

STRUCTURAL INSPECTION REPORT

FOR

ADWY GRANGE

COEDPOETH

WREXHAM COUNTY

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6971/DHU/CHe

2 November 2018

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1. Introduction

- 1.1 We confirm having visited the property on 1 November 2018 to review its structural condition with a view to its proposed conversion into a domestic property.
- 1.2 This report is intended for the benefit of the Planning Department to gauge whether the building can be converted into domestic accommodation in accordance with Planning guidelines.
- 1.3 Our survey consisted of a visual appraisal of the building.
- 1.4 The building is a single storey outbuilding constructed for use as a Stable.
In structural form it consists of:
- (i) Timber rafter and collar tie roof with concrete tiles finish.
 - (ii) Single skin block external and internal walls.
 - (iii) Concrete ground floor.
 - (iv) External walls built off concrete footings independent of the concrete ground slab (as viewed on Client's construction photographs).
- 1.5 A lightweight masonry/glazed greenhouse is attached at one end and which appears to be built off a concrete slab.
- 1.6 We understand that the outbuilding dates from the mid 1980's.
- 1.7 Our sketches and photographs are enclosed.

2. Survey

Refer to sketches SK01–SK02 noting the locations of our following observations.

External

Front Elevation

- 2.1 Rendered elevation.
- 2.2 Minor vertical crack at junction with greenhouse.
- 2.3 No significant defects noted.

Rear Elevation

- 2.4 Rendered elevation.
- 2.5 Wall takes a slight undulating line on plan and is slightly out of plumb over the majority of its length.
- 2.6 No significant defects noted.

Right Side Elevation

- 2.7 Rendered elevation.
- 2.8 Slight horizontal crack at eaves height.
- 2.9 No significant defects noted.

Left Side Elevation

- 2.10 Rendered elevation
- 2.11 No significant defects noted.

Internal

Concrete floor slab.

Painted block walls.

Exposed timber roof.

- 2.12 Internal cross walls built up to approximately 2000mm height, eaves height is approximately 2800mm.
- 2.13 Slight predominantly vertical cracks.
- 2.14 No significant defects noted.

3. Conversion Proposals

- 3.1 It is proposed to convert the outbuilding into a single domestic dwelling as shown on the enclosed Sandra Murray Associates drawings/SK03-SK04.
- 3.2 The proposals retain the same openings in the external walls. The walls will be internally lined.
- 3.3 The internal walls will remain apart from the current wall that divides Rooms 1 and 2 and which will be removed to form the Kitchen/Living Room.
- 3.4 The roof will remain.
- 3.5 The ground floor will remain and will be built up with insulation and finishes.

4. Discussion and Conclusions

- 4.1 It is clear that the outbuilding was well constructed for its use and has been well maintained and accordingly we consider that it can be fairly readily converted into domestic use.
- 4.2 The external walls are thick single skin blockwork and the intention is to insulate/dry line them to form 'cavity' walls.

Either metal framing or timber framing would be used suitably tied to the existing block walls to form external cavity walls to comply with Building Regulations requirements in due course.

The external block walls would continue to support the roof and the dry lining system would be built off the floor.

- 4.3 The internal walls would be built up to the underside of the roof in order to compartmentalise the three end rooms. Lintels will be required over the openings.
- 4.4 It is understood that the ceiling level will remain in the three end rooms and which will allow standard timber ceiling level bracing timbers to be incorporated above the plasterboard ceiling.
- 4.5 Removing the existing internal wall in the proposed Kitchen/Living Room will create a fairly long open plan room and which will merit ceiling level bracing to ensure overall lateral bracing to the external walls.
- If it is wished to raise the ceiling level then we would envisage introducing purlins on each slope or a ridge beam and raising the ceiling height to no more than mid height of the roof.
- 4.6 It is not normally an issue to completely replace a roof in Barn/Outbuilding conversion projects hence what is proposed with this outbuilding is considerably less work.

5. Summary

- 5.1 We are of the firm opinion that the outbuilding can be converted into domestic accommodation with the permitted amount of repairs/upgrading commonly undertaken in the conversion of buildings of this type.

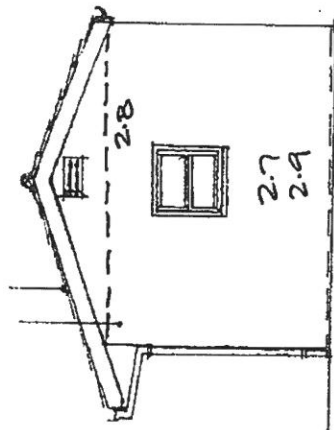
6. Limitations

This report is limited to the items mentioned. We have not inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect.



