Report on a Structural Inspection
12th February 2026

Proposed conversion
of a stable building to a dwelling - "White Stables" at
The Green, Peacocks Lane, Thakeham, RH20 2LW



General view of the White Stables

[redacted]

1 Introduction

I was asked by MME Planning Services to make a structural appraisal of a timber framed stable building 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 the timber building is 24.4m x 10.0m in plan
There are four stables, a garage, two storage rooms and a feed room

Construction. The structure of the building consists of vertical studs at 600mm c/c as walls with timber roof trusses supporting a slate roof.

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 trussed roof structure over the central high arch

Restraint The stability of the stable building is reliant on the timber walls with OSB roof 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 a brick course with ventilation to prevent rotting at the base. Horizontal board cladding externally with OSB lining internally. All in good condition. 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 roof trusses at 600mm c/c were sound

The slate roof covering is in good condition.
All of the walls, floors and roof are not insulated.

Ground floor to the stables and is a concrete slab. No serious cracking or deformation was found. The surrounding terrace Is of brick paving which is level and sound.

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 to provide a new dwelling The building has been carefully maintained. Basic insulation and a plasterboard lining can be added. New windows and doors will need to be installed. Clearly, work will be required to bring the internal space up to Building Regulation requirements.

[redacted]

16th February 2026

The photos and sketches which follow give further detail.





Central arched section

Proposed conversion
of a stable building to a dwelling - "White Stables" at
The Green, Peacocks Lane, Thakeham, RH20 2LW

