

Seabrook Design Limited

Bulwick Bakery,
Main Street,
Bulwick
Northamptonshire
NN17 3DY

SEABROOK

DESIGN

BUILD

Condition Survey

Planning for refurbishment, repairs, loft conversion, internal alterations, garden workshop, rear canopy, and changes to shopfront.

86 West Street, Oundle, Peterborough PE8 4ES

Steve Adams & Alison Osborn



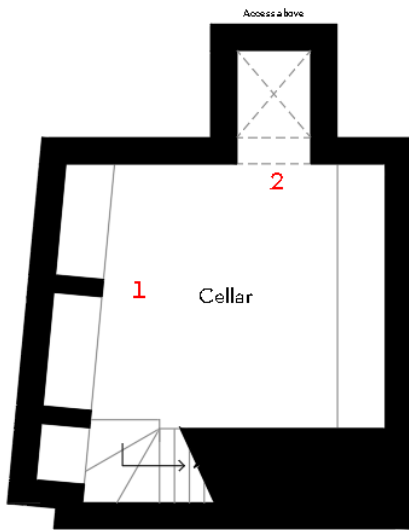
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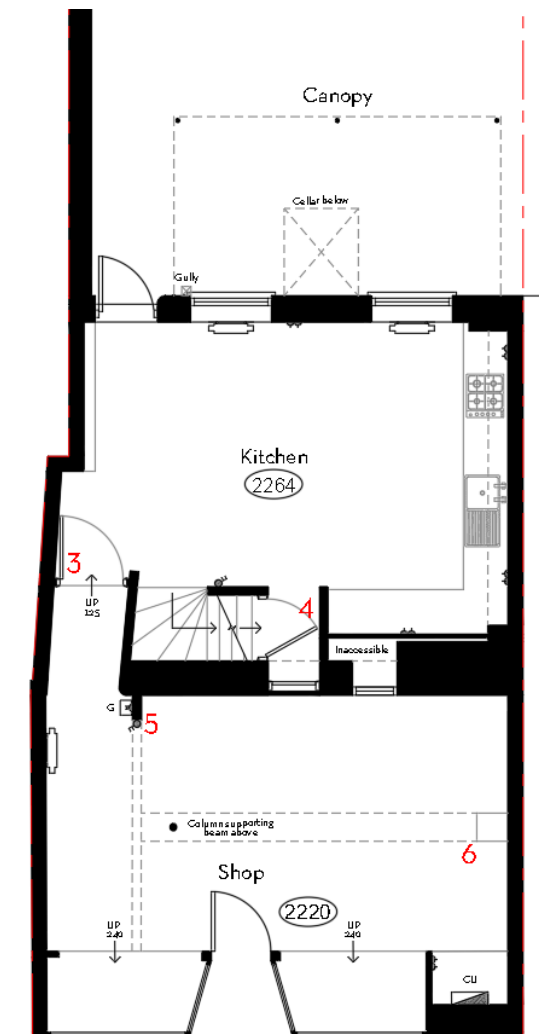
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Cellar Plan



Ground Floor

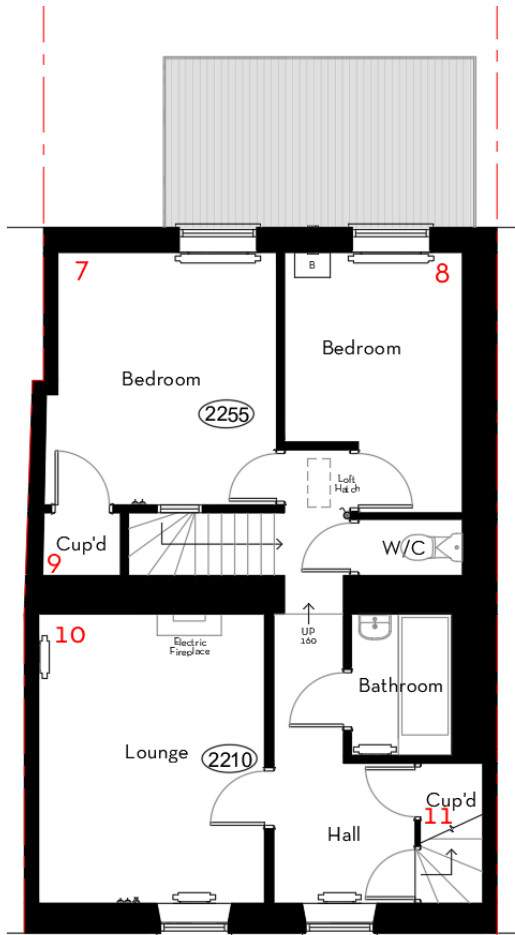
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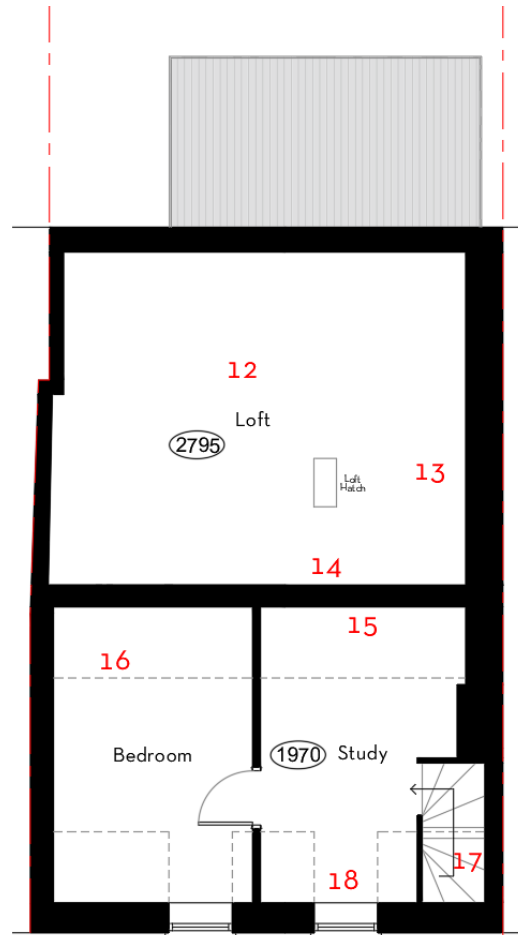
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First Floor



