



Structural Survey

For the conversion of Agricultural Building

at

85 Baileys Lane,
Halewood,
Liverpool,
L26 0UA

Client Name: Mr Francis Barry, FAS Developments Ltd

Our ref: SJ/WGB/LM 34494

Date: 17.07.2025

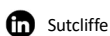
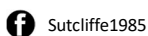
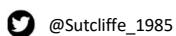
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STRUCTURAL INSPECTION

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Rev 0	17.07.2025	Issued to client	SJ	WGB	WGB

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1.0 Introduction

- 1.1 We have been instructed by FAS Developments to carry out a structural survey of the agricultural building at 85 Baileys Lane, Halewood, Liverpool, L26 0UA, in support of a Planning Approval Application to Knowsley Council.
- 1.2 The contents of this report are strictly confined to comments concerning those terms outlined in the clients brief above. It does not cover the condition of the dpc, possible damp penetration, condensation or the condition of timber components with regard to timber infestation / deterioration.
- 1.3 The views expressed in this report are based entirely upon a visual examination of the building with no intrusive investigations undertaken. The report is intended for review by Mr Francis Barry and Knowsley Council. Further inspections, investigations, full designs and details will be necessary for construction and Building Regulations approval purposes.

2.0 Inspection Notes

- 2.1 The inspection of the building was carried out on 16th July 2025 where the weather dry and sunny.

3.0 Location

- 3.1 The building is located at 85 Baileys Lane, Halewood, Liverpool, L26 0UA at OS ref 345365E, 385418N.

4.0 Geology

- 4.1 The British Geological Survey (BGS) record maps of the area show it to be underlain by Clay at low levels followed by Sand and finally Sandstone.

5.0 Building Description

Description & Construction

- 5.1 For the purpose of this report when using the terms left and right, the building will be referred to as viewed externally from the front which is adjacent to the car park area and depicted in Photograph 1.
- 5.2 The agricultural building is a part single storey structure to the left with a two-storey area to the right, which is approximately 18m x 8m on plan. The external walls comprise of 215mm solid brickwork walls. Eaves level of the building is approximately 4.3m from external ground level. Externally there are solid stone lintels over the majority of the window and door openings.



Photograph 1- Front elevation

- 5.2 The roof is a traditional duo-pitched and comprises of timber trusses with timber purlins spanning between the trusses supporting timber rafters at regular centres. There are timber battens spanning between the rafters supporting the roof finishes. The ends of the roof trusses are embedded into the external walls along the front and rear elevations. The purlins are embedded into the external walls along the gable elevations. The roof trusses are supported on internal triangular brick piers.



Photograph 2- Timber roof trusses spanning between the front and rear elevation

- 5.4 To the right hand section there is a first floor that covers approximately half of the internal floor area. The timber first floor structure is constructed from timber joists spanning onto larger timber support beams supported between the right-hand gable external wall and internal masonry dividing walls. These timber beams are also supported at mid span with a timber post.
- 5.5 The ground floor comprises of mix of solid concrete construction and brick tile floor to the 2-storey portion of the building. The finished level of the floor appears to remain consistent throughout.



Photograph 3- taken from ground floor level showing 1st floor structure

Observations

- 5.6 There was slight bowing of the right-hand gable wall above eaves level, the remainder of the elevations are free for distortions.
- 5.7 The timber beams supporting the first-floor joists have deflected as shown in Photograph 3.
- 5.8 There were no significant cracks observed within the masonry of the barn.
- 5.9 Generally there were no significant defects in the timber trusses or roof structure.

Conversion of the building

- 5.9 The ground floor has been subjected to agricultural loading. Residential use of the building will result in lower loading and therefore the slabs may continue in service subject to upgrading requirements for new building regulations
- 5.10 The first floor structure will require strengthening, but this can easily be achieved with new steel support beams
- 5.11 The external masonry is in good condition apart from the slight bowing of the right-hand gable wall. However, the wall is still in tolerance and we would suggest new strapping to the floor and roof structure to prevent further movement.
- 5.11 The roof structure is substantial and is showing no signs of significant defects.
- 5.12 Trial holes are required to confirm existing foundations and depths.

6.0 Conclusions

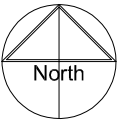
- 6.1 The building shows no signs of significant structural defects and appears to exhibit overall structural stability.
- 6.2 The building will be capable of functioning as dwellings and converted without significant alteration or rebuilding works.

Signed:

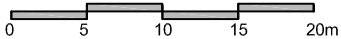
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Director

Appendix A- DK Architectural Drawings

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- KEY
- APPLICATION SITE
 - DEMOLISHED BUILDINGS
 - EXISTING TREES
 - NEW TREES



Project 87 Baileys Lane, Halewood, Liverpool			
Title Existing Site Plan			
Scale 1:500	Drawing 462-1-SK-001	Rev #	
PLANNING			



Site Accomodation Schedule

Flat Type	Count
1B2P	6no.
2B3P	12no.
Total:	18no.

Site Parking Schedule

Total Spaces	27no.
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Site Accomodation Schedule

Flat No.	Type
Flat 01	2B3P OFD
Flat 02	1B2P OFD
Flat 03	2B3P OFD
Flat 04	2B3P OFD Duplex
Flat 05	2B3P OFD Duplex
Flat 06	2B3P OFD Duplex
Flat 07	2B3P OFD
Flat 08	2B3P OFD
Flat 09	2B3P OFD
Flat 10	2B4P OFD
Flat 11	1B2P OFD
Flat 12	2B3P OFD M4(3)
Flat 13	1B2P OFD
Flat 14	1B2P OFD
Flat 15	1B2P OFD M4(3)
Flat 16	1B2P OFD
Flat 17	2B3P OFD
Flat 18	2B3P OFD

All apartments to meet min. NDSS.

NOTES:

Drawing for information purposes only.

Highways engineer to confirm road layout and junction visibility splays.



Drawing Title: Feasibility Ground Floor Plan
Date: 07/08/2024
Drawing no: E237-006
Scale: 1:500 @ A3
Drawn: HB

revision: A A



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Site Accomodation Schedule

Flat Type	Count
1B2P	9no.
2B3P	9no.
Total:	18no.

Site Parking Schedule

Total Spaces 25no.

Site Accommodation Schedule

Flat No.	Type
Flat 01	2B3P OFD
Flat 02	1B2P OFD
Flat 03	1B2P OFD
Flat 04	2B3P OFD Duplex
Flat 05	2B3P OFD Duplex
Flat 06	2B3P OFD Duplex
Flat 07	1B2P OFD
Flat 08	2B3P OFD
Flat 09	2B3P OFD
Flat 10	2B4P OFD
Flat 11	1B2P OFD
Flat 12	2B3P OFD M4(3)
Flat 13	1B2P OFD
Flat 14	1B2P OFD
Flat 15	1B2P OFD M4(3)
Flat 16	1B2P OFD
Flat 17	1B2P OFD
Flat 18	2B3P OFD

All apartments to meet min. NDSS.

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