**Report on a Structural Inspection**
**11th October 2025**

**Proposed conversion**
**of existing stables to a dwelling at**
**Oaklands Stud, Forest Grange,**
**Horsham. RH13 6HX**

**General view of the stables**

**David Wood**
**M.Sc., C.Eng., M.I.C.E.**
**Structural Calculations and Inspections**
**8 Church Avenue, Westham, Pevensey.**
**East Sussex BN24 5LN**
**Tel/Fax : 01323 460410**
E-mail : davidwood62@yahoo.co.uk

## 1 Introduction

I was asked by MME Planning Services to make a structural appraisal of 5 timber stables, a tack /feed room and a hay barn at the above address.
This is a specialist report limited only to the structural conditions of the stables. No other aspects, such as the services or the drainage were considered.

This survey was carried out by a careful visual survey.
A full analysis would require further investigation, but this is not considered necessary as no structural problems were found.

**2 Observations**

**Size of proposed area** is approximately 26.5m x 4.0m in plan
Each of the 7 timber units is 3.8m x 3.8m in plan and 2.7m high

**Construction**. The structure of each timber stable consists of vertical studs 100x50mm at 500mm c/c as walls with timber purlins supporting the roof covering of corrugated cement fibre sheeting. As can be seen from the photographs which follow; the stables are straight, plumb and are structurally sound.
No serious structural problems or roof spread were evident.

**General internal view of roof structure** - showing the internal partitions and purlins.

**Restraint** The stability of the stables is reliant on the timber walls with plywood lining and horizontal boarding as cladding.
The location is sheltered, and the buildings have not been damaged by wind loading.

**Condition of the walls.** The timber framed walls were carefully inspected. The base of these walls is supported on bricks with ventilation to prevent rotting at the base. No major problems were found. The timber walls were sound and free of rot.

**Roof structure.** The existing roof structures has no signs of deformation. The timber purlins are sound

**The corrugated cement fibre sheeting** is in good condition.
All of the walls, floors and roof are not insulated.

**Ground floor to the stables and the terrace** is a concrete slab.
No serious cracking or deformation was found

**Foundations.** The ground conditions would indicate that the foundations, of a concrete raft slab, are adequate. No structural movement is evident.

## 3 Conclusion

In my opinion these timber stables are structurally sound and are capable of being converted into a dwelling Since they were built, they have been carefully maintained. Insulation to the floor, walls and roof plus a plasterboard lining can be added.
Clearly, work will be required to bring the internal space up to Building Regulation requirements.

[redacted]

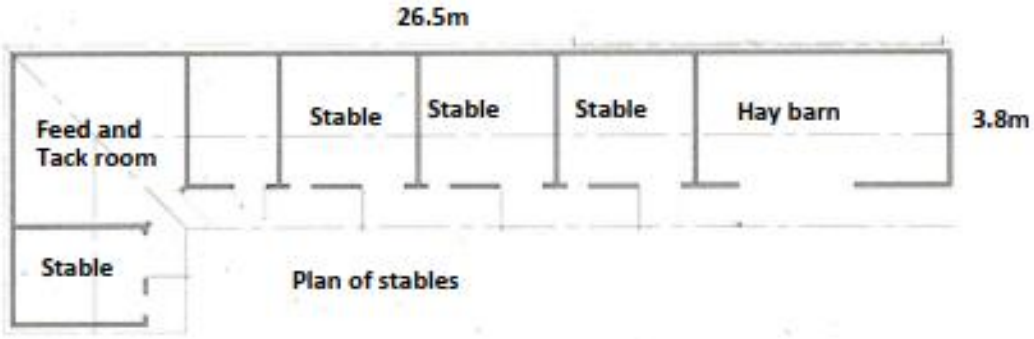
11th October 2025

The photos and sketches which follow give further detail.

**This photograph shows the base of the timber wall with a brick course onto a solid concrete slab.  All in good condition**

General **views of stable units with concrete terrace slab**

Oaklands Stud, Forest Grange,
Horsham. RH13 6HX




Plan of stables

Elevation