

email: **mark@markdadyassociates.co.uk**
our ref: **MD/jrl/MD905**
date: **25 January 2024**

REPORT
on
AREA 1 – COLLECTING RING
at
MARKFIELD EQUESTRIAN CENTRE
STANTON LANE
MARKFIELD
LEICESTERSHIRE
LE67 9TT

CONTENTS

- 1.0 BRIEF
- 2.0 LIMITATIONS
- 3.0 GENERAL OBSERVATIONS
- 4.0 STRUCTURAL OBSERVATIONS
 - 4.1 COLLECTING RING
 - 4.2 OFFICES
- 5.0 CONCLUSIONS

APPENDIX A – BUILDINGS LAYOUT

1.0 **BRIEF**

- 1.1 We were instructed by Mr A. Angrave of Markfield Equestrian Centre, Stanton Lane, Markfield, Leicestershire, LE67 9TT, to report on the structural condition of a building forming part of the Markfield Equestrian Centre.
- 1.2 The Report was required in respect of Area 1 – Collecting Ring and part of the offices as shown in Appendix A of this Report.
- 1.3 The Report was required to support a Planning Application for conversion of these areas to commercial use.

2.0 **LIMITATIONS**

- 2.1 A visual inspection was carried out on 22 January 2024, but no destructive investigation was undertaken. This Report, therefore, is based solely on those factors that were readily observable at the time of inspection.
- 2.2 We have not inspected woodwork or other such parts of the structure that were covered, unexposed or inaccessible, and cannot therefore report that any such part of the structure was free from defect.
- 2.3 This Report is intended to address structural matters only, and should not be relied upon for financial, public health or legal comment, for which expert advice should be sought.
- 2.4 This Report has been prepared for the private use of the Client in the context stated. It shall not be reproduced in whole or in part, or relied upon by third parties for any use, without reference to the Author.
- 2.5 Lack of comment on any particular structural element does not imply that they comply with current standards, but only that no obvious signs of distress were noted in these members.

3.0 **GENERAL OBSERVATIONS**

3.1 The property was situated at Ordnance Survey grid reference SK 47141 11275 and the front of the buildings faced approximately north west.

3.2 The site sloped gently downwards towards the south east, as did the general topography.

3.3 Reference to British Geological Survey Sheet 155 indicates the site to be underlain by the Silty Clay of the Oadby Glacial Till, with quarrying and made ground shown nearby.

Actual ground conditions were not confirmed on this visit.

3.4 The Equestrian Centre as a whole comprised a series of interconnected steel frame buildings with corrugated sheet roofing and a combination of metal profiled sheet and open timber boarded elevations.

There were 'wrap around' part single storey, part two storey Offices on the front elevation.

3.5 Area 1 as shown in Appendix A occupied the north side of the complex, and was approximately 60m x 18.5m internally.

There were two full height, full width partitions creating separate areas at the east and west ends.

It is believed that the area would have been used as the Collecting Ring when the Equestrian Centre was fully operational.

3.6 The Offices area on the front of the building extended over the north west elevation of Area 2 and part of Area 1.

Only the northern section of the Offices is considered in this Report.

- 3.7 Storm drainage was evident on the elevations, and there was foul drainage associated with the offices.

The route and condition of underground pipework was not confirmed on this visit.

- 3.8 There was no significant vegetation close to the buildings.

4.0 **STRUCTURAL OBSERVATIONS**

4.1 COLLECTING RING

- 4.1.1 The main frame was a series of 18.5m span steel portal frames at 6.0m centres. There were 10 No. 6.0m bays along the length of the building.

- 4.1.2 The portal frames comprised 356 x 171 UB columns at the junction with Area 2. The columns were connected with pitched steel rafters, with bolted eaves and apex haunches. The size of the rafters could not be confirmed.

The frames over Area 1 formed part of a two span portal framework, with those over Area 2.

- 4.1.3 The gable ends and the internal partitions were formed with 203 x 133 UB gable parts.

- 4.1.4 There was RHS diagonal roof bracing in the last bay at the front of the building.

- 4.1.5 The roof sheeting was supported on 7 No. rows of cold rolled 'Z' purlins on each slope, with a 'Z' eaves beam along each side.

- 4.1.6 The side wall sheeting was supported on 3 No. rows of cold rolled 'Z' cladding rails, complete with tie wires.
- 4.1.7 There was a low blockwork wall to the external perimeter, and the previous concrete flooring had been taken up.
- 4.1.8 We noted no significant deflections, distortions, or other structural defects in the main steelwork frames.

There was, however, some surface rusting where the lower parts of the columns had been exposed by the removal of the ground slab.

- 4.1.9 We noted no significant deflection or distortion in the ancillary roof purlins or cladding rails.
- 4.10 Overall, the structure of Area 1 was visually straight, square, and in good condition.

4.2 OFFICES

- 4.2.1 The Office construction comprised a sheeted tile effect roof surmounting single leaf blockwork elevations. Internal partitions were also of blockwork, and there was a solid concrete floor.
- 4.2.2 The floor level was elevated above the level of Area 1, to reflect the natural slope of the ground.
- 4.2.3 We noted no particular evidence of any structural movement in the office building. There was no cracking or other distortion, and doors fitted acceptably well in their openings.

