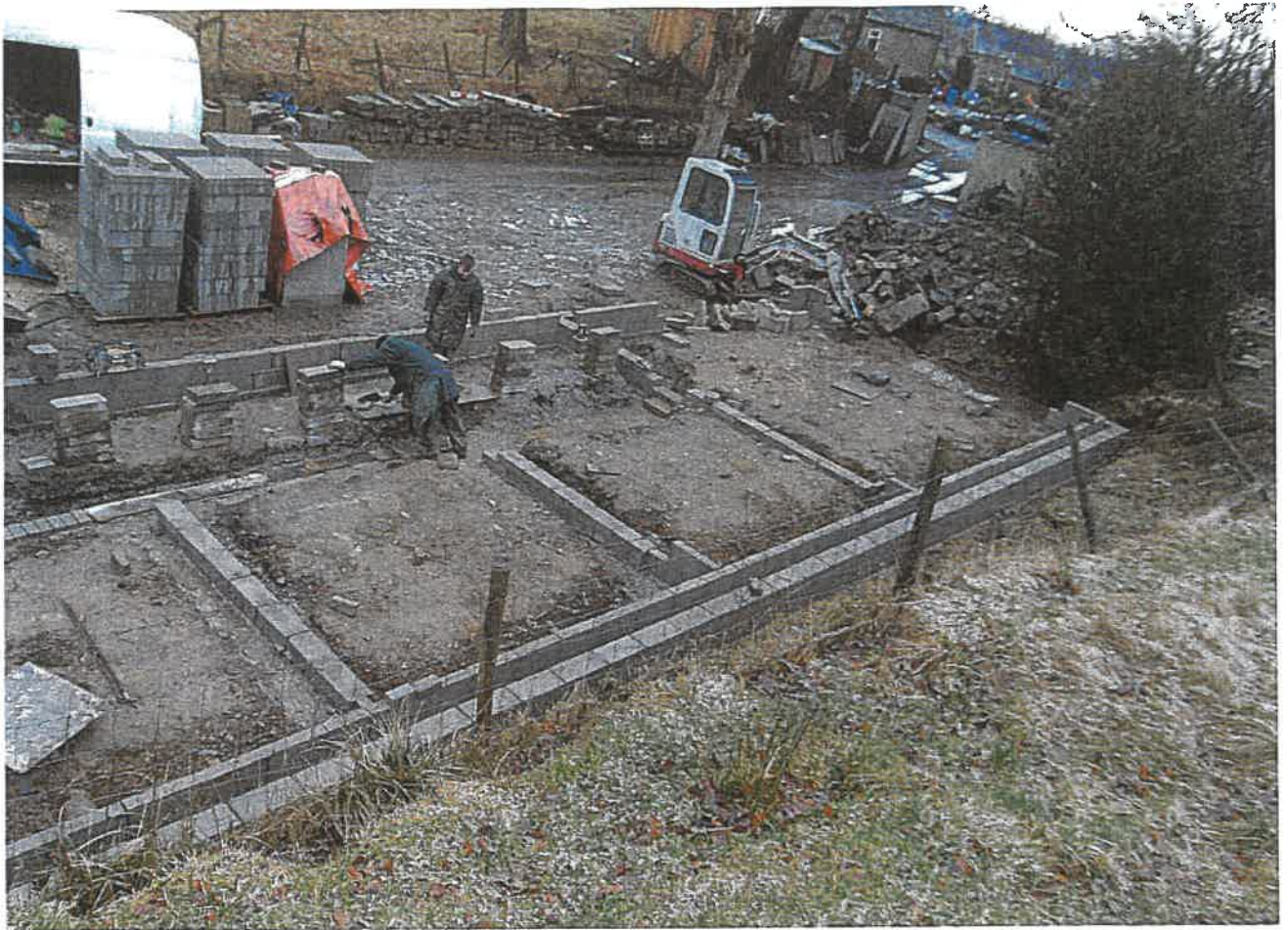
DATED: 5th October 2026





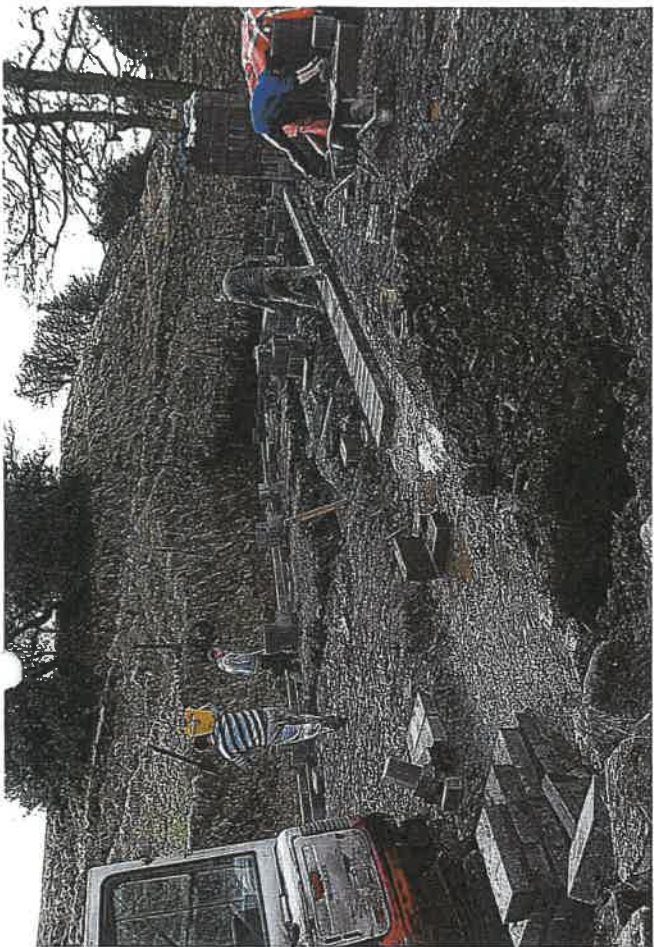














MARCH 2011





