

DEMOLITION OF EXISTING DWELLING/STABLES. PROPOSED RESIDENTIAL DEVELOPMENT OF 2NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED PARKING. PROPOSED CONSUTRUCION OF NEW STABLE BLOCK/BARN.

MARCHUP HEIGHTS, SILSDEN ROAD, ADDINGHAM, LS29 0LQ



MAS DESIGN CONSULTANTS LTD.

DESIGN AND ACCESS STATEMENT, JULY 2022

REF: M3735

MAS DESIGN Consultants LTD
Architectural & Structural Services
info@masdesignconsultants.com
www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX



TABLE OF CONTENTS

1. INTRODUCTION:.....	2
2. SITE CONTEXT:	2
3. PROPOSAL:.....	5
4. DESIGN & ACCESS CONSIDERATIONS	5
5. CONCLUSIONS.....	7
6. APPENDICES	7
6.1 Existing Site Photographs	8
6.2 Home Condition Survey	14

1. INTRODUCTION:

MAS Design Consultants have been instructed by Emma-Louise Fawcitt to prepare and submit a planning application for the demolition of the existing dwelling/ stables and proposed residential development of 2 no. three-bedroom dwellings with associated parking and proposed detached stable block at Marchup Heights, Silsden Road, Addingham, Ilkley, LS29 0LQ. The works involve demolishing the existing dilapidated dwelling and attached stables to reuse the existing materials to rebuild the new residential development described above.

The statement submitted is in support of the application and provides justification for the proposed development in terms of detailing for design, layout and access.

The proposed development has accounted for national and local planning policy guidance in considering the development proposal.

2. SITE CONTEXT:

The site sits to the southern side of Silsden Road/ Bolton Road (A6034). Silsden road is wide with a pedestrian footpath on the Northern side only, dry stone walls line either side separating fields and the road. Existing buildings are sparse in this rural location with the only notable one in the vicinity being two semi-detached cottages directly opposite Marchup Heights.



Extract from Google maps- Marchup Heights on the RHS.

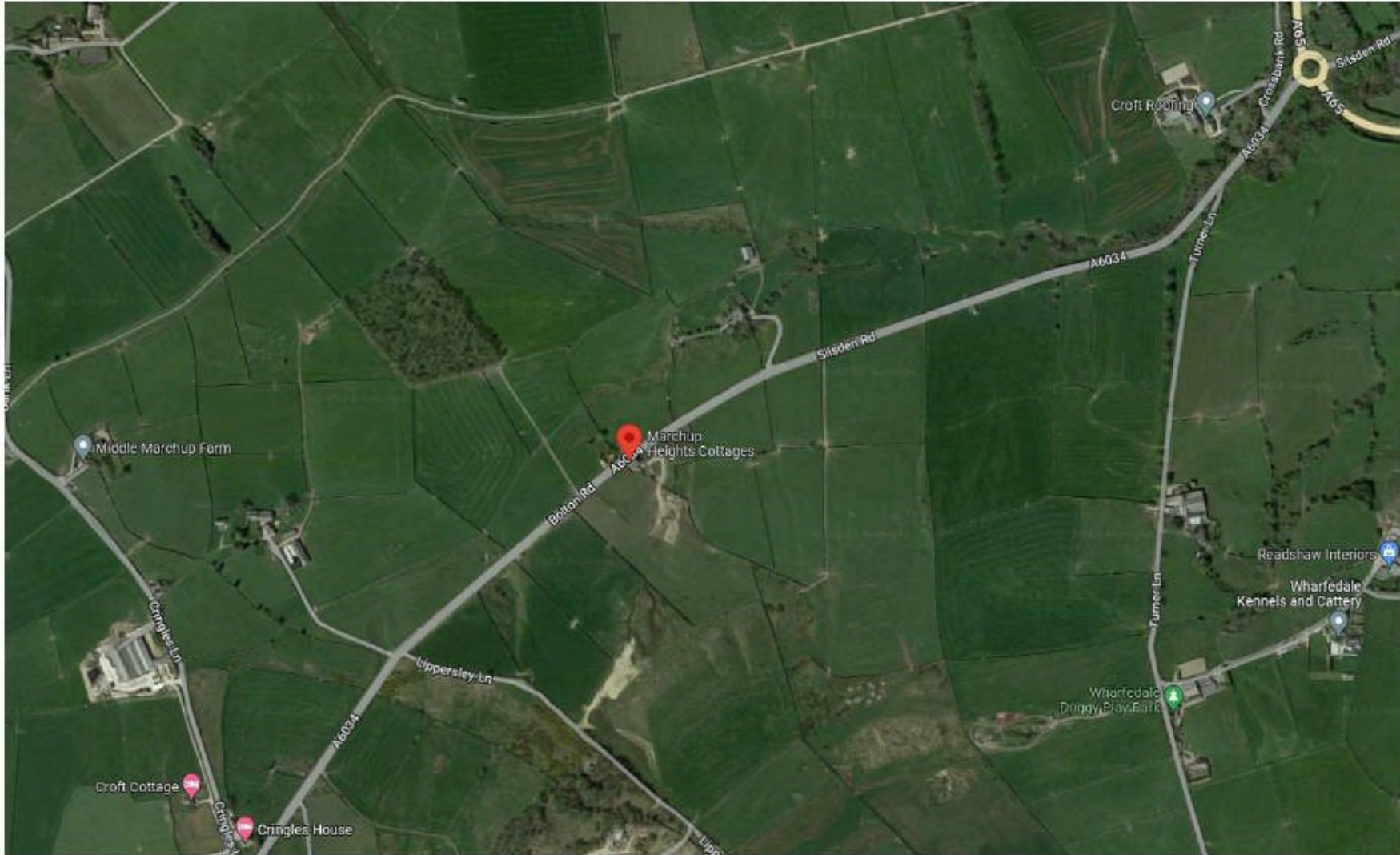
The existing dwelling has no private amenity space to the front of the property with pedestrian access directly on to the highway. There is approximately 1500mm from the dwelling to the white lining shown on the image above.



