



Our Ref: B20364.L001/JAW/srm

Your Ref:

Chkd: jawood

Date: 5<sup>th</sup> March 2015

Michael Owens  
Fibre Architects  
First Floor, The Stables  
Buckden Mount  
8 Thornhill Road  
Huddersfield  
HD3 3AU

Dear Michael

**Re: Alterations to Cote Royd House, Former Stable Building,  
7 Halifax Road, Edgerton, Huddersfield, HD3 3AN**

We were instructed to report upon the structural implications of the proposed alterations to the above listed property. I visited the property on the 4<sup>th</sup> March 2015, in your company to consider the proposals and the effects of the removal of the existing walls would have on the property, bearing in mind that the property has a listed status.

We understand that the property was originally the Lord Mayor of Huddersfield's house which was subsequently used as a hotel. Currently the property is being used as a dental practice and it is proposed to convert the property into six apartments, three on both the first and ground floor levels. A review of the historic maps for the site indicated that the site was a wooded area on the 1854 map and the current main building is shown on the 1894 map. Although the extensions to the right of the property appear to be consistent with the 1970's it does appear that there was buildings on this side of the house which appears between 1910 and 1955 on the old maps. The 1970's extension therefore appears to be over an original part of the house.

In keeping with the listed status to the property the Architect has produced apartment layouts which minimises any disruption to the existing buildings. The main walls to be removed are in the 1970's section of the property. Below I have listed the alterations at each floor level and the structural implications.

## 1.0

### Attic

#### 1.1

The existing en-suite is to be removed and these are timber stud partitions which do not form part to the original fabric of the building. There are no structural implications.

#### 1.2

The glass partition at the head of the stairs is an internal feature that is a later addition to the property and it has no structural implications.

## 2.0

### First Floor Level

#### 2.1

A new opening is required between the left hand room and the central room. The new opening is at the location of a previous opening between the two rooms and is returning the structure back to its original. There are no structural implications with regards to this new opening.

#### 2.2

The corridor walls are to be removed in the 1970's extension. These are all timber stud partitions and are non-load bearing. In addition to this the masonry walls which run front to rear are to be removed and these again are non-load bearing walls and can be seen within the roof space to exit through the ceiling boards. This more clearly described on Sketch SK1 appended.

## 3.0

### Ground Floor

#### 3.1

Again the corridor walls in the 1970's building are to be removed and these are once again timber stud partitions. The masonry walls between the rooms running front to rear in this case carry the first floor joists and at a lower level the old flat roof joists. This arrangement has been clarified on Sketch SK1. Steel beams will be required to run front to rear to support the light weight timber structures of the first floor and flat roof only. A number of piers will be left in place to ensure that these beams are kept to a minimum size. It would be subject to the final layout by the Architect.

#### 3.2

The rear right hand corner room has a small room with a sink. These walls are stone and appear to be non-load bearing. However, careful removal of these walls should take place ensuring that the first floor timbers are not bearing on to the walls. There are no walls in the room at first floor level directly above this area. We recommend that a Structural Engineer inspects this area at the start of the work to confirm whether steel or timber supporting beams will be required to support the floor structure.

### 3.3

There is a new door opening in the central room and again this is the re-opening up of the door that was previously at this location which has been blocked up using timber.

### 4.0

#### Cellar

### 4.1

A new narrow door opening is required to link the vaulted cellar to the main cellar. Some investigation is required in this area as it is at the location of a chimney breast. An inspection of the main chimney stack shows that this is offset from the chimney breast and appears to rest directly above the vaulted ceiling to the cellar. There is possibly a transition beam above the cellar taking the load of the chimney onto the front and rear walls of the cellar. Again a Structural Engineer should investigate this area during the course of the work, however, at this stage we envisage the inclusion of further masonry walls directly below the upper chimney stack which should be seated on to a new concrete foundation within the vaulted cellar.

In summary the alterations have minimal structural impact upon the existing listed building. In the 1970's extension there is a strange arrangement of their having been a flat roof left in place beneath the existing first floor joists. It is our opinion that the bedrooms at ground floor level were constructed with the wall extending up through the flat roof. The flashing can be seen in the space between the first floor joists and the flat roof extending up the walls which now form the separation between the bedrooms at first floor level. We suspect that the lower bedrooms were constructed to extend the hotel with the forethought of having additional bedrooms at first floor level as trade demanded. An inspection in the roof space in this area showed that the trusses run front to rear and take support off the front and rear walls only. The walls to be removed therefore carry a minimal load from the first floor bedrooms and ceiling only.

