

Structural Appraisal Report
on
Existing Outbuilding at The Stables,
Low Street, Hoxne



for
Mr James Flatman

Project No : J378

Date : 19th DECEMBER 2023

morrish
structural engineers est. 1970



85A Whiting Street
Bury St Edmunds
Suffolk IP33 1NX

Tel: 01284 761444
Fax: 01284 750337

www.morrish.co.uk

Contents

Section No	Title	Page No
1.0	BRIEF	1
1.01	Instructions	
1.02	Scope and purpose of inspection and appraisal	
1.03	Date of inspection	
1.04	Weather	
2.0	THE EXISTING BUILDING	2
2.01	General description	
2.02	Suitability of existent outbuilding for conversion into a dwelling	

1.0 BRIEF

1.01 Instructions

Instructions were received from Karl Flatman, to undertake a structural inspection and appraisal of the existing outbuilding at The Stables, Low Street, Hoxne. It is proposed to renovate and convert the existing outbuilding into residential dwelling.

1.02 Scope and purpose of inspection and appraisal

This structural appraisal was undertaken to inspect and provide advice on the structural integrity and suitability of the existing outbuilding construction in respect of its proposed conversion into residential dwelling.

1.03 Date of Inspection

Wednesday 13th September 2023

1.04 Weather

The weather at the time of the survey was dry with intermittent clouds and minimal winds.

2.0 THE EXISTING OUTBUILDING

2.01 General Description

The existing building is part two-storey and part single storey outbuilding with a duo-pitched roof, over an approximate area of 18.4m x 4.6m.



Fig 1 – South-West Elevation – Rear side elevation of existing outbuilding, viewed from neighbouring garden.



Fig 2 – South-East Elevation – Gable end of existing outbuilding, viewed from driveway.



Figures 3 & 4 – North-East Elevation – Front side elevation of existing outbuilding, viewed from driveway.



Fig 5 – North-West Elevation – Rear gable end of existing outbuilding, viewed from neighbouring garden.

The roof pitches east to west and is covered by clay pantiles, supported by regularly spaced timber rafters. Rafters span from timber wall plate to mid-height timber purlin to ridge, with timbers purlins supported up by timber struts off ground floor tie beams.



Fig 6 – Internal view of roof structure in two storey section.



Fig 7 – Internal view of roof structure in single storey section.

The rear side, gable walls & internal dividing have low level flintwork plinths, changing into a solid 9" brickwork from plinth to wall plate level. With the single storey rear elevation formed in studwork above plinth level, clad with horizontal timber cladding.

The upper gable walls are formed with studwork spandrel panels above plate level, clad with horizontal timber cladding.

There is a change in level between the outbuilding ground floor and the neighbouring garden ground level, meaning the flintwork plinth acts as a retaining wall structure in the rear side elevation.



Fig 8 – Internal view of ground floor gable wall & rear elevation



Fig 9 – Internal view of first floor gable wall & rear elevation.



Fig 10 – Internal view of single storey rear studwork.

Front elevation walls above entrance doors are formed in exposed timber studwork, with infill render panels.



Fig 11 – External view of studwork over doors in front elevation.

The ground floor within the two-storey section is a concrete ground bearing slab in good condition.

The ground floor within the single storey section is a mix of cobbled brickwork and concrete ground bearing slab in reasonable condition.

The storage floor with the two-storey section is formed with regularly spaced timber floor joists spanning north to south between masonry walls and dowstand timber floor beams. Timber downstand floor beams span east to west between rear side elevation masonry wall & front elevation timber posts.



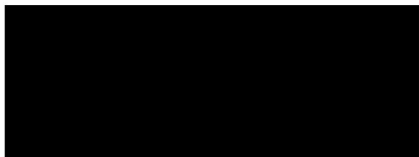
Fig 12 – Internal view of floor joists supported by dividing wall.



Fig 13 – Internal view of first floor downstand beams.

2.02 Suitability of existent outbuilding for conversion into a dwelling

Whilst it is clear that for the outbuilding to function as residential use, it will need to undergo a regime of refurbishment and adaptation, the building structure is considered to have the required structural integrity to be capable of forming a sound basis for proposed renovation and conversion.



Nathan Parker

Director

MORRISH CONSULTING ENGINEERS