THE COX CLIFFORD PARTNERSHIP
CONSULTING STRUCTURAL ENGINEERS

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STRUCTURAL INSPECTION REPORT

IN RESPECT OF

Woodland View
Old Mill Lane
Cowley
UB8 2JH

For: Mr Steve Buck

Job No: 10420

Date: October 2024

The Institution of StructuralEngineers

Partner: N.J.Clifford, C.Eng., M.I.Struct.E.

Consultant: C.J. Cox, C.Eng., M.I.Struct.E

VAT Registration No. 479 2983 80

CONTENTS

REPORT NO. 10420

Report of a structural inspection carried out at Woodland View, Old Mill Lane, Cowley, UB8 2JH on Wednesday 10th October 2024 by Mr N. J. Clifford C.Eng., M.I.Struct.E. of The Cox Clifford Partnership on behalf of Mr Steve Buck.

INTRODUCTION

At the request of Mr Buck we were instructed to undertake a visual inspection of the building and provide a report on the integrity of it. The building is being considered for conversion. This report is required to support the application.

DESCRIPTION OF THE BUILDING

The building is situated on slightly sloping ground towards the front of the site. The ground slopes from the front of the site down to the back of the site. Access is from Old Mill Lane onto a concrete hardstanding outside the front of the building. The drive down the side has been covered in scalpings.

The Building is of brick and block construction in the shape of a T. The front section is approximately 13m long and 3m wide, the rear section is approximately 17m long and 5.6m wide.

We are not sure when the building was constructed. There is evidence of floor slabs either side of the main T section indicating that the original structure was rectangular and approximately 13m wide x 20m long.

Looking at the British geological society maps for the ground conditions, the subsoil is expected to be sand and gravel overlying clay.

STRUCTURAL INSPECTION REPORT

Refer to Photographs 1 to 11 in Appendix A.

An external inspection of the walls showed them to be in a very good condition. There was some minor cracking above two of the lintels in the front elevation. There were some small hairline cracks in the rear elevation adjacent to the steel purlins that have been built into the wall. There were no other cracks visible.

There was a vertical expansion joint both sides of the long wall at the rear of the building.

There was a damp proof course to the perimeter of the building.

The roof was a shallow pitched roof with steel cladding and translucent rooflights. It was in good condition with no evidence of any leaking. The ridge line was level.

The guttering was plastic and discharged into downpipes into gullies in the ground. There was evidence of leaking gutters in the form of staining on one of the external walls.

Gullies, downpipes and guttering should be cleaned and cleared on a regular basis to allow the free flow of rainwater.

A trial hole had been excavated at the rear of the building in 2018. A sketch, SK-1, is attached in Appendix A. The perimeter wall is supported on 300mm deep concrete strip footing. The footing is founded approximately 800mm below ground level on a sandy gravelly subsoil.

An internal inspection of the front section of the building showed it had been split down into three areas. These appeared to be a toilet/shower room, a kitchen and a bedroom.

The walls in these areas were plastered and there was no evidence of any cracking or movement in the walls.

The roof in the bedroom and the toilet/shower room comprised of timber purlins supporting the metal insulated sheeting. There were some small hairline cracks at the junction of the walls and ceiling. There was a damp patch in the ceiling of the bathroom.

The roof in the kitchen comprised of metal purlins supporting the metal insulated cladding.

An internal inspection of the rear part of the building showed a single large room with three metal trusses 355mm deep spanning across the building supporting 170mm deep metal purlins. The insulated roof was supported by the purlins.

The metal trusses and purlins were in very good condition with no evidence of rust or movement on them. Bracing was evident from the purlin to the bottom flange of the trusses.

The walls to the large room were plastered and painted. There was no evidence of any movement in these walls.

There was a concrete ground bearing slab with no evidence of any movement or settlement. I would expect the concrete slab to be constructed on a damp proof membrane and sand blinded hardcore.

DISCUSSION AND RECOMMENDATIONS

The general condition of the masonry building is very good with there being no essential repairs needed.

The hairline cracking evident inside the building has been caused by thermal movements.

CONCLUSIONS

It is concluded that the structural condition of the building is very good and no structural changes or repairs are necessary. We are of the opinion that the conversion will not result in a significant amount of changes to enable the building to function as a dwelling, structurally the building is suitable for conversion to residential use.

EXCLUSIONS

This report is produced on the basis of a visual inspection only, no testing was undertaken and no foundations were exposed. No fixtures, fittings or decorations were removed. This report is therefore limited to what was visible at the time of inspections only.

Report Prepared By

The Cox Clifford Partnership

N.J.Clifford C.Eng.,M.I.Struct.E.

Partner

APPENDIX A

THE COX CLIFFORD PARTNERSHIP
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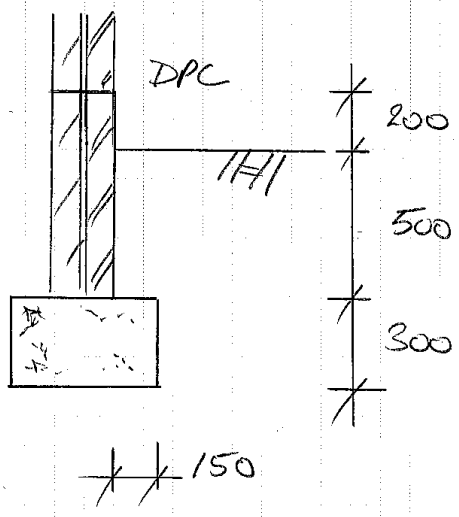
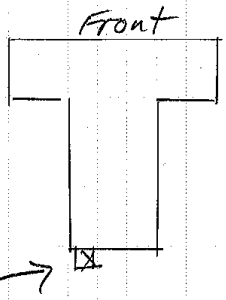
Project:	Job Ref:	Calculation Sheet No:
Woodland View.	10420	SK-1
	Design by: KC	Date: Sept 18



Trial hole view of footing

Trial hole 800mm deep.
Subsoil, Sand and gravel.



PLAN ON BUILDING

Photograph 1 Front Elevation.

Photograph 2 Part Left hand side Elevation.

Photograph 3 Part Left hand side Elevation.

Photograph 4 Rear Elevation.

Photograph 5 Part Right hand side Elevation.

Photograph 6 Part Right hand side Elevation.

Photograph 7 Foundation detail.

Photograph 8 Internal view of bedroom roof.

Photograph 9 Internal view of rear room.

Photograph 10 Internal view of metal truss and purlins.

Photograph 11 View on roof covering.