5.0 CONCLUSIONS

- 5.1 The steel framed structure to Area 1 was in sound structural condition, and suitable for its existing purpose.

There was no significant distortions, deflections or defects that would preclude the main structure being re-used for commercial purposes.

- 5.2 The Office building was in sound structural condition, and suitable for its existing purpose.

There was no structural cracking or other evidence of overall building movement that would preclude the building being re-used for commercial purposes.

- 5.3 In conclusion, therefore, Area 1 and the associated part of the Offices can readily be converted for commercial use without any demolition or rebuilding of the main structural elements.



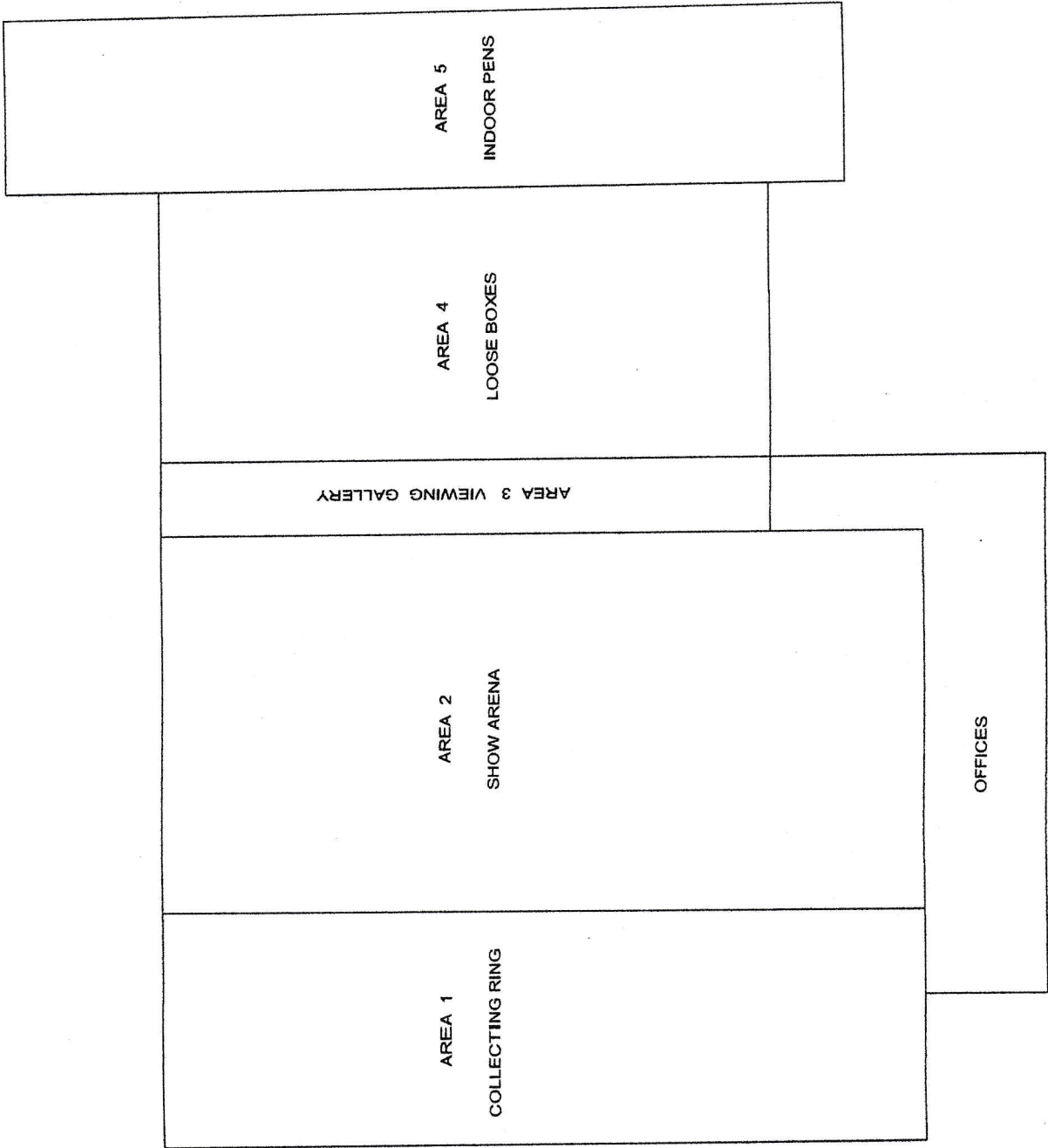
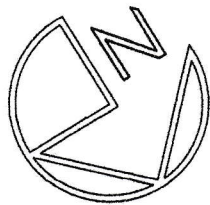
Mark Dady

CEng, MStructE

APPENDIX A

BUILDINGS LAYOUT

For reference only



APPENDIX A
MARKFIELD EQUESTRIAN CENTRE
BUILDINGS LAYOUT
FOR IDENTIFICATION PURPOSES
AND REPORTING USE ONLY