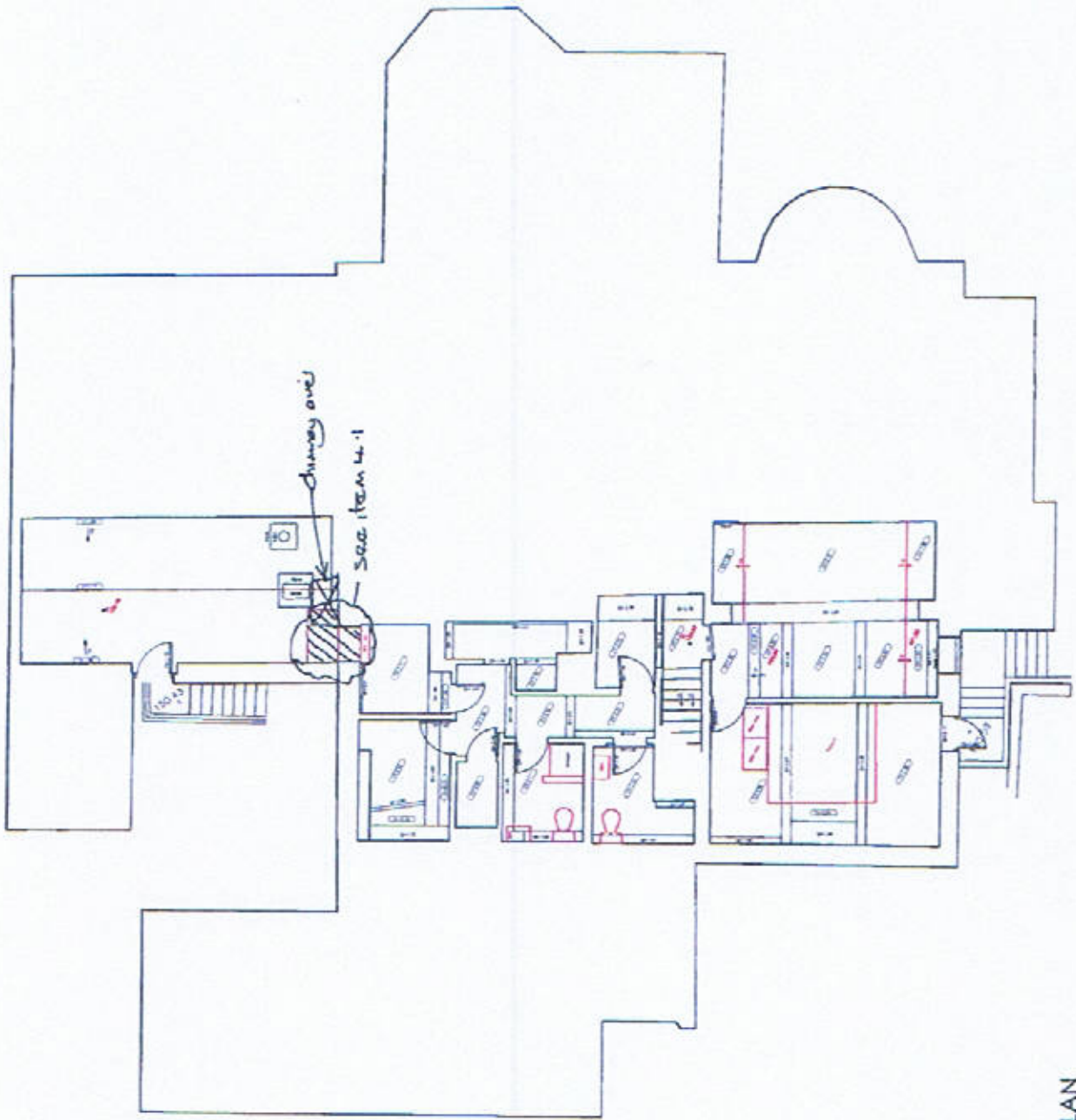
In conclusion the structural alterations required for the conversion of the dental practice in to six apartments is minimal. Other investigations by a Structural Engineer will be required at the commencement of works for the removal of internal stone walls within the rear right hand corner ground floor room and to allow opening up between the vaulted cellar and the main cellar. I enclose Sketch SK1 by JNP Group and Sketches SK5-8 by Fibre Architects.

