HACKNESS ESTATE

OLD JOINERS SHOP WRENCH GREEN

HACKNESS

STRUCUTAL ASSESSMENT

General Description

The Old Joiners Shop constitutes 2 distinct elements, the first a stone built single storey building under a pantile roof with concrete floor throughout and the second a brick built single storey extension again under a pantile roof.

Stone Building

The stone building was originally a field barn type structure with a cart shed adjacent. One element of the barn has been removed to leave a buttress at the northern end but it is clear to see where the purlins of the roof extend into the mid wall (now the gable) and where the walls stood. The cart shed has had walls and windows added to the eastern elevation to enclose for workshop usage. The building has a concrete floor throughout.

The building is structurally sound with a good roof, it will need to be tanked internally to avoid damp and the floor will need to be replaced in order to comply with building regulations. The roof will need to be stripped and re-laid on breathable felt layer in order to endure water ingress is prevented. The element previously removed is to be reconstructed using local stone and will be covered with pantiles to match the existing structure.

Brick Building

The brick building is divided into three small room and may historically have bene used for livestock housing. The roof is of pan tile construction whilst floors are a mixture of cobble, concrete and earth.

The walls are in reasonable order and may be reused, small section may require re building using materials on site. The roof line is too low to allow conversation as proposed there're it intended that the roof structure of this subservient element be stripped and replaced in order to bring the ridge slightly further south.

Assessment

The buildings of the Old Joiners Shop are substantially intact and may be converted into a residential usage without demolishing major elements.

Jonathan Wilson MRICS FAAV
For and on behalf of Carter Jonas LLP

December 2015