

**Mr J Guthrie
Little Hilla Green
Troutdale
Hackness
Scarborough
YO13 0BS**

**STRUCTURAL REPORT
ON
SUITABILITY FOR CONVERSION OF
BARN TO DWELLINGS
AT
MANOR HOUSE FARM,
TROUTSDALE**



Report prepared by:
T M HUNT CHARTERED BUILDING ENGINEER MCABE

14 July 2023

REPORT in connection with a structural survey on a Barn at Manor House Farm, Troutsdale for Mr J Guthrie.

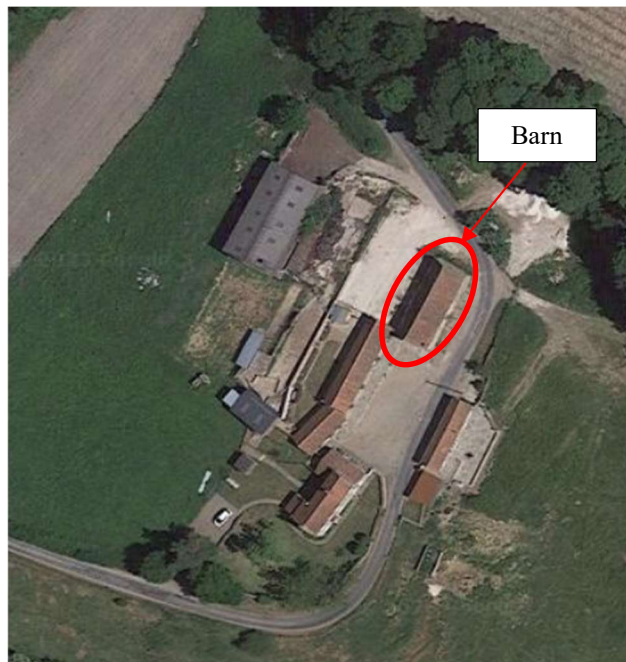
1.0 BRIEF

Scope and limitation

- 1.1 On instruction from Mr J Guthrie the above property was visited and *visually inspected* on 12th July 2023 by myself.
- 1.2 This report is limited in scope to the matters discussed therein and should not be taken as a general statement of structural adequacy or otherwise.
- 1.3 The inspection was undertaken internally and externally as necessary and was subject to access being available.
- 1.4 The report has been prepared at Mr J Guthrie's request and therefore any liabilities that may arise are restricted to him. No responsibility can be accepted for any action taken by others to whom this report may be made available.

Orientation

- 1.5** For the purpose of this report, unless otherwise stated, the front elevation, is shown on the title page of the report and all references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom and the rear elevation located to the top of the plan.



Aerial View of Barn

Property address

1.6 Manor House Farm
Troutdale
Scarborough
YO13 3PS

Task

1.7 Structural survey of barns to investigate their suitability for conversion and prepare our own report.

2.0 BACKGROUND INFORMATION

Brief Description

2.1 This document is submitted as part of a formal proposal to convert an agricultural barn to a dwelling.

2.2 Photographs were taken and these are archived in our offices.

3.0 OBSERVATIONS

- 3.1** The barn which is proposed to convert is located adjacent main highway. The barn comprises a single storey masonry-built barn which had a timber trussed roof.
- 3.2** The main roof was dual pitched from side to side but has collapsed taking down the gables at each end.
- 3.3** The barn is constructed out of stone. Apart from the gables the walls are in a satisfactory condition and with minimal repairs to at the eaves can be reused as part of the main structure.
- 3.4** The floor of the barn was covered in the remnants of the old roof and vegetation and access was deemed not safe. With this in mind no comment on the floor can be made and it is assumed that it will need to be replaced.
- 3.5** The service environment from the proposed conversion is suitable for a change of use from agricultural to residential. Access is gained from a Troutdale Lane. There is sufficient room within the development curtilage for soft landscaping.
- 3.6** Potable water, electricity, calor gas and sewage disposal systems are readily available.

4.0 CONVERSION WORK REQUIREMENTS

- 4.1** The roof of the barn will need to be reconstructed along with new gables and a new roof

- 4.2** The external walls will require repointing and small sections reconstructing.

- 4.3** Ground floor to be upgraded with a minimum of insulation and a new concrete screed finish.

5.0 CONCLUSIONS

- 5.1 The existing building is generally structurally sound and suitable for conversion to a domestic property.

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for H Designs Ltd