

Consulting Civil & Structural Engineers

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4776/GJH/SJR

Mr John Wright
Plas Eyton
Eyton
Wrexham
LL13 0YD

2 November 2022

Dear Sir

OUTBUILDINGS PLAS EYTON EYTON WREXHAM LL13 0YD

As requested, we carried out a structural appraisal on the outbuildings to Plas Eyton on Tuesday 27 September 2022. The report was commissioned to satisfy a planning condition to assess the suitability of the building for conversion into a habitable dwelling.

The outbuildings are single storey and located in the rear courtyard of the main dwelling. The original outbuildings are over 80 years old and constructed with brickwork/rendered brickwork elevations and a slate covered roof.

1. Observations

The original outbuildings comprise of store rooms and a workshop, along with two number pigsty pens. A more recent addition has been added to form a stable block to the rear, constructed with blockwork walls and a corrugated steel sheeted roof.

The outbuildings have been maintained over the years to a very high standard. The workshop walls internally have been repointed throughout and a new replacement roof construction added, see photograph P1.



Photograph P1

All walls are relatively plumb and show no evidence of cracking, movement or distress.

The white painted render coat to the internal wall elevations shows no evidence of cracking, movement or distress.

Velux roof lights have been introduced into the monopitched roof construction, see photograph P2.



Photograph P2

The external wall to the rear of the outbuildings forms the boundary to the garden/allotment area, see photograph P3.



Photograph P3

Once again, the brickwork elevation is relatively plumb and shows no evidence of cracking, movement or distress.

The ground floors to all buildings are concrete floors in a reasonably good condition and level.

The rear stable block is constructed in single skin blockwork, see photograph P4.



Photograph P4

The wall is plumb and shows no evidence of cracking, movement or distress. It is not possible to see if the blockwork has been constructed off the ground floor slab or whether it goes down to a foundation.

2. Conclusions

The outbuildings have been kept and maintained to a very good standard and could easily be adapted into a habitable dwelling without any structural remedial works being undertaken to the original outbuildings.

The more recent stable block will require strengthening to the external wall panels and a new roof construction to replace the steel sheeting.

Should you require further assistance, then please do not hesitate to call.

Yours faithfully



G J Higginbottom
Director
BINGHAM RAWLINGS PARTNERSHIP LIMITED

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