View of the existing dwelling façade from Silsdan Road.



Extract from the Site Location Plan



Extract from Google Maps

The existing dwelling is believed to have been built prior to 1800 and due to its age and the historic building techniques used during its construction it is not currently fit for purpose as a habitable dwelling. Solid fill masonry walls, no damp proofing, failing roof structure as well as many other defects can be found listed in the Home Condition Survey Mrs E L Fawcitt had produced in 2018 when she purchased the property (Appendix Section 6.0 of this report)

Since Mrs EL Fawcitt purchased the house and surrounding land, the land has been very well looked after, hedges have been planted along Silsden Road as conditioned in a previous planning application [ref:20/00479/FUL] for the formation of a private outdoor riding arena, but also extended much further up Silsden Road than was requested. Mrs EL Fawcitt has plans to extend the hedge row all the way along her land up to Lippersley Lane, to promote wildlife and enhance the area. The hedgerows planted so far have been made up of Holly, dog rose, hawthorn, hazel, blackthorn, dog wood and honey suckle. Mrs EL Fawcitt has also planted a hedgerow all around the arena to improve the appearance and also promote wildlife. As well as the hedgerows, Mrs EL Fawcitt has planted Alder trees and grey willow and goat willow in one of her fields along side the stream to prevent soil erosion and help the wet environment in the winter. Mrs EL Fawcitt has been working with a local group and has plans to plant some wild flower meadows to help with the local bird and bee population

3. PROPOSAL:

Planning permission is sought for the demolition of the existing dwelling and attached stable block. Plus, the proposed construction of 2 no. new dwellings and a detached stable block to a better standard, in a more suitable location on the existing site. The proposed scheme positions the properties further back into the site, away from the public highway offering new private amenity space to each dwelling as well as increasing the level of safety to pedestrians and vehicles. The new stable block will be positioned much further back into an area within the applicants land ownership but much more suited to the equestrian activity that it is intended for.

The development has been designed to relate well to its surroundings given the scale and character of the areas adjacent properties.

Parking provision for up to two vehicles per dwelling is also proposed to accord with the parking SPD.

Bin storage can be accommodated within the site as can cycle storage.

The accompanying plans set out the scale, height and detailing of the proposal, where existing materials are to be reused to form the new dwellings.

4. DESIGN & ACCESS CONSIDERATIONS

The Design & Access Statement will assess the proposed development in respect of the below as set out by the guidance contained within the Town & Country Planning (Development Management Procedure) (England) Order 2015.

- Use and Amount,
- Scale and Appearance,
- Layout,
- Landscaping,
- Access

Use and Amount

The principle of the development is justified in the following sections of this Statement. These conclude that the development proposals will bring about an appropriate form of residential development within the established area of Addingham and accords with the Local Plan policies.

Scale, Appearance and layout

The immediate rural area is largely farmland with a few agricultural buildings and some residential dwellings situated off the main road. The building materials of these properties tends to be stone walls with slate roof tiles to the dwellings and Onduline profile / metal sheet roof coverings to the agricultural buildings. Generally, the facades remain as existing retaining existing features of the originally constructed building.

Marchup Heights is a two-storey detached property which once would have been two separate semi-detached cottages, but now serves as one detached dwelling. The main entrance porch which still has two entrance doors, is situated centrally on the front elevation. To the right-hand side of the property is a single storey coal shed with a mono-pitched roof, the left-hand side of the property has a single storey lean-to extension; which forms additional accommodation and is obviously a more recent addition. The upper levels are broadly symmetrical with UPVC windows set within existing apertures with traditional stone cill and head details retained. The property has a traditional timber framed pitched gable roof with slate tiles externally. To the rear of the property is a stone built stable block with a sheet metal profiled roof which is attached to the existing dwelling. The stable block comprises of three stables and a tack room and is in very poor condition. (Photographic evidence is referenced in section 6.0 at the end of this report)

The proposed scheme seeks to match the m2 and m3 of the existing dwelling so it would appear appropriate within the site context and should cause no harm to the existing street scene resulting in a form of development that responds in an appropriate manner to the attractive rural themes of the area.