Kind regards

John Wood

Enc: Sketch SK1 by JNP Group  
Sketches SK5-8 by Fibre Architects

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CELLAR PLAN  
 Scale 1:100

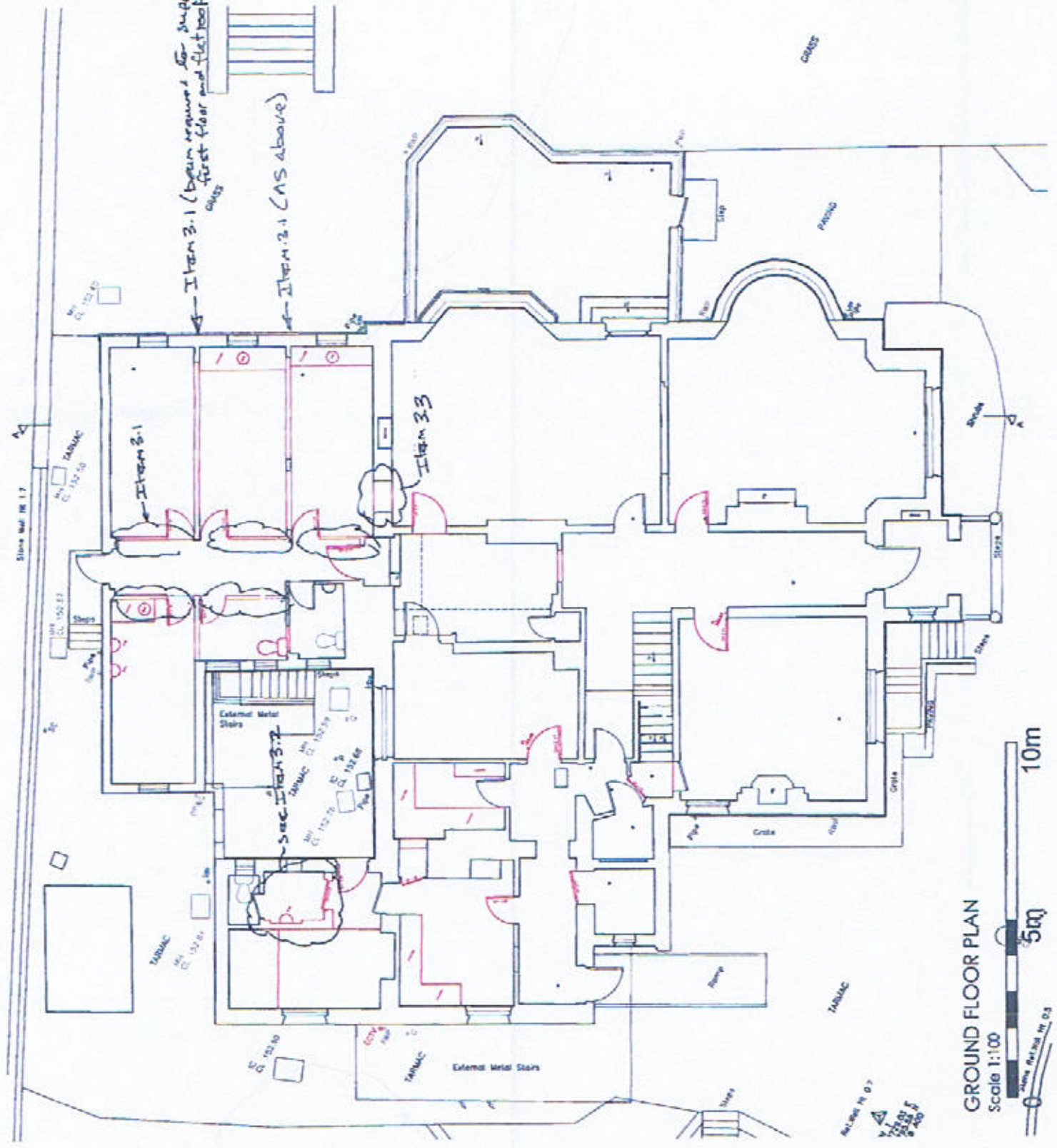


Client	Proposed Residential Development Cala Road House 7 - 10th Floor, Kildare Road D13 3M4	Drawn by	JM	Scale	1:100	Date	20/01/13
Project	Cala Park - Residential Development	Checked by	JM	Project No.	1403	Author	JM
Drawn by	Jamie Collins	Project No.	1403	Client	MAC	Project Name	Cala Park - Residential Development
Checked by	Jamie Collins	Client	MAC	Project Name	Cala Park - Residential Development	Project No.	1403
Project No.	1403	Client	MAC	Project Name	Cala Park - Residential Development	Project No.	1403