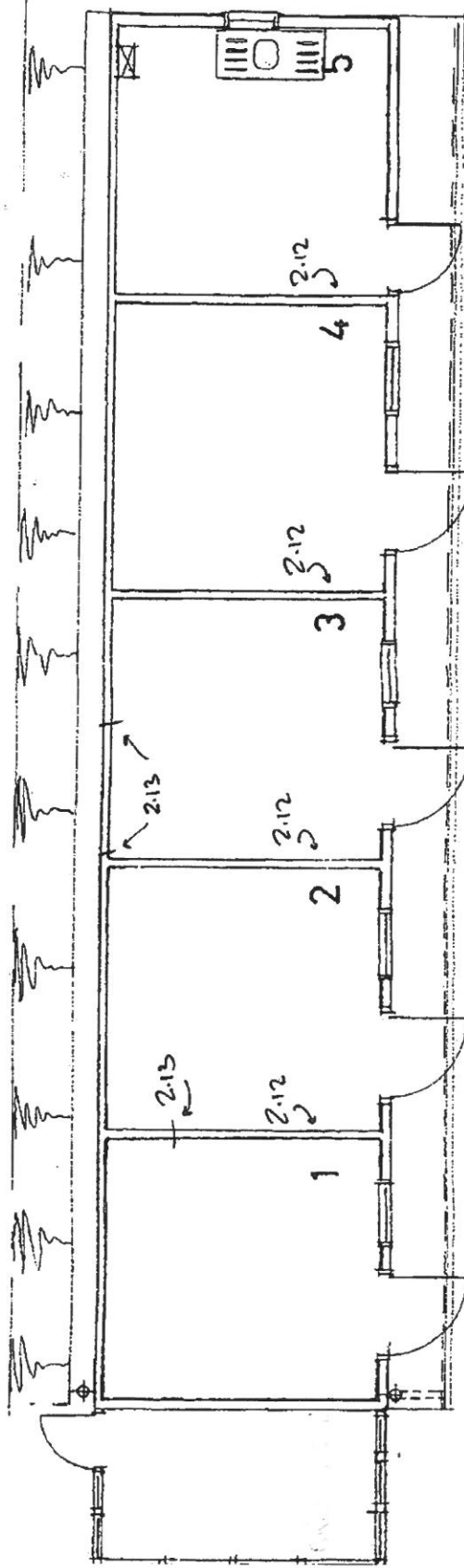
SOUTH ELEVATION

LEFT SIDE ELEVATION



NORTH ELEVATION

RIGHT SIDE ELEVATION



FLOOR PLAN 2.14

REV	DATE	DESCRIPTION
		Huxtable Hodgson Consulting Civil & Structural Engineers 100 Brook Street Chester CH1 3DU Tel 01244 409480 Fax 01244 409022

