



# **Kingfisher Consulting**

**Barley Castle Yard, Market Street, Hayfield, High Peak SK22 2EP  
Tel: 01663 741312**

## **Structural Survey**

**at**

**The Royal Hotel Garages, Hayfield, High Peak**

November 2013

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## **1. INTRODUCTION**

The Royal Hotel is a Grade II three-storey early Georgian property constructed in 1755 as a vicarage. Its first use as a public house dates back to the late 1700's. In the early 20<sup>th</sup> century a function room with bedrooms above was added to the original building retaining the original style and detailing (see attached photograph taken in 1908). This was subsequently extended to provide the current function room.

There currently exists a building within the curtilage of the hotel which appears from the 1908 photograph to have been used originally for accommodation but at some time in the 20<sup>th</sup> century has been converted for use as garaging and miscellaneous storage. This building is in a poor state of repair and it is proposed to renovate and convert the building to holiday accommodation.

This structural survey has been commissioned as a planning requirement to accompany the application to convert the building into holiday accommodation. Further investigation would be required if the planning application is approved, prior to building control application.

## **2. FIELD SURVEY**

### **Description**

The garage building is of coursed masonry construction with a double pitched slate roof. The ground floor is divided by masonry walls into separate garage/storage areas, each with a double timber door on the front elevation. The first floor consists of one storage room with a single door entrance on the rear elevation.

The ground floor is of stone and concrete solid construction, and the first floor consists of timber joists overlaid with floorboards and a plastered wattle ceiling below.

### **Findings**

The ground floor is of solid construction with masonry setts at the entrance and concrete infill for the majority of the floor. There is no insulation provided.

Whilst ostensibly vertical, the masonry external walls have suffered a high degree of weathering, and the mortar joints are poor and missing in various locations. Cracking is apparent on the piers adjacent to the garage doors and in some locations on the rear wall. There has inevitably been some settlement over the last century, but this is not unduly deleterious, and within the confines of a visual survey, the walls generally appear structurally sound.

There are no discernible ties between the walls and the first floor.

The first floor is timber joisted with floorboards above and a plastered wattle ceiling below. This floor has proved suitable for storage and the use of the first floor as a gardening club in the past, but would need strengthening if the building is converted to accommodation.

The roof rafters are collared and under drawn with boarding. There has been noticeable deflection of the rafters, and should the development proceed, the roof will need re-slating, waterproofing and insulating to current standards.

### **3. CONCLUSIONS AND RECOMMENDATIONS**

The building is currently being used mainly for storage. If the conversion to holiday accommodation gains planning approval, certain structural remediation works will be necessary viz:

- Mortar joints will require raking back to sound material and re-pointed.
- The ground floor will require breaking out and replacing with an insulated solid slab.
- Areas of cracking in the walls will require clearing of deleterious material, the possible inclusion of resin bonded ties, and re-pointing.
- The internal walls that are remaining will require positive connection to the external walls by means of drilled resin bonded steel bars.
- The first floor will require replacement with a structurally capable, acoustically insulated joisted floor.
- The existing windows will require replacement with double glazed units.
- The building will require thermal insulation to current standards.
- The building will require re-roofing.

The above list may not prove exhaustive, but should give an indication of the extent of the work required should the proposal gain planning approval.

### **4. GENERAL REMARKS**

This structural survey has been commissioned as a planning requirement to accompany the application to convert the building into holiday accommodation. Further investigation would be required if the planning application is approved, prior to building control application.

The survey was based on a non-intrusive visual inspection of the property. We have not inspected concealed woodwork or other parts of the structure that are covered up or inaccessible and we are unable, therefore, to report that such areas are free from defect. In addition, we did not test any of the services or drainage.

JD Butterworth BSc(Hons) CEng FICE  
18<sup>th</sup> November 2013