

Our Ref: 25-043-P2

5th August 2026

Home Farm, Swan Lane, Leigh, SN6 6RD

Structural Report in support of Class Q permitted development

Introduction

This report summarises the structural condition of the eastern barn structure at the above address. It was commissioned to review the suitability for its conversion from livery stable use into residential use under planning Class Q of the 2015 Town and Country Planning Order.

The barn is located at the western end of Swan Lane as shown below.



A detailed visual survey was undertaken on 28th August 2025. No intrusive investigations were undertaken.

Structural form

The building is a conventional modern steel portal frame structure (built in the late 1990's) consisting of 4 bays as follows

- Modern (uninsulated) trapezoidal steel roof deck and walls supported on steel purlins and cladding rails, spanning between 178x102 UB stanchions and 152x89 UB rafters.
- 1575mm high blockwork perimeter walls continuous with internal stable walls.
- Concrete floor slab with a central drainage channel.
- A central side door opening to the east elevation.
- A double sliding door opening central to the south elevation with appropriate trimming steelwork.

- Roof bracing in the northern bay providing N-S stability in conjunction with the blockwork side walls

Condition and defects

- Minor surface corrosion of steel brackets above the walls (which can be dealt with by re-coating as part of any conversion works).
- Settlement of the slab below the north elevation (most likely due to local washing out of soils from the central drainage outlet and run-off from the cladding). This can be remedied by local underpinning of the slab and re-direction of the drainage away from the building. Both of which would form part of any conversion works.

Conclusions

The structure is in a good condition for its age and has been adequately maintained to ensure its overall structural integrity for livery stable and storage use.

The structure can carry the applied loadings associated with a new residential use (as indicated on LPC drawings PR02 and PR03) without requiring significant strengthening or alterations.

With a suitably detailed insulated outer shell, it is considered suitable for conversion to residential use.

Your faithfully

██████████ (C.Eng, B.Eng (Hons), MIStructE)

Director

Structures 2 Ltd.

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Appendix A. Photographic record.



Figure 1. Typical portal frame junction at eaves level. Note cold-formed steel cladding rails and eaves member.



Figure 2. internal view of North gable showing central wind-post and roof bracing.



Figure 3. Northwest corner showing cladding rails and blockwork built tight into steel posts.



Figure 4. Front entrance on south elevation showing sliding doors and trimming steelwork around opening.



Figure 5. East elevation opening.



Figure 6. Typical cladding rail connection to main stanchion.



Figure 7. North elevation showing drainage pipe from central slab channel and local washing out of soil beneath slab edge.



Figure 8. Close-up detail of the same. Slab will require underpinning as part of the conversion works.