

Holly House– Structural Appraisal (Class Q)

Project No: 2477

Date: Nov 2023



STRUCTURAL APPRAISAL REPORT STABLE CONVERSIONS (Class Q)

**Holly House,
Cheddleton,
Staffs,
ST13 7BH**

for

Mr & Mrs Lloyd



REPlan and Design Ltd
30 Smokies Way, Biddulph, ST8 6TZ:
07598142751
Email: shaun@replananddesign.co.uk

Holly House– Structural Appraisal (Class Q)

Project No: 2477

Date: Nov 2023

CONTENTS

1.0 Introduction

2.0 Brief Description of the Property

3.0 Observations

4.0 Conclusions

Appendix A – Standard Scope and Limitations of Survey

Appendix B – Photographs

Holly House– Structural Appraisal (Class Q)

Project No: 2477

Date: Nov 2023

1.0 INTRODUCTION:

REPlan and Design Ltd were asked to visit Holly House, to assess the suitability of converting an existing stable into a dwelling.

This report is to assess the current structural condition of the stable and the suitability to convert.

Inspection carried out 30th August 2023.

Included in Appendix A of the report are, REPlan and Design's Standard Scope and Limitations of Survey.

Included in Appendix B of the report are, annotated relevant photographs taken at the time of the inspection.

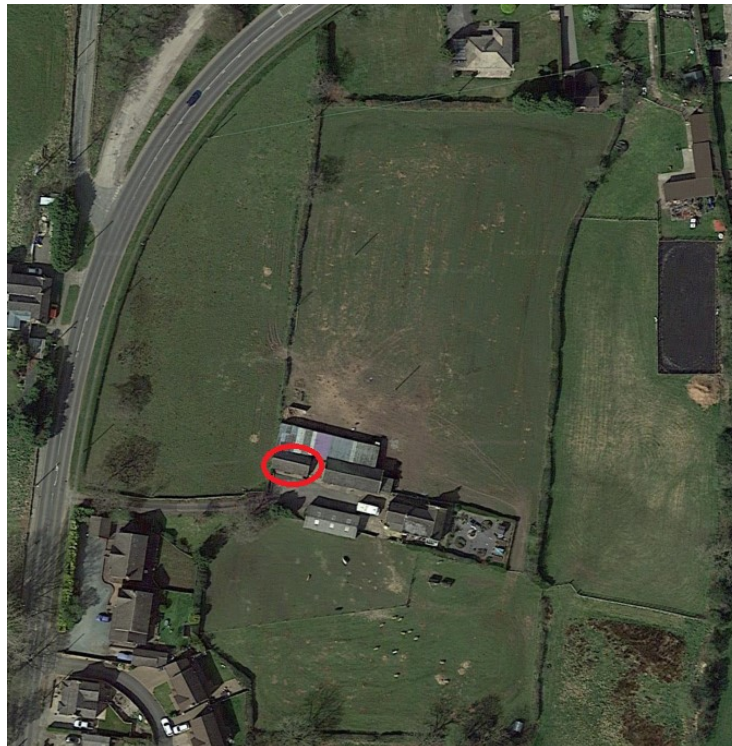


Image 1: Google Maps (Location)

Holly House– Structural Appraisal (Class Q)

