



STODDART
ARCHITECTURE

Studio at The Old Manse
108 Huddersfield Road
Brighouse
West Yorkshire
HD6 3RH

18th July 2023

To whom it may concern,

Re: The Dairy Grange Green Tilty Essex CM6 2EQ

I am Andrew Stoddart ARB/RIBA registered architect with 29 years post qualification experience. I am Principal of Stoddart Architecture which is a RIBA registered architectural practice. I specialize in residential architecture and development; ranging from New Build through to refurbishment of buildings, including listed properties.

I was employed by Mr Chris Christou to attend the property on 18/07/2023 (The Dairy Grange Green Tilty Essex CM6 2EQ) to undertake a report in relation to the condensation, humidity and damp problems within the property.

My inspection of the property found that the dwelling suffers from high levels of condensation throughout which was very evident. In particular condensation levels increased where the bedrooms are sited (below the roof-lights).

This is likely due, in part, to the original use and construction of the building (a barn) which was not intended for modern human habitation*. This issue does not appear to have been accounted for in its 20th Century residential conversion.

Although there are traditional windows at the property, warm, moisture-rich air rapidly rises and becomes trapped at the top of the building, causing issues of excess condensation, humidity and damp.

The proposed roof-lights will enable warm, moisture-rich air to escape. A combination of traditional façade windows and roof-lights also causes a positive "stack effect" - this is where air is pushed upwards, allowing drier, fresh air from outside to enter the home.

Should you require any further information regarding this matter please do not hesitate to contact me.

Yours faithfully,



Andrew Stoddart – RIBA



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