

BUILDING CONDITION SURVEY

The former Eagles Inn Cressage Shropshire SY5 6DE



Client: Mr Joe Nugent: Brownshore Management Ltd

Prepared by Garry Featherstone MCIQB BSc. (Hons) Cert Ed.

Date of inspection: 29/10/2019

1. General Information.

- 1.1 Instructions:** Instructions to carry out building condition survey.
- 1.2 Property address:** The Eagle Inn, Cressage, Shropshire.
- 1.3 Client:** Joe Nugent for and behalf of Brownshore Management Ltd.
- 1.4 Inspection:** 29th October 2019 by Garry Featherstone & Ian Rutherford
- 1.5 Weather:** Sunny, mild.
- 1.6 Tenure / Occupation:** Property was unoccupied during survey. Your legal advisors will advise upon tenure from deeds to property.
- 1.7 Orientation.** The front of the property faces to a Westerly direction and is in a central location within Cressage.

2. General Description

- 2.1 Type:** A two and a half storey dormer window detached former public house, estimated to be constructed in the 17th century and altered extensively until around the mid to late 20th century, therefore approximately 350 years old.
- 2.2 Location:** The property is located central within the core of Cressage, sitting predominately on the corner of the busy junction of Harley Road and Sheinton Road in a residential area close to local amenities that remain. The building is close to the local bus stop for public transport to other parts of the area.
- 2.3 Accommodation:** Basement / vaulted cellar. Ground floor: Bar and lounge areas with kitchen and toilets with stairs leading to floor above. First floor: A mixture of rooms leading onto other rooms with a bathroom and cupboards in various locations.
- 2.4 Externally:** Large tarmac car parking area with fenced storage areas for heating oil tank and brick outhouses.

3. External condition.

- 3.1 Chimney stack / flashings:** All the chimney stacks are relatively straight and true in reasonable condition and repointing to a good standard. The more imposing central stack has stepped lead flashings in good order with little evidence found internally of water marks during the time of inspection. The other smaller stacks have either lead or cement mortar flashings with lower areas of lead flashing being subject to theft and missing that require attention.
- 3.2 Pitched roof and valleys and abutments:** The main roof covering is of smaller size rosemary clay type tiles and generally in reasonable condition apart from a

few localised areas to lower levels that will require some repair work towards the rear of the property. There did appear to be some deflection to the ridge line probably as a result of settlement or structural alterations over the centuries. The valleys are mostly tiled except for the western lead valley that could not be inspected from above but did appear to be functioning as intended shedding water onto the west entrance canopy and into guttering. The building abutments between stages of development also appeared to be functioning as intended and in reasonable condition.

3.3 Fascia boards, sarking felt and roof ventilation: The timber fascia boards where present are of different sizes and require decorating/renewal especially at the southern end of the West front elevation as the rafters can be seen that will allow birds etc to nest. The barge boards to the gable ends appeared to be in reasonable condition but require decoration. There was no evidence of sarking felt therefore roof void ventilation is provided by small gaps between the roof tiles as evident by the rood space inspection.

3.4 Rainwater goods: The guttering is a miss-match of differing forms of cast iron and plastic with hoppers and running outlets in various locations around the building. As it was not raining at time of inspection the adequate disposal of rainwater could not be determined however, guttering is an often-overlooked important maintenance item and they should always be clear from debris. The cast iron elements of the guttering tended to be in a reasonable condition, however, may need attention within the near future. Some parts of the plastic guttering were missing and will need repaired or replaced.

3.5 External walls: There is a mixture of wall finishes around the building depicted from alterations and extensions over the centuries. There is evidence of an early typical Tudor timber frame type construction with infill panels of brickwork with modern façade additions including brindle colour tile hanging and render pebble dash finishes painted white to the gables and lower levels. The later 19th century additions are solid red one brick thick Flemish garden wall bond brickwork in keeping with properties in or around the area. On inspection the walls were relatively plumb and true and in reasonably good condition apart from a few areas where pieces of dash were removed possibly by vehicle impact or vandalism.