Project No: 2477

Date: Nov 2023

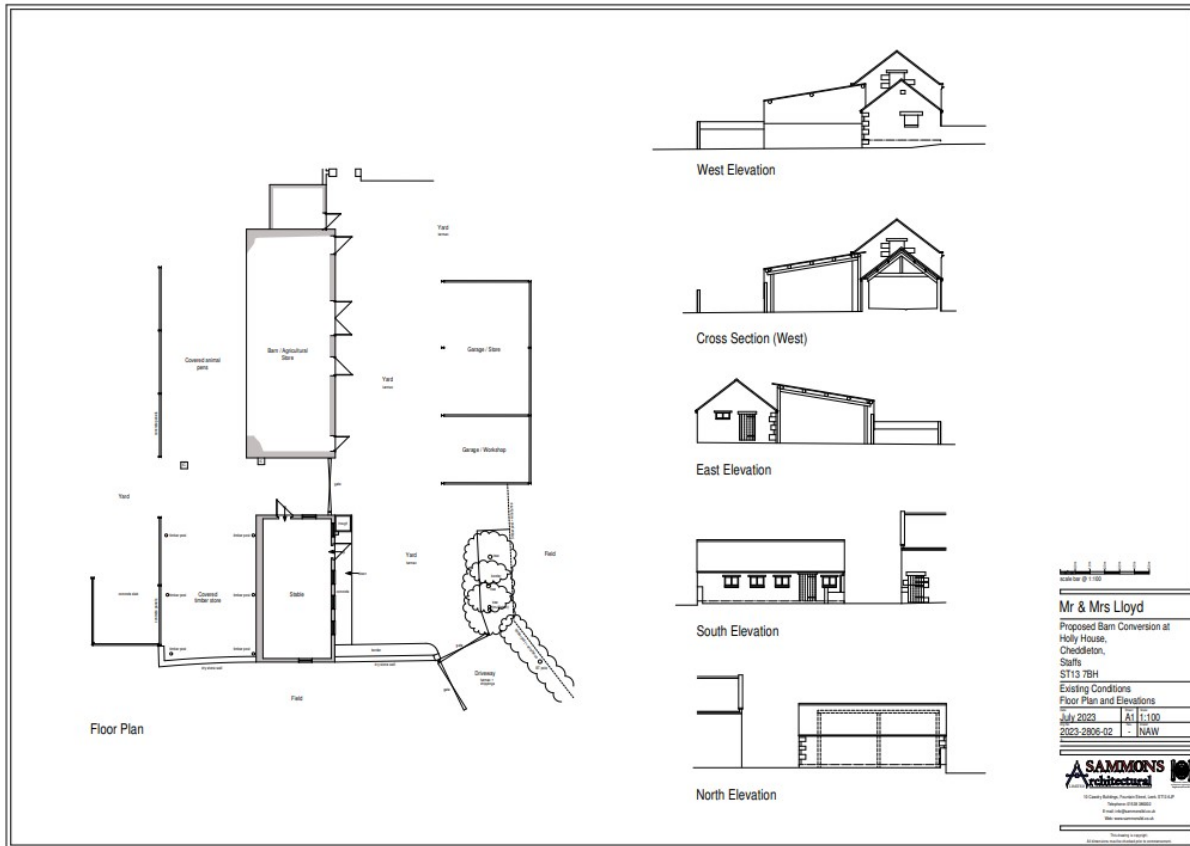


Image 2: Existing Layout (Sammons Architectural)

2.0 BRIEF DESCRIPTION OF THE PROPERTY

Stable

The existing stable is a single storey early 20th century building built from brickwork with a pitched tiled roof.

The building is accessed off the main yard for the property and has an open field to one side and a covered timber framed store to the rear.

A door and 4 windows are present to the south elevation (off the courtyard), a door and window is present to the gabled east elevation, one window is present to the gabled west elevation and no door or windows are located on the north elevation (with adjoining timber store)

Foundations have not been exposed.

The north, east and south elevations are all at one consistent level with the field to the west elevation being at a lower level by approx. 300-500mm

3.0 OBSERVATIONS:

Stable building : Internal

The stable roof is constructed from 75x63mm timber rafters at 450mm ctrs with 2 No 125x75mm timber purlins each side of the roof slope. 2No king post trusses are then present at 1/3 spans, the trusses are made up from 2No 175x63mm timber rafters with a central 220x63mm timber bottom boom and 150x63mm middle vertical post. All the structural roof members are in a reasonable condition.

The walls appear to be 225mm solid brickwork on all sides with a plastered finish applied to the majority of the inside. A timber wall plate is present to the outer section of the south and north walls. The middle section of the wall plate on the north side wall is missing / broken and will need to be replaced with the rafters fixed over.

A concrete ground floor slab is present which slopes gently towards a middle channel that is cast within the slab.

External: South Elevation

This elevation is off the main courtyard.

