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Report for Carlton Grange, Carlton, Leicestershire Structural Stability and Viability Survey for Outbuildings.

Date of Report – 29th August 2009

Structural Survey at Carlton Grange, Carlton

Name of Client: Mr B. Harvey

Address of Client: Carlton Grange, Congerstone Lane, Carlton, Nr Nuneaton Warwickshire, CV13 0BU

Name of Agent: Gordon, White & Hood Ltd
Address of Agent: Beresford House, 1 Newtown House, Leicester, LE1 6WH

Date and time of Survey: 28th August 2009

Weather Conditions: 80% cloud, still, windy, showers, warm 20^{0}C.

Address of survey site: Carlton Grange, Congerstone Lane, Carlton, Nr Nuneaton Warwickshire, CV13 0BU

Planning Application Number: 09/00411/FUL

Grid Reference of survey site: SK 3920 0495

Names of Surveyors: Paul Thurlby BSc (Hons), MCIAT.

1) Background

1.1 Reason for survey

It is proposed to extend the existing main house, re-roofing it, and join the extension roof into the existing roof. Also it is proposed to demolish the detached outhouses to the east of the main house. The extension will be of a similar design, with a large open unoccupied roof void. A structural survey was requested as part of the Planning application to carry on the development.

1.2 Description of site

The site was in a rural setting on the outskirts of a village, and consisted of a two-storey detached house. There was also a range of outbuildings, garages, workshops, stables etc, which it is proposed to demolish. It was surrounded by a large garden, which was a mix of mown lawn, shrub/herbaceous borders and hardstanding (gravel drive, blue brick pavers and slabs). The surrounding area is agricultural, being a mix of arable and permanent grass, and there were also hedges, There were no ponds on the site. There was vegetation to be removed within the area of the proposed development, which were mainly garden shrubs. The site is not within Carlton conservation area and the building does not carry any listing.

1.3 The Buildings

The building is a two-storey detached house with brick walls and a slate roof (flat welsh slates). The walls were solid, three bricks thick.

Photo 1: Carlton Grange, showing area of proposed extension to right of picture





Photo 2: Outbuildings, viewed from south

The buildings were single-storey detached outhouses with brick walls and a slate roof (flat welsh slates). The walls were solid brick construction. The roof varies in height, with gable ends. The roof sections were in part with equal pitches either side, and in part a single pitch lean-too roof. Timber beams, purlins and rafters supported the roofs. The beams had mortised joints and was in a 'queen-post pattern, but these were tight fitting and covered in spiders' webs. The slates had roof felt backing, and appeared to have been recently replaced. One section of roof was a lean-too with corrugated composite sheets. There was a loft space in part, which was fully accessible for survey. There were many webs on the roof timbers, particularly on the ridge board. There were bargeboards present, supporting the guttering. There were no gaps under the eaves of the roof, between the slates and the wall plate, as this space had been sealed with paint. There were no gaps under the ridge tiles. No slates were missing, but some had slipped, the roof was generally in good condition and watertight.

For the remainder of the buildings the section in photos 3, 4, 5, 6 and 7 are in a very poor condition, most of the roofing is damaged and missing.

Photo 3: Outbuildings, viewed from South



Photo 4: Outbuildings, viewed from East



Photo 5: Outbuildings, viewed from North – Stables.



