

To be read in conjunction with Structural Survey Report (Report on the Structure of the Coach House, Healy Consulting, 2015)

Introduction

This statement has been prepared in support of the application for Listed Building Consent relating to the proposed change of use and limited associated works at the above property. The application proposals are limited in scope and do not involve substantial rebuilding works or significant structural alteration to the principal fabric of the building.

The Local Planning Authority has requested additional information regarding the condition and structural stability of the building. The following statement is provided based upon visual inspection undertaken by the architect in the course of inspection (January 2025) and preparation of the application proposals. During inspection no evidence was observed to indicate that the building is unsafe, unstable, or suffering from significant structural failure. The building is weather-tight, maintained and capable of continued occupation and use without reconstruction.

This statement is accompanied by the Report of the Structure of the Coach House (November 2015) prepared by Healey Consulting. The 2015 report does not raise any significant structural concerns and concludes that 'The property does not need major reconstruction to be converted to new domestic accommodation.' The findings of the 2015 report are supported by the 2025 visual inspection.

Observations on Condition

The following factual observations are provided.

1.0 Roof Structure

The roof structure was visually inspected where accessible. The roof covering appears to be functioning effectively with no significant evidence of ongoing water penetration observed internally at the time of inspection.

The roof structure appears generally sound and stable. No significant distortion, sagging or evidence of structural failure was noted during inspection. No substantial rebuilding or replacement of the roof structure or insertion of rooflights is proposed as part of the application.

2.0 External Walls

The external masonry walls appear generally plumb and stable with no evidence observed of significant movement, bulging or structural distress.

The external envelope appears weather-tight and reasonably maintained. Localised historic weathering and age-related deterioration typical of a building of this age and type may be present but no defects indicative of imminent structural concern were observed.

3.0 Cracking and Movement

No evidence of significant progressive structural cracking or active movement was observed during inspection.

Minor historic settlement cracking and localised surface imperfections typical of an older listed structure may be present in places, however no cracking suggestive of ongoing structural instability was identified.

4.0 Floors and Deflection

Internal floors were visually inspected where accessible and appear capable of continued normal use, as indicated in the proposals.

Some localised unevenness, minor deflection and historic settlement may be present, consistent with the age and character of the building, however no evidence was observed of significant structural failure or conditions requiring rebuilding works.

5.0 Moisture Ingress

At the time of inspection the internal areas viewed appeared generally dry and in use.

No evidence of significant ongoing moisture ingress, saturation or persistent water penetration was observed internally. The building envelope appears to be functioning satisfactorily in weathering terms. The 2015 report identifies an area of damp (3.04), this is understood to be caused by blocked gutters and a broken window pane, resulting in water running down the walls and gaining access to the inside. Remedial works are proposed as part of this application.

6.0 Timber Condition and Decay

Accessible timber elements were visually inspected where possible.

No evidence of significant active timber decay, widespread rot infestation or structural timber failure was observed during inspection. Timber elements appear generally serviceable for their intended purpose.

7.0 Maintenance and Ongoing Use

The building is subject to regular inspection by the owner and has been maintained in a stable and serviceable condition. The proposals submitted as part of the application are intended to support the continued viable use and long-term conservation of the listed building.

8.0 Conclusion

Based upon visual inspection undertaken in connection with the preparation of the application proposals, the building appears to be in generally sound and stable condition and no evidence has been identified to suggest that substantial rebuilding or structural intervention is required in association with the proposed works.

Given the limited nature of the proposals, it is considered that these observations, supported by the 2015 Structural Report, provide sufficient information to determine the current applications.