The existing internal layout of the dwelling is poorly designed with differing floor levels across the entirety of the ground floor level. The existing solid masonry walls, redundant staircases and layout in general are not an efficient use of the space which provides the occupants with inadequate habitable accommodation. Added to this, the excessive levels of damp within the building, particularly in the front two rooms of the property means these areas are inhabitable currently. The design and layout of the proposed scheme utilises the same footprint in a much more efficient manner, providing two separate semi-detached properties which mirror the existing building at the time of its original construction, but by using modern construction methods allowing for a much more sustainable building.

Landscaping

The existing amenity space to the side of Marchup Heights will form part of the private gardens for House Type A. The space created by moving the building back away from the highway provides the opportunity for new soft landscaping to the front of both dwellings. Similarly, by demolishing the existing dilapidated stable block to the rear, each dwelling will benefit from increased private amenity space. Exact details of which are to be agreed but a combination of soft and hard landscaping will be provided with tiered retaining walls where necessary to suit the existing site levels.

Access

The proposed dwellings will be accessed directly off Silsden Road onto hard standing as is the existing arrangement. The existing dry stone walled site entrance will be retained for access to House Type A and the existing concrete driveway up the side of the property will be retained providing parking for House Type B. These changes can all be viewed in detail on the accompanying drawings.

5. CONCLUSIONS

Due to the extremely poor condition of the existing property which is highlighted in the Home Condition Survey at the end of this report, the building needs considerable restoration in order to make it a sustainable, habitable environment to live in. While we are wanting it to be viable and compliant with modern standards and building regulations, the proposed scheme has been carefully designed to reflect the existing external appearance of the building and maintains the character of the area.

When the existing building was constructed, Silsden road would not have presented the same highway safety issues it does today. The location of the building being in such close proximity to the busy national speed limit road, with no private amenity space to the front, currently presents safety issues to pedestrians accessing the property. The proposed scheme addresses this concern by re-siting the new dwellings further back into the site and constructing a new dry-stone wall across the frontage, which will seamlessly tie into the existing.

The proposed scheme is not a restoration but an improvement which reflects the existing building and therefore, this sustainable form of development should be granted Planning Permission.

6. APPENDICES

6.1 Existing Site Photographs

6.2 Home Condition Survey

6.1 EXISTING SITE PHOTOGRAPHS



Existing South-West Elevation



Existing Coal shed



External details to South-West Elevation



Existing Coal shed



Existing driveway



Existing site access



Existing lean-to extension



Existing stable block/ rear elevation



Existing stable block



Stable roof



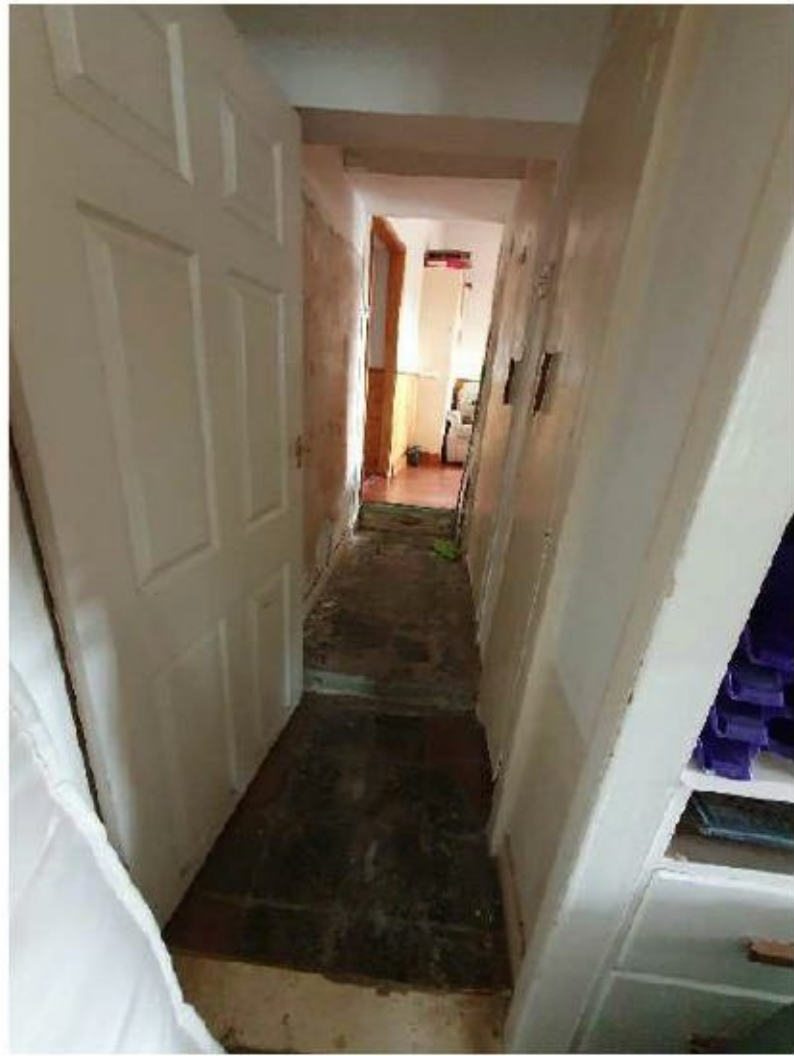
Dining room to living room level differences



Redundant stair up to FFL



Evidence suggesting poor use of internal space





Existing living areas, currently too damp to occupy.



