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Our Ref: 2207A

Date: 30/11/23

**STRUCTURAL SURVEY
FOR
EXISTING COACH HOUSE
STABLES AND OUTBUILDING
AT
FITLING ROAD
HUMBLETON
EAST YORKSHIRE
HU11 4NS**

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1. - Existing Building Usage and Use Consents
2. - Existing Services, Access and Structural Imposed Loadings
3. - Approximate Age of Buildings
4. - Existing Building Construction
5. - Building Condition

Surveyed By Richard Dixon FRICS
Dated 23/11/23

We are acting on our Conditions of Engagement dated 21st November 2023 in respect of our superstructure survey

LIMITATIONS AS TO THE CONDITION AT THE TIME OF OUR INSPECTION

The following report reflects the condition of the above property on the date of our inspection.

Defects can arise from weather conditions, further ground movement and/or vandalism, from the date of our inspection.

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1. – The Site, The Existing Buildings, Classification, Usage and Use Consents

The application site for the Coach House and Stables and Outbuildings, is on land to the South of the dwelling known as The Granary and to the East of the dwelling known as Humbleton Hall, and are part of a former working farm unit and comprises a part single and part two storey red brick and slate roofed outbuilding.

The Hall was built close to the site of a previous Hall, which was then removed, by the Moxon family between 1811 and 1824 and became a Grade II Listed Building in 1966.

The Coach House and Stables were built between 1850 and 1890. The building is of traditional brick walls, in either 225mm thickness or in part in 335mm thickness and with a traditional graduated slate roof covering on timber roof members which are not original and have been replaced as required during re-roofing some 10 years ago approx.

The first floor is in timber boarding and joists, but these are in a bad state of repair and it is too dangerous to stand on the first floor at the time of the survey. The entire first floor construction needs replacing in stress graded timbers to meet building regulations.

All timber window and doorframes are rotten and need replacing.

The external walls however, have not suffered unacceptable settlement over the 130-160 year lifespan of the building, and whilst the existing walls will certainly only have a brick foundation (probably stepped) this has proved satisfactory.

The buildings, upon inspection, appear to have been in use as stables and a coach house, and signs indicate that it did have a staircase to the first floor area, but this is no longer on site.

We have not consulted any geological or ordnance survey maps and have been unable to establish any details as to previous recorded use of the building. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built.

The applicant is currently the owner and occupier of the Granary, to the north, and was both the owner and occupier of the Hall in 2010, when he was at that time the applicant for the planning application for the alteration and conversion of the Granary to a dwelling. As such he has a considerable knowledge of the site, the buildings and previous applications and approvals.

During his ownership (since 2008) we are advised that this building has been generally disused and in the same poor condition it is now.

Also in 2008 the applicant researched the status of the Granary and these outbuildings and it would appear that whilst the Conservation Officer has confirmed that in his opinion, these buildings are curtilage listed, there is some confusion as to if these buildings are actually Listed. (see heritage statement.)

It appears from a search of the Local Planning authority records, that no previous consents have been granted for this building. Our conclusion is that it could possibly be last used for stabling as a coach house and stables as suggested, or possibly used for agricultural uses associated with the farm. It could even have been used for the keeping or working horses on the farm.

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2. - Existing Services, Access and Structural Imposed Loadings

The building does not appear to be equipped with any foul drainage, with the exception of the small outbuilding, which contains an existing WC, which appears to be connected to the foul drainage system on the site.

Internally, the concrete and part cobble floor is dished to provide a “wash out” facility.

Roof rainwater gutters still exist in part, but the fall pipes have been removed. It appears that the rainwater drainage discharged to a combination of soakaways and with some just discharging to ground.

The main building does not have the benefit of mains water and an Electric supply, however, the w.c. to the rear does have such facility, but this appears to have been taken from the hall, which has now been sold off and the supplies cut off.

Currently both pedestrian and Vehicular Access is available to the buildings via. a vehicular accesses to the highway on Fitling Road.

The existing main structure has quite likely been previously been subject to reasonably high imposed loading conditions as appropriate to the use for straw bale storage etc. Such a loading does not appear to have unduly affected the general building structure of the walls and foundations which should prove satisfactory without any underpinning.

