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VISUAL STRUCTURAL INSPECTION

COTON VIEW WELLSBOROUGH ROAD MARKET BOSWORTH CV13 6PD



Client: Scott Robertson
Prepared By: Jacqueline Barnaby
Date: May 2024
Reference: 24/55126
Revision: 0

DSA LLP VAT REG : 443 6613 95

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PREFACE

- a) This brief, preliminary report and/or opinion has been prepared for the specific purpose stated herein.

- b) The report has been prepared for the exclusive use of:

Mr. Scott Robertson

- c) This document, or any part of this document, shall not be disclosed to any other persons except those specifically mentioned as follows:
 - a) Mr. Scott Roberston
 - b) Local Authority Planning Department
 - c) Local Authority Building Control Department
 - d) Any other party with the express written permission of Mr. Scott Robertson

- d) This document is issued only to the persons stated above and on the understanding that this practice is not held responsible for the actions of others who obtain any unauthorised disclosure of its contents, or place reliance on any parts of its findings, facts or opinions, be they specifically stated or implied.

- e) It is a condition of this report that we have not inspected all woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from defect.

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INTRODUCTION

- 1.1 David Smith Associates have been commissioned by Mr Scott Robertson to provide a Structural assessment of the barn known as Coton View, Wellsborough Road, Market Bosworth, for the purpose of conversion to a residential dwelling.
- 1.2 We would confirm that the Visual Structural Inspection took place on Monday 18th March 2024.
- 1.3 The weather conditions during our inspection were sunny with some cloud cover.

2 RESULTS OF VISUAL STRUCTURAL INSPECTION & SUBSEQUENT ASSESSMENT

- 2.1 In principle this is a Masonry built blockwork barn with a duo-pitched Steel profile sheet roofing. The roof is constructed from raised collar timber roof with 47 x 125mm rafters and raise collar. The roof is supported of a 97 x 140mm eaves beam that in turn is supported via a timber studwork wall panel that is located on both flanks of the barn. This is in turn supported by a dado panel of blockwork.

The rear gable of the barn is full height blockwork up to approximately horizontal collar height where it changes to single skin brickwork. A large double door sits within the entrance to the barn this is flanked by two skins of 150mm blockwork creating 1m x 1m 0.3m wide solid blockwork piers to the front corners. The remaining blockwork around the property is 150mm wide with 2No. piers to each flank at mid span. The overall dimensions of the barn are 10.5m long x 6.1m wide x 3.5m high. The barn floor is constructed from a concrete ground bearing slab.

The timber stud work is constructed of 47 x 80 timber studs at 450mm centres. In addition to this a 100 x 100 steel post (SHS) sits within the 150mm blockwork flank wall at third positions providing support to the eaves beam and a form of wind post which resists lateral forces associated with wind and suction etc. The position of these 100 x 100 SHS mirrors the position of the external 450mm x 150mm blockwork piers.

We can confirm that the barn is in good condition there was no signs of significant signs of defect within any of the structural members. Refer to Photographs in Appendix A.

2.2 Following a review of the Architectural drawings and discussions on site, we noted that the renovations will involve:

- a. Removal of the timber studwork on the flank walls and replacement with blockwork
- b. Addition of an external skin of masonry around the existing wall to form a cavity wall.
- c. Removal of the existing roof and replacement with a steeper pitched roof with a vaulted ceiling.
- d. Addition of a two-storey extension to the rear of the property

Structural modifications will be required to accommodate the new structural format by way of underpinning and provision support framework for the new vaulted roof.

3 CONCLUSION

- 3.1 Following our Visual Structural Inspection, it is our opinion that existing structure possesses the strength to support the proposed loading associated with the renovations outlined.

4 CERTIFICATION

- 4.1 We trust that we have interpreted your instructions correctly and that this report is satisfactory for your present requirements. However, should you require any further information or clarification, please do not hesitate to contact the undersigned.

Signed: 	Title: Structural Engineer
Name: Jacqueline Barnaby	Date: 3 rd May 2024

I certify that the staff who have prepared the above report are competent to carry out their duties and that they have used reasonable professional skill and care.