3.6 Wall ties. Not applicable due to age of property and minimal intrusive survey.

3.7 Damp proof course (dpc): No evidence was found to suggest a dpc in any part of the structure, however the later Victorian additions may have some form of dpc therefore more investigation would need to be carried out.

3.8 Sub floor ventilation: On inspection the floors were generally solid floor construction of concrete or similar material. The only timber floor was above the cellar areas in a serious condition.

- 3.9 External windows and doors.** Generally, the doors are of a modern timber mortice and tenon construction in poor condition with panels and glass panes broken and boarded up. The windows are either modern Upvc double glazed in poor condition or single glazed casement windows from a slightly earlier period in poor condition with broken panes of glass and boarded up on the ground floor. There is a couple of roof lights one Velux style in reasonable condition and another timber frame where the glazing has slipped allowing the elements into the building and causing water damage to the floor below.
- 3.10 Internal doors:** The internal doors are generally made from timber of varying periods and different styles, however there may be some original or earlier doors to the first floor as the ironmongery on the hinges appear to be from around the 18th or possibly 17th century. Generally, the internal doors are in good condition other than ones that have been vandalised or damaged.
- 3.11 Drainage below ground:** Not inspected due to time restraints and drainage drawings may be available from the local water authority.
- 3.12 External boundaries:** These are either defined by conifer trees, hedges or a small wall that all appear to be satisfactory however your legal advisor will be able to determine exact boundary definitions if required.

4. Internal condition.

- 4.1 Roof void:** The area was inspected through a small ceiling hatch above the bathroom revealing an intricate space of varying shapes and voids that are difficult to access due to 4 disused timber box water storage tanks filling the central access area. It would be wise to remove these tanks for ease of access and possibly upcycle as they are well made and in very good condition. The roof is made up from various Tudor style frames beams, purlins and rafters that have been altered, strengthened, supported or removed to create the later timber roof extensions. Some areas were inaccessible, however where photographed revealed timber of different thicknesses shapes and sizes from centuries old hewn timber to rough cut straight sawn, fixed to the existing rafters to strengthen the earlier roof, possibly for the addition of a tiled roof in Georgian or Victorian times. The timbers appeared to be good condition other than some evidence of beetle infestation that may be historical and little evidence, where accessible, of water ingress. The underside of the roof could be seen clearly with torching in lime mortar to the battens and rosemary tiles that are all in good condition for the age. No modern insulation between ceiling joists was evident in the roof space.
- 4.2 Ceilings.** The vaulted ceilings on the 1st floor generally appeared to be in reasonable condition with fine hair line cracking in some exposed areas that is a normal occurrence due to expansion and contraction. There was an area to a

corner of one of the bedrooms where the lime hair plaster has detached from the lathes and this could be due to water ingress, movement or age and delamination. Most of the ceilings were covered in a wall chip paper therefore reducing inspection. In the older parts of the building, ceiling and vaulted areas were uneven, typical of early period timber frame yet in reasonably intact. The first-floor ceilings are traditional beam infill style again in reasonable condition.

4.3 Internal walls and partitions: Generally, in reasonable condition, timber stud lathe and plaster walls to the first floor and brick solid or timber stud walls to the ground floor dividing up various rooms. The surface finishes were again covered in wallpaper therefore not inspected only where removed and assume to be lathe and plaster or modern plasterboard.

4.4 Fireplaces and flues. The open fire central chimney is the only open functional fire area with a fireplace and surround to a bedroom on the first floor. The other stacks were blocked off and sealed with just the chimney breasts evident to the rooms.

