

**STRUCTURAL
DESIGN SERVICES LIMITED**
CONSULTING CIVIL & STRUCTURAL ENGINEERS

1, Sheraton Grange, Norton, Stourbridge,
West Midlands, DY8 2BE.
Tel:01384 572026
Fax:01384 575639
Mobile:07770 690644

STRUCTURAL APPRAISAL

ON

**CATSLEY COTTAGE,
KINLET,
SHROPSHIRE**

FOR

MR P DAVIES

12th March 2024
Our ref:-24/160/MCG

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1.0 Introduction

- 1.1 Upon instructions received from Mr P Davies, Structural Design Services Limited visited Catsley Cottage, Kinlet in order to undertake a structural appraisal on the property. The inspection was undertaken on the morning of Tuesday 12th March 2024. At the time of our visit the weather was overcast with slight rain falling.
- 1.2 This appraisal is the result of our visual inspection of building. Our observations are therefore restricted to those defects evident through any wall, floor or ceiling finishes present at the time of our visit. We confirm that the property was unoccupied and semi-derelict.
- 1.3 We have not specifically inspected the property for damp, infestation or fungal attack. Where such problems are observed, these will be noted. Reference should be made to a suitably qualified Specialist in regard to these matters, a report commissioned and its recommendations actioned.
- 1.4 The property being inspected is generally of 1½ storey height construction with the ground level to the front of the property being approximately 1.5m lower than that to the rear elevation side. For the purposes of this report, the front elevation will be that facing the main road.

2.0 Observations

- 2.1 An inspection of the front elevation revealed 1½ storey height construction with a pitched heavy concrete tiled roof over. An existing render finish to the elevation has in part fallen away. Random stone construction extends up to approximately ground floor level with brick infills to a timber framed structure above. The main front door is located centrally to the elevation, but with this currently having no steps up to provide access. There are two windows at ground floor level set either side of the front door, with two further windows at low level, we presume servicing a basement area. Above the front door is a small arched cantilever metal canopy. The windows are timber framed with significant rotting to the timber frames recorded. A single small pitched roof dormer is located at eaves level at roughly the mid-span of the elevation. The timber framing to the dormer is poor, and some of the tiling to the roof to the dormer is missing.

The stonework below ground floor level, and in particular to the left hand corner is crumbling away. Where visible, the timber framing is showing signs of infestation, with a significant degree of rotting to the timbers evident. The general line of the wall to the front undulates somewhat.

The roof to the property similarly undulates somewhat, with a significant number of loose tiles evident around the dormer as noted earlier. Some of the ridge tiles are missing, together with a number of cracked tiles within the roof covering. We believe the roof would originally have been a slate finish, with the heavier concrete tiles now causing significant undulation to occur. Brickwork chimneys are present at ridge level to the left and right hand sides of the elevation. The general condition of the brickwork to the chimneys appears reasonable given their age, however, the chimneys appear overly tall given their narrow width.

- 2.2 An inspection of the left hand elevation revealed 1½ storey height construction formed as a gable finished with a painted render. A single window is present at ground floor level with a further one at first floor level, located towards the left hand side of the elevation. No clear view of this elevation was gained during our visit.
- 2.3 An inspection of the rear elevation revealed single storey construction with a pitched heavy concrete tiled roof over. We believe an existing extension to the rear elevation has been removed at some time in the past. Certainly areas of painted plasterwork are evident. The areas of the elevation that are exposed revealed stonework and timber framing with some brick infill panels and some wattle and daub panels evident. The original external areas of the elevation are finished with a painted render. As with the front elevation, the exposed areas of timber framing exhibit signs of rotting. A single doorway opening is located approximately centrally. A flat roofed dormer is present within the roof covering located to the right hand side of centre. The timber framing to the dormer is poor with significant rotting evident. As with the front elevation, the heavy concrete tile to the roof has caused significant undulation to be present within the roof line. Once again, the missing ridge tiles were noted, together with some missing tiles at eaves level. The brickwork chimneys are again evident, with these showing signs of open joints within the mortar pointing, particularly within the left hand side chimney, when viewed from the rear. The general line of the eaves again was noted to undulate slightly, with slight bulging also evident within the wall.
- 2.4 An inspection of the right hand elevation revealed single storey construction formed as a gable with a painted rendered finish and the brickwork chimney at eaves level. There is a single window opening at first floor level with the timber frame to the window being rotten. A small area of the render is missing just above ground level to the left hand side of centre. Open joints are again evident within the mortar pointing to the chimney.

