

LSL Architecture ltd

STRUCTURAL REPORT

Conversion of existing outbuilding to a Holiday Let

At

28 Kirlegate
Meare
Glastonbury
BA6 9TA

22nd November 22

1. INTRODUCTION

The proposal consists of the change of use to 1 No. traditionally built stone barn to a Holiday Let.

2. LOCATION

28, Kirlegate is an existing residential property situated on the northern edge of the residential development of Kirlegate, Meare, which benefits from a generous garden, on the northern side of the dwelling. The Barn in question is accessed from Meareway, that is split internally between No's 28 and 26 Kirlegate which is used for general domestic storage. The building is a stone structure with a profile metal roof over and it clearly predates the residential development at Kirlegate. It is assumed that the building was a farm building that was assimilated into the development rather than being demolished. These proposals seek to make use of the little used part of the structure apportioned to No. 28 by converting it to a holiday let.

3. GENERAL DESCRIPTION

The building consists of a large Blue Lias stone barn, which is split in two as it is in separate ownership. The solid stone walls appear in good/sound condition as well as the roof structure. Roof sheets are fixed to the timber purlins located on the trusses. The roof consists of timber trusses spanning from wall to wall, with 63mm x 125mm purlins and 50 x 100mm rafters @ 350mm c/s.

There is a substantial concrete slab throughout the building that appears to be in good condition.

4. OBSERVATIONS, COMMENTS AND RECOMMENDATIONS

There is no evidence of any significant damage within the stone that would affect the vertical load-bearing capacity.

It is intended to retain the exterior and the existing roof structure, with the replacement of doors and windows as well as an internal thermal non-loadbearing timber dry lining for retaining of heat.

- 4.1 Roof – the existing roof structure is to remain. The roof consists of a dual pitched roof with timber purlins spanning between the timber trusses with a metal profile sheeting fixed to the top of the rafters, which will be replaced with Natural Slate. Formerly this barn would have either been slate or Thatched, therefore the roof is more than capable to accept this load. There will be little increase in loading. In order to bring the building up to current building regulations, the ceiling will have to be insulated and new plasterboard ceiling installed. Extra timber supports may have to be inserted to receive the insulation internally, which will be fixed to the existing fabric.
- 4.2 Exterior Walls – the existing stonework will be raked and re-pitched in lime for weather protection and longevity of the building. It is intended that an internal independent drylining system will be installed complete with insulation to satisfy the Building Regulations.
- 4.3 Ground Floor – there appears to be a substantial concrete slab which has been laid to form the floor to the building.
- The existing concrete ground bearing slab will be retained, and a new insulated floating floor inserted on top, again to bring the floor up to current building regulation standards.
- 4.4 Foundations – the existing foundations will be used to support all the loads from the proposed change of use, which has little extra loading.

5. DESIGN

The proposed development will consist of the change of use of the existing barn to a Holiday Let which will consist of; 1 No. bedroom, a kitchen/dining/living arrangement and a bathroom.

6. CONCLUSION

To conclude, the proposal put forward does not create additional structural loadings to be imposed on the existing structure, due to the simplicity of the change of use. The existing building construction is widely adaptable and would be easily convertible to its proposed use. The stone and roof structure are all in a good structural condition with no sign of defects and movement and will be suitable and capable for conversion to provide living accommodation.