STRUCTURAL ENGINEERS REPORT

PROJECT REFERENCE:

C14703

PROJECT:

Stanley Farm Bungalow, Dial Lane,
Congleton, Cheshire SK11 0RU

CLIENT:

Scott Smallwood
Maywood Developments,
133 Sandbach Rd North,
Alsager ST7 2AP

ISSUE DATE :

27 June 2023

ENGINEER:

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1. INTRODUCTION

Following your recent instruction, we visited Stanley Farm Bungalow, Dial Lane, Congleton, on 27th June 2023 to carry out a structural engineers inspection and our comments are given below. The purpose of this is to establish the structural condition of the property with reference to it becoming a permanent dwelling.

The property is a single storey, timber framed and clad structure.

2. LIMITATIONS

This report is solely for the use of the client and their professional advisers, to whom liability for its contents would be limited. The report is based upon a visual inspection of the superstructure as it stands, no openings have been formed in the superstructure, nor have we checked for dampness.

While it does not aim to provide an exhaustive list of minor defects, it does describe any significant structural defects that are apparent from a visual survey. The report focuses on elements of the building that are structural or may be acting in a structural manner.

We cannot provide comments on areas of the structure that we were unable to access or that are concealed by finishes that have not been removed. Further defects may be uncovered through more extensive investigations, such as exposing structural elements or removing wall coverings. Our reasonable assumptions about the structure are based on our experience and good building practices.

3. OBSERVATIONS

3.1. EXTERNAL

3.1.1. Front Elevation

This is principally a gable. The left side has a set back entrance area, with the roof supported on the front left corner by a brick column. This elevation is timber clad with horizontal timbers. There is some weathering to the central area and the bottom of the right corner. Brickwork is visible below the cladding. This elevation is of reasonable line and level.

3.1.2. Right Elevation

This is horizontally clad. The roof is pitched from left to right. There are brackets for a roof canopy by the central door. Brickwork is visible below the cladding. This elevation is of reasonable line and level.

3.1.3. Rear Elevation

This elevation is a gable. This elevation is horizontally timber clad. There are slight signs of weathering. This elevation is of reasonable line and level.

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3.1.4. Left Elevation

This elevation is horizontally timber clad. Brickwork is visible below the clacking. This elevation is of reasonable line and level.

3.2. INTERNAL

3.2.1. Lounge

The floor is suspended timber construction and is reasonably level. The walls and ceiling are timber clad. There are dropped eaves details to the left and right walls. There are no signs of structural movement.

3.2.2. Hall/ Corridor

The floor is suspended timber construction and is reasonably level. The walls are timber clad. There are no signs of structural movement.

3.2.3. Shower Room

The walls and ceiling are timber clad. The right wall has a dropped eaves detail. The floor appears to be suspended timber construction.

3.2.4. Rear Right Bedroom

The walls and ceiling are timber clad. There is a dropped eaves detail to the right wall. The floor appears to be suspended timber construction. There are no signs of structural movement.

3.2.5. Rear Left Bedroom

The left wall has a dropped eaves detail. The walls and ceiling are timber clad. The floor is suspended timber construction and is reasonably level.

3.2.6. Kitchen

The left wall has a dropped eaves detail. The walls and ceiling are timber clad. There are no signs of structural movement.

4. CONCLUSIONS & RECOMMENDATIONS

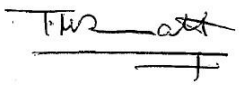
From the above we would comment that there were signs of structural movement to the property. This is to be expected in a property of this type and age and was slight misalignment of wall and floor lines.

We saw no signs of ongoing structural movement and would attribute any movement of the walls or floors to initial settlement. The construction appears to be based on timber framing and maintenance is obviously a requirement to ensure that this continues to perform satisfactorily but there were no signs that this has not been the case at the time of our visit.

We would accordingly conclude that the property is in a stable condition and see no requirement to recommend any sort of remedial works of a structural nature to improve the property to consider it as being permanent. We would therefore conclude that it is fit for the proposed change of use/status to a permanently habitable property.

We have not inspected woodwork, or other parts of the structure, which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Should there be any further information you may require, please do not hesitate to contact us.



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5. PHOTO APPENDIX

APPENDIX A – SURVEY PHOTOGRAPHS

C14703 – Stanley Farm Bungalow, Dial Lane, Congleton, Cheshire SK11 0RU,

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Figure 1 – Front elevation



Figure 2 – Brick column, front left corner



Figure 3 – Weathered timber, front elevation



Figure 4 – Bottom of front right corner



Figure 5 – Right elevation



Figure 6 – Base of cladding & steps



Figure 7 – Rear of right elevation



Figure 8 – Rear elevation



Figure 9 – Left elevation



Figure 10 – Base of rear left corner



Figure 11 – Eaves detail, left elevation



Figure 12 – Lounge



Figure 13 – Right wall of lounge



Figure 14 – Hall/corridor



Figure 15 – Shower room



Figure 16 – Ceiling/right wall, shower room



Figure 17 – Right wall, rear right bedroom



Figure 18 – Rear left corner, rear right bedroom



Figure 19 – Rear left bedroom



Figure 20 – Rear right of rear left bedroom



Figure 21 – Kitchen, looking to rear



Figure 22 – Kitchen, looking to front