

Longmynd Consultants

Consulting Structural and Civil Engineers

Inglewood,
Clive Avenue,
Church Stretton,
Shropshire, SY6 7BS.
Tel: 01694 724710
Mobile: 07970 704112
Email: andrew.awlong@btinternet.com

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Yeat Investments Ltd.,
Rose Cottage,
3 The Green,
Brill,
Buckinghamshire,
HP18 9RU

Attn. Mr. R. G. Williams

Dear Sir,

**Mill House and Bake House Annexe, Clee St. Margaret, Craven Arms,
Shropshire, SY7 9DT**

Introduction:

I visited the above site on 4 August 2021 in the company of Jamie Wilson of J. A. Wilson Building and Roofing Ltd. The primary reason for my visit to the site was to inspect and comment on the Mill building and proposals for it's recommissioning. However in addition I did carry out cursory inspections of the above structures and this report contains my general comments on the existing structure and where possible proposals for refurbishment work but not the substantial rear extension to the house. Jamie has supplied me with the following drawings prepared by Project Design Studio Ltd. as background information:

1. Drawing No: 1621/L3A: Proposed Site Layout
2. Drawing No: 1621/S3: Existing Elevations
3. Drawing No: 1621/P1: Site Sections
4. Drawing No. 1621/P3: Proposed Sections
5. Drawing No. 1621/P6B: Proposed Plans and Elevations – Bake House

It should be noted that the Mill House is termed Corn House on the above drawings.

The drawings describe how the Mill House will be extended and renovated and the Bake House renovated and converted to an Annexe.

The Mill House is two storey with the first floor part built into the roof structure, from the north west gable there is a barn. The north east flank wall is built into the hillside up to first floor level and this wall incorporates a substantial chimney. The structures have generally stonework walls and the pitched cut roof is clad with clay tiles.

The single storey Bake House has stonework walls and a cut roof clad with slate. There is a stonework diving wall between the two sections of this building, it was not possible to access the south section.

Structural Comments, Mill House:

The roof could not be inspected internally in the house but the structure was evident in the barn where inadequate purlins and a truss can be seen. It should be anticipated that the tiles will have to be stripped and stored for reuse then the structure should be inspected. However replacement of the main structural elements should be anticipated particularly in the barn where unacceptable sagging of the roof is evident. The roof structure should be checked for increased loads from plasterboard and insulation. Ventilation, insulation and restraint must be provided in accordance with the current Building Regulations.

The first floor should be inspected for rot and infestation and if necessary unacceptable members will have to be replaced. It would be prudent to provide restraint in accordance with Part A of the current Building Regulations.

The existing stonework walls are generally robust but the rear retaining wall should be tanked to stop damp ingress. It is very important to note that any adjacent extension foundations must be designed such that surcharge on the back of the existing stonework wall is avoided. An insulated stud wall lining would be beneficial and this could provide additional superstructure support if required. The rear wall chimney has a substantial lean and will have to be rebuilt above eaves level if possible using reclaimed stone and brickwork. There are cracks between partition walls and flank walls and it would be prudent to strengthen corners with rawlplugged steel angles at 600 vertical centres extending 600 mm along each wall.

The upper barn gable and timber frame front flank wall will have to be strengthened with additional timber members but where possible existing members should be retained.

The front wall crack between the barn and house should be investigated and it is recommended that in the first instance trial pits should be excavated to determine the geometry of the existing foundations and nature and strength of the founding soils.

The ground floor over the cellar must be strengthened and this could be by adding additional beams and support posts possibly built from a new concrete floor.

Ground floors will have to be replaced with an insulated ground slab on a damp proof membrane. If a loadbearing stud wall is introduced the slab should have reinforced edge thickenings under the stud.

Structural Comments: Bake House

The roof could be inspected in one section of the building and it is considered that rafters should be checked for rot and infestation and where necessary replaced. However it is considered that all purlins should be replaced with engineered items. In order to facilitate this work it should be anticipated that the slates will have to be stripped and stored for reuse then the structure should be inspected. The roof structure should be checked for increased loads from plasterboard and insulation. Ventilation, insulation and restraint must be provided in accordance with the current Building Regulations.

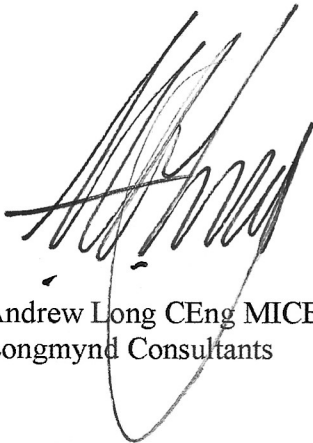
The ground floor will have to be replaced with an insulated ground slab on a damp proof membrane. If a loadbearing stud wall lining is introduced the slab should have reinforced edge thickenings under the stud.

The existing stonework walls are generally robust but an insulated stud wall lining would be beneficial and this could provide additional superstructure support if required. The existing chimney at the south east gable appears sound.

I trust that the comments herein are helpful and will enable you to progress this project.

You may forward this report to interested parties.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Long', written over a faint circular stamp or watermark.

Andrew Long CEng MICE MIStructE
Longmynd Consultants