Basement photographs



First floor bedroom



Poorly repaired roof as highlighted in Home Condition Survey report.

6.2 HOME CONDITION SURVEY



Home Condition Survey

Helping you make the
right decision about
your new home

Report Reference No: 0475
Produced for: Emma-Louise Fawcitt



Date: 15-September-2018
Surveyor: Mr Michael Frank



Contents

What this report tells you What this report does not tell you What is inspected
How the inspection is carried out

About this report

Introduction

What this report tells you

What this report does not tell you

What is inspected

How the inspection is carried out

Section A - General information

Section B - Summary and general description

Section C - Legal issues and risks to property and people

Section D - The outside of the property

Section E - The inside of the property

Section F - Services

Section G - Grounds (including shared areas for flats)

Information about the surveyor

What to do now

Description of the service

Appendices

Introduction

When you buy a home, it is sensible to have an independent report on the condition of the property.

This Home Condition Survey is produced by a surveyor who is a member of the SAVVA HCS Scheme. The surveyor provides an objective opinion about the condition of the property at the time of inspection.

The Home Condition Survey is in a standard format and is based on the following terms which set out what you should expect of both the surveyor and the Home Condition Survey. Neither you nor the surveyor can amend these terms for the survey to be covered by SAVVA. The surveyor may provide you with other services, but these will not be covered by these terms nor by SAVVA and so must be covered by a separate contract.

What this report tells you

The aim of the report is to tell you about any defects and to help you make an informed decision on whether to go ahead and buy the property. This report tells you:

About the construction and condition of the home on the date it was inspected Whether more enquiries or investigations are needed before you buy the property

The Reinstatement Cost for insurance purposes

What this report does not tell you

This report does not tell you the value of your home or cover matters that will be considered when a valuation is provided, such as the area the home is in or the availability of public transport or facilities

The report does not give advice on the cost of any repair work or the types of repair which should be used Domestic properties are not covered by the Control of Asbestos Regulations 2006, and the surveyor will not carry out an asbestos survey of any part of the building, nor will he/she take samples of suspect materials. However, the common areas of blocks of flats and apartments are covered by the Regulations, and are normally the responsibility of the managing agent or residents' association. The regulations require those responsible for the building to assess the common areas for the presence of asbestos and to establish a plan to manage any asbestos containing materials present. The surveyor will assume that such a plan exists and that those responsible have taken adequate steps to assure the safety of residents. It is the responsibility of the prospective purchaser of the property to ensure that this process has been completed

If you need advice on subjects that are not covered by the Home Condition Survey, you must arrange for it to be provided separately

What is inspected?

The surveyor undertakes a visual inspection of the inside and outside of the main building and all permanent outbuildings. The surveyor also inspects the parts of the gas, electricity, water and drainage services that can be seen but will not test the services.

How the inspection is carried out

When the property is inspected it does not belong to you, the client, but to the seller, so the inspection is visual and non-invasive.

This means that inside the surveyor does not take up carpets, floor coverings or floorboards, move heavy furniture or remove contents of cupboards. Also, the surveyor does not remove secured panels or undo electrical fittings. The surveyor will inspect the roof structure from inside the roof space where it is safe to access and move around the roof space, but will not lift any insulation material or move stored goods or other contents.

The surveyor will check for damp in vulnerable areas using a moisture meter and examine floor surfaces and under floor voids, (but will not move furniture or floor coverings to do so). Sensitivity to noise is very subjective so the surveyor will not comment on sound insulation or noise of any sort.

The surveyor will inspect roofs, chimneys and other outside surfaces from ground level within the boundaries of the property with the aid of binoculars, or from neighboring public property, or using a ladder where it is safe to do so and the height is no more than 3m above a flat surface.

Where there is any risk of damaging the fabric of the property, the surveyor will limit the inspection accordingly but will note this in the report.

The surveyor will state at the start of sections D, E and F of the report if it was not possible to inspect any parts of the home that are normally reported on. If the surveyor is concerned about these parts, the report will tell you about any further investigations that are needed. The surveyor does not provide quotes on the cost of any work to correct defects or comment on how repairs should be carried out.

Full address and postcode of the property surveyed Marchup Heights Silsden Road Addingham LS29 0LQ

Surveyor's name Mr. Michael Frank

Report reference number 0475

Company/organisation name MGF Consultants

Company address and postcode 6 Station Cottages, Huby, Leeds, LS17 0EQ

Company contact details Email mgfconsultants@supanet.com

Telephone 07980 202533

Date of inspection 15-September-2018

Type of property The property is a detached house.

