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Outbuildings at 69 High Street West Lavington Wiltshire SN10 4JB

Report on the Structural Aspects of the feasibility of conversion of Outbuildings



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Outbuildings, 69 High Street, West Lavington, Wiltshire

Report on the Structural Aspects of the feasibility of conversion of outbuildings at 69 High Street, West Lavington

Purpose of the Report

Structural Solutions was commissioned to carry out an investigation into the feasibility of converting and extending two outbuildings at 69 High Street, West Lavington into a residential property and separate Workshop and Sewing Room. This report considers the current condition of the structure of the buildings and the likely work required as part of the conversion.

Introduction

Building 1 to the south east of the site is rectangular in plan approximately 25.8m x 5.0m divided into 3 main areas, a workshop, a sewing room and a store. The workshop is of masonry construction with external clay bricks and concrete blockwork internally to the front and end gable elevation. The rear wall is a party wall constructed of random stone and brickwork masonry. The roof is duo-pitched constructed with 'simple' A Frame principal trusses supporting timber purlins and ridge beam with 'close' timber boarding spanning between. The external roof covering is a clay pantile. The floor is mainly concrete with a small area of timber inlaid into the concrete. There are a series of windows and a double timber door to the north west elevation and a single window to the south west gable elevation.

The Sewing room is believed to be of similar construction, but this room has been finished with a flat ceiling above the bottom chord of the A-Frame trusses and a wallboard to the walls.

The third area of the building to the south east of the site is an open store, the roof being constructed in the same way as the rest of the building. However, the principal roof trusses are supported along the north west elevation by concrete columns starting at below ground level. The dividing wall between the Sewing Room and the Store is of masonry construction with a sealed-off doorway approximately central to the elevation. The rear party wall is of random stone and brickwork and the north east gable wall is also believed to be a party wall with the neighbour and constructed from random stone. The floor of the store is a combination of compacted stone and earth.

Building 2 to the north east of the site is currently a shed constructed utilising the boundary party walls with the neighbour's properties to the north and east lined internally with concrete blockwork. The south elevation wall is constructed with timber posts on what are believed to be stone staddle stones with infill horizontal timber clad timber framed panels spanning between. The roof is duo-pitched, similar to Building 1 constructed with timber A Frame trusses supporting

timber purlins and close board planks between. Externally, the roof covering is a clay tile. The floor of the shed is concrete.

Investigation

Our investigation is based on a visual walk over carried out on 21st April 2026.

The construction of Building 1 consists of masonry walls supporting a timber roof structure with clay tiled finish. Generally, the construction is sound and there are no signs of significant decay or movement that would be detrimental to the building. There are signs of some damp in the rear party wall but we believe that this was due to a leaking valley gutter and could be solved by repair or replacement. The end gable wall of the store does have some cracks through the mortar joints but remedial works would be a relatively easy task.

We understand that the existing external elevations will be revised by changing the window and door arrangement. An extension is proposed to create an open plan Living and Dining area extending the open fronted store area. The construction of the extension is proposed to match but also maintain the existing construction. A new insulated floor to the open store area and extension will be introduced.

The construction of Building 2, the current shed which is constructed with the masonry party wall to two sides and timber stud walls with structural posts supporting the A Frame roof trusses will also be extended to relocate the Workshop and Sewing Room from the Building 1. The proposed extension will again match the existing construction of timber roof supporting a tiled roof finish, use of a new masonry wall alongside the boundary party wall and timber stud wall to the south and west clad with horizontal timber cladding. A new door and window will be introduced along the south elevation of the existing wall but as this is of timber frame construction and the proposed openings will be located between the roof support posts, structurally this will not affect the existing building.

Discussion

We understand from the Client that the proposed conversion work and extensions of the two buildings will maintain the existing structure of each. This can be done without affecting the structural integrity of the existing building. The existing roof structure in each case will be retained with the same theme used to the proposed extensions. Existing external walls will be changed but only to allow for installation of a different arrangement of doors and windows.

Generally, the structure of each of the buildings can be incorporated into a conversion and extension without any significant alterations.

Conclusion

This report is not intended to be a full and detailed structural survey. Its purpose is to establish in structural terms whether the conversion and extension of the existing Workshop, Sewing Room and Store and the shed is feasible whilst retaining the existing structure. In brief, the existing

structure and foundations of the building can be incorporated into the proposed conversion and extension.

Appendix A – Site Photos



Building 1 – External gable elevation viewed from south west



Building 1 - External 'front' elevation



Building 1 - Internal view of Workshop showing roof construction



Building 1 – Internal view of rear party wall supporting roof



Building 1 – Masonry gable wall between Sewing Room and open fronted Store



Building 1 – View of end gable (party) wall of Store



Building 2 – External view of south elevation



Building 2 – Internal view of roof, end gable (party) wall and timber framed wall to south

