

Stonehurst
Selsfield Road, Ardingly,
Haywards Heath RH17 6TN

Structural Inspection Report



Date	Version	Notes/Amendments/Issue Purpose
27 th May 2025	1	For Information

Note: This report has been prepared for Laurence Tonna and their advisors, for the purposes noted in Section 1, using the information available to us at the time. It should not be relied upon by anyone else or used for any other purpose. This report is confidential to our Client; it should only be shown to others with their permission. We retain copyright of this report which should only be reproduced with our permission.

This report has been prepared by	Dated
 Christopher Austin MEng CEng MIStructE	27.05.2025

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Introduction

Austin Structures Limited have been appointed to provide structural advice on the reinstatement of the original upper tower at the residential property Stonehurst, Selsfield Road, Ardingly, Haywards Heath RH1 7 6TN. This report documents the findings of the structural inspection and outlines any structural requirements for conversion.

Austin Structures Limited visited the site on Wednesday 21st May 2025 to inspect the existing structure of the building, notably the central 4 storey tower in light of the proposals to reinstate the historic upper section.

It was possible to observe the building from ground level externally and three sides of the tower at second floor level from roof access. Internally the building was accessible however the inspection did not benefit from the removal of any finishes.

This report is solely based on the visit and limited desk study information. No opening up works or trial pits have been carried out.

Please refer to Ian Adam-Smith Architect's drawing package for more detailed information about the site and existing and proposed buildings.

The Site

The site is located 2.0km north of the village of Ardingly and approximately 8.5km southeast of Crawley, West Sussex.



The site is orientated north-south running parallel with Selsfield Road. The main building highlighted red sits in an elevated position set back to the road, with the lawned grounds falling steadily away to the east of the site. See Figures 1, 4 & 5.

The British Geological Society's geological maps indicate that the site sits on a bedrock of mudstone / sandstone.

Figure 1 - Existing Site plan

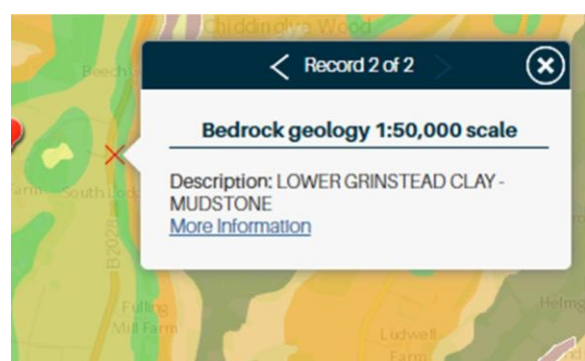
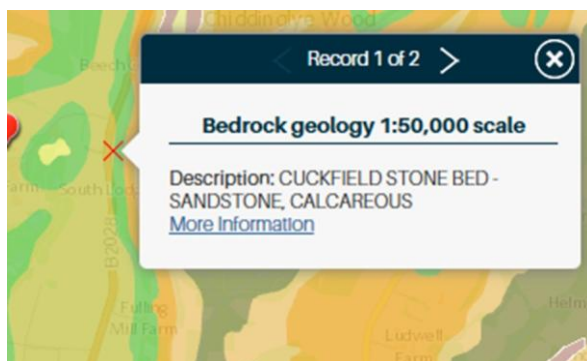