Tenure (legal advisor to check) Assumed Freehold

Approximate year when property was built Pre 1800

Weather conditions at the time of inspection Dry and overcast.

The condition of the property when inspected The property was occupied, partly furnished and habitable.

Is the property subject to special planning restrictions? This needs checking.

Summary of Accommodation

Reinstatement cost

Storey	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room(s)	Conservatory	Other room(s)	Name(s) of other room(s)
First		3	1					1	Wardrobe
Ground	3		1	1 outside	1			1	Porch
TOTALS	3	3	2	1	1				-

Gross internal floor area in square meters 95m² approx.

Part C Legal Issues and risks to property and people

This section covers defects that need repair or replacing, as well as issues that have existed for a long time and do not meet modern standards, but cannot reasonably be changed. These may present a risk or hazard to occupiers or visitors. If the risks affect a specific element they will also be reported against that element.

Escape windows

Attached garage

Fire doors

Safety glass

Lead pipes

Radon gas

Gas

Handrails

Asbestos

Unsafe fittings

Recent testing

Inappropriate living

Stairs and guarding

Insect nests

Smoke detector

Roof space partition

Vermin

Lead paint

Ponds and garden features

Issues for Legal Advisors

The surveyor is not a legal adviser and may not have seen any or all legal documents relating to the property. This is a job for your legal adviser or conveyancer. However, during the inspection the surveyor may identify issues that need legal clarification or further investigation. Please pass a copy of this report to your legal adviser at the earliest opportunity.

Roads and footpaths

Drainage

Water

Drains

Planning and other permissions needed

Freehold owner consents

Flying freeholds

Mining

Rights of way

Boundaries (including party walls)

Easements

Repairs to shared parts

Previous structural repairs

New building warranties

Building insurance (ongoing claims)

Tree preservation orders

Property let

Property Risks

Risks to the building and grounds:

Contamination

Flooding

Trees and vegetation

Condition Report Marchup Heights Silsden Road Addingham LS29 0LQ

Survey Date: 15/09/18

Condition rating definition

This report applies '**condition ratings**' to the major parts of the main building (it does not give condition ratings to outbuildings or landscaping).

The property is broken down into separate parts or elements and each element is given a condition rating 1, 2, 3 or NI (Not inspected).

Condition Rating 1	<i>No repair is currently needed. Normal maintenance must be carried out.</i>
Condition Rating 2	<i>Repairs or replacements are needed but the surveyor does not consider these to be serious or urgent.</i>
Condition Rating 3	<i>These are defects which are either serious and/or require urgent repair or replacement or where the surveyor feels that further investigation is required (for instance where he/she has reason to believe repair work is needed but an invasive investigation is required to confirm this). A serious defect is one which could lead to rapid deterioration in the property or one which is likely to cost more than 2.5% of the reinstatement cost to put right. You may wish to obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contract.</i>

Property Details:	Condition Rating
<p>The property is a former semi detached property which has been combined to make a Detached 3 Bedroom house, built before 1800. Construction is a mixture of solid stone and cavity structure to various areas. The windows are uPVC with a variety of install dates some prior to 2002 (FENSA). The front doors are timber with full length glazing. The rear doors are made from timber with glazing and upvc with glazing. There are timber boards to the front and rear and fascia. The soil pipes and rainwater goods are plastic. The roof is a hipped double pitch but doesn't have a breathable membrane and is covered with natural stone with stone ridge tiles. The chimney is constructed from stone with clay chimney pots. The property has a garden to the front and rear with a flying freehold alleyway for access.</p>	
<p>External Inspection.</p>	
<p>D 1. Chimney Stacks</p>	3
<p>The chimney is constructed from stone and has been recently re-pointed but no date given. The chimney is leaning in towards the outside of the house and there are some concerns for its stability in the future. The flaunching to the top of the chimney has separated from the actual chimney stack allowing water to enter the chimney and when it freezes it will crack the flaunching and causing further damp problems in the chimney itself. This is evidenced by the damp wall detected in both first-floor bedrooms</p>	
<p>D.2. Roof Coverings</p>	3
<p>The roof coverings consist of natural stone tiles and ridge tiles. The slates look in relatively good condition for the age of the property. The stone ridge tiles are intact, however there are some gaps underneath the ridge tiles where the pointing is missing which will allow the rainwater to enter the loft area. The roof has been recently replaced with a non-breathable felt. There have also been some replacement rafters installed however the existing rafters with evidence of wood rot and woodworm have not been removed and the new rafters have been attached to these which is not good practice and any guarantees of the work should be checked. The coping stones on the gable end wall need repointing and are likely to be causing some of the damp in the walls below.</p>	
<p>D.3. Rainwater pipes and gutters</p>	3
<p>The rainwater fittings are PVC. and show some signs of poor installation. The guttering is also PVC and is in a fair condition however there are signs of leaks evidenced by damp patches on the walls at the time of inspection. The cosmetic appearance requires some attention. Some of the fall pipes are cast iron and seem in relatively good condition. There are areas of bowing in the gutters which will cause overspill and affect the walls below.</p>	