Signed: 

Steven Ainge B.Eng (Hons), I.Eng, IMIStructE

Date: 3rd May 2024

David Smith Associates LLP

8 Duncan Close

Moulton Park

Northampton

NN3 6WL

Tel: 01604-782620

Email: northampton@dsagroup.co.uk

APPENDIX A

Typical Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



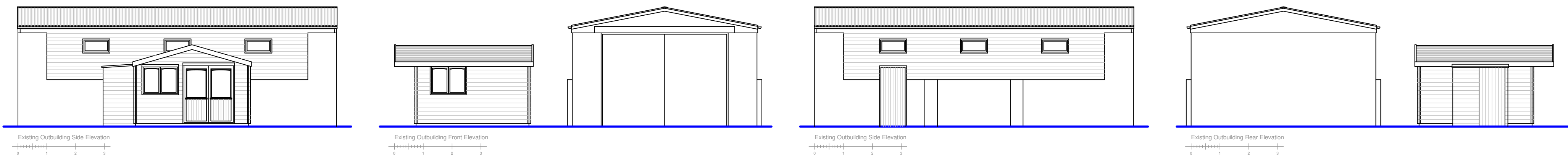
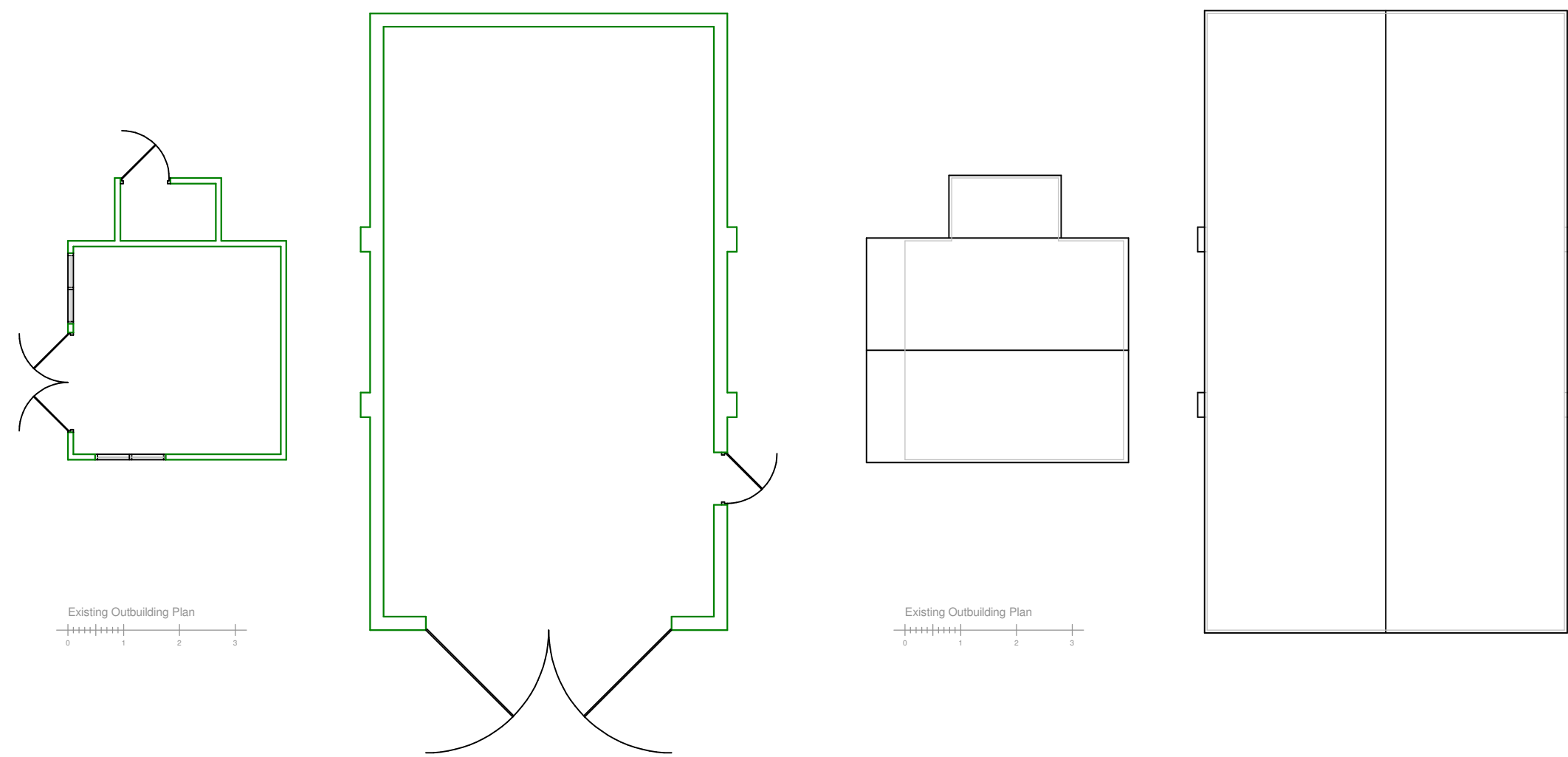
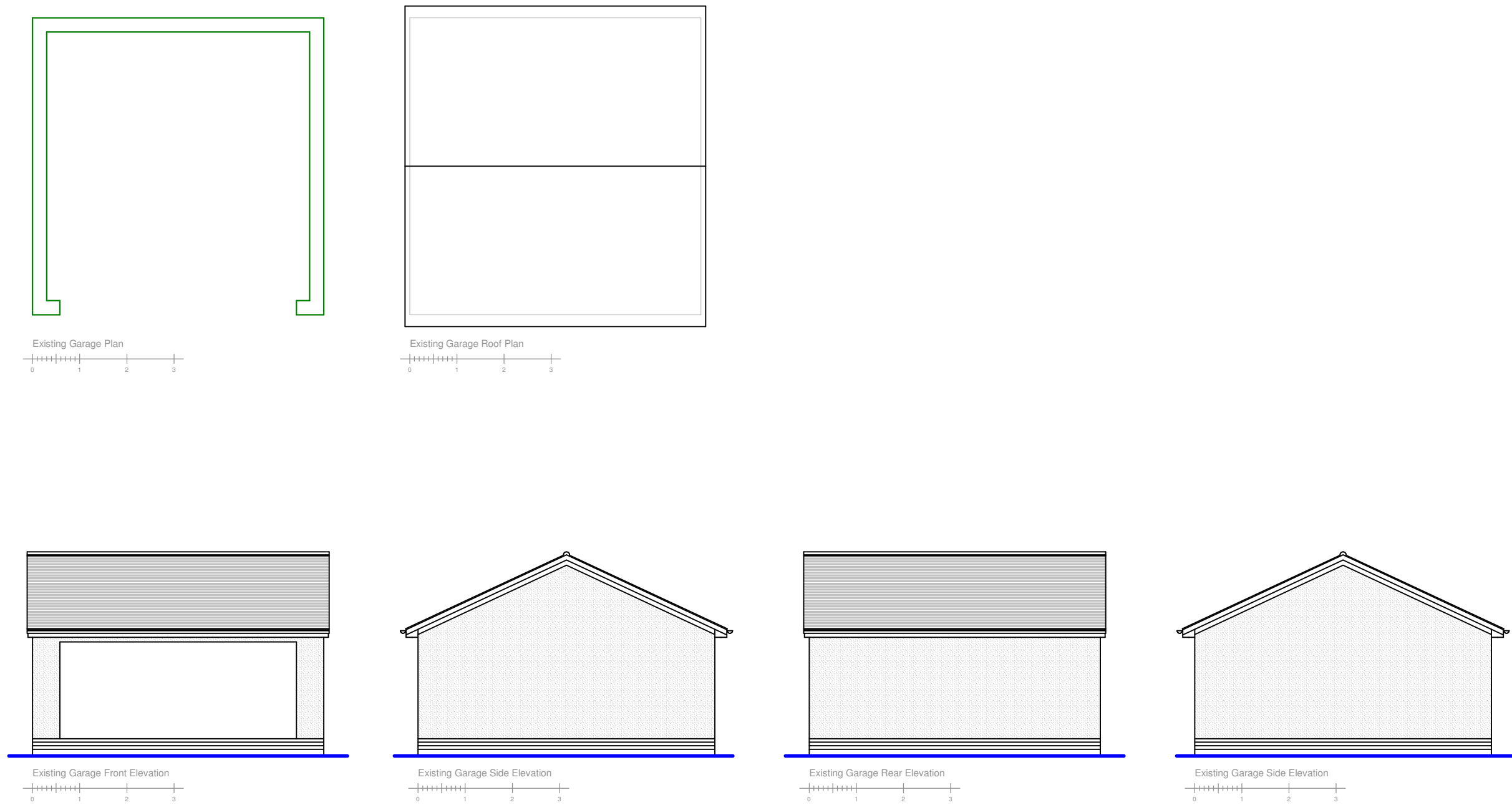
Photograph 8



