HPK/2013/0031

H & H Building Solutions Ltd

REPORT ON STRUCTURAL CONDITION

OF

OUTBUILDING AT REAR OF

122 CHARLESTOWN ROAD

GLOSSOP

HIGH PEAK

FOR

Mr & Mrs T JACKSON

(For planning application)

DECEMBER 2012

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HIGH PEAK BOROUGH COUNCIL
REC'D 28 JAN 2013

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1.0 Introduction.

This report is a written document which describes the results of an inspection of the property carried out by a Chartered Builder working for 'H & H Building Solutions Ltd' prepared on the instructions of Mr & Mrs Jackson, the owners and it is exclusively for their use and use by their professional advisors. Liability to third parties for all or any part of the report is specifically excluded.

The brief was to carry out a visual 'walk round' survey on the building and report on visible defects, making professional comment as to their significance in respect of converting the property into a dwelling. Consequently, this is not a detailed survey of dilapidations for construction/costing purposes.

The inspection covered only those parts of the property which were requested and which were reasonably accessible.

Woodwork and roof coverings will not normally be inspected nor will those parts which are in the ground.

The surveyor will use experience and intuition regarding inaccessible areas.

Whilst the surveyor *may* make passing comment to obvious and potential defects which, though not strictly part of the report might possibly affect the clients' investment, the report principally describes engineering matters.

The report is not insurance or a warranty regarding the condition of the property; it is a considered professional opinion given by the company based on their experience.

The inspection was carried out in the morning of Monday the 17th of December 2012. The weather was over cast and raining.

It is *not* normal procedure in this type of survey to carry out intrusive inspections i.e. lifting flooring, drilling walls etc. Nor it normal to test the mains supplies such as gas and electric water and drains, it is left to the client to obtain specific tests of these items if they deem it necessary.

The orientation of the building used in this report has been taken as has been referred to on the Architect's drawing.

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2.0 General Description.

The property is a detached traditionally constructed barn set close to the town centre in an urban area of mixed use properties most likely built in the nineteenth century. Access is from a private drive from the main house sharing a rear court yard and parking area.

The external walls are of semi random coursed gritstone blocks, the overall wall thickness being approximately 450mm thick, the roof is covered with concrete tiles.

Internally the barn is in a derelict condition with a partial first floor. The ground floor is compacted earth and partially flagged and there are no ceilings or staircase.

The roof construction is timber purlins and rafters supported by a central timber truss.

There is a single storey garage with an asbestos cement sheet roof attached to the West elevation. The wall construction is similar to the barn but the garage was locked and does not form part of the survey.

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3.0 Description of Defects / Observations.

Roof

- The roof was inspected from ground level externally and internally. The roof covering has been renewed and is now concrete tiles. The gutters are in poor condition and partially missing. There are no chimney stack or breasts.

Front West Elevation

- The front wall was generally visibly plumb, the stone work was semi-coursed with areas showing significant weathering. The pointing was old and weathered and had fallen out in places. The wall was approximately 700mm below ground level. A large area of the wall was obscured by the garage which abuts it. The garage was locked and does not form part of the survey.

Rear East Elevation

- The wall was generally visibly plumb with no serious bulges apparent to the naked eye. Again there was some significant erosion of the stone and the wall has also been re-pointed in the past which is now weathered. There was some minor cracking to the bottom right hand corner.

Gable North Elevation

- The front gable wall was generally visibly plumb except for an outward lean to the top left hand corner around the eaves level. The stone work was semi-coursed with areas showing significant weathering. The pointing was old and weathered and had fallen out in places. There was a hole through the wall at the bottom right hand corner. The wall was approximatley 700mm below ground level.

Gable South Elevation

- The rear gable wall was generally visibly plumb with no serious bulges apparent to the naked eye but some cracking was evident towards the right hand side. Again there was some significant erosion of the stone, the wall has also been re-pointed in the past which is now weathered.
  There were a number of mature trees including conifers at the rear.

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Internal

- The inside of the barn was in a derelict condition. There was a timber first floor covering approximately half of the building and the barn was open to the eaves with the underside of the roof, tile battens and felt visible.
  The floor joists were built into the external walls with no water proofing or wrapping visible. There was a non-load bearing 215mm clay brick wall dividing the barn in two extending to the underside of the first floor level.
  The wall position was directly beneath the timber roof truss overhead.
  The truss and purlins were built into the external walls with no water proofing or wrapping visible.
  A bricked up door way was visible on the west elevation presumably this once led into the attached garage. The cracks visible on the external surfaces were also visible inside. The wall construction inside was random rubble.

4.0 Conclusions and Recommendations

I believe the barn is in a suitable condition for conversion into a dwelling. However there are some issues which need to be addressed and/or further investigation.
The bullet points below are a list of conclusions and recommendations for your consideration. They should be read in conjunction with your valuation survey and any other specialist reports you may have.

- The roof covering will most likely require the installation of insulation etc. to comply with Building Regulations.

- All of the rainwater goods require an overhaul and a surface water drainage system provided.

- The walls will require areas of stone to be replaced where the erosion is excessive and the lean in the gable North elevation top left hand corner may need rebuilding. Additionally the walls will require damp proofing and possibly insulation again to comply with building regulations. The areas of the walls below ground level will require tanking. The minor cracking in the walls needs repair and the holes need making up. General re-pointing is required.

- The ends of the timber floor joists and roof truss purlins etc. need to be investigated further for damp penetration and may require treatment for rot.

- The internal 215mm wall is at present not carrying any load. If the conversion scheme requires this wall to carry load it foundations should be checked to ensure suitability.

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- A ground floor will have to be installed to comply with Building Regulations. The excavation required may undermine the existing walls and care should be taken with its construction to avoid partial collapses but also to ensure adequate water proofing without creating rising damp. Particular attention should be paid to those areas already below ground as the walls in these areas are acting as retaining walls and any undermining here could cause a sudden collapse.

- The brick in-filled doorway in the West elevation will need to be tied into the stone work; it would most likely be more effective to remove the brick work and refill the opening fully tying in the construction to the surrounding stone work.

- The rear wall has mature trees in close proximity and may require under pinning and care should be taken to avoid damage to the tree roots. The long standing movement shown by the cracks in the wall requires further investigation and possibly strengthening work to the foundation. You should check the ownership of these trees and obtain any permissions required if works are carried out.

- The provision for surface water and foul drainage must be investigated and the existing system surveyed for physical suitability and capacity. Repairs and alterations to enable the existing system to be used may be required.

- Though not part of this survey, if you intend to incorporate the attached garage as part of the conversion its asbestos cement sheet roof may require renewal along with its supporting structure. The comments made about the walls of the main barn also apply along with those regarding insulation gutters etc.

- As a general rule you should have any electrical and gas services checked by a suitably qualified, experienced and insured contractor and obtain any appropriate certification. In addition any damp proof and rot treatments, water proofing, underpinning etc should come with the appropriate guarantees.

- To reiterate the conversion works will require Building Regulation approval, possibly Planning approval and you may need to consult your neighbours with regard to the Party Wall Act. You should seek advice and guidance about this from your Architect and you may have to consult an arboriculturalist regarding the adjacent trees. You should satisfy yourself as to the competence of any builder or specialist you employ and seek references along with obtaining guarantees for any installed systems and treatments.

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