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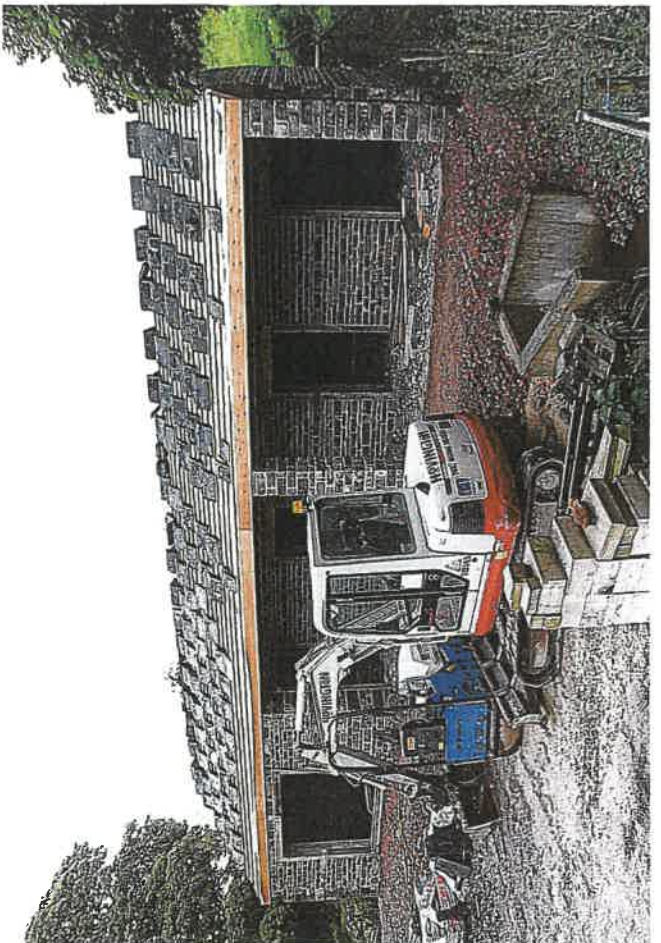
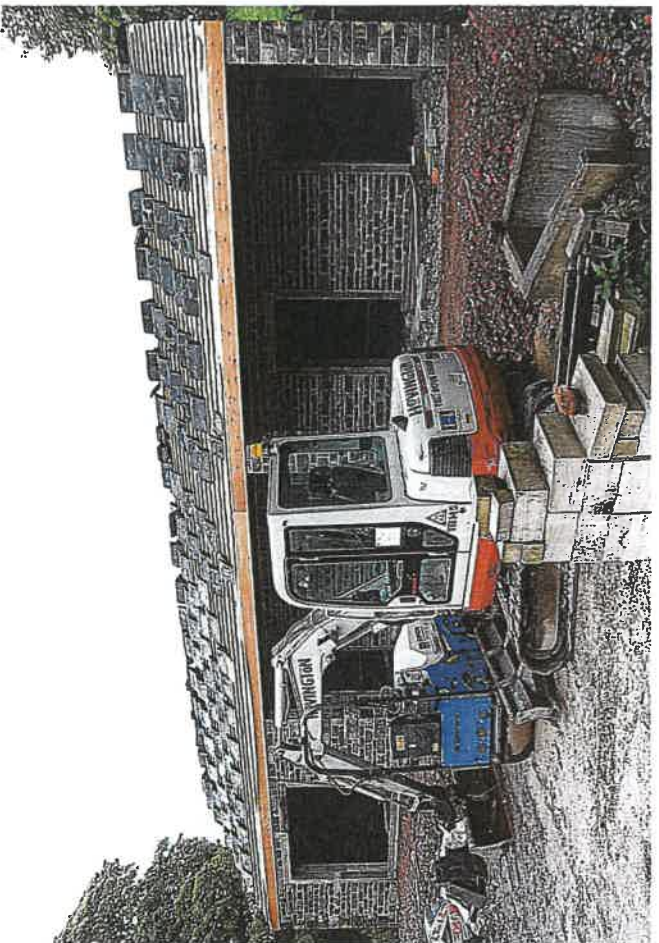