Photograph 9

APPENDIX B

Architectural Drawings



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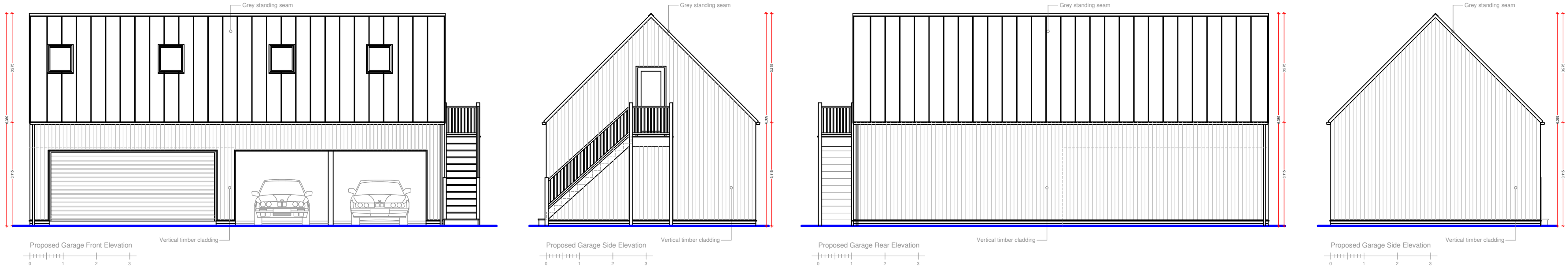
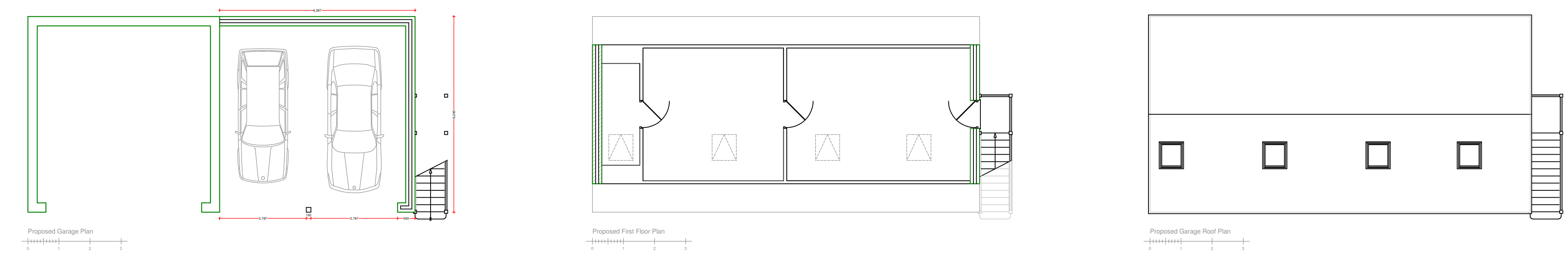
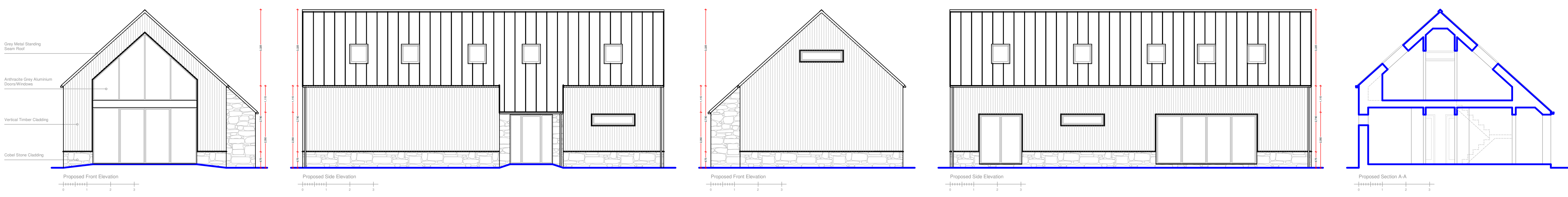
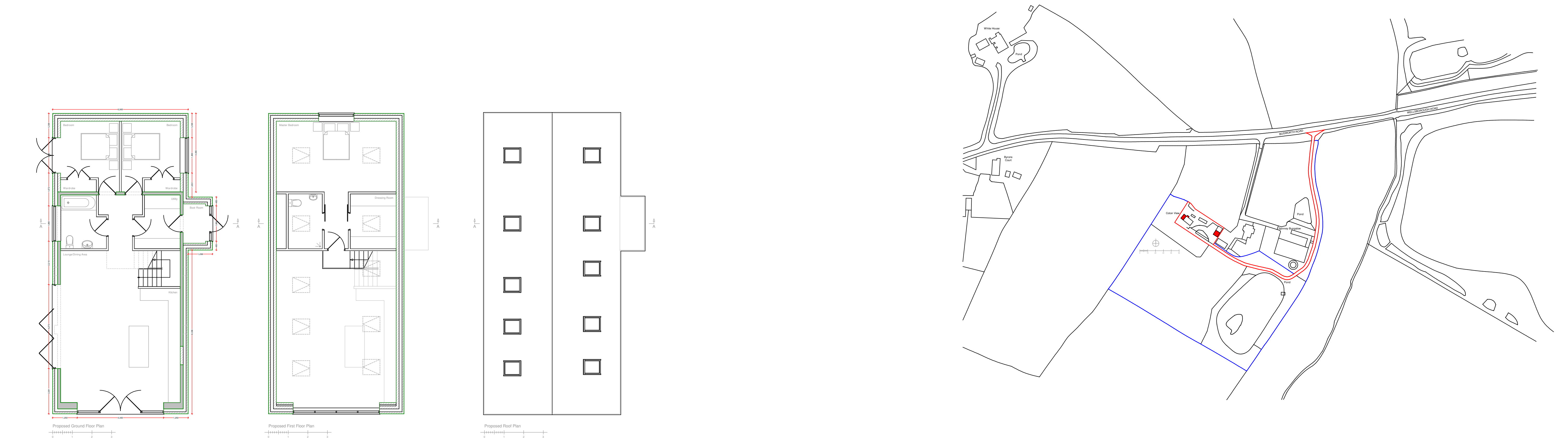
Job Title:- Proposed New Dwelling at:-
Cotton View, Bosworth Road,
Wellsborough, Market Bosworth.