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First Floor Function Room  
 at Home Road  
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Section	Number	Date	By	Scale
Proposed Residential Conversion	1-000	20/01/15	JR	1:100
Core Entry House - 7 North Road - Northwood HO3 3AU	1-000	20/01/15	JR	1:100
Ground Floor Plan - Introduction at Proposed	1-000	20/01/15	JR	1:100
Author	John Roberts			
Check				
Drawn				

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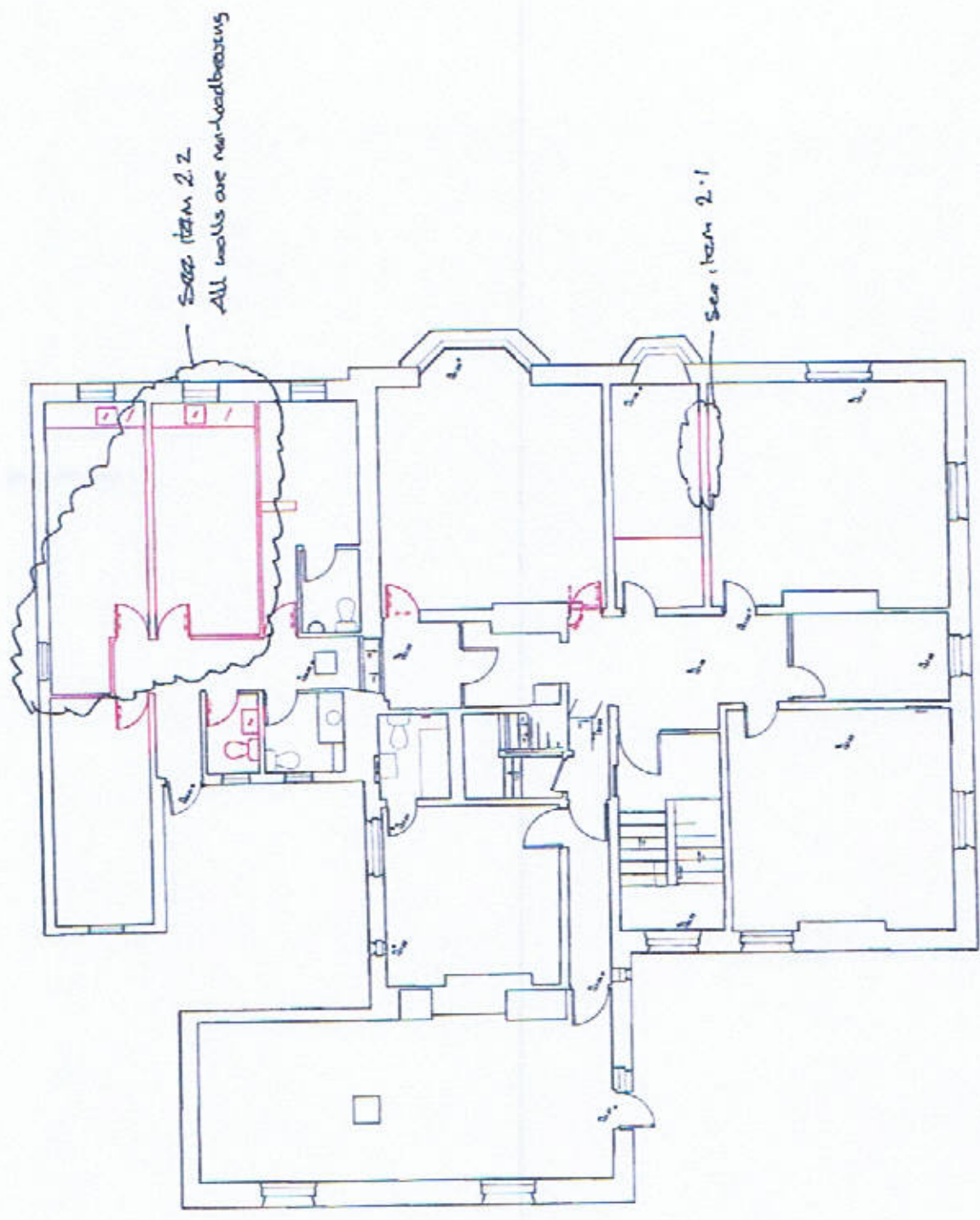
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**GROUND FLOOR PLAN**  
 Scale 1:100

5m 10m

North Arrow

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**FIRST FLOOR PLAN**  
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 0 5m 10m

