

23686-03-report-gf

12th July 2023

Mr & Mrs Forsyth
4 Greenburn Cottages
Reston
TD14 5LN

Dear Sir/Madam

CONVERSION of AGRICULTURAL BUILDING to form DWELLING HOUSE at BLUE HOUSE, RESTON.

Following instruction to proceed we confirm carrying out a visual condition survey of the existing agricultural building located at the above site known as Blue House, Reston. We visited the site on Tuesday 4th July 2023 and the weather was overcast but dry at the time of the survey.

The existing agricultural building is rectangular in form and constructed with random rubble stone walls to all four elevations built from locally sourced stone. The walls are approximately 500mm thick and have quoin stones at the corners and around and original door and window openings. We have considered the Architectural drawing GF/1512/22 A106 for orientation and have referenced the elevations based on this plan.

Southwest Elevation

This can be considered the prominent elevation of the existing building which has a large door opening and 2 window openings located within it (see photograph 002 and 006). The window openings have stone quoins on both sides with a stone lintel and sill above and below the opening. The large door opening has a steel beam acting as the lintel over the opening and has been infilled with a timber stud wall clad with OSB to close the building off. The masonry wall is formed to a height of approximately 2.4m currently and the wall is plumb and vertical. The exposed wall head is open to water ingress and is causing the mortar to erode and the smaller stones forming the wall to loosen.

Northwest Elevation

This can be considered a gable elevation of the existing building with the stone extending to an apex indicating the original building had a pitched roof. The roof is not in place currently, so its form of construction is unknown, but the exposed stone gable retains a clear form and triangular shape. The gable coping stones are missing, and the existing wall head is open and subject to water ingress as the southwest elevation. There is currently a small door opening formed within the elevation and this wall is also plumb and vertical (see photograph 001).

Northeast Elevation

This can be considered the rear elevation of the existing building (see photograph 009) and is built to a height of approximately 2.5m and the wall is plumb and vertical. There is a very small opening in the wall which does not have quoin stones or stone lintel and sill so can be considered an addition rather

than original. The exposed wall head is open to water ingress and is causing the mortar to erode and the smaller stones forming the wall to loosen.

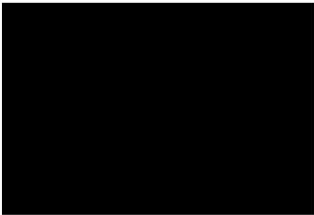
Southeast Elevation

This can be considered a gable elevation of the existing building with the stone extending to an apex and retains a clear form and triangular shape. The gable coping stones are missing, and the existing wall head is open and subject to water ingress as the other elevations. There is currently a window opening formed in the upper section of the wall and it is plumb and vertical (see photographs 003 and 004).

The existing building is substantial in its construction and the 4 outer stone walls retain form to wall head level and are generally true and plumb. We consider the building would be suitable for conversion to form part of the proposed dwelling house as indicated on the Architectural layout plans. The existing mortar would need to be raked and repointed as necessary to ensure the walls remain resistant to water ingress.

We assume our brief condition report is sufficient to meet with your requirements, however if you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully



Gary Fairbairn
Structural Engineer

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for and on behalf of Blueprint Design (Dunbar) Ltd



Photograph 001



Photograph 002



Photograph 003



Photograph 004



Photograph 005



Photograph 006



Photograph 007



Photograph 008



Photograph 009