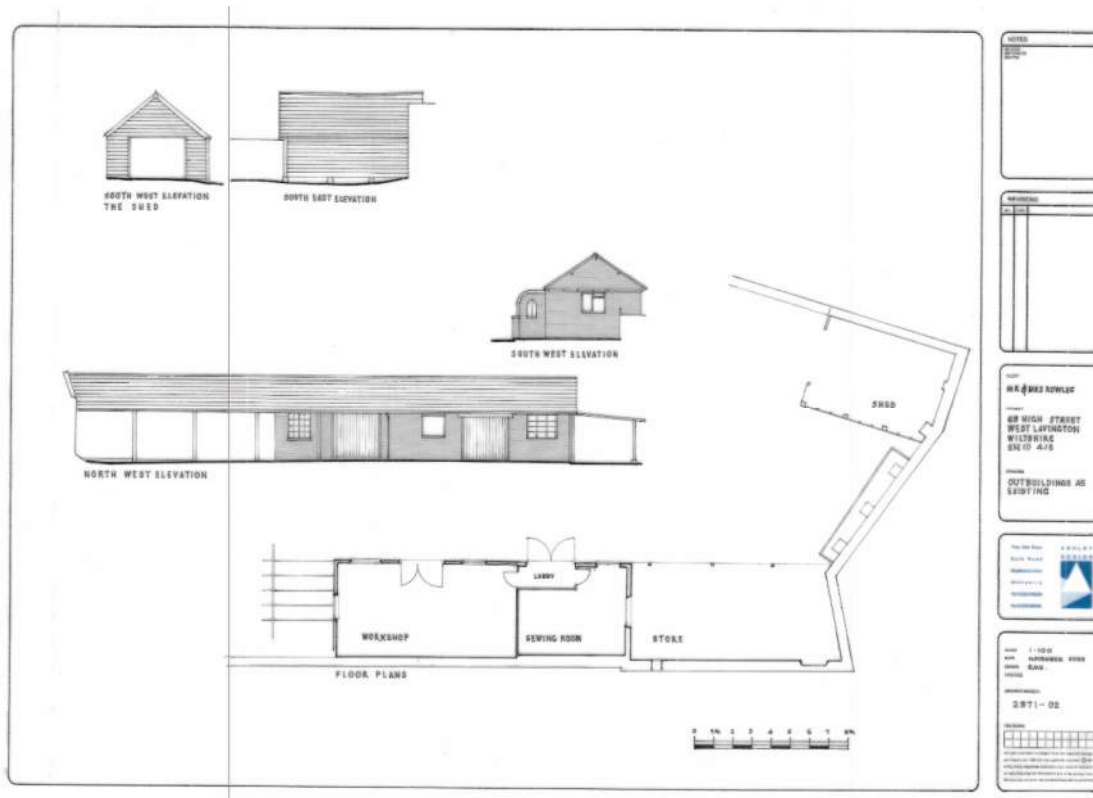


Building 2 – Internal view of posts supporting timber A Frame roof trusses

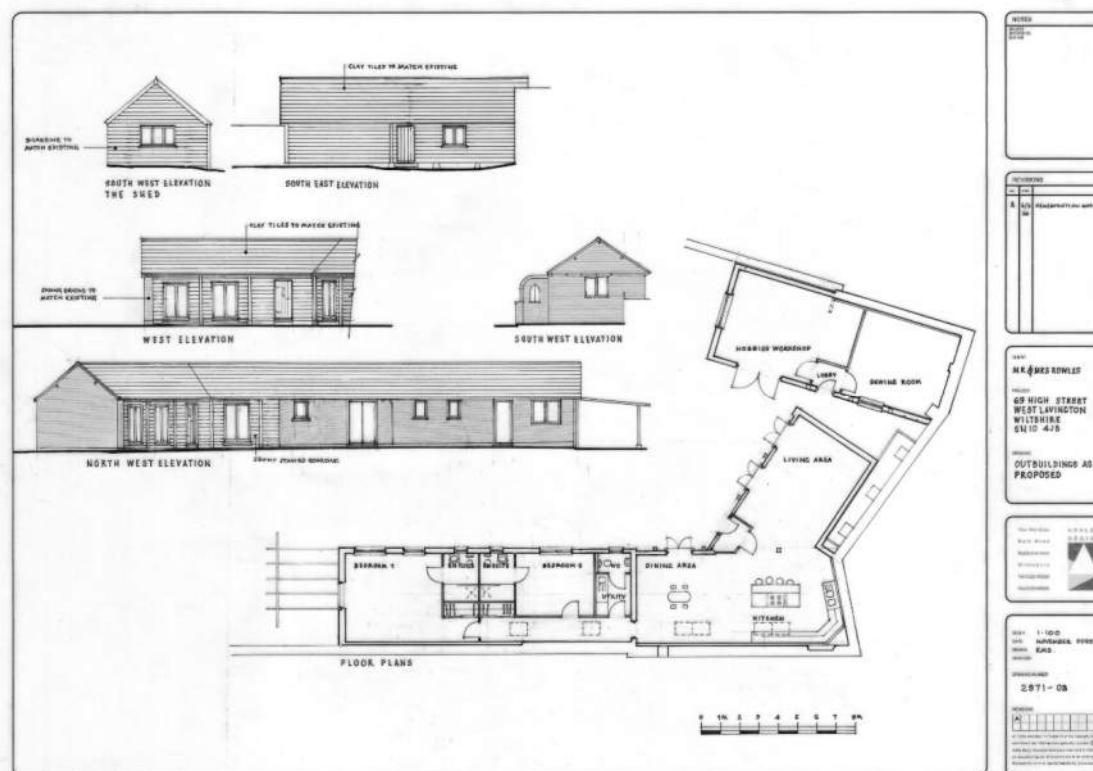


Building 2 – View of boundary party wall along which extension is proposed

Appendix B – Planning Drawings



Outbuildings as Existing



Outbuildings as Proposed