ADWY GRANGE

SURVEY NOTES

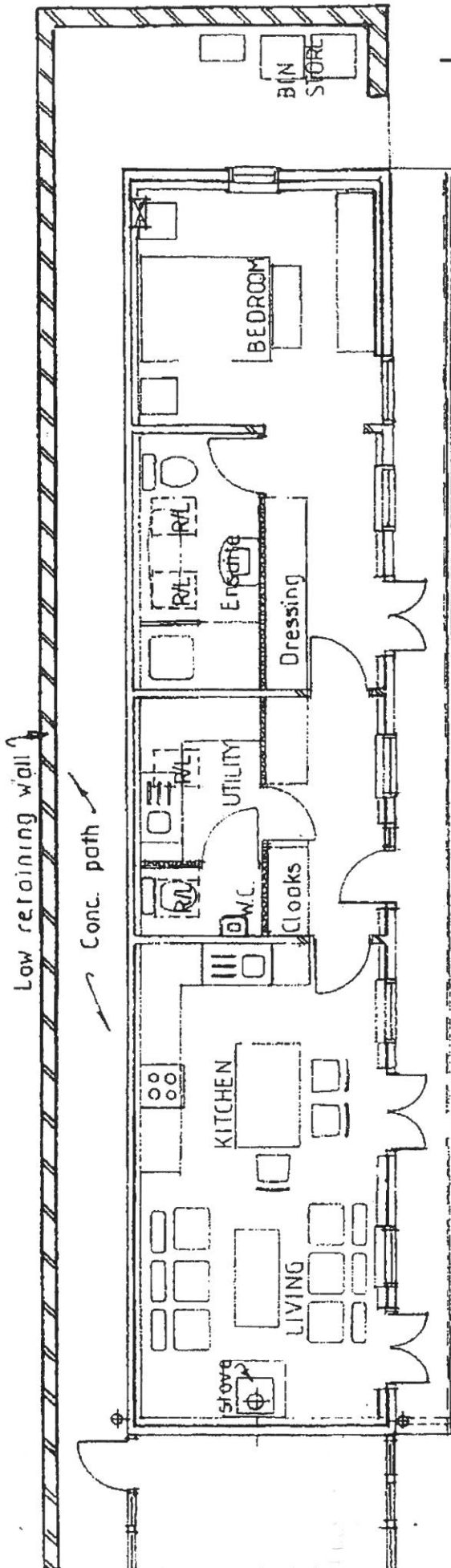
1 Nov. 2018

6971/SL02

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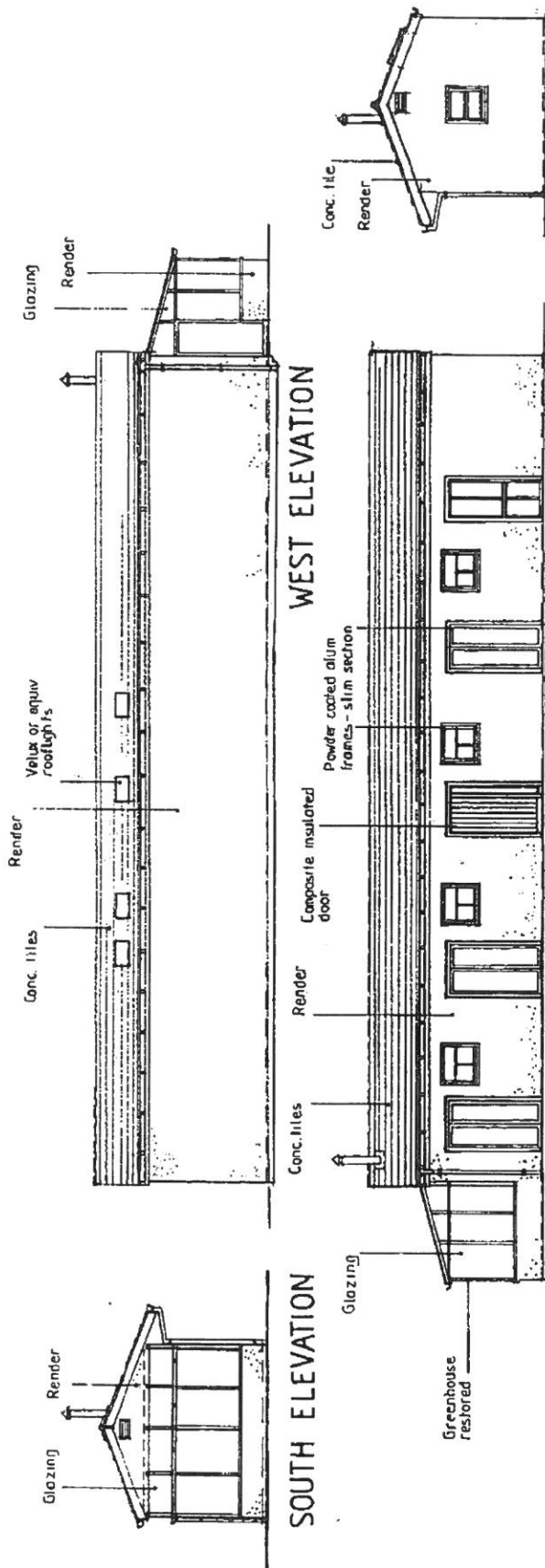
ADWY GRANGE
6971/SL03