4.5 First floor: These floors are of a traditional timber central beam and half lap joist arrangement with lathe and plaster infills between joists to the older parts of the building. The floorboards give an indication to age as they are irregular oak planks of different widths and butted together and in good condition. The earlier Victorian extensions although not investigated usually 8x2 inch joists or similar size spanning from wall to wall with tongue and groove flooring. Some floors to rooms have been overlaid with more flooring it is assumed to level up a floor to provide functionality. The floors are of different levels, uneven up to 150mm in height and in one specific area where the bar area central beam has split and centrally deflected raising the beam end bearing on the spine supporting wall resulting in the the room difficult to be habitable. Further invasive investigation is necessary to determine loading paths and causes for settlement to assess whether the deflection is historical or still active as the bar area beam and others have been repaired or strengthened.

4.6 Ground floor: Most of the floors are of a solid construction of concrete or similar. The bar area has a square tiled floor that may have historical value and require further investigation. The only timber structure floor is above the cellar area and in serious condition is failing and unsafe. The floor was covered in carpet and not inspected above as an area has collapsed and in the interests of safety avoided. The underside of the floor was inspected from the cellar area and evidence of dry rot, wet rot and beetle infestation and deflection were found in many areas to the beams and joists. A cellar thermometer reading indicated a room temperature of 10 degrees Celsius and if accurate with a combination of dampness in the cellar provides perfect conditions for dry rot as evidence suggests. There is evidence of supporting timber uprights and diagonal support leading into the cellar stair that are starting to suffer from rot and if these carry

load will need attention very soon. There is evidence of structural tying members removed from the timber uprights above the cellar that require more investigation yet suggest works have been carried out in the past that have had a detrimental effect on the stability of the building. The condition of this floor is critical and to stop the spread of dry rot needs immediate attention or methods to temporary support the floor and provide ventilation in attempt to halt the progress of any rot in the timbers or structure.

4.7 Internal joinery and staircase: The joinery is in a satisfactory condition overall to the 1st floor with some possibly original doors, frames and architrave remaining. The bedroom doors are difficult to close and require adjusting or investigation (as previously mentioned item 4.5). The turning staircase has a low balustrade handrail and many of the spindles removed or vandalised causing a hazard. However, is in reasonable condition and may be original from the Georgian or Victorian latter extension. The staircase to the cellar is in reasonable condition, however being close to areas of dry rot are susceptible to attack.

4.8 Internal décor. Generally deteriorating with painted ceilings and painted paper to walls and skirting boards etc.

4.9 Dampness: Meter readings were not taken as part of the survey however dampness is evident throughout the building due to water ingress to various locations.

5. Services (not part of survey, observations listed)

5.1 Gas: N/A

5.2 Electric: The meter and distribution board is situated in the ground floor hallway above the front door in a cabinet. There was no electricity to the property therefore no tests were carried out.

5.3 Cold Water: Assumed to be available to kitchen, bathrooms however was turned off so no tests were carried out.

5.4 Hot water: N/A

5.5 Space heating: Radiators (untested) provide the heating to some rooms. It was unclear the type of heating system but as the property had an oil tank and in a rural location would suggest oil fired heating.

5.6 Sanitary Fittings: These appeared standard and functional for the age of the fittings but were untested.

6. Limitations.

6.1 No inspections were carried out to areas that were covered or inaccessible therefore unable to comment upon regarding any defects.

6.2 Where minimal investigation was carried out was to areas where recent additions had been made.

6.3 No investigations were made to sub soil or foundations therefore unable to comment on defects.

6.4 No specific testing was carried out due to time restraints.

7. Summary .

7.1 Structural: The survey has highlighted major structural defects that requires further investigation, inspection and temporary supporting to the cellar areas and deflected beams to the ground floor area that affect the first-floor area. Structural investigation is required and methods to address the areas highlighted in the report.

7.2 Externally: The property is vacant therefore subject to vandalism and may require further security measures in place. It would be wise to address all issues of water ingress and clear rainwater gullies and repair gutters or roof tiles to prevent the water penetration until the property is brought back into habitation

7.3 Internally: There are signs of forced entry and vandalism and as above need security measures in place, however, allow the building to breathe until occupation.

