

5090/SFH/IPR

Mr & Mrs Kearsley
The Bath House
Overton Road
Ruabon
LL14 6LL

11th January 2024

Dear Sir/Madam

OUTBUILDINGS THE BATH HOUSE, RUABON, WREXHAM

As requested, we carried out a structural appraisal on the outbuildings to The Bath House Ruabon, on Thursday 11th January 2024. The report was commissioned to satisfy a planning condition to assess the suitability of the building for conversion into a habitable dwelling.

The outbuilding is a more modern construction dating back to 1994 and is located in the front driveway of the main dwelling. The outbuilding is single storey with brickwork elevations and a slated roof covering.

1. Observations

The outbuilding comprises of a double garage with a games room to the side. The roof is constructed using proprietary roof trusses which span from the front elevation to the rear elevation walls, see photograph P1. The walls to the front and side elevations are constructed with external skin facing brickwork, a cavity (thickness unknown) and 100mm block inner skin, see photograph P2. The external leaf of the rear elevation wall is blockwork, see photograph P3.



Photograph P1

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Wrexham LL11 1BU
Telephone: (01978) 353522
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Photograph P2



Photograph P3

Externally all walls are plumb and show no evidence of cracking movement or distress.

All lintels over doors and window openings are proprietary galvanised steel lintels.

The rear wall has been cut into an existing embankment which has been taken and cut down to dpc level so there are no retaining conditions.

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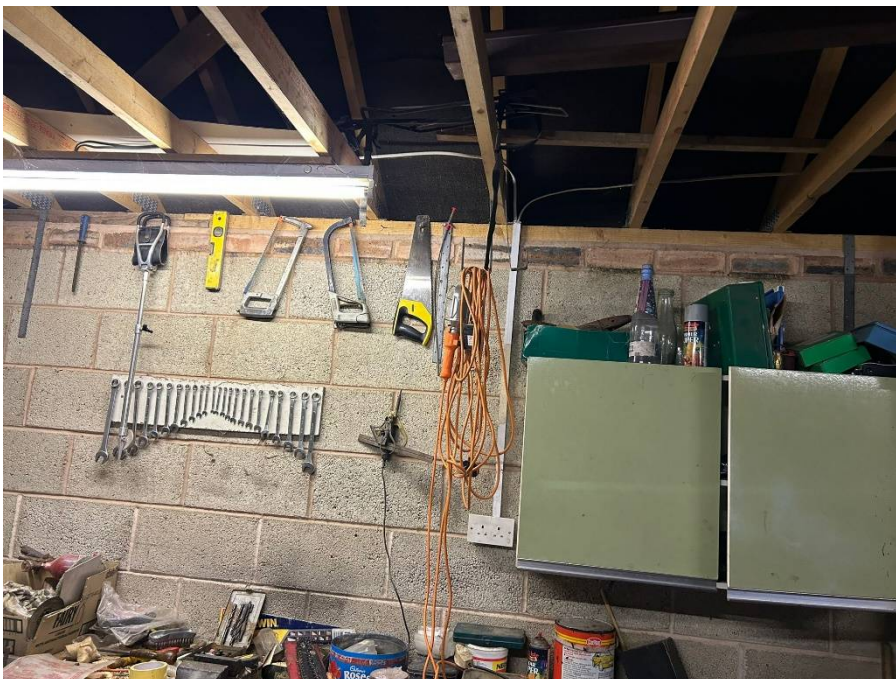
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Internally the game room has a plaster boarded ceiling, see photograph P4, whereas the garage has exposed fink type roof trusses as shown in photograph P1.



Photograph P4

Timber wall plates are strapped to the wall @ 1200mm crs throughout, see photograph P5.



Photograph P5

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The ground floor is a concrete slab with a brushed finish to the garage and carpet to the games room.

2. Discussions

We were informed by the current owner that the outbuilding was constructed in 1994 and has planning permission and building reg approval for its current usage.

3. Conclusions

The outbuilding has been constructed to a very high standard and is considered suitable for conversion into a habitable dwelling.

No evidence of any movement, distress or anything than requires taking down and rebuilding is required.

The intention is to keep the proposed conversion within the existing structure with no extension or additions added to the proposals.

The outbuilding is structurally sound and would comply to modern day building regulation standards.

Should you require further assistance, then please do not hesitate to call.

Yours faithfully

A black rectangular box redacting the signature of I. Rowlands.

I. Rowlands
BEng (Hons.) IEng FICE AaPS
Managing Director
BINGHAM RAWLINGS PARTNERSHIP LIMITED