STRUCTURAL CONDITION & CONVERSION FEASIBILITY

VISUAL INSPECTION STATEMENT | WOODLEY, 10 BUSKER LANE

PROJECT	Woodley - Pool Conversion	**HA REF.**	2649
INSPECTED	7 August 2026	**INSPECTOR**	Dan Heneghan MCIAT

01 PURPOSE AND INSPECTION

I carried out a measured survey and visual inspection of the existing swimming pool building on 7 August 2026. The inspection covered the accessible structure and its potential for conversion into a separate dwelling. This statement is based on what I observed on site, together with the photographs and survey drawings.

02 EXISTING CONSTRUCTION AND CONDITION

The swimming pool building is understood to date from around 2003-04. The walls have a natural stone outer leaf, cavity and blockwork inner leaf, measuring approximately 300 mm overall. Timber roof trusses, beams and purlins are exposed throughout the pool hall and appeared to be in excellent condition. I saw no obvious cracking, movement, settlement or other structural defects. The foundations, concealed elements and connections were not opened up.



Figure 1: Existing pool hall and exposed timber roof structure



Figure 2: Existing stone elevations and hipped roof

03 PROPOSED CONVERSION WORKS

The existing stone walls, beams, roof timbers and roof coverings will be retained. Most of the alterations are internal, with a small number of door and window openings to be changed. The pool can be backfilled and a new floor formed, or a suspended floor can be constructed over it. The preferred solution has not yet been designed. No substantial rebuilding of the pool building is proposed.

04 SUITABILITY FOR CONVERSION

Following my inspection, I consider the building to be in very good condition and suitable in principle for conversion to a dwelling. I did not identify defects that called for general structural calculations at the time of the survey. A structural engineer will, however, need to design or check the new floor over the pool, any altered load-bearing openings and affected connections, and confirm foundation or retained-member capacity where necessary.

05 LIMITATIONS

This statement records a visual inspection only. It does not certify the structural capacity of the building and is not a Chartered Structural Engineer's survey. No intrusive investigation of foundations or concealed structure has been carried out. If Kirklees requires an engineer-prepared structural survey for validation, it will need to be provided separately.

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