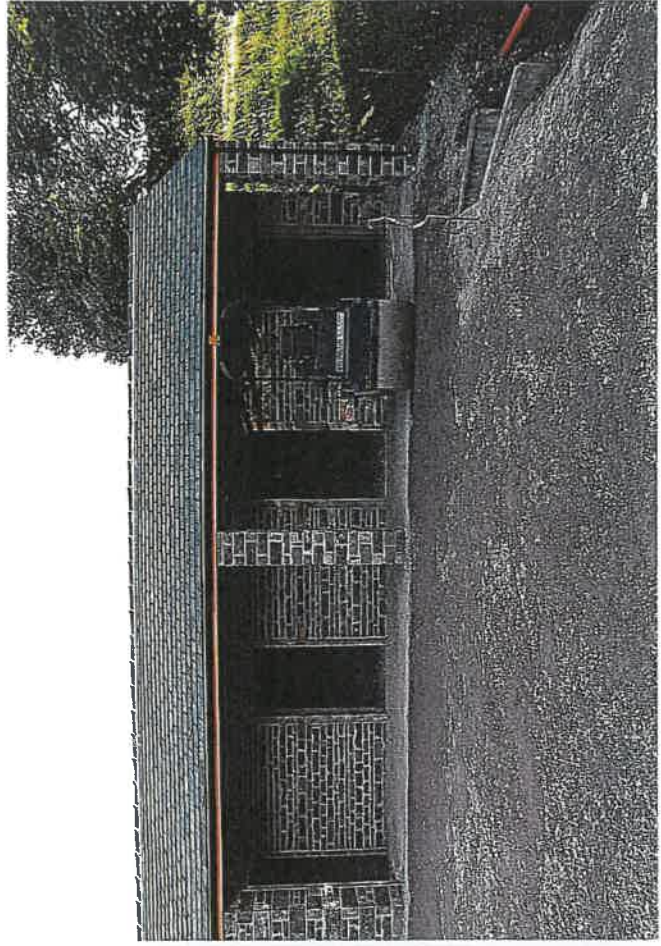
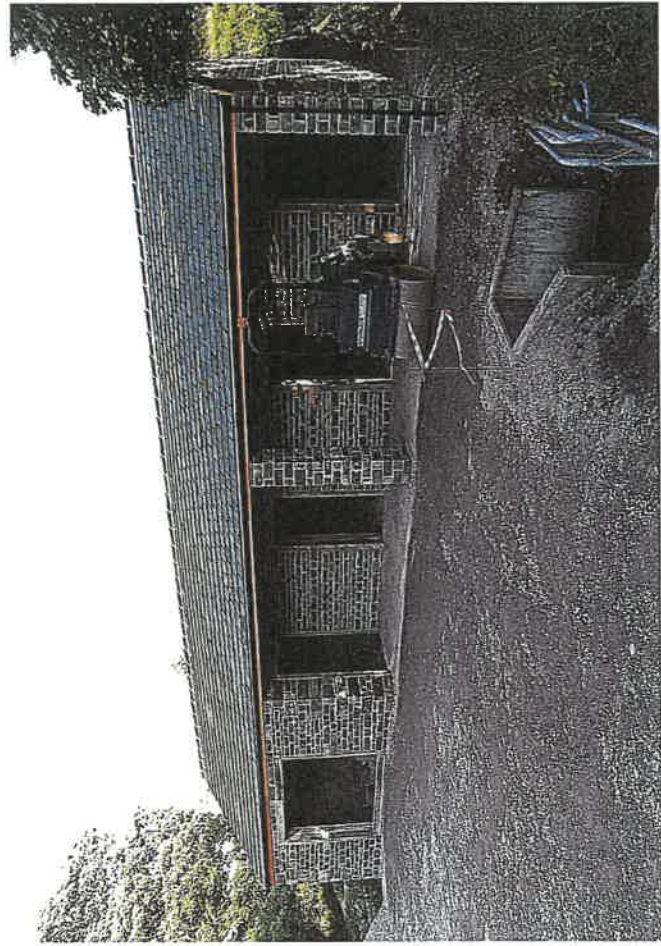
JUNE 2011



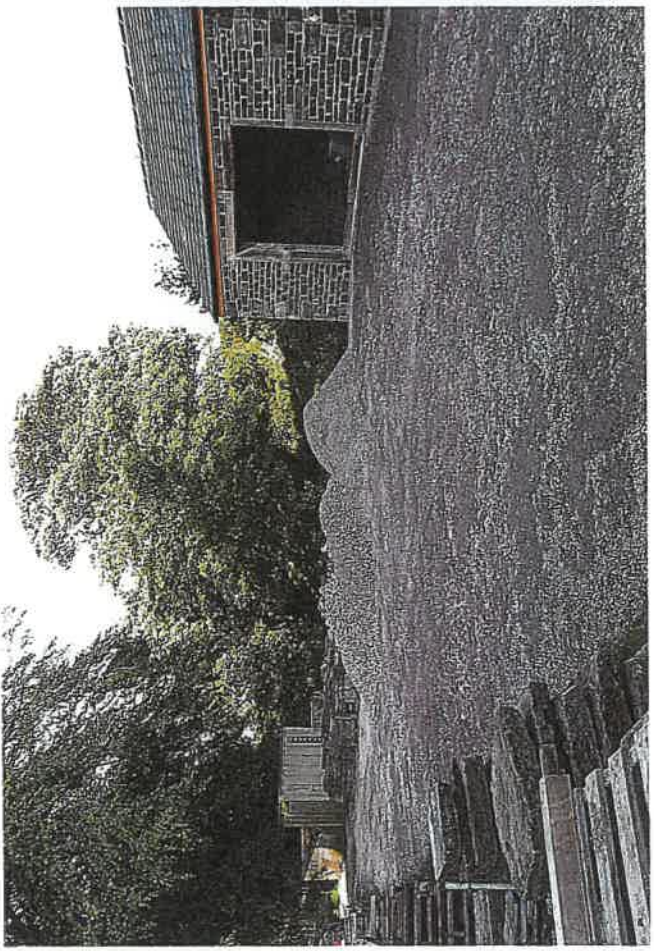
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JULY 2011