Figure 2 & 3 – BGS map bedrock geology

Description of Existing Structure



Figure 4 – Current Building

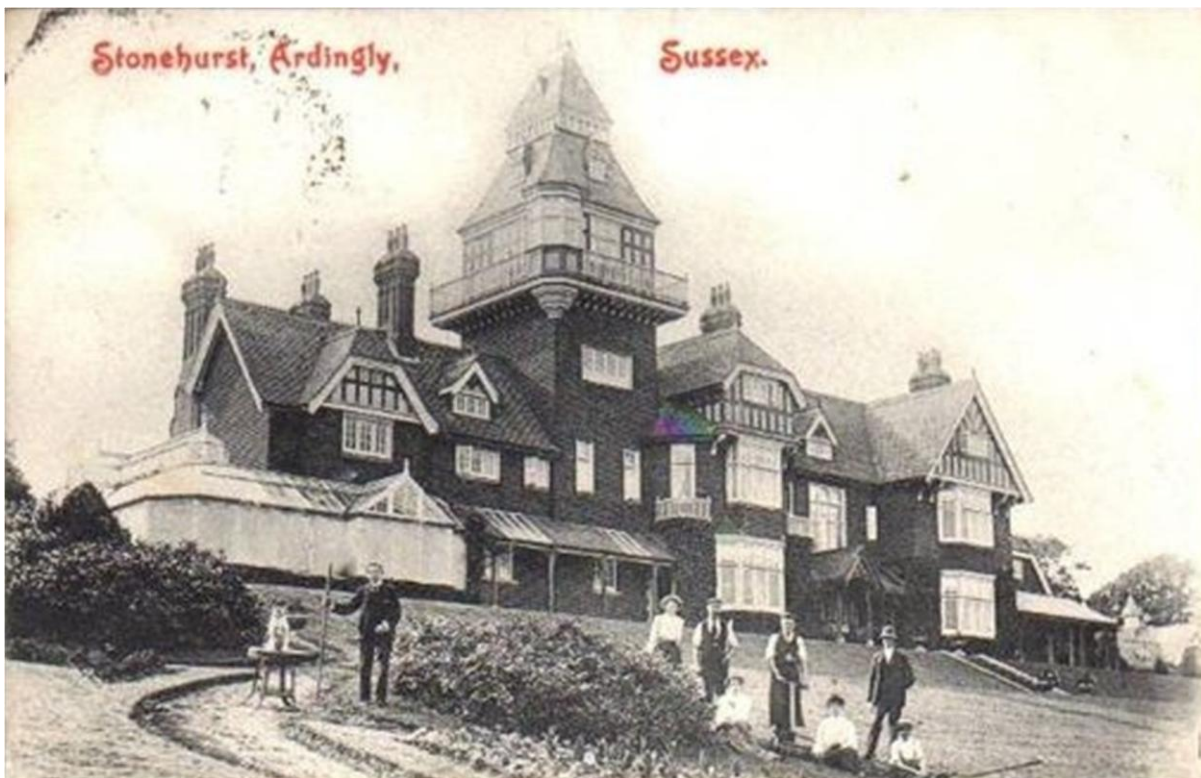


Figure 5 – Original Building

The building is of traditional construction consisting of hand cut timber roofs and joisted floors supported on load bearing masonry walls, typically brickwork. A full footprint basement exists below ground level, where the original construction was cut into the topography of the site.

The tower structure is approximately 4.3m x 4.9m on plan. Inspections into high level cupboards at roof level confirm that large timber joists span east-west and it is assumed that this is likely to be the case at second and first floor. The ground floor soffit is visible from the basement, confirming the ground floor is steel/iron beam and jack arch construction.

The walls of the tower are 330thk brickwork, which the survey information indicates an increase in thickness below ground level which is typical. Minor openings are present in the walls at each level and the southern wall at ground floor level is not present. It is not clear whether this is the original construction or a later alteration. Refer to Appendix A for the existing survey drawings marked up with structural notes outlining the initial findings.

Externally the brickwork is covered with tile hanging above first floor level. Internally the walls have been decorated.

Observations & Discussion of Existing Structure

General Condition

There are no signs of structural issues observed in the tower. The brickwork observed internally at high level second floor below roof level is in good condition as are the timber joists supporting the roof. There is no visible structural cracking internally and the exposed brickwork at ground floor level is in very good condition and of high quality workmanship from the original construction.

Conclusion of Existing Structure

The structure of the building is in good condition from the visual inspection and would be capable of re-supporting a modern replacement of the upper tower.

As would be expected of any building subject to conversion or proposed alteration, the building would be subject to a schedule of upgrading and alteration works.

Appendix A

Existing Structural Layouts