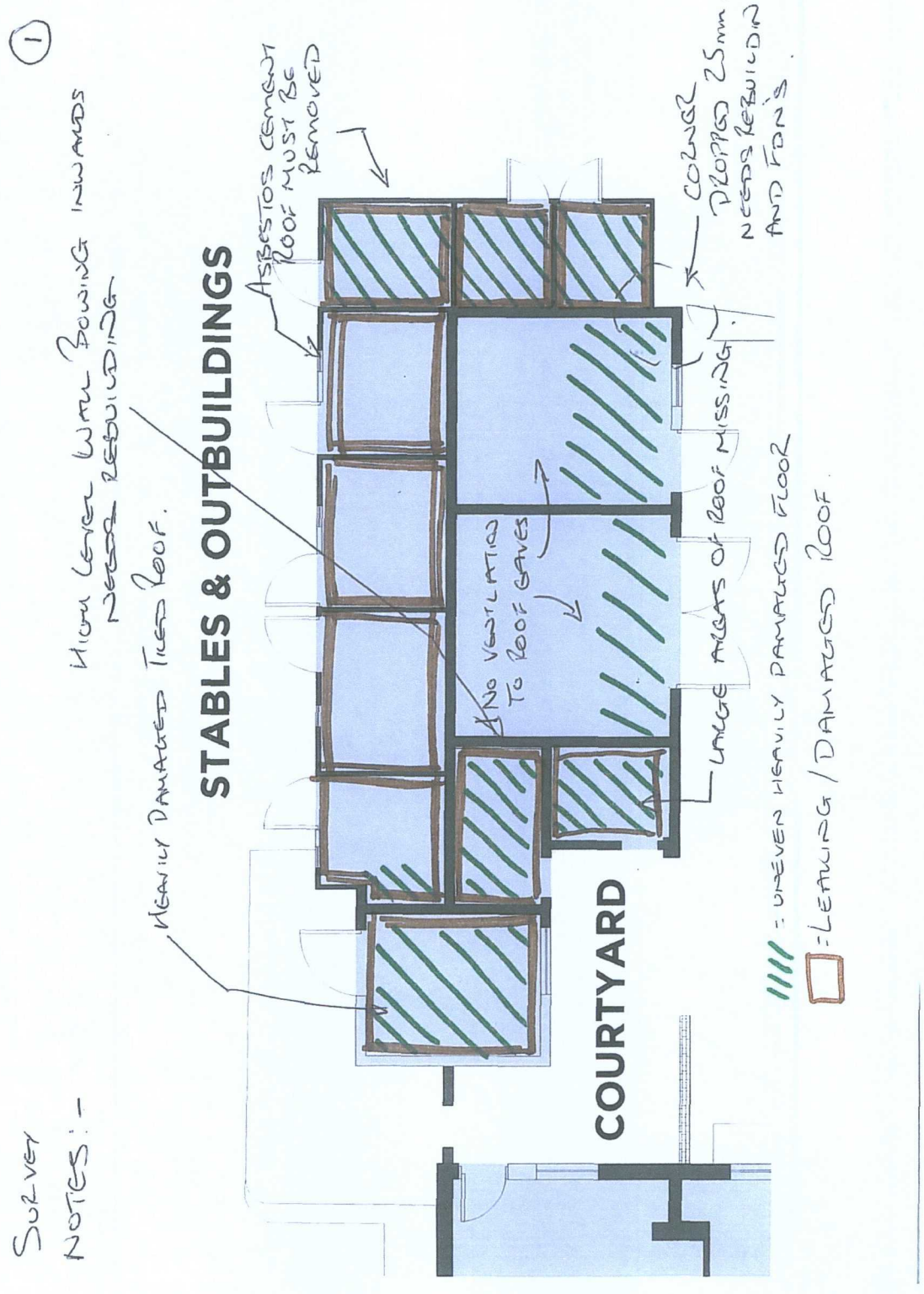
Photos 6 and 7: Outbuildings, viewed from North West