D.4. Above ground waste and soil pipes	1
The waste pipes are made from plastic and are in a reasonable condition with no evidence of any leaks at the time of inspection.	
D.4. Walls:	3
The walls are constructed from solid stone of various sizes. There is an extension to the rear kitchen which is formed from cavity wall construction. Some pointing was missing above the left-hand side of the front room window and needs replacing to prevent insect infestation. There were signs of cracking to the porch on the front adjoining wall to the house at the time of inspection. Some pointing repairs had been done to the rear. The front coal house walls were also in a poor state of repair and need pointing to prevent further deterioration.	
D.5. Windows:	3
The windows are made of uPVC material throughout. The majority have been installed post 2002 (FENSA), and others are more recent installations. Some of the windows have faulty handles which are loose. Some of the sealed units have failed evidenced by misting inside the sealed units.	
D.6. External Doors:	2
The rear and side doors are made from Upvc material and are partly glazed. The front and porch doors are made from timber and are again partly glazed. These are in a fair condition.	
D.7. All Other External Woodwork:	NI

Part E Interior Condition

Internal Inspection.	
E.1. Loft Area:	3
<p>The loft area inspection showed some serious problems with the roof. Although a new roof has been installed some time ago there was evident that this was not done correctly. Some of the rafters have been replaced but attached to pieces of the old defective rafters with either wood rot or woodworm parts still remaining. It is good practice to remove all defective timber from these areas to prevent re-infestation. It would therefore be wise to check any guarantees and treatment that was used to carry out the work.</p> <p>There is also a visible crack in the gable end wall visible from the loft space.</p>	
E.2. Internal Ceilings:	3
<p>The internal ceilings are showing signs of leaks from the roof with brown areas and patches to both ground and first floor ceilings, This again calls into question the quality of the workmanship that was used to install a new roof with a waterproof membrane. Because of the layout of the roof space access to the affected areas was not possible however damp readings clearly showed the problem is current.</p>	
E.3. Internal walls:	3
<p>The walls in the house appear to be in good condition at the time of inspection apart from high moisture readings to the ground floor to large areas. Some areas have been panelled but still had high readings of moisture. The first floor had several areas of damp evident in the front bedrooms and rear bedroom adjoining wall to the front bedroom near the window. The layout of walls is quite complicated with stairs and cupboards due to the combination of the two properties, but it would be advisable to consider a completely new damp course installation due to the age of the property and the amount of damp walls detected.</p>	
E.4. Internal Floors:	3
<p>The property has a mixture of suspended timber floors to the ground floor and suspended timber floors to the first floor area. The floors have laminate, carpet and ceramic tile covering so no inspection was possible of condition, but there was no excessive movement or deflection evident at the time of inspection. Inspection of the ground floor in the cellar showed evidence of wood worm infestation and some timbers had been replaced but treatment of remaining timbers should have been carried out and guarantees provided. These need to be sourced as it would be advisable to have the work checked by a specialist.</p>	

E.5. Internal Doors:	1
The internal doors are in a fair condition at the time of inspection with no signs of frame movement or poor fitting evident of movement apart from those consistent with the age of the property. They are in need of decoration and then normal maintenance should be maintained.	
E.6. Dampness:	3
There are serious problems with areas of damp throughout the property and it is advised that a specialist is consulted to ascertain the extent of the problem both to the ground floor which is likely to be rising damp and the first floor which is likely to be the condition of the roof and associated areas. Any guarantees should be consulted if they are in place.	
E.7. Bathroom Fittings:	1
The bathroom fittings include a white bathroom suite with a walk in electric shower but no bath. These are in good condition and all taps, shower and waste were working correctly at the time of inspection.	
E.8. Kitchen fittings:	2
The kitchen fittings are in a reasonable condition with built in cooker and hob. The tiling is in good condition but needs sealant replacement to some areas. Worktops are also in a reasonable condition.	
Central Heating:	1
The property has an oil fired Aga fitted which supplies hot water and central heating to the property. The system was working correctly at the time of inspection.	

Section F Services

The services are generally hidden. Only the visible parts will be inspected and the surveyor does not carry out specialist tests, so the surveyor cannot comment on how efficiently the services work or if they meet modern standards. Domestic appliances are not included.

Ideally, a property offered for sale should have a valid and current electrical safety certificate which shows that the electricians continue to uphold the national safety standard.

If the seller does not supply a valid and current electrical safety certificate the surveyor will automatically give the electricity system a Condition Rating 3. In that instance, either you or the seller should get a qualified electrician to test the electricity system—ideally before exchange of contracts but certainly before you move in. You can find a registered qualified electrician by searching the Electrical Safety Council's website <http://www.esc.org.uk/public/find-an-electrician/>

It is better to be safe than sorry. Electricity is dangerous and poorly maintained, installed or damaged electricity supplies can put you at risk from electric shocks and fires.