Dwg Title:- Existing Plans & Elevations

Date:- October 2023

Scale:- 1:100

Dwg No:-	Size:-	Rev
3851-01	A1	



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COMMENCEMENT OF BUILDING WORKS. NO RESPONSIBILITY IS ACCEPTED
FOR THE POSITIONING OF ANY BELOW GROUND DRAINAGE.

The
Drawing
Room

(Architects) Ltd

130 Moat Street, Wigston
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Job Title:-
Proposed Amendment to
Previously Approved Permission
(19/00669/FUL) for Extension to
Former Agricultural Building to
Create New Dwelling at
Coton View, Bosworth Road,
Wellsborough, Market Bosworth.

Dwg Title:- Proposed Plans & Elevations

Date:- April 2024

Scale:- 1:100 1:2500

Dwg No:- 3851-03

Size:- A1

Rev b

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Mr Taylor
c/o agent

Name and Address of Agent (if any)

Mr Samuel Croft
Willis & Co. (Town Planning) Ltd
30 The Causeway
Chippenham
SN15 3DB
England

Part I - Particulars of Application

Date of Application

13 June 2019

Application No.

19/00669/FUL

Particulars and location of development :

Change of use and extension to agricultural building to create a dwelling, creation of residential curtilage and erection of detached double garage

Cotton View Bosworth Road Wellsborough Nuneaton Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Block Plan Drg No: SC/Taylor/02 Rev A
- Proposed Garage Drg No: 2860/100A

Received by the Local Planning Authority 13 August 2019.

- Proposed Floor Plans and Elevations Drg No: 2860/03C

Received by the Local Planning Authority 12 August 2019.

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A to H (inclusive) and Schedule 2, Part 2, Class A; of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

4. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

5. No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.

Reason: To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

6. No development above foundation level of the garage shall commence on site until representative samples of the colour of the render to be used on the external elevations of the garage hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.
3. Access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).



Nicola Smith
Planning Manager

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commencement conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	19/00669/FUL
Proposal:	Change of use and extension to agricultural building to create a dwelling, creation of residential curtilage and erection of detached double garage
Site Location:	Cotton View Bosworth Road Wellsborough Nuneaton Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

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