8. Conclusion.

8.1 The property derives from a very old timber structure built in the 17th century and typical structure for that period. It has been extensively altered and added to over the centuries resulting in a mis match of buildings with no real symmetry to the internal floor space. The alterations have had structural implications, even allowing for timber movement and settlement the alterations have not been kind to the building and as a knock on effect causing defects that need careful investigative work to provide solutions if the building is to remain and function in the future. However, the roof structure is in a reasonably good condition for the age and providing stability and water tightness to a certain degree and protecting the rest of the structure that has areas of failure yet in the whole still sound at present.

9. Confidentiality

9.1 Please note the contents of this report are for you and your legal advisors' information only and not to be disclosed or relied upon by anyone without express permission.

Garry Featherstone. Building Surveyor MCIQB BSc (Hons) Cert Ed.

Schedule of photographs



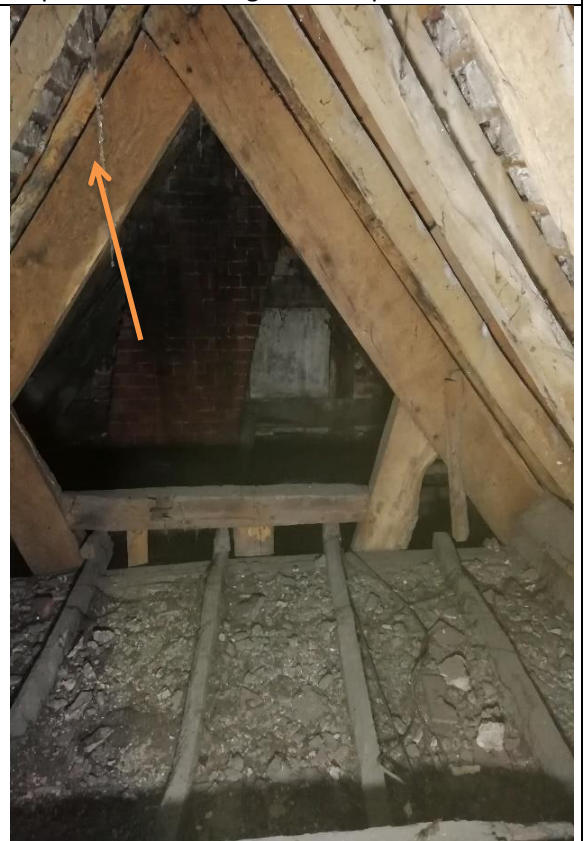
Gutter fascia damage requires attention.



Repairs to roof and gutters required.



Area above cellar, starting to fail.