3. - Approximate Age of Buildings

Humbleton Hall was built between 1811 and 1824 and it is believed that this building dates from between 1850 and 1890, this would make these buildings in excess of some 135 years old.

4. - Existing Building Construction

All buildings subject to this planning application and which are to be converted to living accommodation are of traditional brick construction and having a relatively new timber rafter roof which we understand was upgraded and in part replaced approximately 10 years ago when the roof covering was re-roofed in traditional roof slates.

As stated above the roof is formed in traditional timber rafters and purlins supported by a timber intermediate truss and the external walls to the first floor area, but also by some internal brick walls to the single storey elements. The rafters are in part of a raised tie nature. The roof covering is of traditional slates on timber laths and with no underfelting.

Considering the age of the building and from my knowledge of the area, I would suggest that it is unlikely that the building will have any concrete or stone foundations, however it is expected that the brickwork will be “spread” as is typical of such structures in the Holderness area. This is that the existing 225mm thick walls are likely to have stepped brick foundations laid out to spread the loads to the ground, which is expected to be under lying boulder clay.

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The ground floor construction varies in each area, from Concrete, to cobbles, to earth and all areas will require replacement with new insulated and damp proof floors.

The first floor area is of timber construction, being a mixture of original rounded timber joists and few later (square) timbers, all covered with timber floor boarding in varying quality, but mostly decayed.

The brick walls do not have any effective wall d.p.c. and the vast majority of the mortar externally requires re-pointing. Internally some walls have been either painted or lined over the years so their condition should have been protected to some degree, but this will require verification upon commencement of the renovation works.

The external walls are generally 225mm thick in solid brickwork, as are some major cross walls. These could have been party walls in the past. The external walls are built in English Garden Wall bond and with the surface mortar perished, and ripe for re-pointing. Original openings have been formed using rounded bricks and in some of the internal walls with traditional brick arch or light timber lintels. These generally all require attention.

It is considered that, with the correct choice of matching external materials, which can be sourced locally, this proposal can be completed out to a high standard to produce an attractive residential building, whilst retaining the original character, which should both compliment and enhance the adjacent List building.

5. - Building Condition

The overall condition of the existing buildings is one requiring upgrading, renovation and substantial investment, this will be required irrespective of the future conversion or use of the buildings if they are to be retained, however what can be said is that to renovate the structure and then to put it to a use as a dwelling will ensure that the buildings will become sustainable and can be maintained for such a use for a further period in excess of 60 years plus.

The buildings will require new roof coverings, as the existing slates are approaching the end of their effective life. The roof timbers should be replaced with similar suitable timbers, as they are generally rotten.

The roof structure which is one of traditional rafters supported on timber purlins, and which has been renovated in recent years, would benefit by the insertion of additional timbers and cross bracing. The structure would also benefit by the introduction of additional ceiling ties. Due to the raised tie nature of the roof structure, which in part has also been damaged by water penetration, the top several courses have bowed out between roof truss and the gable walls and may require some localised re-building.

The external brickwork requires full re-pointing, which should be carried out in matching hydrated lime mortar, grade 3.5. Although the brick walls do not have any effective horizontal d.p.c. this has surprisingly not affected the structure too badly, however this has led to the internal wall face being damp, and it is therefore recommended that an injection dpc, with a 30 year guarantee is provided.

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5. - Building Condition continued.....

Most of the timber doors and windows are now past their serviceable life and require replacement, however as it is the intention to replace the windows in a like of like size and shape unit, these should not require major structural works, with the exception of the replacement of the lintels, which not essential, is recommended.

Any remaining structural timbers in the building require timber treatment to arrest woodworm.

A number of new openings will be necessary to the internal ground floor level, these have been kept to a minimum in the new layout. The new openings will replicate the existing with matched arched brickwork.

At our survey a detailed record of the condition of all walls was made and recorded together with a photographic record, however it not considered necessary to repeat these in any detail here, as the general overview of the building is that it is certainly capable of conversion without any major demolition, alteration or re-building.