

# BRIEF REPORT

58 High Street  
Burford  
OX18 4QF



McKelvie  
Lloyd  
Chartered Surveyors



**McKelvie Lloyd**

**Chartered Surveyors**

Rectory Farm

Whatcote

Shipston on Stour CV36 5DZ

www

1. Preliminary
- 1.01 The subject of this report is 58 High Street, Burford, OX18 4QF. It will be referred to as the property.
- 1.02 The purpose of this report is to note matters regarding the state of repair of the property requiring attention or other consideration now or in the fairly near future and judged by the surveyor to be particularly significant. Matters considered by the surveyor to be relatively minor will not be reported on.
- 1.03 The advice has been prepared for Mr N D Round, The Farmhouse, Church Road, Aston Somerville, Broadway, WR12 7JG.
- 1.04 This document has been written by Neil J McKelvie FRICS of McKelvie Lloyd Chartered Surveyors, Rectory Farm, Whatcote, Shipston on Stour, CV36 5DZ, following an inspection of the property made on 23 March 2023.
- 1.05 References to front, rear, left and right, whether internal or external, are taken looking at the property from the adjacent shared path. With this orientation the property's small yard is to the rear and High Street is to the right.
- 1.06 Any stated dimensions are approximate. Unless otherwise indicated dimensions are in millimetres. Longitudinal refers to elements orientated from front to rear, and transverse from left to right.
- 1.07 At the time of inspection the property was unoccupied and unfurnished.
- 1.08 The weather during inspection was cool, overcast and raining for much of the time.
- 1.09 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.
- 1.10 This work has been dealt with in accordance with our Terms of Engagement. These are reproduced below.

2. Description

2.01 The property comprises a mid terraced house with a very small yard at rear. In addition to the main building, which has accommodation on three floors, there is a single storey rear projection containing the kitchen. The second (top) floor accommodation is within the main roof.

2.02 Building details indicate that a structure has existed here since the 16<sup>th</sup> century if not before. Significant reconstruction work was undertaken during the second half of the 20<sup>th</sup> century, including rebuilding floors and roof.

2.03 External walls are largely of traditional solid stone construction, ground floors solid, upper floors suspended wooden structure, and roofs timber framed. The front roof slope is stone slated, the rear slope concrete tiled and the rear projection roof is clad in plain slates. In recent years maintenance has been poor and the building now requires refurbishment.

2.04 Names used in this report to identify parts of the interior are listed below. Please note that our names are not necessarily the same as those used by others.

Ground floor

Hall	left	
Living room	centre & right	stair
Kitchen	rear projection	

First floor

Landing	rear/left	stair & enclosed upper stair
Bedroom 1	centre & right	
Bathroom 1	front/left	

Second floor

Bedroom 2	large double
-----------	--------------

2.05 Mains electricity, water and drainage appear to be connected. Brief further comments on services are made below.

2.06 The property is listed as being of special architectural or historic interest. Under the name "College Yard, 58, 60 and 62, High Street", the listing dates from 1955. It is also in a conservation area. A buyer must become acquainted with the limitations and obligations imposed by relevant planning status.

### 3. Internal

- 3.01 The requirement for extensive internal refurbishment is very obvious. A new owner will presumably have the interior stripped out, followed by replastering, new joinery and decorations.
- 3.02 Floors downstairs are ground bearing structure with a narrow oak strip finish. Whilst some is in reasonable order the kitchen boarding is severely decayed. If the building is to be refurbished to a high standard the ground floors should be completely renewed incorporating damp proofing measures, thermal insulation and radon protection.
- 3.03 Significant dampness is present in the lower parts of the walls. In the kitchen wooden skirting board is badly decayed. Lower parts of walls require stripping and refinishing to a specification capable of adequately preventing dampness breaking through.
- 3.04 The sloping ceiling in the kitchen is of recent plasterboard and skim but the horizontal ceiling is fibreboard. This flammable material is poorly regarded. Presumably all of the kitchen walls and ceilings are to be stripped and replastered or otherwise refinished.
- 3.05 Removal of the existing kitchen ceilings will give the opportunity to inspect and assess the rear projection roof structure. Any necessary repair or strengthening work can be undertaken then, together with the installation of good thermal insulation. Within the limits of our inspection there were no indications that substantial structural work will be necessary.
- 3.06 First floor structure above the living room is modern. Relatively slender wooden joists are set transversely, supported by a central spine beam. These timbers appear to have been inserted when refurbishment and reconstruction works were carried out during the second half of the 20<sup>th</sup> century. To each side of the living room there are much older spine beams with wide mortices dating from the 16<sup>th</sup> century or thereabouts.
- 3.07 Second floor structure is also largely or wholly modern. Both the first and second floor structures are relatively springy. Whether or not a new owner would wish to have them stiffened will be a matter for individual consideration.
- 3.08 Within the first floor accommodation the lower parts of two roof trusses are visible. The ends of the large horizontal elements, known as tie beams, are supported by the front and rear walls of the house. Some outwards movement of wall structure has apparently reduced the end bearings of the tie beams, especially to front/centre of bedroom 1.