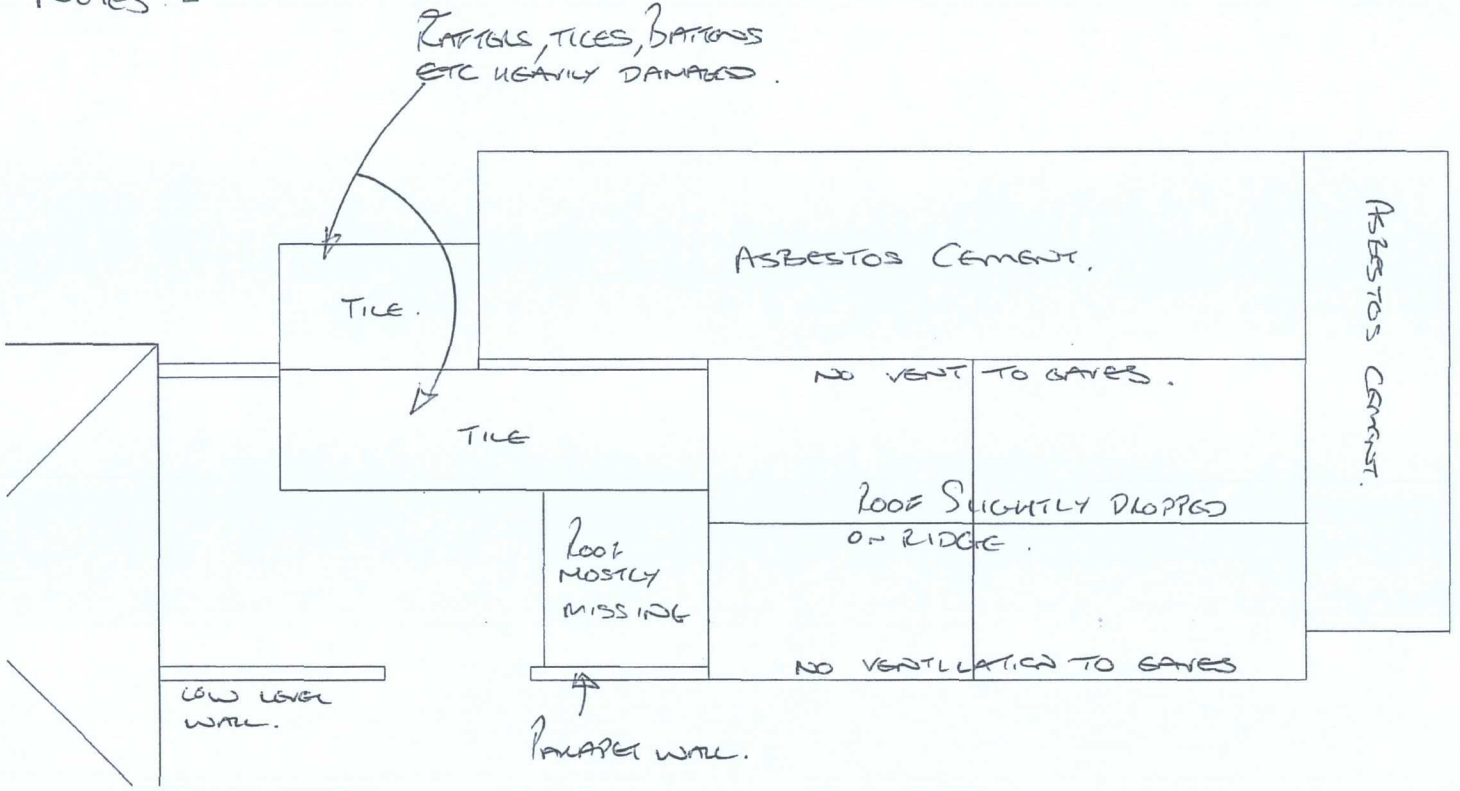


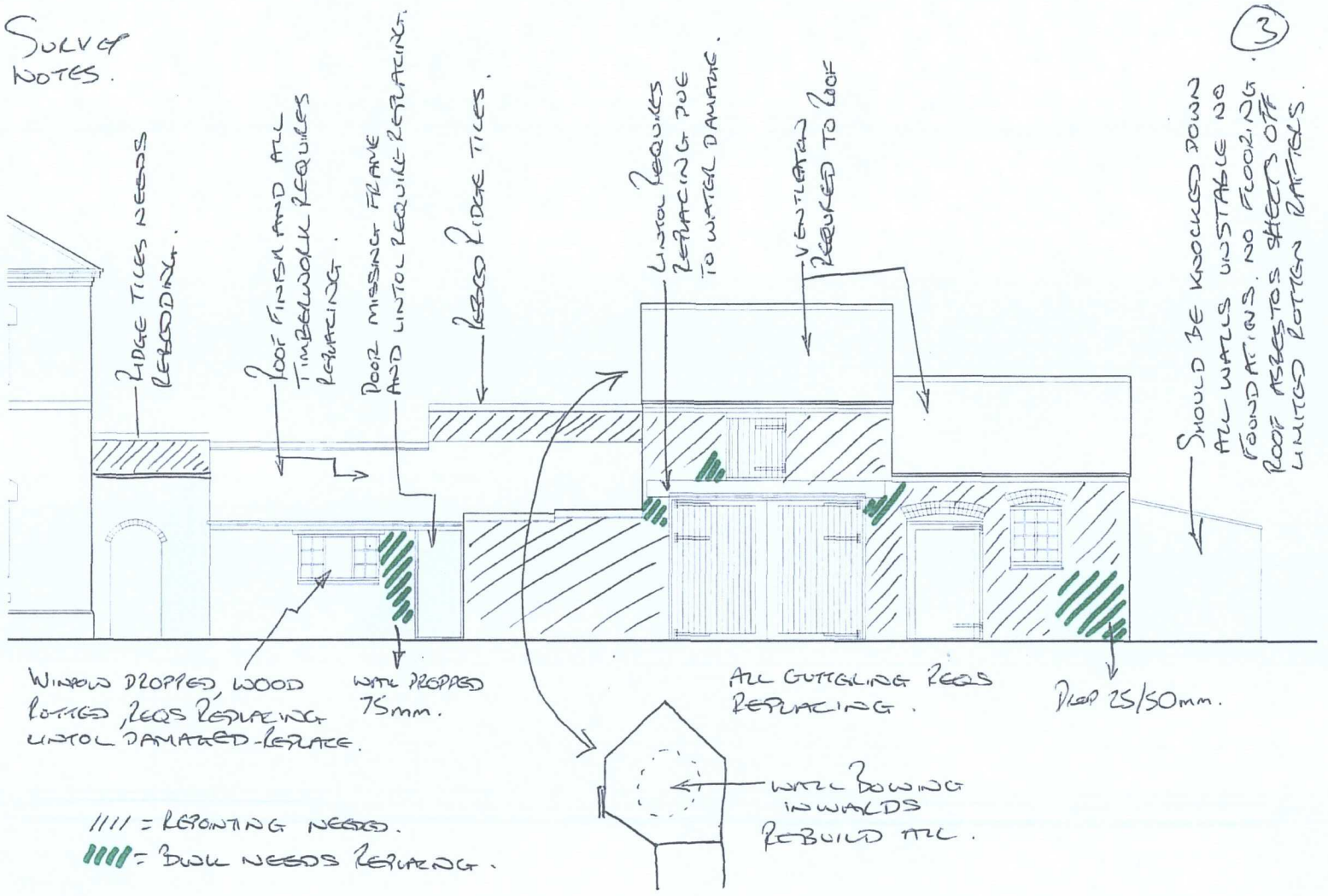
2) Survey:-

Survey notes Highlighting issues:-

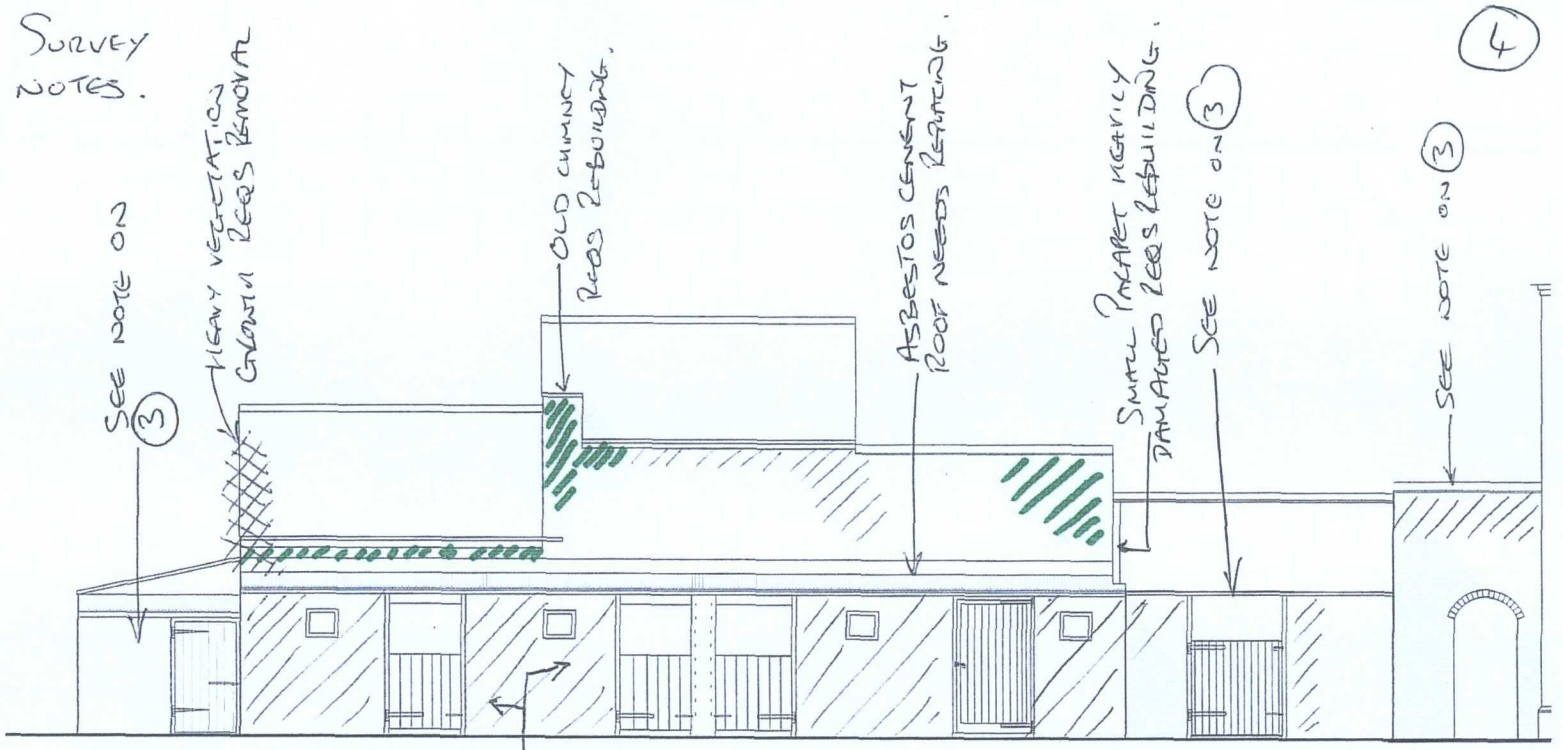


SURVEY NOTES :-




SULVG NOTES.
RIDGE TILES NEEDS REBEDDING.
ROOF FINISH AND ALL TIMBERWORK REQUIRES REPLACING.
DOOR MISSING FRAME AND LINTOL REQUIRE REPLACING.
REBED RIDGE TILES.
LINTOL REQUIRES REPLACING DUE TO WATER DAMAGE.
VENTILATION REQUIRED TO ROOF
SHOULD BE KNOCKED DOWN ALL WALLS UNSTABLE NO FOUNDATIONS. NO FLOORING ROOF ASBESTOS SHEETS OFF LIMITED ROTTEN RAFTERS.
3
WINDOW DROPPED, WOOD ROTTED, LEGS REPLACING LINTOL DAMAGED - REPLACE.
WALL PROPPED 75mm.
ALL GUTTERING NEEDS REPLACING.
DROP 25/50mm.
WALL BOWING IN WALLS REBUILD ALL.
//// = REPOINTING NEEDS.
= BULK NEEDS REPLACING.