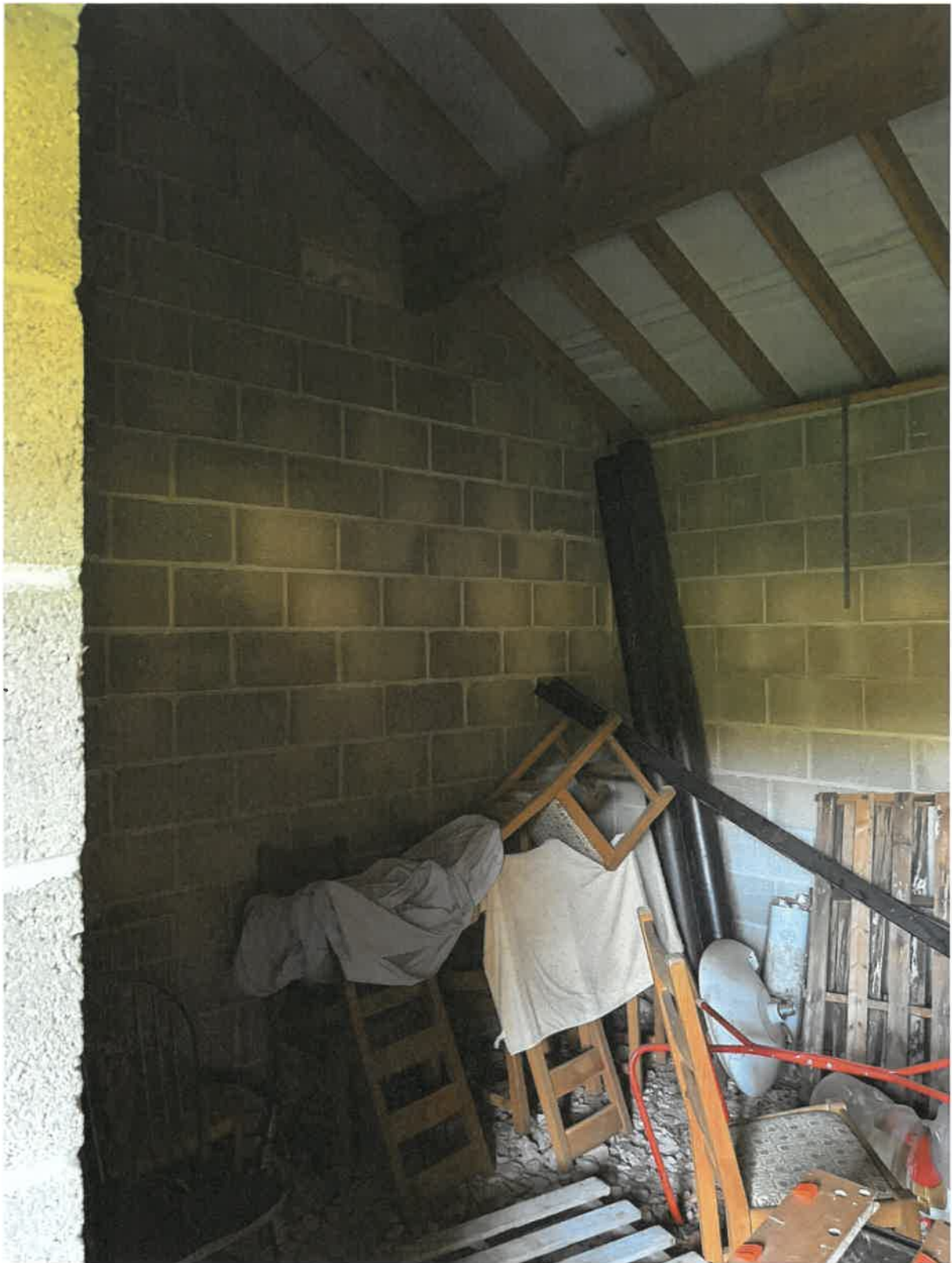


PHOTOGRAPHS TAKEN 20TH SEPTEMBER 2026







































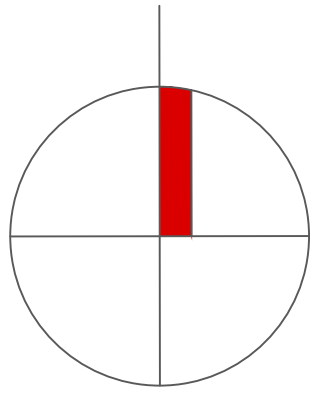
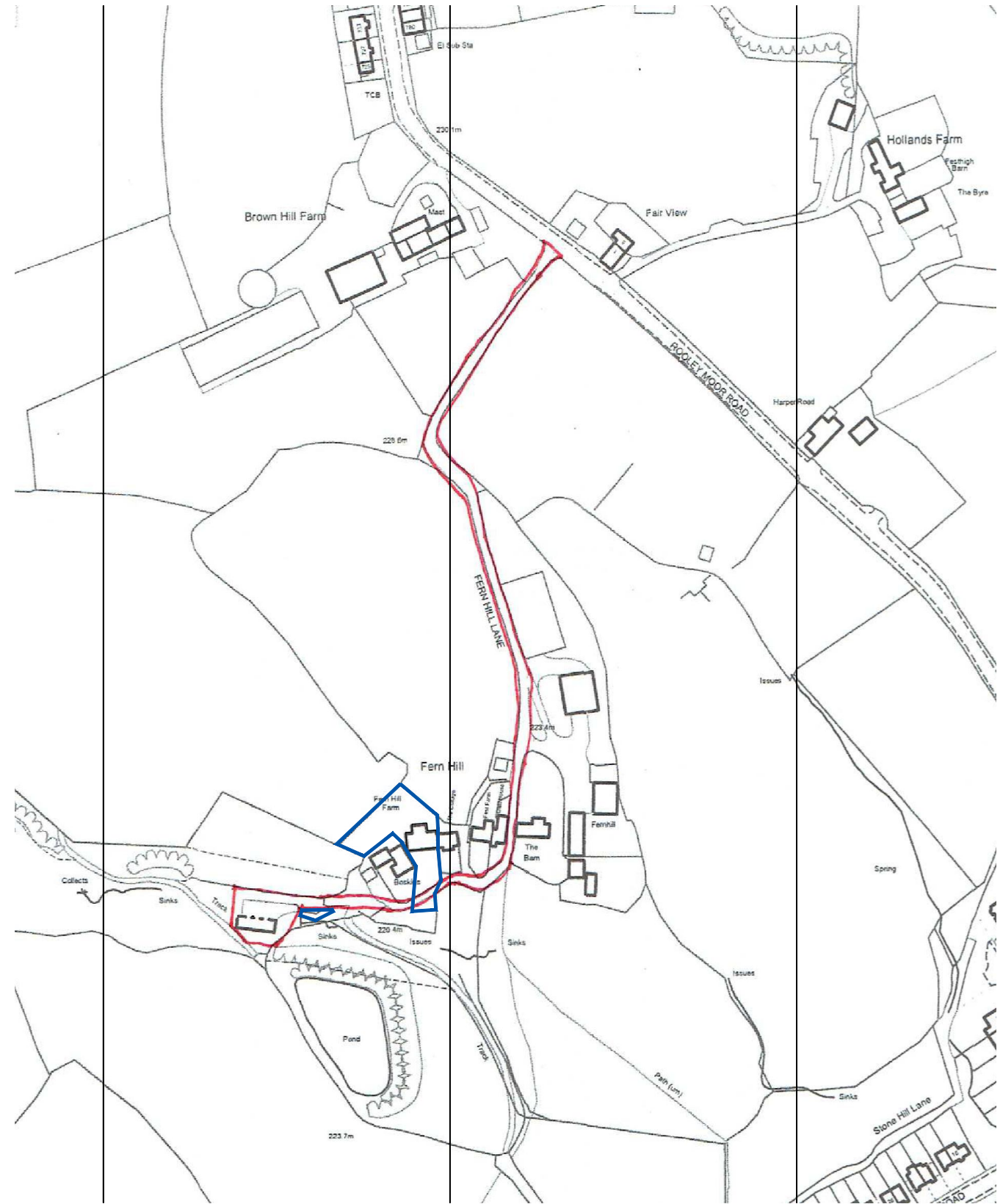




