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Change of use of Detached outbuilding at Hallgarth Manor House

Our Ref: 373-23

Date: 14th December 2023

Guy Whitehead
GW Architectural Limited
Clavering House
Newcastle upon tyne
NE1 3NG
By Email

Dear Guy,

Re: Outbuilding conversion at Hallgarth Manor House

We understand that the property owner of the above wish to consider the conversion of detached outbuilding into to habitable accommodation. The purpose of this report is to give a Structural Engineer's opinion on the conditions / suitability of the existing building for such conversion.

We visited the property on the afternoon of Tuesday 31st October 2023 and report our findings as follows:

The property is a single storey with a pitched roof and is currently being used as a garden store. The roof is constructed in timber consisting of A-frame trusses supporting purlins and rafters over. The roof is covered in corrugated sheeting. The walls were constructed in solid stonework construction with areas of brickwork noted towards the peak of the gables. The ground floor slab was constructed in concrete and was ground bearing.

The roofing sheets were in poor condition with voids in a number of locations. The roofing sheet construction material will require testing to confirm that no hazardous materials such as asbestos are present prior to completion of any works. There were areas of deteriorated timber to the roof trusses noted.

The masonry was in good condition with no significant cracking noted. There were large areas of vegetation present to the side elevation which prevented inspection of masonry behind. The vegetation will require removal and masonry inspected to these locations, there were no cracks found internally suggesting defects caused by the vegetation.

The concrete ground floor slab appeared in reasonable structural condition, however, the levels were not consistent and no insulation was present.

The walls to the structure were in good condition with no significant deflections or defects noted. We recommend that a new ground bearing ground floor slab is installed with insulation and damp proofing details adopted in accordance with latest construction requirements. The existing walls have suitable capacity to support internal lining system which can incorporate additional insulation requirements to the property.

The roof structure will require replacement to accommodate existing defects and insulation requirements to suit change of use.

In summary, we consider that with the adequate precautions, the building is suitable for conversion to a habitable accommodation.

We trust that the foregoing is self-explanatory but if you have any queries please do not hesitate to contact me.

Yours sincerely,



Lee Farmer
Director
M.Eng.(Hons),C.Eng.,M.I.Struct.E



Figure 1 –Front Elevation



Figure 2 –Rear Elevation



Figure 3 – Existing roof structure



Figure 4 – Vegetation to gable elevation

DISCLAIMER

- 1 This report is confined to the terms referred to in section 1.0 of this report and no responsibility can be accepted in respect of defects in inaccessible or un-inspected parts of the property.
- 2 This report is in our opinion based upon a visual inspection of conditions as they exist at this moment in time and is confined to the terms of our brief, as laid down in section 1.0 of this report.
- 3 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.
- 4 We did not test any drains, water, electrical or gas services, nor did we open up or break out any of the building structure which is not highlighted in the report.
- 5 We did not have any consultation with British Coal, the Waste Management Authority or indeed any other statutory undertaker.
- 6 This report is solely for the use of the addressee and no responsibility can be accepted to any third party for the whole of it or any part of the content.

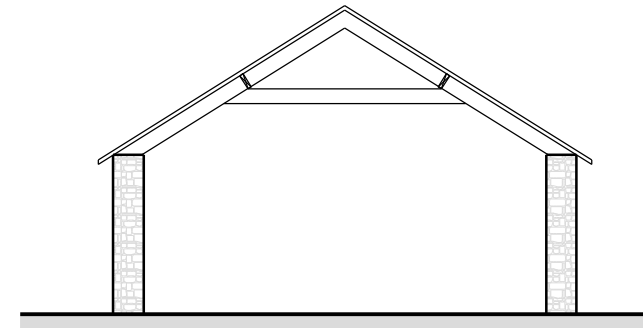
Large Amounts of vegetation cover the external walls and roof to the rear



Photo of Front Elevation



Photo of Rear Elevation



Existing Section

NOTES
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work or shop drawings.
Report any discrepancies before commencing work to GW Architectural. If this drawing exceeds the quantities taken in any way the practice should be informed before the work is initiated.