- 3.09 When refurbishment works are being undertaken the ends of the truss tie beams must be uncovered to determine whether any improvement is required. These beams should serve important structural functions including supporting the roof and helping to tie the front and rear walls together.
- 3.10 Partition walling within the first floor accommodation is plasterboard on wooden framing or similar. Vertical cracking is evident at the front/left corner of bedroom 1 and in the bathroom on the other side of the wall. In most buildings cracking of this type is usually the result of minor movement in floor and partition wall structures, and is essentially cosmetic.
- 3.11 The vertical cracking to front/left of bedroom 1 widens from top to bottom. Slight cracking is also present in the wall to front of bedroom 1, beneath the deep window sill, where plaster skim has fallen away. The pattern of cracking implies slight outwards movement has developed in the front wall.
- 3.12 From what we could see during inspection no substantial movement has developed in the front wall in recent years. No structural remedial work appears to be necessary, other than perhaps local improvement at the ends of the roof truss tie beams.
- 3.13 The right hand side wall of bedroom 1 sounds hollow when tapped. Is the first floor party wall structure between this house and its right hand neighbour a lightweight partition rather than masonry?
- 3.14 Check measurements taken on site allowed us to see that the face of the wall to the right of bedroom 1 does not correspond exactly with the wall to the right of the living room below but is offset, to the right, by about 130mm. This wall requires careful opening up and assessment.
- 3.15 It is not uncommon for buildings of this type to have poor party wall structures. Possible improvements that may be necessary or desirable include acoustic insulation and fire protection.
- 3.16 The main roof structure includes trusses, purlins and a ridge beam. Some reconstruction was evidently undertaken during the 20<sup>th</sup> century, including formation of the bedroom 2 dormer. Apart from the need to ensure proper support for the ends of roof trusses the structure appears to be satisfactory.
- 3.17 Second floor accommodation occupies all of the main roof. Sloping ceilings fixed to the underside are fibreboard. Replacing them with plasterboard would certainly be desirable and also give the opportunity of upgrading thermal insulation.

- 3.18 Party wall structure to the right of the second floor accommodation comprises what appears to be plastered masonry set into a roof truss. The face of this arrangement is offset to the right, relative to the side wall of bedroom 1, by about 120mm. It may be interesting to see what is revealed when the side wall of bedroom 1 is opened up.
- 3.19 Old timbers have been affected by woodboring insect infestation. The sizes of flight holes indicate this was mostly common furniture beetle. A few of the flight holes in old first floor joists above the hall have a fairly recent appearance. During refurbishment work it would be sensible to treat timbers to inhibit future activity.
- 3.20 Presumably all of the internal services will be replaced. We would certainly not expect much if any of the existing installations to be retained. No mains gas is connected.
- 3.21 If the building is reasonably well insulated, individually controlled electric radiators seem likely to be the best choice for space heating. Sophisticated controls in respect of temperature and timing for each radiator should keep running cost to a reasonable minimum.

#### 4. External

- 4.01 The front roof slope is clad in stone slates, the rear slope in plain concrete tiles, and the rear projection roof in plain slates. From what we could see in photographs taken with a pole mounted camera the second floor dormer projection at rear has a flat roof with a GRP covering.
- 4.02 Overall condition of main roof coverings appears to be fairly good. Nevertheless it would be prudent to instruct a competent roofing contractor to undertake basic maintenance now and occasionally in future. As a general rule stone slating should be assessed and maintained at intervals of not less than about five years.
- 4.03 Some dilapidation is evident in the rear projection roof slating. At least one slate is broken. Slates at the eaves have an appearance indicating they are synthetic, rather than natural material, and are degrading.
- 4.04 From what we could see it is likely that the rear projection slating can be retained, subject to appropriate maintenance being undertaken, rather than it being necessary to strip and recover this roof. Taking down the kitchen ceiling should reveal whether there is a modern underlining beneath the slates and battens. If there were none, we would certainly recommend re-slating.
- 4.05 Rainwater goods are dilapidated. Water was overspilling from them at the time of our inspection. Replacement or substantial refurbishment is now required.
- 4.06 Walls are largely of traditional solid stone construction. There are numerous irregularities and during internal inspection signs of slight recent movement were apparent. Subject to vegetation, drains, rainwater goods and other elements being properly maintained it seems unlikely that any substantial structural repair will be needed in the near future.
- 4.07 Doors and windows are of wooden framing. They are extensively defective, with serious decay and many other problems. A new owner wishing to bring the house up to a good standard should have all of them replaced.
- 4.08 From inspection the exact extent of the property was not clear. Does it include any of the ground at front? A suitably scaled copy of the title plan must be obtained and checked on site to ensure that there are no significant discrepancies or other problems.