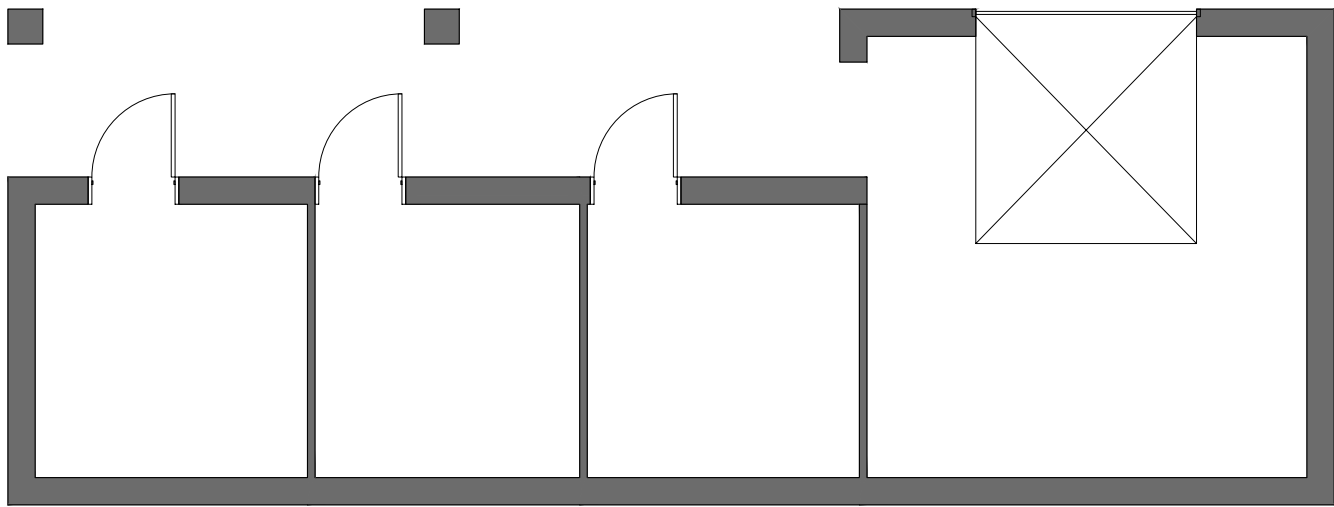




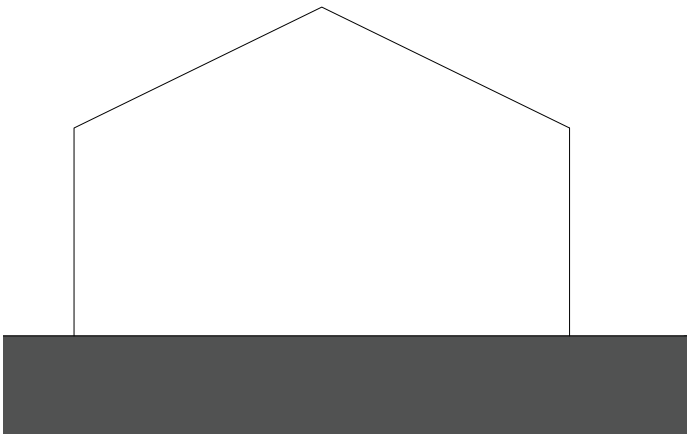




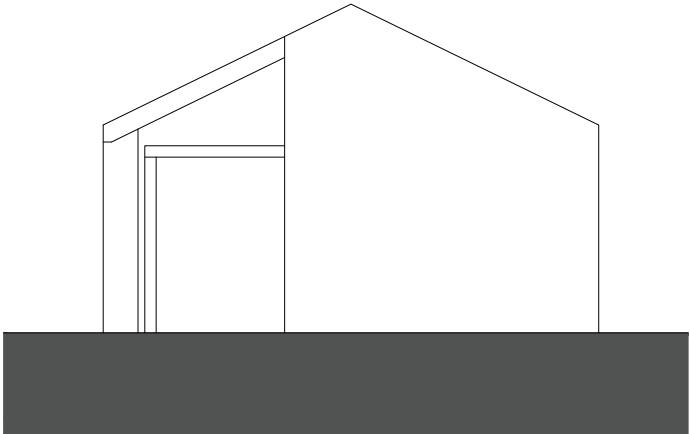
Mr and Mrs Green Proposed Stables Conversion Fern Hill Farm Fern Hill Lane Rochdale OL12 6BW	Site Location Plan	contract no	drawing no	revision	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS
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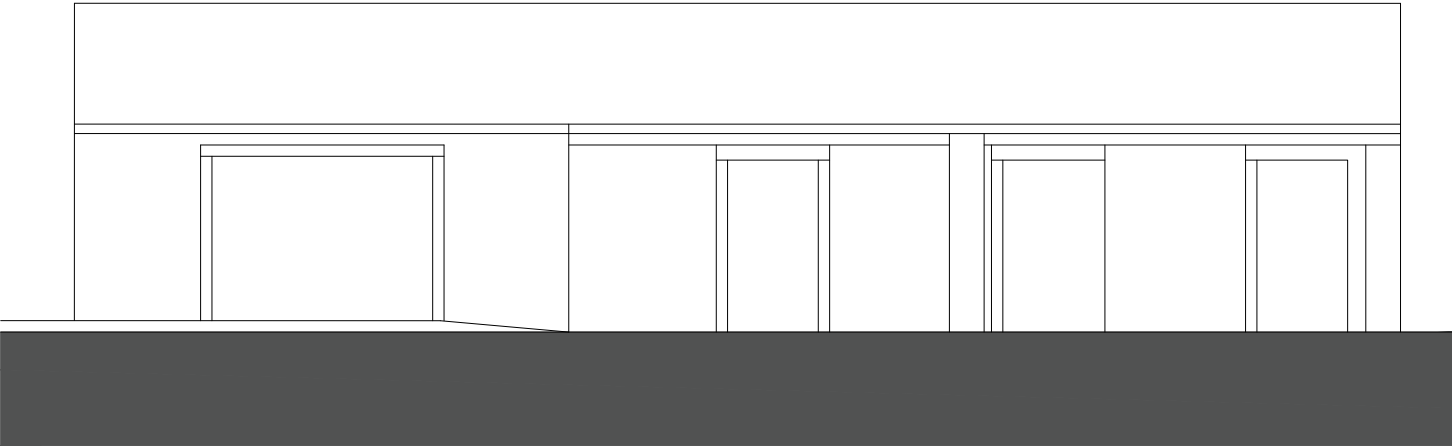
plan as existing



side elevation



side elevation



front elevation



rear elevation

Mr and Mrs Green
Proposed Stables Conversion
Fern Hill Farm
Fern Hill Lane
Rochdale OL12 6BW

