



STRUCTURAL STATEMENT

Proposed change of use of nursery workshop store to dwelling:

**Slaugham Garden Nursery
Staplefield Road
Slaugham
RH17 6AL**

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DE1238



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Overview

We visited the above property to carry out a visual inspection and prepare a report on the nursery workshop store in support of the planning application to convert the buildings to a habitable dwelling.

Brief Description

The building comprised a single storey steel framed structure with a shallow pitched roof.

The building is approximately 11m long by 9.5m wide and an eaves height of 2.8m and ridge height at 3.75m.

Roof and wall cladding is a plastisol coated profile sheet, with large sliding doors to the front, covered in the same material.

Internally is principally open plan storage, with a concrete floor, and to one side a raised timber deck, and lightweight partitions forming a small office area.

Structural Observations

The buildings are generally of a reasonable state of repair, even though there is evidence of fire and smoke damage within the building.

This seems to have affected the roof and wall cladding, with the loss of two acrylic skylights. Smoke damage appears to be the majority of the damage.

However, the main steel frame and majority of purlins and sheeting rails show no sign of loss of structural integrity.

It is considered that only minor repair works would be needed to the external cladding to bring back to a serviceable condition.

Conclusions and recommendations

Generally, the buildings are in a fair condition, the only required work would be the replacement of the odd roof sheet/flashing and localised repairs to the wall cladding and roof lights, where fire damage has occurred.

For conversion to domestic usage the main floors and walls will require insulation to the current regulations, and this can all be done internally with timber frame and plasterboard.

Existing concrete floors would have a dpm installed over and either insulation and screed or insulation and a floating chipboard floor. There is adequate height for this to take place.

The roof would need an insulated ceiling which can all be done without affecting the current roof structure or covering.

We understand that in order to improve the appearance some timber cladding may be proposed to the external walls and replacement of the metal clad tin roof with zinc sheets. None of these will affect the structural integrity.

We do not see that the conversion of these buildings will require any new foundations.

From our inspection we see no structural reason why the existing buildings cannot be converted for domestic use.