LEYLAND II HEDGE



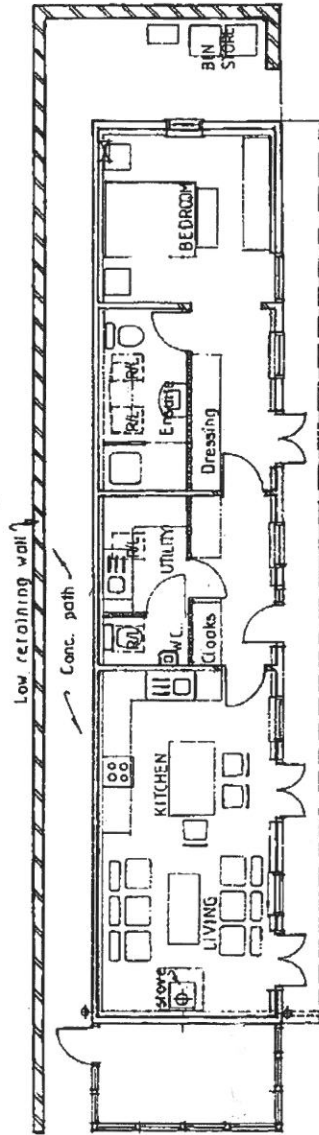
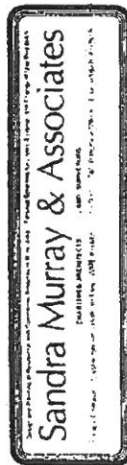
FLOOR PLAN
PROPOSED FLOOR PLAN

ADWY GRANGE 6971/SL04



NORTH ELEVATION

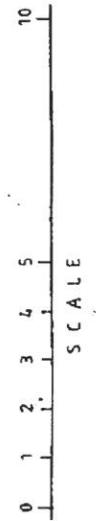
EAST ELEVATION



FLOOR PLAN

Scale 1:100 at A3

Drg no. 04



FLOOR PLAN AND ELEVATIONS AS PROPOSED
PROPOSED CONVERSION OF EXISTING OUT BUILDING on land adjacent to
Adwy Grange Tanllan Lane Coedpoeth LL11 3EL

ADWY GRANGE
COEDPOETH

SURVEY PHOTOS
1 NOVEMBER 2018



FRONT
ELEVATION



SIDE
ELEVATION

ADWY GRANGE
COEDPOETH

SURVEY PHOTOS
1 NOVEMBER 2018



REAR
ELEVATION



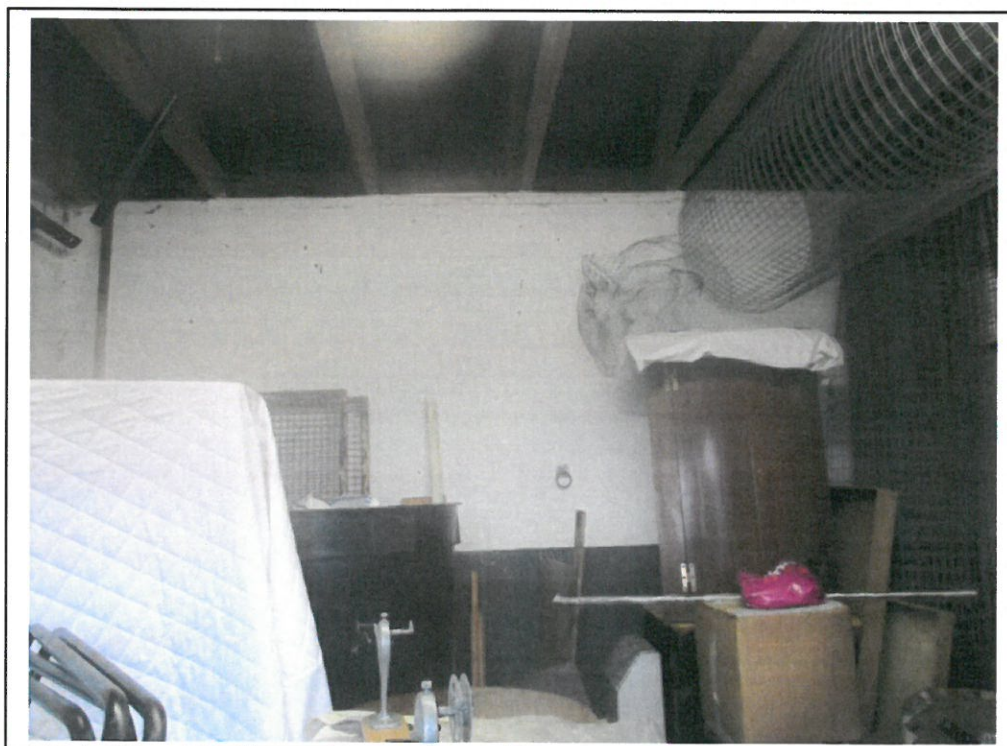
REAR
ELEVATION

ADWY GRANGE
COEDPOETH

SURVEY PHOTOS
1 NOVEMBER 2018



SIDE
ELEVATION



INTERNAL

ADWY GRANGE
COEDPOETH

SURVEY PHOTOS
1 NOVEMBER 2018



INTERNAL



INTERNAL