Plans as Existing

work to figured dimensions

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Revisions:
A.

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plan as proposed

Mr and Mrs Green
Proposed Stables Conversion
Fern Hill Farm
Fern Hill Lane
Rochdale OL12 6BW

Plans as Proposed

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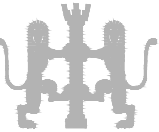
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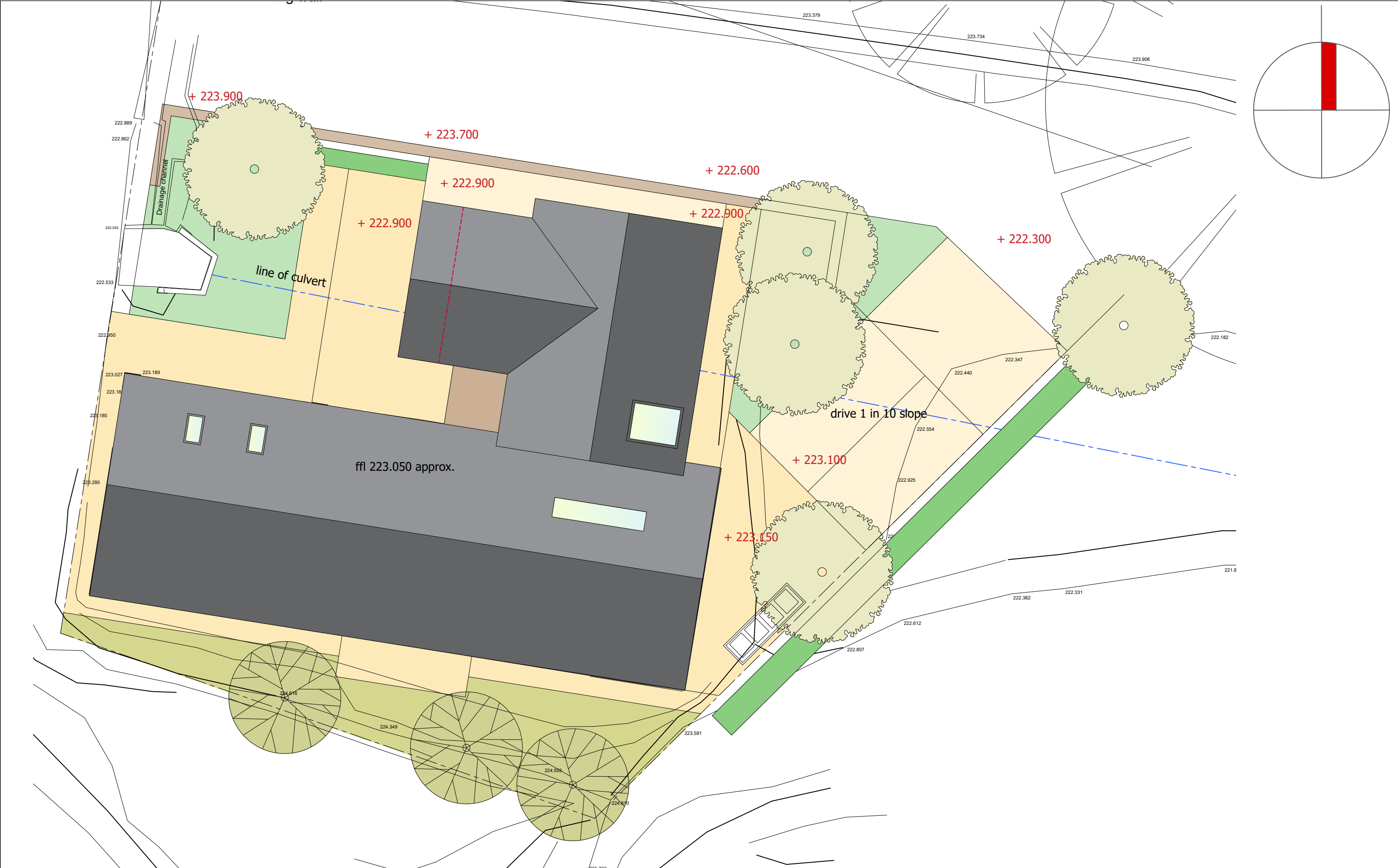
Revisions:
A. Topographical survey information added and north point orientation added. PDC, April 2026

