



STRUCTURAL ENGINEER'S REPORT

BK Consultants Ltd

T/: 02476 595522

E/: engineers@bkconsultantsltd.co.uk

W/: www.bkconsultantsltd.co.uk

Site Address: Rowden House Farm, Higham On The Hill, CV13 6BP

Project No: 251025

Client: Mr D. Burchell

Date of Inspection: 4th November 2025

TABLE OF CONTENTS

1.	BRIEF	3
3.	USE OF REPORT	3
6.	EXCLUSIONS	3
8.	ASBESTOS	3
10.	CONTAMINATION	3
12.	INTRODUCTION	4
18.	MOVEMENT	4
20.	REFERENCE DOCUMENTS	5
22.	BRIEF DESCRIPTION OF PROPERTY	6
25.	CONSTRUCTION OF BUILDING	6
30.	BRACING	6
32.	DRAINAGE	7
34.	SIDE ELEVATION: NORTH ELEVATION (SE1)	7
36.	BRIEF DESCRIPTION OF FAULTS	8
37.	EXTERNAL	8
42.	SIDE ELEVATION 1: NORTH ELEVATION (SE1)	9
48.	SIDE ELEVATION 2: SOUTH ELEVATION (SE2)	10
51.	GROUND FLOOR PLAN	11
58.	GENERAL COMMENTS ON CONSTRUCTION	13
59.	TIMBER STRUCTURE	13
62.	RECOMMENDATIONS	14
63.	TIMBER	14
65.	ROOF	14
67.	CONCLUSION	15
	LEGEND	16
	DISCLAIMER	17

Weather: It was a cloudy day. Temperature: 14°C

1. **BRIEF**

2. This report is a Structural Engineer's Report on the general structural condition of the stable and the suitability of the building for the proposed redevelopment into a residential dwelling.

3. **USE OF REPORT**

4. This report is for the use of Mr D. Burchell for the purpose of assessing the structural condition of the building for the purpose of submitting a Planning Application.

5. This report is to be used for no other purpose than that stated above, without express permission, **in writing**, from BK Consultants Ltd.

6. **EXCLUSIONS**

7. This report does not deal with dry rot, wet rot, rising damp, or infestation of timbers. These items should be dealt with by other specialist companies.

8. **ASBESTOS**

9. This report does not deal with asbestos; specialist asbestos companies carry out such surveys.

10. **CONTAMINATION**

11. We have not been instructed to carry out any investigation into past or present uses of the property or of any neighbouring land to establish whether there is any potential for contamination from these uses or sites to the subject property and therefore have assumed that none exists. However, should it be established subsequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to any contaminative use, then this may reduce the value of the property and may effect remedial costs.

12. **INTRODUCTION**

13. The inspection has been limited to the structural fabric of the building only.
14. This document does not contain any valuation nor likely cost of any necessary remedial works.
15. 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.
16. This document is for the specific use of the aforementioned Client, and shall not be disclosed to other parties without full written consent of the Engineers.
17. 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 unauthorized disclosure of its contents or place reliance on any part of its findings, facts, or opinions, be they specifically stated or implied

18. **MOVEMENT**

19. This document cannot categorically state that movement has ceased or that no movement has taken place without monitoring the property for a minimum period of one year.

Project No. 251025
Date: 7th November 2025

20. **REFERENCE DOCUMENTS**

21. Appendix A: Alder Mill Drg No's: 629/225/01, 629/225/02, 629/225/03.

22. **BRIEF DESCRIPTION OF PROPERTY**
(All heights, sizes and dimensions given are approximate)



Fig 1

23. Fig 1 is a general view of the front of the building.
24. The building is a timber stable; the stable is enclosed on all sides.
25. **CONSTRUCTION OF BUILDING**
(All dimensions and sizes quoted are approximate)
26. Floor: The internal floor is a concrete floor. The timber structure is L shaped in plan and is 11.9m x 4.7m length x breadth (l x b) and the outrigger is 3.4m x 4.7m (l x b) in plan.
27. The stable is supported on a series of timber framed internal walls, the vertical timber studs are 75 x 32mm (d x b) at 600mm centres and are lined with 19mm thick timber boards to 2.1m above finished floor level on one side and 1.5m above finished floor level on the other side.
28. The external walls are timber frames, the vertical timber studs are 90 x 32mm (d x b) at 600mm centres, the external cladding up to the eaves is 19mm thick tongue and groove boards; the wall is lined internally with 19mm thick timber boards to 1.5m above finished floor level.
29. Roof: The roof is an 'A' symmetric roof, the longer roof slope is supported on 4No. 125 x 50mm (d x b) timber purlins at 600mm centres. The shorter roof slope is supported on 3No. 125 x 50mm (d x b) timber purlins at 600mm centres. The roof is covered with corrugated bituminous sheets.
30. **BRACING**
31. The internal timber cross walls are partially braced.

Project No. 251025
Date: 7th November 2025

32. **DRAINAGE**
33. Plastic gutters and downpipes.
34. **SIDE ELEVATION: NORTH ELEVATION (SE1)**
35. There is 1No. gutter downpipe on the side elevation (North elevation).

36. **BRIEF DESCRIPTION OF FAULTS**
(All heights, sizes and dimensions given are approximate)

37. **EXTERNAL**

38. **FRONT ELEVATION**



Fig FE1



Fig FE2



Fig FE3

39. Fig FE1 is a general view of the front elevation.
40. Fig FE2 shows the sag in the bituminous roof sheets.
41. Fig FE3 is a view of the valley gutter.