- 4.09 The shared path at front serves this and a number of other properties. What are the ownerships of, rights of way over and repairing obligations relating to it? Can it be confirmed there will be no financial responsibility for maintaining the building adjacent to the High Street that the path passes through?
- 4.10 The small yard at rear is dilapidated. A grating appears to have been laid over an unpleasant void, possibly part of a drainage arrangement. Opening up, investigation and improvement are obviously required.



**Neil J McKelvie FRICS**

**McKelvie Lloyd**  
Rectory Farm  
Whatcote  
Shipston on Stour  
CV36 5DZ

24 March 2023  
26658

5. Photographs

5.01 Front



5.02 Front



5.03 Front



5.04 Roof at front



5.05 Roof at front



5.06 Roof at rear



5.07 Roof at rear



5.08 Roof at rear



5.09 Rear



5.10 Rear



5.11 Rear



5.12 Rear



5.13 Rear projection



5.14 Rear projection





5.15 Rear projection



5.16 Ground & buildings adjacent to rear projection



5.17 Yard



5.18 Yard



5.19 Shared path at front



5.20 Shared path at front



5.21

Buildings etc to right of yard



6. Terms of Engagement

- 6.01 The purpose of the Survey and Brief Report is to note repair, maintenance and allied matters requiring attention and considered by the Surveyor to be significant. Other matters will not be reported on.
- 6.02 Some parts of the property will be covered, unexposed or inaccessible and the survey will be limited by these restrictions. The upper parts of buildings will be inspected externally from ground level only, unless access is possible and safe using the Surveyor's sectional ladder or existing fixed access points.
- 6.03 The service installations, such as electricity, gas, water, drainage, central heating, lifts, burglar alarm and security systems, will be briefly examined, visually. No expert checks or tests will be made.
- 6.04 The Surveyor may assist in arranging specialist reports on service installations or other elements of the property. However, any such specialists will be employed directly by the client who will be responsible for settling the specialists' charges direct.
- 6.05 Garages, outbuildings and other permanent structures such as boundary walls and fences will be only briefly examined.
- 6.06 No physical checks will be made in respect of radon. This is a naturally occurring radioactive gas. We recommend you obtain written guidance on this from the Department of the Environment or other sources. You should check if the present or past owners or occupiers of the property have made enquiries or have caused work to be carried out in respect of radon gas.
- 6.07 No checks will be made to determine whether any part of the property has been used for purposes which may have resulted in land contamination. You should ask whether the present owner, Local Authority or other relevant party is aware of any such past uses.
- 6.08 Our professional indemnity insurance company requires the following statement to be included in all written survey reports and valuation reports. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

- 6.09 Our professional indemnity insurance company also requires the following statement to be included in written survey reports and valuation reports where we consider high alumina cement may have been used in a building's construction.  
We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified engineer.
- 6.10 The written report will list repair and other matters considered by the Surveyor to be significant. Various defects and other matters considered by the Surveyor to be insignificant will not be included in the report.
- 6.11 Any building or repair costs given will be for approximate guidance only. Such costs should not be regarded as a substitute for contractors' estimates or quotations, which may be substantially different.
- 6.12 Any oral report from the Surveyor to the client prior to the client receiving the written report will be for general guidance only and must not be regarded as a substitute for the written report.
- 6.13 This report is produced for the exclusive use of the client and the client's advisers. It may not be disclosed in whole or in part to any other person without the specific authority of the Surveyor. The Surveyor accepts no responsibility to any other person who obtains unauthorised disclosure of its contents or who places reliance on any part of the findings or opinions.
- 6.14 The fee to be charged by the Surveyor has been calculated after considering the given description of the property. If the property proves to be significantly different from that described, the Surveyor reserves the right to vary the amount of the fee. The client agrees to pay the fee.
- 6.15 The fee will cover the Surveyor's charges for taking instructions, travelling, undertaking the survey, compiling a report, submitting the report and dealing with questions and other matters immediately arising from the report. It will not include for dealing with protracted matters arising from the report or for additional inspections, meetings, further advice and the like. Further fees would be charged for such additional work, usually at an hourly rate. We will not undertake such work without first advising that additional charges are payable.
- 6.16 In the event of a survey being cancelled or postponed with less than two working days' notice the client will pay 25% of our agreed fee as an administration charge.

- 6.17 The Royal Institution of Chartered Surveyors requires us to carry minimum Professional Indemnity Insurance of £1,000,000. We have chosen to increase this by a further £4,000,000. Consequently our insurance cover amounts to £5,000,000 in respect of each and every claim. We expect this level of cover to be adequate for most purposes but we are only prepared to act for clients and others on the understanding that our liability is limited to the sum of £5,000,000. By signing and returning these Terms of Engagement it is acknowledged that our liability is so limited.
- 6.18 McKelvie Lloyd is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all other applicable mandatory professional practice requirements of RICS, which can be found at [www.rics.org](http://www.rics.org). As an RICS regulated firm we have committed to co-operating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Neil McKelvie ([neil@mckelvielloyd.co.uk](mailto:neil@mckelvielloyd.co.uk)).