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Castleton Rochdale OL11 2PG

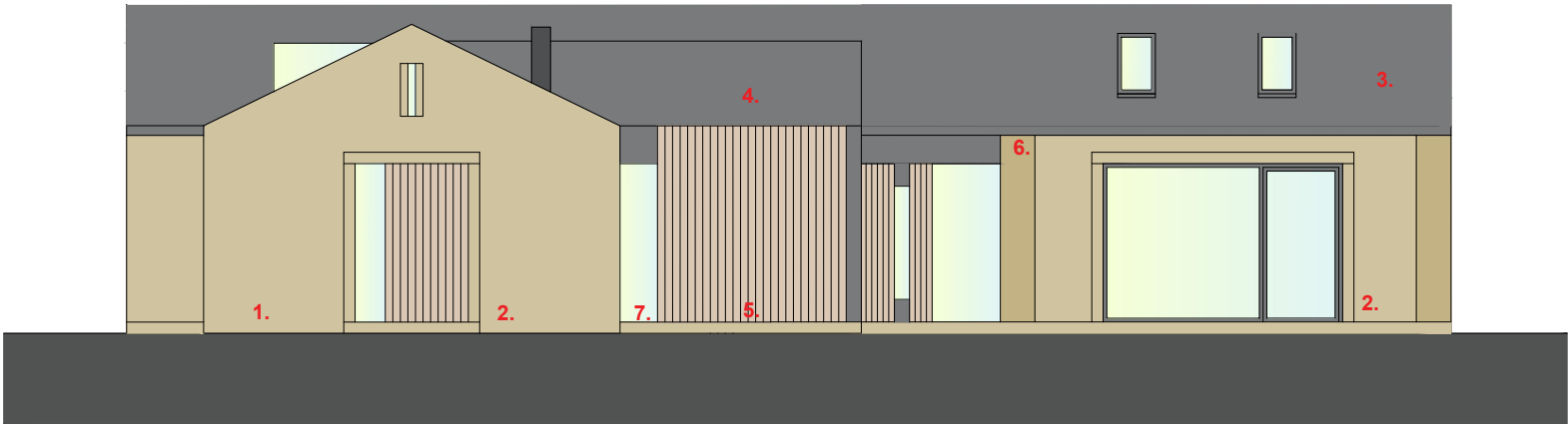
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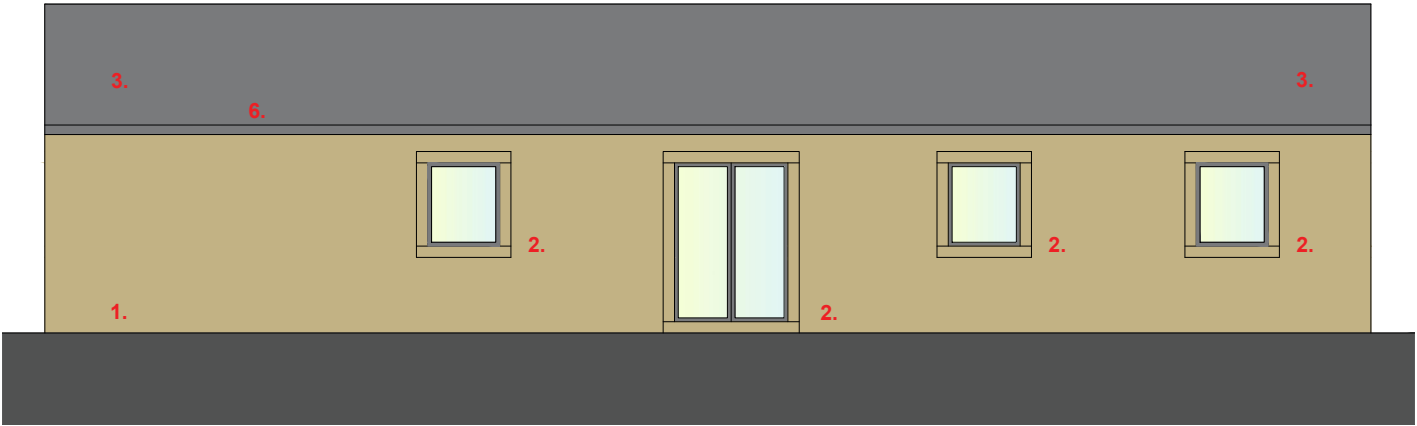




