

**QUANTRILL**

PARTNERS LTD.

CHARTERED STRUCTURAL ENGINEER

Staithe Farm House, Staithe Road, Burgh St Peter, Beccles, NR34 0DE

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## Structural feasibility report for conversion

Client: Mr & Mrs Coulby

Project ref: 24026

Engineer: David Quantrill BEng(Hons) CEng MStructE

Project no: 24026  
8<sup>th</sup> February 2024

**RE: Timber outbuilding at Staithe Farm House, Staithe Road, Burgh St Peter, Beccles NR34 0DE**

We thank you for your recent instruction to undertake a structural inspection at the above property to assess the condition of the existing structure and the feasibility of conversion to a habitable dwelling. We understand that this report will form part of a Planning application for conversion.

This is not a full building survey and therefore items of general maintenance and/or a non-structural nature have not been commented on unless they have a direct bearing on structural elements.

This report is based on a non-intrusive, targeted visual inspection only. No intrusive investigations, trial holes etc. were undertaken and we are therefore only able to comment on elements that were visible and exposed at the time of our inspection.

This report is prepared for the addressee only and is not transferrable.

Our report is limited to commenting on the general structural condition of the building and the feasibility of conversion.



*Fig. 1. View of the House and outbuilding*



*Fig. 2. View of the outbuilding*

The outbuilding is a timber framed structure with a pitched roof over the main building and an adjacent lean-to roof. There is an overhanging eaves on the eastern flank of the building. The roof is covered with a corrugated fibre-cement sheet roof supported on timber purlins, which are supported off internal partition walls built off a concrete slab. Stability of the building is achieved primarily through the buttressing action of the internal walls in the lateral direction, and the diaphragm action of the external walls in the longitudinal direction.

Structurally the building appears to be in a fair condition. Mostly the timber appears to be treated and in sound condition, albeit that some areas are weathered and may require local treatment or repair.

The roof covering appears generally intact and watertight, which has assisted with the good condition of the timberwork.

The ground floor slab is sound and appears suitable to take the required insulation and floor finish that will be required to bring the building to habitable standard.

The walls will require insulating and lining internally. This will not cause any structural issues, and in fact the addition of a plasterboard lining will increase the stability of the building against lateral wind loading.

New openings within the internal walls are permissible, on the condition that these are sized and positioned so as not to compromise the roof support.

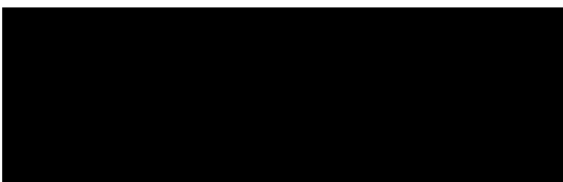
The roof purlins are relatively shallow. Therefore, the required roof insulation will not fit between the purlins and will need to be positioned below. Depending on the specification of the insulation to be used, additional timber counter-battening may be required for the insulation zone.

In summary, the building is in reasonable condition and is suitable for conversion to a habitable dwelling with minimal impact on the structural performance. The ground floor slab and timber superstructure are suitable to be retained and re-used.

Reference is made to the photos contained in Appendix A which give a general overview of the property and the defects noted.

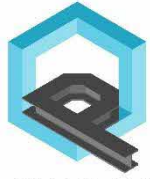
We hope that the above is satisfactory, however please do not hesitate to contact the undersigned should you require any further information.

Yours sincerely,



David J Quantrill BEng (Hons) CEng MStructE





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## Appendix A – Photographs

Report photographs



Photo 1 – View of the property from the north with the outbuilding visible to the right



Photo 2 – Entrance from Staithe Road



Photo 3 – View from the entrance showing the outbuilding



Photo 4 – General view from the south-west



Photo 5 – South gable



Photo 6 - General view from the south-east



Report photographs



Photo 7 – South gable detail showing the adjacent lean-to structure



Photo 8 – East flank wall detail



Photo 9 – View along the east flank wall



Photo 10 – Recess on the east flank



Photo 11 – View from the north-east



Photo 12 - View of the east flank wall from the north-east



Report photographs



Photo 13 – North east view of the east flank wall and north gable



Photo 14 – North gable elevation



Photo 15 – View along the north gable with the west lean-to in the foreground



Photo 16 – West elevation detail



Photo 17 – West elevation



Photo 18 – Internal view at the northern end



Report photographs



Photo 19 – Internal concrete floor slab



Photo 20 – Internal roof view showing timber purlins supporting corrugated sheeting off an internal loadbearing wall



Photo 21 – Internal view of the lean-to



Photo 22 – Internal view of the main building





Προβ. χτ Staithe Farm House  
Staithe Road  
Burgh St Peter  
Beccles  
NR34 0DE

Χλ.ε.ν.τ Mr & Mrs Coulby Δ.α.π.ε Feb 2023 Β.ψ. DJQ

Προβ. χτ No.	24026
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Ρ.ε.α.	-



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Ground floor layout showing key to photographs