- 2.5 An internal inspection within the right hand side ground floor room revealed a timber boarded floor with anaglypta walls and ceiling. The floor level is two steps up from the central ground floor room. The ceiling has in part fallen in, with the ceiling level being very low.
- 2.6 An inspection within the centre ground floor room revealed a timber boarded floor with anaglypta walls and an anaglypta ceiling within which the timbers providing the floor structure over are visible. Significant areas of the timber boarding/ceiling above the room have failed with voids clearly visible.
- 2.7 An inspection within the ground floor rear left hand room revealed a vinyl floor with emulsioned walls and ceiling. The floor level is one step higher than the central room. The ceiling has in part fallen in. Areas of brickwork and stonework are evident within the front elevation side wall to the room. We believe an existing chimney is present to the front elevation side of this room, but with this having been boarded up.
- 2.8 An inspection of the stairs providing access up to the first floor revealed a timber floor with anaglypta walls and ceiling. A very low doorway opening provides access onto the landing. The stair treads were noted to be 'springy' when walked upon.
- 2.9 An inspection within the landing, running adjacent to the front elevation side of the building, revealed a timber boarded floor with anaglypta walls and ceiling. A single timber purlin was recorded.
- 2.10 An inspection within the first floor right hand bedroom revealed a timber boarded floor with emulsioned walls and ceiling. An area of floorboarding is missing adjacent to the right hand gable. Mid-slope purlins are evident to the front and rear elevation slopes, with these supported internally upon a timber 'A' frame truss. The door head providing access into the room, located beneath the horizontal member forming the 'A' frame truss is very low, with a small segment of the bottom chord of the truss having been cut away.
- 2.11 An inspection within the central first floor bedroom revealed the floor to be mostly missing, with only a few timber boards present, with anaglypta walls and an anaglypta ceiling. The mid slope purlin is visible to the rear elevation slope.
- 2.12 An inspection within the small annexe room accessed off the central first floor bedroom revealed a timber boarded floor with anaglypta walls and ceiling. The window within the left hand gable is visible within the room. Areas of plaster are missing to the left hand gable side.

3.0 Recommendations

- 3.1 The property is clearly in poor condition, exhibiting a general lack of maintenance over what we would consider to be a significant period of time. We believe it likely that some historic water penetration has occurred into the building prior to the heavy concrete tiles being provided as part of a new roof, which may have resulted in the partial failure of the first floor, primarily within the first floor central bedroom.
- 3.2 The general external condition of the building, and in particular the exposed areas of timber framing, exhibit significant rotting and infestation within the visible timbers. We feel it likely that this is representative of the timber structure generally. It is possible that the render finish has been applied to the property in the past in order to try and reduce further degradation of the timbers. Certainly the external timber door and window frames exhibit significant rotting.
- 3.3 The condition of the roof, discounting the slipped and missing tiles and ridge tiles, exhibits significant undulation. We believe the provision of the heavy concrete tiles now present on the roof has significantly increased the loading onto the existing roof structure, which would most likely to have originally been a slate tiled finish. At the present time we are unable to ascertain the degree of damage that this has caused, but would conclude that it is likely that the roof structure would need to be entirely replaced.
- 3.4 The chimneys appear in reasonable order, given the age of the building. Some perishing of the mortar pointing to the chimneys was recorded. We would also reiterate that they appear to be overly tall, given their narrow width.
- 3.5 Internally, the general head room, particularly at ground floor level, but also at first floor level within the landing area is very restricted. The doorway openings at first floor level are very low, and an area of the 'A frame' truss separating the right hand and centre bedrooms has been cut away in order to slightly improve the head room. The differing floor levels at ground floor level similarly produce significantly reduced headroom.
- 3.6 The external ground level to the rear of the property is above that of the internal ground floor level. Given the construction of the building, we feel it likely that significant dampness is likely to occur as a consequence of this.
- 3.7 Areas of crumbling of the stonework façade, particularly below ground floor level to the front elevation side were recorded. During our visit, no access was gained into the basement areas, so we are unable to comment on the degree of degradation that may have occurred to the stone walls below the ground floor.
- 3.8 Given the above comments, and taking into account current residential requirements in respect of insulation and open plan living, we believe it likely that the property is beyond economic repair to return it to a habitable standard.

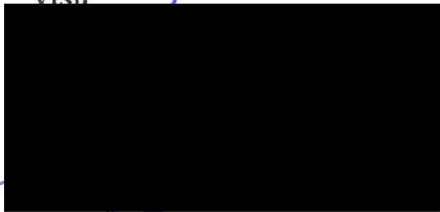
In our opinion, significant works would be required to the timber framing which would need to be fully exposed and inspected. Given the areas that are visible at the present time we would anticipate significant replacement of the timbers would be required were the building to be retained. In order to replace these timbers, it is our opinion that the likelihood that the majority of the building would need to be dismantled.

We also believe that the roof timber framing would require replacing due to the level of distortion that has occurred as a consequence of the use of the heavy concrete tiles.

4.0 General

4.1 We confirm this appraisal is the result of our visual inspection of the building. Our observations are restricted to those defects evident through any wall, floor or ceiling finishes present at the time of our visit.

4.2 We confirm that we have not specifically inspected the property for damp, infestation or fungal attack. Evidence of damp and infestation were recorded during our visit. It remains possible that areas of fungal attack may also be present particularly in the basement area, which was not accessed during our visit



M. C. Goring, B.Sc.C.Eng.MICE
For Structural Design Services Limited