Mr and Mrs Green Proposed Stables Conversion Fern Hill Farm Fern Hill Lane Rochdale OL12 6BW	Site Plan as Proposed	contract no	drawing no	revision	Revisions: A. Landscape details added.PDC,September 2025 B. Plan reduced in size and landscaping/parking arrangements amended.PDC, March 2026 C. Garden elevation amended.PDC, March 2026 D. Roof design and levels added and landscaping amended.PDC, April 2026	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
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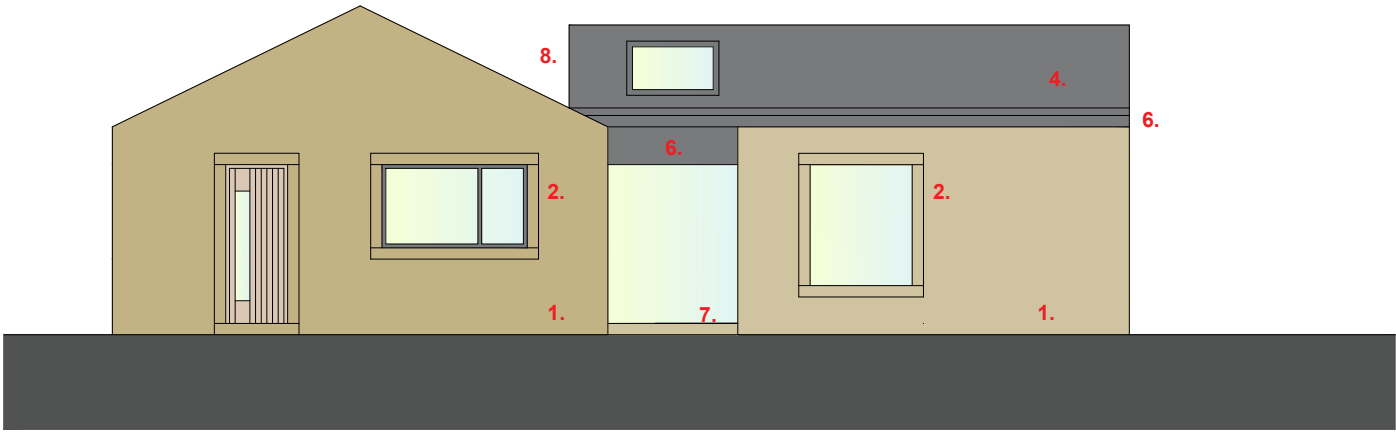


front elevation

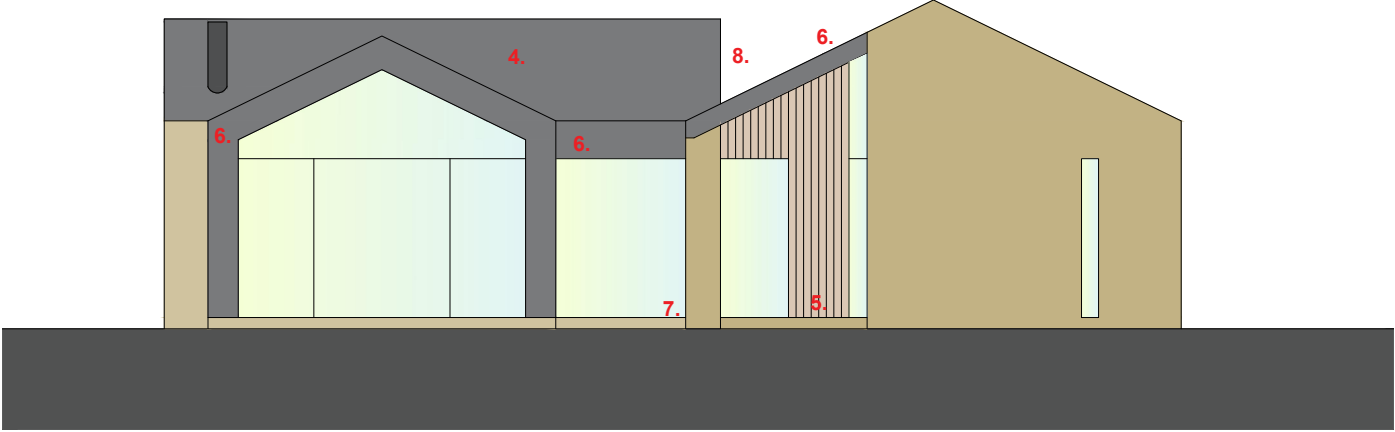


front elevation

- 1. Coursed stone
- 2. stone mullions/lintels/cills
- 3. existing slate
- 4. proposed slate with hidden gutters
- 5. boarded timber cladding
- 6. zinc gutters/fascias/soffites
- 7. frame-less glazing
- 8. Diffused glazing to gable



side elevation



side elevation

Mr and Mrs Green
Proposed Stables Conversion
Fern Hill Farm
Fern Hill Lane
Rochdale OL12 6BW

Elevations as Proposed

work to figured dimensions

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PDC

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Revisions:
A. Plan reduced in size and design amended in response to pre-app report.PDC.March 2026
B. Garden elevation amended.PDC.March 2026
C. Additional details and specification added.PDC.April 2026
D. Zinc gutters/soffits/fascias identified.PDC.July 2026

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