The Gas Safe Register is the official gas registration body for the United Kingdom, and by law all gas engineers must be on the register. When a Gas Safe registered engineer fits or services a gas appliance to see if it is working safely and that it meets the correct safety standards, they will often leave a report which explains what checks they did and when the appliance next needs servicing. This report may be issued as a 'gas safety record' or 'gas safety certificate'. The Gas Safe Register recommends that a gas safety check is done on all gas fittings and appliances every year.

Ideally, the seller should supply a current and valid gas safety record or certificate for all the gas appliances they will be leaving at the property. If the seller does not supply these documents the surveyor will automatically give the gas a Condition Rating 3. In that instance, either you or the seller should get a Gas Safe registered engineer to check the appliances, ideally before exchange of contracts but certainly before you move in. You can find a registered qualified gas engineer on the Gas Safe website <http://http://www.gassaferegister.co.uk>

It is better to be safe than sorry. Badly fitted and poorly serviced appliances can cause gas leaks, fires, explosions and carbon monoxide poisoning.

	Description and Justification for Rating and any comments	Condition Rating
F1. Electricity	The electrical installation for the property has had various additions and sockets with no evidence of certified work being carried out in the property. It would be advisable to have the electricians checked by a qualified NICEIC electrician to ascertain the safety of the installation.	3
F2. Gas	The property has no mains gas. No repair is presently required. Normal maintenance must be undertaken.	1

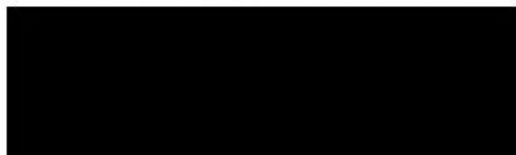
F3. Oil	The oil tank is located to the side of the property. The installation appears to meet the requirements for installation of oil systems to domestic properties.	1
	There is a mains water supply. No evidence of leaks or problems at the time of inspection.	
Water	No repair is presently required. Normal maintenance must be undertaken.	1
F4. Water Heating	The heating is provided by the AGA oil range which is located in the kitchen/dining area. This boiler appears to working correctly with no problems evident at the time of inspection.	1
	No repair is presently required. Normal maintenance must be undertaken.	
F5. Drainage	There is no mains drainage system but the property has a septic tank installed under the driveway. This appears to be working correctly with no evidence of backing up or overflowing at the time of inspection. The inspection cover was not lifted as it was not possible to remove.	1
	No repair is presently required. Normal maintenance must be undertaken.	

Section G The Grounds (Including any Common or shared areas).

	Description and comments
Garages	There is no garage at the property.
Permanent outbuildings	There are some permanent outbuildings at the property. These are in a poor condition and consideration needs to be given to the roofing material and structure of these. Asbestos roofing sheets are a problem to dispose of and it is likely that any work will require the removal of these.
Grounds	The property has several small water features and other features to the rear with dry stone wall boundaries. It is advisable to ascertain responsibility for these walls as repairs can be costly.
Paved areas	The paved areas and patio are in a fair condition with uneven flags and gaps which need re-pointing.
Boundary and retaining walls	There are boundary walls, with a dry stone walls to the side and rear. (Please see Grounds)

Common
(shared)
areas There are no common areas.

Information about the surveyor

Name	Mr Michael Frank	
Qualifications		
Address	6 Station Cottages, Huby, Leeds, LS17 0EQ	
	Email	mgfconsultants@outlook.com
Contact details	Telephone	07980 202533
	Date of finalising the report	26-September-2018
Signature		

Further investigations and obtaining quotes for work

If the surveyor was concerned about any part of the property (perhaps because it could not be inspected properly and there is a possible hidden defect) then they will have recommended further investigation. You should use an appropriately qualified person to undertake these investigations (for instance a plumber who is on the Gas Safe Register for anything to do with gas). The Government's web site www.direct.gov.uk/en/HomeAndCommunity/Planning/index.htm will give you useful information on this, plus planning consent and building regulations.

Some investigations may involve disturbing the current occupier, so you should discuss them with the home owner or agent as soon as you can.

Ideally, you should also get quotations for any work needed before you legally commit to buying a property as the cost of repairs may influence how much you are prepared to pay.

You should obtain written quotes from all the professionals and companies you are likely to use, such as architects, builders and package companies (such as loft converters and kitchen fitters). When getting quotations make sure that they cover both materials to be used and the labour, that the company providing the quote is properly insured and that they can provide recommendations from other people.

Doing the work

Not all the work needs to be done immediately. Some can be planned with alterations or other improvements that you are planning. The condition rating attributed will help you decide when to do the work.

Condition Rating 3 repairs are likely to be urgent and ideally should be done as soon as possible after you move in. Condition Rating 2 repairs can usually wait. It is difficult to say how long you should wait as extreme weather, for example, could cause rapid deterioration. Where an element is Condition Rating 2 but you do not plan to repair it immediately it should be regularly monitored to check that it is not getting worse.