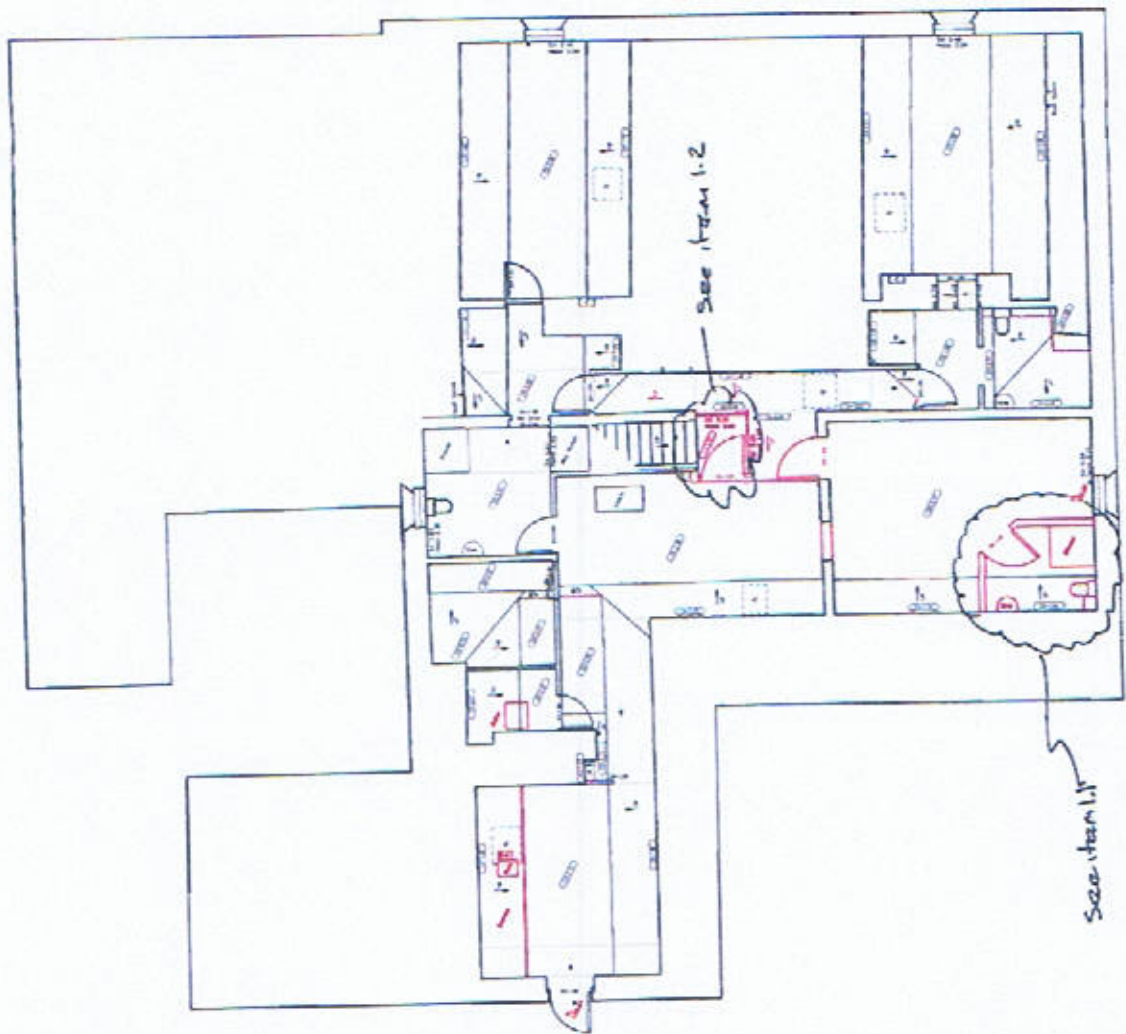
Rev	Description	Date	By	App'd
1	Proposed Fibre-optic Development Close End House - 7 High Street, Bournemouth B03 3AU	14/03/16	20/03/16	
2	First Floor Plans - Construction Proposed	11/03/16	MO	
3	As above	14/03/16		
4	As above	14/03/16		