Work within the Construction (Design & Management) Regulations 2015 is not to start until a Construction Phase Plan has been produced. All work is to be carried out in accordance with good building practice and any relevant legislation, British Standards, Codes of Practice, etc, in force at the time of the execution of the works.

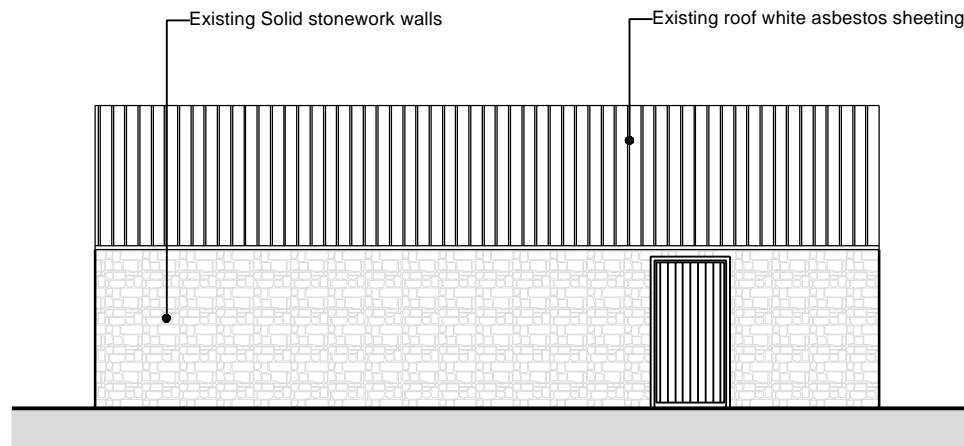
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Drawing Status/Type Key:

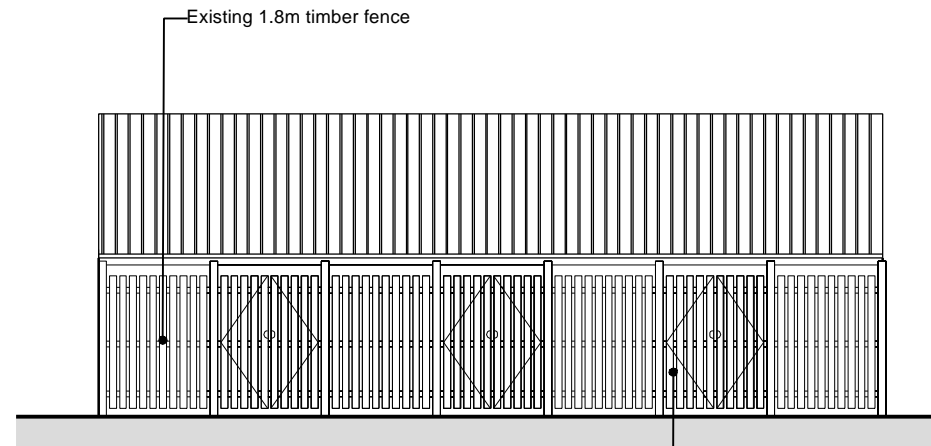
- F - Feasibility stage drawing
- P - Planning stage drawing
- T - Tender stage drawing
- C - Construction stage
- AB - As Built Status
- TNT - Tenant drawing
- SK - Sketch drawing
- M - Marketing drawing
- L - Landscape Drawing
- S - Survey drawing
- OS - Ordnance Survey drawing

| Rev. | Description |
|------|-------------------------|
| A | Drawing number updated. |