Second Floor

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1

Existing floor joists to kitchen demonstrating repair works previously undertaken.



2

Existing timber hatch to cellar, opening into rear garden. We propose replacement with structural glazing panel for natural light to complement the cellar renovations. We intend to tank the cellar for dry storage.



3

Signs of damp/mold on walls. Located under valley between roofs, likely due to poor roof drainage and condition of flashings. During the roof repairs and alterations, we will ensure water tightness and repair damage caused by previous ingress.



4

Signs of damp/mold on walls. Located under valley between roofs, likely due to poor drainage and condition of roofs as mentioned in image reference 3.



5

Brick pier below gas meter crumbling at base. Demonstrating requirement for further repair works in the shop front.



6

Split and cracking in timber beam supporting shop front ceiling. Further intrusive investigations required to identify supported elements, and beam requirement.

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7

Structural cracking through exterior walls. This has now been repaired with Helifix bars and pointed in lime mortar to prevent further damage.



8

Structural cracking through exterior walls. This has now been repaired with Helifix bars and pointed in lime mortar to prevent further damage. The plaster to the right hand wall has not been reinstated, as the wall presents a perfect opportunity to an exposed brick feature.



9

Minor signs of damp - Located under valley between roofs, likely due to poor drainage and condition of roofs.

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10

Signs of damp - Located under valley between roofs, likely due to poor drainage and condition of roofs.



11

Underside of stairs. Demonstrating general condition and safety issues.

We propose to remove this staircase to allow space for a new bathroom.



12

Immediate requirement for roof and gable repair to make weathertight, preventing further damage to rooms below. Existing structure requiring structural investigation to identify requirements for replacement of

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13

Immediate requirement for roof and gable repair to make weathertight, preventing further damage to rooms below. Existing structure requiring structural investigation to identify requirements for replacement of



14

Damage to wall under roof valley. Requiring repair. This is the wall location where we intend to create a portal through to the adjacent roof, allowing movement through the loft spaces.



15

Roof deteriorating badly near valley. Requiring repair to ensure watertightness and protection.

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16

Roof deteriorating badly near valley. Signs of damp from poor valley roof condition



17

Gable wall above staircase which has now been repaired like for like with new timber lintel and brickwork repairs. As a matter of urgency to ensure safety of occupants and pedestrians of West Street.



18

General disrepair around dormer cheeks and surrounding areas. Demonstrating requirement for intrusive investigation and like-for-like rebuild.