Author: John Roberts  
 Date: 14/03/16

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SECOND FLOOR PLAN

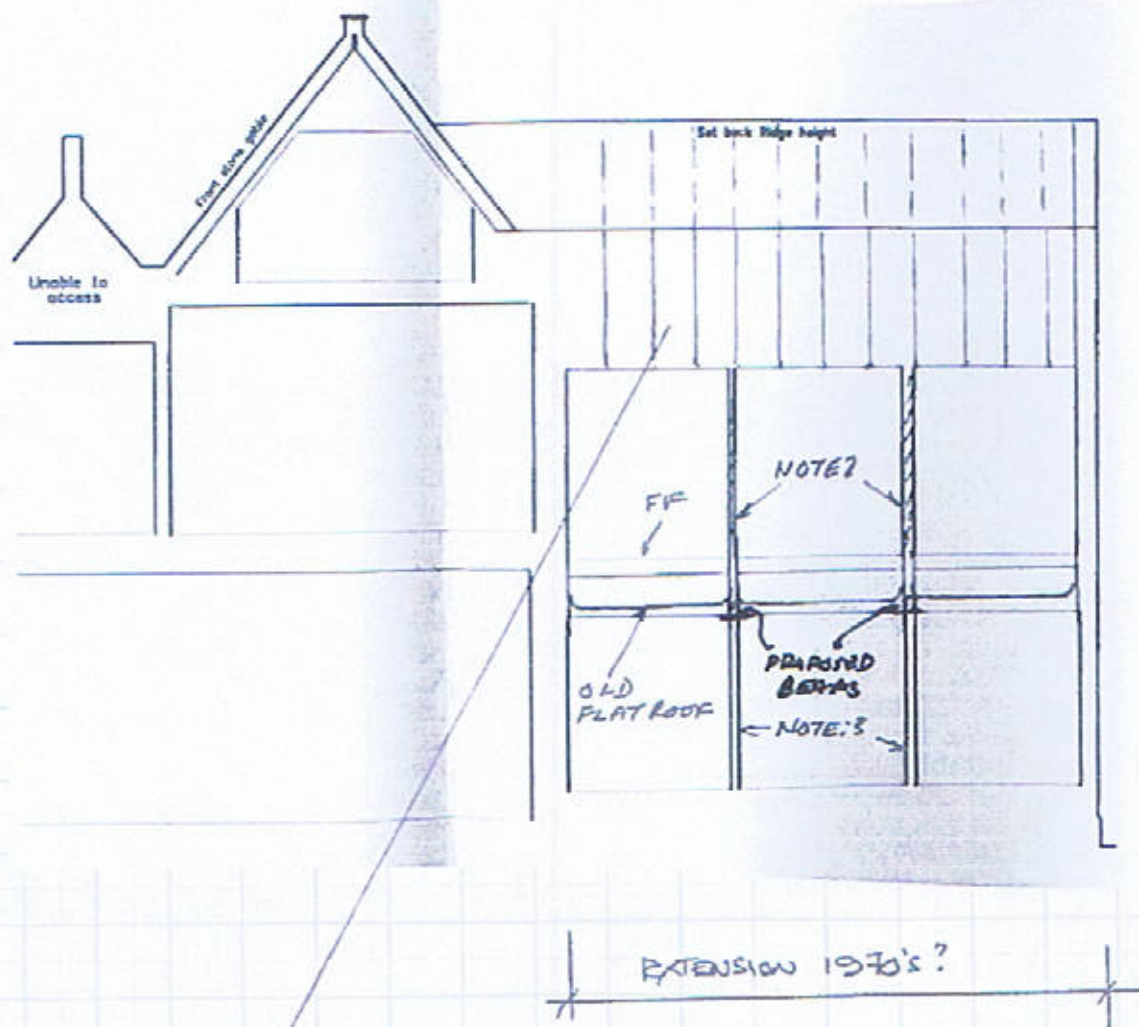
Scale 1:100



Client	Project No.	Page No.	Rev.
Proposed Residential Development Civic Road, Bury, Greater Manchester, M3 3JH	14-033	30	1/13
Second Floor Plan - Details of Proposed	Issue No.	Issue Date	Issue By
	1/100	1/10/13	MO
Author	Checked	Approved	Scale
John Roberts			1:100

**FIBRE**

Fibre Floor Surveys Report  
 8 Trafford Park  
 Manchester, M3 3JH  
 Tel: 0161 444 844 ext  
 www.fibrearchitects.co.uk  
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NOTE 1: TRUSS RAFTER ROOF - SPANS FRONT TO REAR

NOTE 2: First Floor walls are not load bearing and may be removed

NOTE 3: Ground floor walls to be replaced by steel beams to support first floor and old flat roof

NOTE 4: The 1970's extension appears to have been built in 2 stages as the hotel expanded. First was single storey with flat roof then first floor added with pitched roof.