SURVEY NOTES.



GENERALLY THE STABLES ARE IN A POOR STATE OF REPAIR THE ARE AN ALTERED SET OF PIG PENS AND HAVE BEEN EXTENDED VERTICALLY AND A NEW ROOF ADDED. THEY APPEAR TO HAVE BEEN FOUNDED OFF A SMALL CONCRETE FLOOR SLAB AND CRACKING AND PROPPING WAS OBSERVED.

3) Conclusion:-

Taking each of the areas in turn.

Stables:- The stables are an extended and increased height set of pig pens, the existing access holes for the pigs have been crudely cemented up and are crumbling in places. The brickwork has been poorly matched and the walls are carried off the existing floor slab which is cracking in places. The asbestos cement sheeting to the roof is taken off poorly constructed timber rafters that have signs of rotting due to the exposed nature of the rooms. The doors are serviceable in places although all lower sections of door frames require replacing. Due to the amount of extensive works to make these areas useable and sound I would recommend taking this down, retaining some of the original bricks and replacing to match using a metal profiled roof. All materials that are salvageable should be retained for the new build works.

Sheds:- The rear garden sheds to the East side of the buildings are in a very poor condition constructed off the existing ground with no foundations, these have dropped considerably and have the same roofing problems as the stables. The sheds are heavily overgrown and the removal of the vegetation through the lime mortar will heavily damage the existing walls making them unstable. sound I would recommend taking this down, retaining some of the original bricks and replacing to match using a metal profiled roof. All materials that are salvageable should be retained for the new build works.

Garden Shed to the West side:- The building is in a poor state of repairs, the window is un-servicable, all the door and window lintols being timber have degraded and require rebuilding. The existing roof structure is damaged with many of the timbers showing signs of rot and sagging. The roof tiling has no underfelt and requires stripping off totally and all timers and roofing membranes replaced. There is a large drop to the side of the doorway and this requires underpinning and a large area of brickwork replacing. As this takes up part of the extended area of the building, I can see no reason in keeping any of this structure, the entire building should be removed and rebuilt as indicated on the plans. All materials that are salvageable should be retained for the new build works.

Oil store and store:- The oil store is linked to the area above and is in a poorer state of repair, the oli from the tanks has leaked in the past and the floor and concrete / tiles are coated, the entire floor in this area would need to be replaced and any contaminent taken away to an approved tip. Due to the restricted nature of this room and the adjoining store this could only be done safely if the building was removed. As above I can see no reason to retain this building. All materials that are salvageable should be retained for the new build works.

The main garages:- The building is in a reasonable state of repairs this is mainly due to the re roofing works that have occurred in the past and the remedial works that have taken place due to this. To retain the roof in its existing plain would be problematic and cause problems with the proposals for using the upper floors for a study, the upper floor does not give enough head height to allow for acceptable access to this area and therefore the wall would need to be extended upwards accordingly, this would cause additional strain on the already dropping foundations, there is no ventilation to the roof void and this would need to be addressed. The floor / ceiling to the first floor area is inadequate for the loads required for a dwelling and this would all need replacing to retain the works. The floor is concrete and has dropped and cracked over the years this is uneven and damp. The floor would need to be broken out and replaced with a new concrete floor with integral damp proof course. I believe that the floor supports the walls and this would mean that the external walls would need to be underpinned and rebuilt as indicated on the survey notes just to retain them in there current state. As there is no dpc within the walls this would need to be inserted using a hyload pitch polymer course. To do this would be difficult and time consuming. Once all the external heavily damaged parts of the outbuildings are removed the adjoing and abutment walls would leave a lot of scarring on the facades that could be retained these would then need to be rebuilt accordingly. Due to this I would recommend full demolition of these building and rebuilding in a similar vernacular this would allow for the installation of foundations and waterproofing measures that are required under current building regulations.

Having viewed the proposals by Kevin Fazackerley RIBA I consider the proposals to be very sympathetic with the existing buildings which require removal in the current proposals.