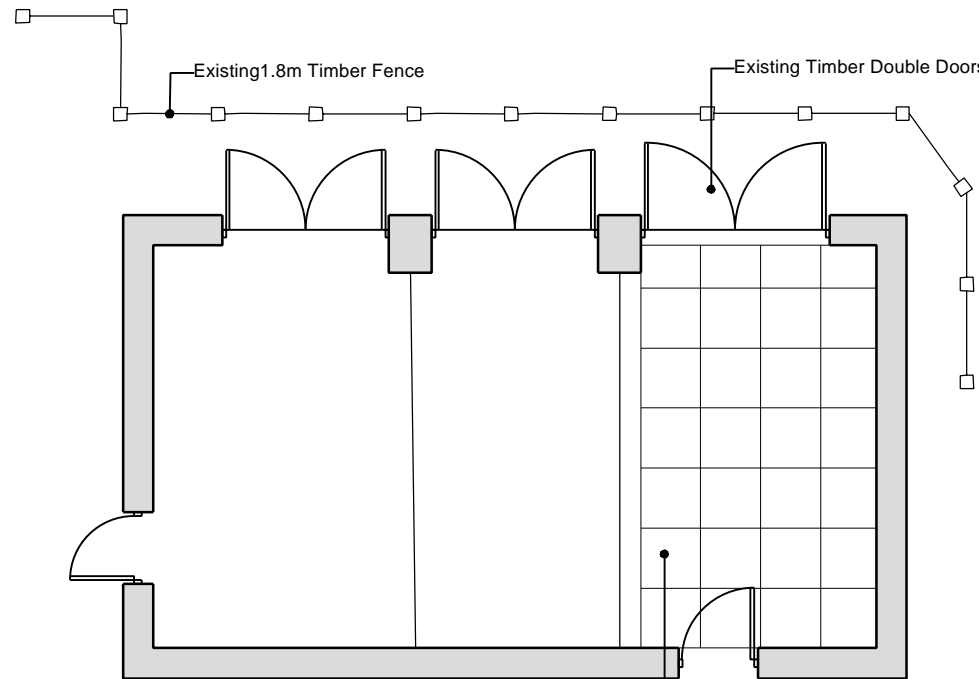
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| GM | 04.07.23 | | |



Existing Front Elevation



Existing Rear Elevation

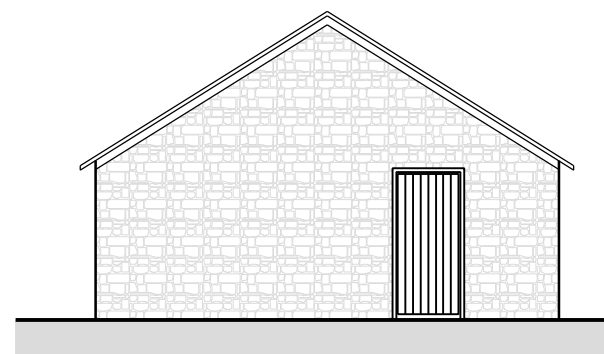


Existing Plan

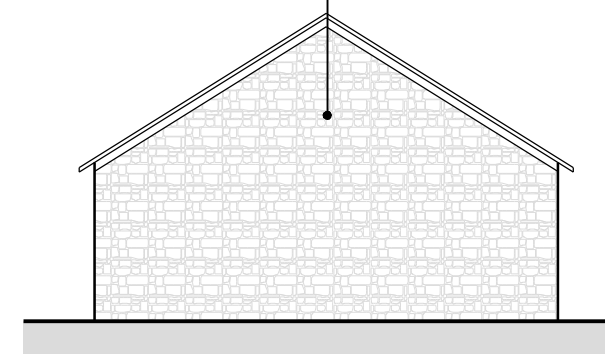
Existing Concrete Flagstone Floor

Existing Timber Double Doors
Hidden by secondary Timber fence

Due to levels of vegetation this wall is un-surveyed



Existing Side Elevation



Existing Side Elevation

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PROJECT
Hallgarth Manor House Outbuilding
High Pittington
County Durham

DRAWING TITLE
Existing Plans and Elevations
Storage Building

| Scale | Drawn By | Date Drawn | Checked By | Date Checked |
|--------------|----------|------------|------------|--------------|
| 1:100 @A3 | RG | Aug'22 | GW | 31.08.22 |

| | |
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| Drawing No. | Revision |
| 22007.E03 | A |

Drawing Status
EXISTING