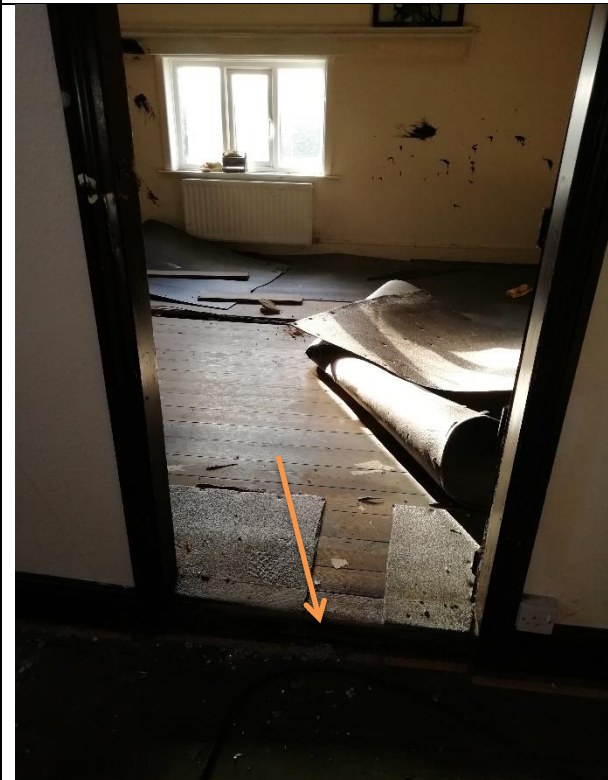
Typical Tudor style frame 17th century



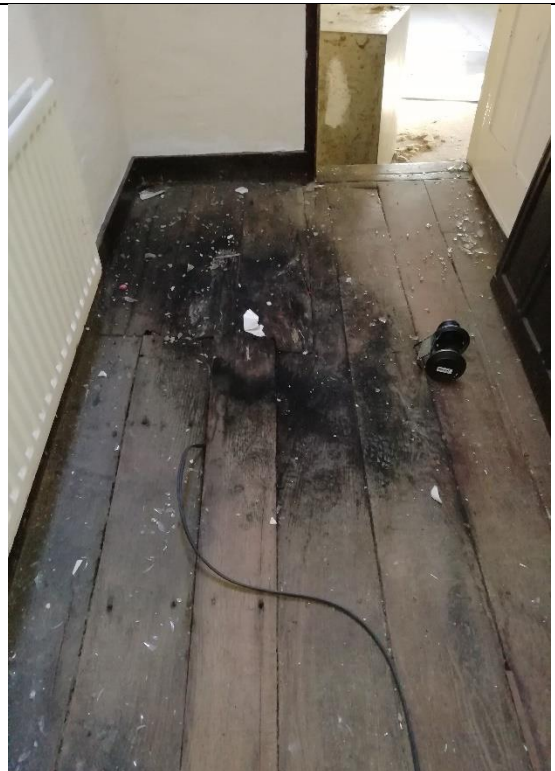
Chimney built later in front of Tudor frame.



Evidence of beetle infestation and rot.



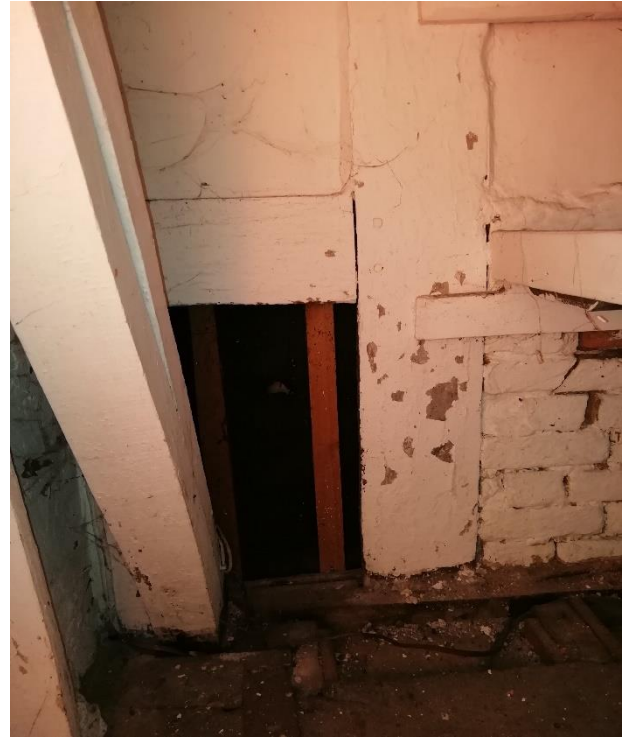
Floor evened up by overlaid joists and flooring



Damage to floor from open skylight.



Timber frame painted black



Frame brick infill. Felt and battens.



Bar floor tiles possibly historic.



Fracture and steel plate repair to beam.



Timber upright with horizontal tie removed



Oak floorboard lifted above deflected beam



Timber frame to cellar stairs with rot.



Evidence of dry rot fungus.