A 225mm brick single storey masonry wall with a tiled pitch roof over. The masonry is in a reasonable condition and has a small buttress to the right of the door where a concrete water butt is situated. No structural issues are present to the wall or roof.

1 door and 4 windows are present, all with timber lintels over.

A gutter is present across the eaves of the roof.

The ground across the elevation is level until it meets a stone wall situated at the boundary to the field.

External: North Elevation

This elevation adjoins the covered timber store in which a large section of the elevation is not accessible.

A 225mm brick single storey masonry wall with a tiled pitch roof over. The masonry is in a reasonable condition where visible. The corners of the wall are built in stonework and bonded with the main brickwork walls.

No openings are present to this elevation.

A gutter is present across the eaves of the roof.

The ground across the elevation is level

Holly House– Structural Appraisal (Class Q)

Project No: 2477

Date: Nov 2023

External: East Elevation

This elevation is accessed through the gates off the main courtyard.

A 225mm brick single storey gabled masonry wall is present with a stone corner on the north junction. The top section of the stone/brickwork has a small crack within the mortar.

1 door and 1 window are present to the elevation with a timber lintel over the window and a 170mm deep concrete lintel over the door.

The ground across the elevation is level.

External: West Elevation

This elevation is accessed off the field.

A 225mm brick single storey gabled masonry wall is present with a stone corner on the north junction. This wall has become weathered and will require repointing and replace a small number of spalled bricks. The internal drain within the concrete slab, exits the building in the middle of this elevation, which has caused the majority of the issues to the brickwork. 1 window is present to the elevation which has been boarded up, but, it has a 250mm deep concrete lintel over.

The ground across the elevation slopes away from the yard towards the covered timber store. All the ground along this elevation is lower than elsewhere, and is below the internal slab finish level.

General Comments:

The proposed stable for conversion is in a good condition structurally, and doesn't require any major repair work to strengthen the buildings.

The roof structure is in a good condition, therefore suitable for the proposed conversion. Providing the proposed roof materials don't exceed the load of the existing materials, no further structural checks would be required. The section of wallplate to the north elevation should be replaced.

The walls are generally in a good condition, with minor repairs required to one corner where the stonework meets the brickwork, and the west elevation that has become weathered.

The discharge of water out this elevation should be prevented.

The timber lintels will need to be addressed during the construction stage, ensuring that the lintels meet current standards, the lintels aren't currently causing any issues with the structure.

The stable concrete slab, which is not an integral part of the structure, would not meet modern standards. This would require insulation and a dpm. This individual element will need to be taken out or upgraded.

Foundations and ground conditions were not exposed, but the proposed loads would not be an increase on the existing loads, therefore, underpinning would not be expected.

4.0 CONCLUSIONS:

As the stable is in a good condition with no integral structural elements requiring any structural upgrades, it would be deemed suitable to convert into a habitable space.

Holly House– Structural Appraisal (Class Q)

Project No: 2477

Date: Nov 2023

APPENDIX A**REPlanAndDesign STANDARD SCOPE AND LIMITATIONS OF SURVEY****SCOPE AND LIMITATIONS OF SURVEY**

This report has been prepared to provide guidance on the structural elements to the property only.

The report is based on a visual inspection of those areas of the property that were readily accessible at the time of the inspection. As such, comments cannot be made on those parts of the building that were inaccessible or hidden from view.

The report does not provide a checklist for improvements that might be desirable.

We have not inspected parts of the structure which were unexposed or inaccessible. We are therefore unable to report that such parts of the property are free from defects.

This report is for the private and confidential use of the client for whom it is prepared.

Project Title	Holly House	Project Ref.	2477-001
Report Prepared by			
	Shaun Rigby BSc(Hons) MIET		

APPENDIX B

PHOTOGRAPHS



Photo 1: West Elevation



Photo 2: South Elevation



Photo 3: East Elevation



Photo 4: East / North Elevation showing corner (crack to mortar)



Photo 5: Internal



Photo 6: View of truss

Holly House– Structural Appraisal (Class Q)

Project No: 2477

Date: Nov 2023



Photo 7: Damaged wallplate