What this report tells you

This report will provide you with the following information:

The construction and condition of the property on the date of inspection Whether more enquiries or investigations are needed The reinstatement cost for insurance purposes derived from data supplied by the Building Cost Information Service (BCIS), except where:

the property is very large or historic where it incorporates special features if it is of an less usual construction not covered by BCIS data

In these circumstances a specialist would be needed to assess the reinstatement cost.

The main aim of this report is to inform you of:

any serious defects or issues that may need attention and may affect your decision to buy the property areas that may require further investigation to prevent damage to the structure of the building

matters that should be referred to your legal adviser for further investigation

The report applies "condition ratings" to the major parts of the main building. The report will not provide a condition rating to outbuildings. The condition rating applied will be; 1, 2, 3 or NI (not inspected - see "How the Inspection is carried out" below).

Condition rating definition

Condition Rating 1 - No repair is currently needed. Normal maintenance must be carried out.

Condition Rating 2 - Repairs or replacements are needed but the surveyor does not consider these to be serious or urgent.

Condition Rating 3 - These are defects which are serious and/or require urgent repair/replacement or where the surveyor feels that further investigation is required. For example, where the surveyor has reason to believe a repair work may needed but an invasive investigation is required to confirmation. A serious defect is one which could lead to rapid deterioration in the property or one which is likely to cost more than 2.5% of the reinstatement cost to put right.

You may wish to obtain quotes for additional work prior to exchange of contract where a condition rating 2 or 3 is given.

What, when and how the inspection is carried out?

You should understand that when the surveyor carries out the inspection the property does not belong to you, but to a third party. The surveyor undertakes a full visual and non invasive inspection (including loft spaces, cellars, all where the access is safe). The surveyor will look at the inside and outside of the main building, all permanent outbuildings, grounds and areas in common or shared use and the parts of the gas, electricity, water and drainage services that can be seen.

The surveyor will carry out the inspection from all vantage points possible, but cannot:

report on leisure facilities or equipment
report on temporary outbuildings
trespass on adjacent private property
walk on any sort of roof

access areas that are more than 3m above the floor level – such features will be inspected from ground level or from a vantage point within the building
take up or move carpets, floor coverings, floorboards or insulation etc.

move heavy furniture or remove contents of cupboards
move smaller items of furniture etc. without the express consent of the occupier
force open or remove secure panels or the fabric of the building
undertake a specialist test of any of the services, although where possible they will be observed in normal operation, or turn on any services that are not connected at the time of the inspection. The surveyor cannot comment on the efficiency of any services or renewable installations (such as photovoltaic panels)
comment on sound insulation or noise of any sort

The surveyor will curtail the inspection if he/she feels it unsafe to continue for any reason (including the risk of damage to the property itself, risks to any occupiers or visitors and risks to the safety of the surveyor etc.)

The surveyor will check for damp in vulnerable areas using a moisture meter.

Flats

The surveyor will carry out a non invasive inspection at the level of detail set out above for the main walls and roof over the flat. The surveyor inspects the shared access to the flat and the area where car parking or the garage for the flat are located. The surveyor will not:

inspect the rest of the block to this level of detail
inspect shared areas or services to other flats in the block

access the roof space unless the access is within the flat and subject to the restrictions outlined above
comment on shared drains, fire or security alarms
comment on any terms of the lease

Property risks

The surveyor assumes that the home is not built with nor contains hazardous material and is not built on contaminated land. However, if any materials are found during the inspection which may contain hazardous substances, if anything is identified which may damage the property or if the surveyor finds evidence to suggest any contamination of the land this will be reported and you may wish to seek further advice.

Risks to people

The surveyor will report on matters that may have existed for a long time and cannot reasonably be replaced or modified but may still, in the opinion of the surveyor, present a risk to occupiers or visitors.

Your rights and responsibilities

The report is for you to use and your legal advisor to use but the surveyor accepts not liability if you or anyone else chooses to pass this report to someone else. Upon instructing the surveyor you have a 14 day cooling off period; however, if you request that the surveyor carry out the inspection during this 14 day period, you will be liable to pay the full fee.

Property risks

The surveyor assumes that the home is not built with nor contains hazardous material and is not built on contaminated land. However, if any materials are found during the inspection which may contain hazardous substances, if anything is identified which may damage the property or if the surveyor finds evidence to suggest any contamination of the land this will be reported and you may wish to seek further advice.

The inspection

The surveyor must follow the inspection standards and code of conduct. A copy of these can be obtained by contacting mgfconsultants@outlook.com

The Home Condition Survey is in a standard format and is based on terms which set out what to expect of both the surveyor and the Home Condition Survey. Neither you nor the surveyor can amend these terms for the survey. However, the surveyor may provide you with services beyond the report. These services are not covered by these terms nor by the Scheme and so must be covered by a separate contract.

This report was prepared by Mr M Frank BSc (hons) DipHI.

Date of inspection 26/09/18