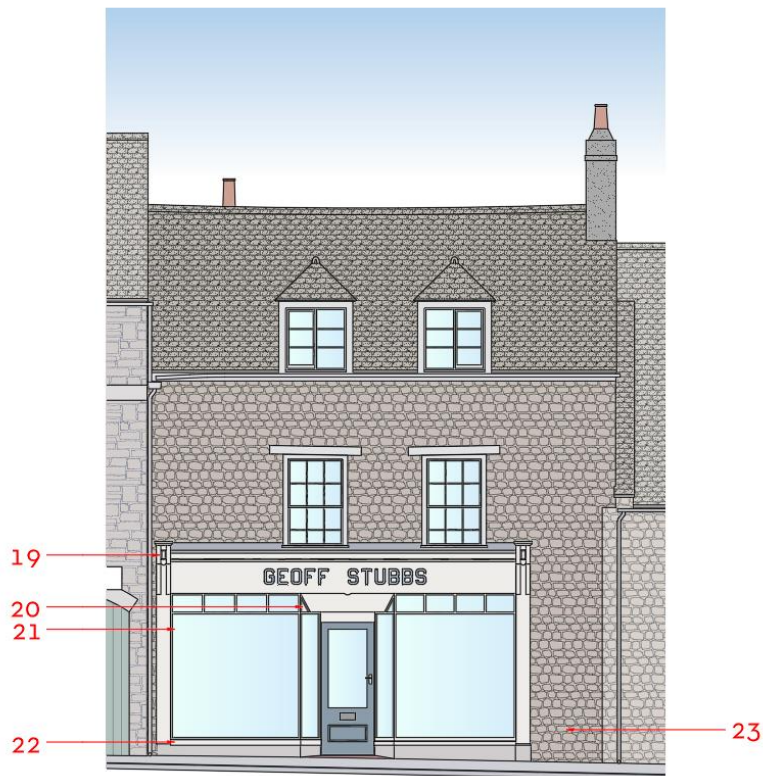
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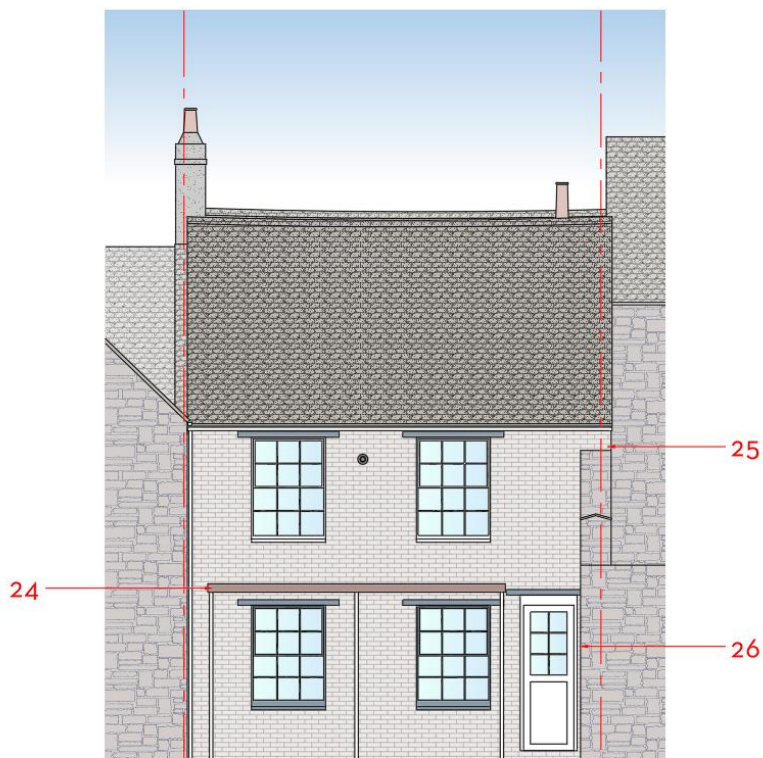
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North Elevation



South Elevation

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19

Damaged timber detail on shop front.

Believed to be water damage from poor drainage of gutter/hopper above and lead flashing over shop frontage.



20

Missing glazing, previously filled in with timber and painted. We propose to make good as part of our shop front renovations



21

Crack in pane of glass to shopfront requiring replacement panel.

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22

Glass missing and previously infilled. We propose to retrofit a new glass pane.



23

Section of loose coursed rubble stone. This has now been repointed to prevent further damage.



24

Existing canopy, poor condition, and little historic interest. We propose to replace this with a more traditional cast iron canopy.

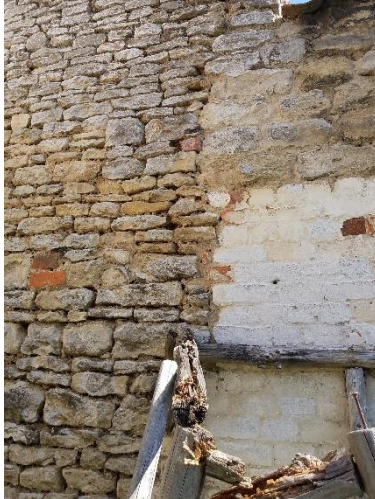
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25

Poor condition of stone boundary wall. This has been repaired and repointed to prevent risk of further damage.



26

Rubble stone garden wall requiring pointing and repair. We propose a lime mortar capping to prevent water ingress and subsequent further damage.