STRUCTURAL SURVEY

Regarding

Outbuilding to the Rear of
134 and 135 High Street
Marlborough
Wiltshire
SN8 1HN

5th December 2022

JC/22/P20624 OB

Prepared for:

CPP Marlborough Limited

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EASTON BEVINS
CHARTERED BUILDING SURVEYORS

1. INSTRUCTION:

1.1. Easton Bevins Chartered Building Surveyors has been instructed to inspect and comment on the outbuilding to the rear of 134/135 High Street, Marlborough, SN8 1HN, to assess whether it is suited to conversion without substantial rebuilding and to confirm that it will not adversely affect the structural stability of building (which is Grade II Listed).

1.2. The property was inspected on Tuesday 15th November 2022 by James Chinn, MCIOB of Easton Bevins. Weather conditions were damp following torrential rain.

1.3. This report relates only to the outbuilding to the rear of 134/135 High Street.

1.4. For the purposes of this report, all directions are given as if looking from the front of the property, which faces approximately northeast; that being the elevation facing Ironmonger Lane.

1.5. Should you have any questions or require further explanation of anything in the report, you should contact the Surveyor who undertook the inspection.

2. GENERAL DESCRIPTION AND BACKGROUND:

2.1. The subject premises is located to the rear of 134/135 High Street which faces onto the high street and comprises of a commercial ground floor unit with residential accommodation above. The premises is Grade II Listed and set within a conservation area.

2.2. The subject premises comprises a series of outbuildings associated with 134/135 High Street which have most recently been used for storage and plant. It is predominantly built with solid masonry walls and ground floor, a suspended timber first floor surmounted by pitched tiled roofs.

2.3. An application has been made to convert and extend this outbuilding solely for residential use to form 1 no. four-bedroom house (160sq.m) and 1 no. two-bedroom house (82sq.m) (two self-contained residential units in total).

2.4. We have been instructed to make an assessment on the condition of the rear building to establish whether it is suitable for conversion and that it will not adversely affect the structural stability of the listed building.

2.5. The assessment predominantly focuses on the nature and condition of the existing building fabric, although a review of the structural integrity, utilities and services has also been made. Consideration has been given to compliance with Building Regulations, in particular insulation, where this can be practicably achieved, without causing undue loss to the existing character of the property and environment.

3. OBSERVATIONS:

Structure

3.1. The proposed conversion involves forming new door and window openings which can be achieved by lintel support. There are minimal internal demolition works; where internal walls are to be removed, pier and beam supports can be achieved to maintain support of the first floor. An opening to the first floor will be required to form the new staircase within the proposed four-bedroom house, likely requiring beam support bearing onto the existing front wall and new internal masonry wall.

3.2. A small pedestrian opening will be formed to the proposed living room and landing of the two-bedroom house to provide circulation access to the new two-storey corner extension comprising kitchen/dining, utility and WC on the ground floor and a bedroom and bathroom on the first floor. Foundation design will be required for the proposed corner extension, with allowance for accommodating differential settlement.

3.3. The new internal walls on the ground floor are envisaged to be masonry built and load bearing. The internal walls to the first floor are to be lightweight stud-partitions bearing onto the existing timber floor joists.

3.4. The existing foundations are likely to be shallow and subject to thermal and ground movement, although there is no notable cracking or distortion to the walls to cause concern.

3.5. There is no apparent movement to the roof structure, the timbers being dry and free of deterioration where visible. The suspended timber first floor is free from significant spring or bounce, although we recommend the condition of the joist ends be inspected where embedded within the solid masonry walls as a precautionary measure.

Building Fabric

3.6. Party Walls separating the properties will remain unaltered providing compartmentation for fire and acoustic performance.

3.7. The existing chimney stacks and breasts will be retained, although redundant features within the design proposals. Cowls and vents should be provided to reduce the risk of penetrating damp and condensation within the flues as a precaution.

3.8. The existing masonry walls lack a physical damp proof course (DPC) given the age and construction of the property. Some rising and penetrating damp can be excepted unless a physical DPC can be retrospectively fitted. Chemical DPC's can be provided although their success in tackling damp is questionable in the long term.

3.9. Some of the external brickwork is deteriorated through frost action requiring ad hoc replacement of bricks to localised sporadic areas.

3.10. Internally, some of the walls have been dry-lined concealing potential damp.

3.11. Dry-lining the walls internally may be employed to improve the thermal performance, subject to Listed Building Consent. The existing walls will be finished in a lime-based plaster, where possible. Remedial mortar repointing to disturbed and weathered joints externally to be lime-based. Internally, the use of breathable paint finishes to be applied to the existing masonry walls. Externally, StormDry, or equal approved masonry protection cream can be employed to the external brickwork to prevent penetrating damp and improve the thermal performance of the walls, subject to Listed Building Consent. Maintaining the fabric, along with heating and ventilation to the property should prevail to manage any damp and condensation.

3.12. The ground floor is predominantly of solid masonry construction and unlikely to incorporate a damp proof membrane (DPM). A DPM can be retrospectively fitted below the floor finishes, although may cause underlying damp to migrate to the walls. The floors may need to be removed and a concrete floor provided to incorporate a DPM and insulation to comply with current Building Regulations.

3.13. The roof structure and coverings are in fair condition and structurally sound. Tiled vents should be provided to the cold roof spaces to reduce the risk of condensation. 300mm of insulation can be provided to the ceiling joists, where it is currently lacking. Tiled vents for mechanical extracts can be achieved by ducting through the roof covering or external walls.

3.14. The exiting lath and plaster ceilings are in poor condition and likely to fail without warning. These should be replaced.

3.15. The existing room sizes appear to comply with current space standards.

3.16. The proposed two-bedroom house appears to have an unprotected stairway, the fire escape route being via the living room risk room. Current building regulations may require forming a protected stairway or fitting a fire suppression system to meet current building regulations.

Utilities, mechanical and electrical services

3.17. It is understood that power and lighting are currently provided via the commercial unit. Separate dedicated supplies can be reasonably achieved to serve the proposed dwellings.

3.18. There is no apparent gas supply to the property, although enquiries with Wales & West Utilities confirm a low-pressure pipe running parallel to the front pedestrian lane which can be used to provide gas for heating and hot water. The proposed external gas meter housings to be located on the front elevation to the right-side party wall.

3.19. New electric supplies can be made via underground service joint connecting to the existing mains cable located in the rear garden, which appears to terminate within Chandlers Yard.

3.20. The installation of photovoltaic cells is unlikely to be permitted due to the listed building status. An evaluation should be made for considering use of air or ground source heat pumps, subject to LBC. This may eliminate the requirement for a gas supply.

3.21. There is currently a sink base unit within the vacant first floor accommodation. Separate incoming mains water supplies will be required.

3.22. The existing rainwater goods, gulley drains and below ground chambers are to remain unaltered. A dedicated soakaway can be provided to accommodate the replacement outhouse extension to part of the proposed two-bedroom dwelling.

3.23. Any suspect deleterious and hazardous materials should be identified and managed, such as asbestos containing materials and possible lead-based paints.

4. CONCLUSION AND RECOMMENDATIONS:

4.1. Overall, the building is deemed to be structurally sound and weather tight. It is suited for conversion into habitable residential accommodation without significant impact on the existing building structure and fabric.

4.2. The solid masonry walls will be prone to some underlying damp which is typical in properties of this age and construction. This can normally be manged through maintaining the breathability of the walls combined with heating and ventilation improvements.



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For **EASTON BEVINS**

Photos



Rear elevation



First floor kitchen