

# Structural Condition Report

## Residential Conversion - Outbuilding west of 8 Bank Street, St Columb Major

25<sup>th</sup> January 2023



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## 1.0 Introduction

Atlantic Building Consultants have been engaged by the owners of 8 Bank Street, St Columb Major to carry out a condition report of the outbuilding to the west of 8 Bank Street. The purpose of the report is to advise on the general structural condition of the building and its ability to support conversion into residential accommodation.

The outbuilding faces approximately east and compass referencing is used throughout this report.

The outbuilding is a single storey structure believed to have formally been a 2 storey outbuilding. The building has been adapted for use as a residential garage on the mid 20<sup>th</sup> century. The roof is covered in asbestos cement sheeting over a timber structure. Walls are in natural stone and concrete block, with a section of asbestos cement cladding to the front elevation. Openings are largely unprotected although there is a single steel crittall window to the rear. The floor is a mixture of earth and cobbles.

Our inspection took place on 25<sup>th</sup> January 2023 and the weather conditions at the time of inspection were generally overcast with intermittent showers.

## 2.0 Description

### 2.1 Main Roof

The outbuilding has an asbestos cement sheet covered roof with a timber roof structure. The roof is laid at a shallow asymmetric pitch in two sections. The structure has been formed with timber rafters and purlins to support the coverings. The shallow pitch and lightweight structure would not be suitable to support traditional slating. Furthermore the structure is not considered capable of taking additional weight which would be associated with internal linings, battens, insulation etc. Residential conversion would therefore require replacement of the roof structure and coverings.



**Front elevation with asbestos cladding**



**External stone walls**

### 2.2 Rainwater Goods

The outbuilding has uPVC rainwater goods to transport rainwater from the roof edges and away from the building. These are somewhat faded and brittle. Furthermore a number of end caps are missing and the gutters were generally blocked and in poor order. During conversion works, it is recommended that the rainwater goods are entirely replaced. Drainage systems should also be altered with new gullies and soakaways provided to ensure that the rainwater is effectively transported away from the building.

### 2.3 Main Walls

The main walls to the outbuilding are formed in a mixture of 19<sup>th</sup> century rubble stone and 20<sup>th</sup> century concrete block. The rubble stone walls will not have been built on foundations as would be found with modern construction. As such there is a risk that these could be prone to seasonal movement due to changing ground conditions and possible drainage defects. It is important that the external drainage to the building is properly maintained.

The stone walls appeared generally to be well supported, intact and potentially suitable for retention as part of the proposed conversion. However given the solid construction, the walls will be prone to ongoing penetrating dampness. We would recommend upgrading the rubble stone retaining walls by providing a further internal structural and waterproof inner skin with

a drained cavity inside the rubble walls. This will allow for appropriate thermal upgrades and waterproofing to meet modern standards.

Where concrete block has been used, there is no evidence of appropriate foundations. It is recommended that all concrete block walls should be removed and upgraded to modern cavity concrete block walls.

The outbuilding is attached to an existing residential dwelling at the north west corner. This is a two storey structure which is believed to have been converted as part of a previous extension project. It will be necessary to protect and upgrade all connections and follow the protocol set out in the *Party Wall etc Act 1996* during the conversion project.

## 2.4 Windows and Doors

The outbuilding generally has no protection to the openings. There is a steel crittall window to the rear west elevation and timber door to the WC. These are in poor condition and will all require replacement during residential conversion. The openings would need to be provided with modern double glazed windows and doors as appropriate to ensure energy efficiency and security.



**Rear west elevation with window**



**Roof structure and internal walls**

## 2.5 Internal Walls

There is an internal partition running through the centre of the outbuilding which is in rubble stone construction and is tied in with the main walls. It is understood that this will be broken through to give access between the two sections of the outbuilding. The internal reveals will require some tidying up and the upper section should be supported with an appropriately designed beam. Otherwise the internal partition appeared to be in serviceable structural condition and should be upgraded as recommended to the main external stone walls.

## 2.6 Floors

The outbuilding has a mixture of concrete slab, cobble and earth floors which have been laid inside the rubble stone walls. There were signs of cracking around the edges of the concrete

slabs due to differential movement with the rubble stone wall. It is likely that conversion works will involve replacement with a modern waterproof slab with radon barrier and insulation integrated.

### 3.0 Summary

The outbuilding is considered suitable for residential conversion. This would involve replacement of roof coverings, roof structures, rainwater goods and fenestration. However elements of the wall and floor structures are considered capable of adaption for residential use. As such provided the recommended upgrades are carried out to a satisfactory standard, the outbuilding is considered structurally to be capable of the proposed change of use to residential accommodation.

A handwritten signature in black ink, appearing to read 'Jon Ramage', is centered on a white rectangular background.

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