

# 1 & 2 Holystone Grange Cottages

Holystone, Morpeth, Northumberland, NE65 7AN

## Kennel Building Structural Survey

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It is proposed to carry out works to the existing kennel building to provide bed sit holiday accommodation using the existing structure along with modifications and improvements.

### THE BUILDING

The current building is a mix of natural sandstone walls which are 400mm thick and a series of openings to the north elevation comprising of two window openings and a door opening. The south elevation has a timber infill to the full frontage and fitted with doors and top fanlight windows with horizontal timber board cladding.

The roof is of a double pitch with a rear lean-to and covered with a thin profile Eternit slate over timber sarking boards and Type 1F felt. The ridge is capped with a red clay tile.

The floors are of concrete onto a consolidated earth base.

Gutters and downpipes are cast iron and discharge to the adjacent ground to the south and to a water butt to the north. There is a kennel run to the south with a concrete base and a vertical railing surround. A concrete apron the North around the door access area.

### STRUCTURE

The current concrete floors show no signs of insulation and damp proofing and would be replaced with new as part of the works, incorporating a new dpm and insulation. The internal dividing wall is to be removed as part of the works and would be recommended at this stage to underpin the external stone walls at the loading points of the proposed beam prior to the new floor being laid. The external stone walls are plumb and true with no signs of subsidence or cracking and found to be in good general condition. There are some signs of remedial pointing works in particular to the north and east elevations of the lean-to section. It would however be recommended that the external stonework has the pointing raked out and reinstated with a lime based mortar.

The lintel supports to the openings over the north elevation consists of a full length timber beam which also acts as the wall plate for the roof fixing. This was found to be in good serviceable condition with no signs of deflection over the opening spans. The timber was also checked for fungal and insect attack and none found. It would be recommended that the timber be treated fully during the roof strip and redecorated.

The timber doors, windows framework and panelling to the south elevation were sparse of any recent decoration. The horizontal cladding was defective in particular to the lower areas. As it is proposed to replace this section then there would be no remedial works required.

Again the timber support beam at eaves level was found to be in good serviceable condition and can be retained as the roof support to this section.

It would be required to provide a new foundation to the south elevation timber section to make this load bearing which would aid in the support of the retained eaves beam and ensure that the loadings will be reduced from the current arrangement.

The roof structure was found to be in very good condition and can be retained. It is recommended that the existing timbers are cleaned and sprayed with a treatment to prevent future insect and fungal attack prior to covering over.

The roof covering however was found to have a thick layer of moss to both north and south aspects. The north being particularly bad.

The clay ridge tiles were also spalling and would require replacement.

As the roof covering needs to be stripped to provide a new underlay, then the slates can be cleaned and checked for defects. Any defective slates are to be replaced with new to match and the clay ridge tiles also replaced with new to match.

Facias and barge board were lacking in decoration and had signs of decay to the ends and would recommend that these are replaced with new to match during the roofing works.

The cast gutters would require remedial works and decayed sections replaced along with new rafter straps provided prior to the roof covering being reinstated. The downpipes should also feed to a trapped gulley and taken to a soakaway rather than discharging onto the adjacent ground.

The concrete aprons to the front and rear are in serviceable condition but would recommend a vertical dpc at the abutment with the external walls. A drainage channel ie Aco type would be recommended to the south section where it abuts the new timber frame structure and could be provided at the same time at the new foundation is being constructed.

In general, the external timber elements of the structure have been neglected, however these are to be replaced as part of the conversion works, with main structural elements being sound in nature with minor remedial works required only.



North elevation showing a heavy moss covering to the roof along with defective and missing timber elements to the openings.



East elevation showing the remedial high level pointing to the lean-to section and the generally good condition of the stonework. Also the railings surrounding the kennel run to the south



South elevation showing moss to the roof and the lack of decoration to the timber elements and defective boarding.



West elevation showing defective barge and gable timbers, but good condition of stonework with signs of remedial pointing to the lean-to section.



Internal roof structure showing the good condition of the timbers and sarking board. The cracking shown below the timbers was to the plaster finish only and was checked from both sides.



Photo of the lean-to roof and the existing felt underlay with the timbers in good condition

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