

ALTERATIONS AND EXTENSIONS TO EXISTING SINGLE STOREY OUTBUILDING TO FORM NEW DWELLING

at CASTLE MOAT HOUSE, CASTLE ROAD, OFFTON IP8 4RN.

For MR TIM WELLS

(to be read in conjunction with drawing no 5424/1A

INTERNALLY

Store 1:

The floor is partly concrete and partly brick paving

Northern and eastern walls are rendered full height

The southern internal wall is part brickwork, part render and also includes an area of flint

The roof retains the original timber frame with original rafters

There are some new collars in the roof structure

The roof has been felted and in the main it appears to be in good condition

Store 2:

The floor is concrete in the main

The walls are soft red brickwork

The internal wall separating Store 2 from Store 1 is part rendered together with an area of flint

The roof frame has been renewed with new rafters, purlins and ridgeboard

One of the three collars is original.

There is an original tie beam supported on the wall plate at the internal wall supported on a new post at the external wall

Some strapping will be required to provide lateral restraint at the junction of walls with walls and walls with roof plates.

The roof has been felted

Store 3:

The floor is brick flooring

The walls including the chimney stack are mainly red brickwork.

There is a blockwork pier in the left hand corner of the eastern wall.

The roof is a new roof and has been felted

There is an original beam at wall plate height spanning from plate to plate

There is also one original collar

EXTERNALLY

North elevation:

The walls are mainly flint but with some areas of soft red brickwork. Whilst some repointing is required, the wall seems in reasonable condition.

Gutters and rainwater pipes need renewing

The roof appears to have been re-slatted and is in reasonable condition.

The ridge tiles are clay

West elevation:

This elevation comprises mainly white brick with some bricks having initials and the date 1947 in them.

There are some cracks in this elevation which are going to require repair

Barge boards need to be renewed

The valley gutter needs inspection and may need to be renewed

South elevation:

This elevation is a mixture of white and red soft brickwork all of which seems to be in reasonable condition

There are 8 or 10 bricks which have been damaged by frost and need to be replaced.

Some areas of the wall need to be repointed

Rainwater gutters and pipes need to be renewed

The roof appears to be in reasonable condition

CONCLUSION

This building is perfectly suitable for the conversation proposed and when completed will provide a small but comfortable dwelling in which to live

Martin Last

Last and Tricker Partnership