42. SIDE ELEVATION 1: NORTH ELEVATION (SE1)



Fig SE1.1



Sag in
Roof

Fig SE1.2



Gutter
Downpipe

Fig SE1.3

- 43. Fig SE1.1 is a general view of the side elevation (SE1).
- 44. Fig SE1.2 shows the sag in the bituminous roof sheets.
- 45. Fig SE1.3 shows the gutter downpipe on the side elevation.

46. REAR ELEVATION



Fig RE1

47. Fig RE1 shows the sag in the bituminous roof sheets.

48. SIDE ELEVATION 2: SOUTH ELEVATION (SE2)



Fig SE2.1



Fig SE2.2

49. Fig SE2.1 is a general view of the side elevation (SE2).

50. Fig SE2.2 shows the sag in the bituminous roof sheets.

51. **GROUND FLOOR PLAN**



Fig GF1



Fig GF2



Fig GF3

52. Fig GF1 shows the rear wall of the stable.
53. Fig GF2 and Fig GF3 show a typical internal timber structural partition, these are at 3.50m centres and they support the roof. The external timber stud walls are tied into the internal stud partitions.



Fig GF4



Fig GF5



Fig GF6



Fig GF7



Fig GF8



Fig GF9

54. Fig GF4 shows the side (SE2) and rear walls.
55. Fig GF5 and Fig GF6 show the A Symmetrical timber 'A' frame roof truss.
56. Fig GF7 and Fig GF8 show the typical partition wall support for the roof purlins.
57. Fig GF9 shows the brickwork support to the timber walls. The external walls of the timber structure bear onto the brickwork plinth.

58. **GENERAL COMMENTS ON CONSTRUCTION**

59. **TIMBER STRUCTURE**

60. The timber structure is in good condition; the timber is to be cleaned and treated with a proprietary wood preserver.

61. The roof is constructed from a corrugated bituminous material. The roof panels have distorted and sagged; this has been caused by the long term weathering; alternate heating and cooling of the roof panels.

62. **RECOMMENDATIONS**

63. TIMBER

64. To be cleaned and treated with a proprietary wood preserver.

65. ROOF

66. The existing corrugated bituminous sheets are to be replaced with a lightweight steel roof sheet.

67. **CONCLUSION**

68. Further investigations and modifications are to be carried out as outlined in the recommendations of this report.
69. The structure is suitable for renovation and refurbishment into a residential dwelling (See Appendix A).



Bogdan Kuncewicz
BEng, CEng, MICE, MIMunE, MIStructE

7th November 2025

LEGEND

AB	:	AIR BRICK
BB	:	BLACK BOLT
CB	:	CHIMNEY BREAST
C/c	:	CENTRE TO CENTRE
CL	:	CENTRE LINE
D/P	:	DOWN PIPE
DPC	:	DAMP PROOF COURSE
DPM	:	DAMP PROOF MEMBRANE
G	:	GULLEY
GD 4.6	:	GRADE 4.6 : GRADE OF BOLT BEING USED
GL	:	GRID LINE
GP	:	GRID POSITION
H/L	:	HAIRLINE CRACKS
IL	:	INVERT LEVEL
M	:	METRES
MH	:	MANHOLE
MM	:	MILLIMETRES
OSA	:	OR SIMILAR APPROVED
SVP	:	SOIL AND VENT PIPE
UON	:	UNLESS OTHERWISE NOTED

DISCLAIMER

This report has been prepared in good faith and intends to provide an overview of structural form, condition, and defects at the property. However, the observations and defects recorded are based on a visual report only i.e. no intrusive investigations have been carried out. It is recommended that any formal quotations to undertake any potential repair work include provisional sum amounts to account for any unseen or unrecorded condition items. The Contractor should satisfy himself that the full scope of works has been understood. Should the Contractor require an accompanied site visit then please contact the report writer.

We have assumed that all necessary permanent planning and other permissions, approvals and consents, have been obtained for the construction and current use of the premises, and that there are no outstanding enforcement or other notices. Non-compliance with any statute or statutory regulations has not been established.

This report does not deal with asbestos; specialist asbestos companies carry out such surveys.

This report is in respect of the buildings construction, repair, and maintenance; we have not considered nor investigated any aspects of the premises which are likely to be affected by mining or tunnelling operations, or by current environmental legislation. We have not instigated or carried out searches with the National Coal Board or prepared an environmental audit of the premises drainage or land.

We have not inspected woodwork or other parts of the structure which are covered, cladded, unexposed or inaccessible, and we are therefore unable to report that any such part is free from rot, beetle or other defects that may exist, or to confirm the adequacy of any structural element or foundation, or soil/ground conditions.

The presence or absence of high alumina cement, calcium chloride, asbestos, or permanent woodwool shuttering, fibre reinforced concrete, alkali silica reaction, sea dredged aggregates, or any other deleterious materials within the premises has not been determined.

We have not carried out detailed examinations or testing of the ventilating, heating, cooling, electrical and electronic, drainage or mechanical services installations.

We have not been able to ascertain whether or not any structural repairs have been carried out, including timber treatment, underpinning and strengthening works, nor have we determined whether or not any guarantees exist.

We have not been able to ascertain whether or not the property has ever been flooded or be likely to be affected by flooding in the future.

We have not been able to ascertain the existence of any concealed access hatches or voids.

We have not been able to ascertain any information in respect of any dispute or claim with neighbours or neighbouring properties.

We have made no investigations with any public Local Authority or statutory undertaker to ascertain whether or not there are any current notices or proposals affecting the property.

This report is confidential to the parties to whom it is addressed and whose name appears at the beginning of this report. Neither the whole nor any part shall be disclosed to any other party, and no reference thereto may be included in any circular or statement, nor published in any way, without the written approval of BK Consultants Ltd