Mr and Mrs Perks

Y Felin, Efail Rhyd, Llanhraeadr Ym Mochnant SY10 0DU

Structural Inspection

Inspection Report for Planning Application Support

9837-ECL-XX-ZZ-RP-S-0001 Rev: 02

September 2023

Prepared for

Mr and Mrs Perks
Y Felin
Efail Rhyd
Llanhraeadr Ym Mochnant
SY10 0DU

Prepared by

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Document Review

Rev	Date	Prepared By	Reviewed By	Approved By
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Contents

Appendices

1.0 INTRODUCTION

1.1 Purpose of Survey

1.0.1 Egniol Consulting Limited (Egniol) of Llys Onnen, Parc Menai, Bangor, Gwynedd have been appointed by Mr and Mrs Perks to undertake a structural inspection of Y Felin, Efail Rhyd, Llanhraeadr Ym Mochnant SY10 0DU.

1.0.2 The inspection was requested by Mr Mike Perks (Client).

The purpose of the report is to establish the structural condition of the building in support of a Planning Application paying due regard to the general condition of the building.

1.2 Brief

1.2.1 Brief received from Mr and Mrs Perks and confirmed in EWP email dated 16th August 2023. Instructions to proceed provided by Client in email dated 24th August 2023.

1.2.2 Brief confirmed as

1. Undertake site visit to review condition of existing property,
2. Provide report on findings including any recommendations for further intrusive investigations or specialist inspections.
3. We assume that all parts of the existing building are accessible and that access will be available should our fee quote be acceptable.
4. No allowance has been made for the calculations or design checks of existing modifications but will include advice on feasibility for alterations (to be discussed on site) and identification of potential issues.

1.3 Survey Details

1.3.1 Survey was undertaken by Mr Wayne Price on Friday 8th September 2023 at which time the weather conditions were sunny and clear.

1.4 Current Use

1.4.1 The property has been used as domestic accommodation and is in the process of renovation by previous owners.

1.5 Extent of Survey

1.5.1 Our observations are based upon a visual inspection of the superstructure only; no intrusive investigations were carried out at the time of the inspection. Trial holes had however been excavated prior to our inspection for intrusive inspection of the sub-structure. The findings of the trial holes are included in Section 5.0.

1.5.2 All external observations undertaken from ground level; the report should be read taking account of this.

1.5.3 Inspection and appraisal of boundaries was not included in this survey.

1.5.4 Manhole/inspection chamber covers were not lifted to any extent during the survey.

1.5.5 This report does not include for a damp survey, and damp meter readings were not undertaken.

1.5.6 This report does not include for a full insect infestation survey, where signs of worm or insect activity is noted, a full specialist survey is advised.

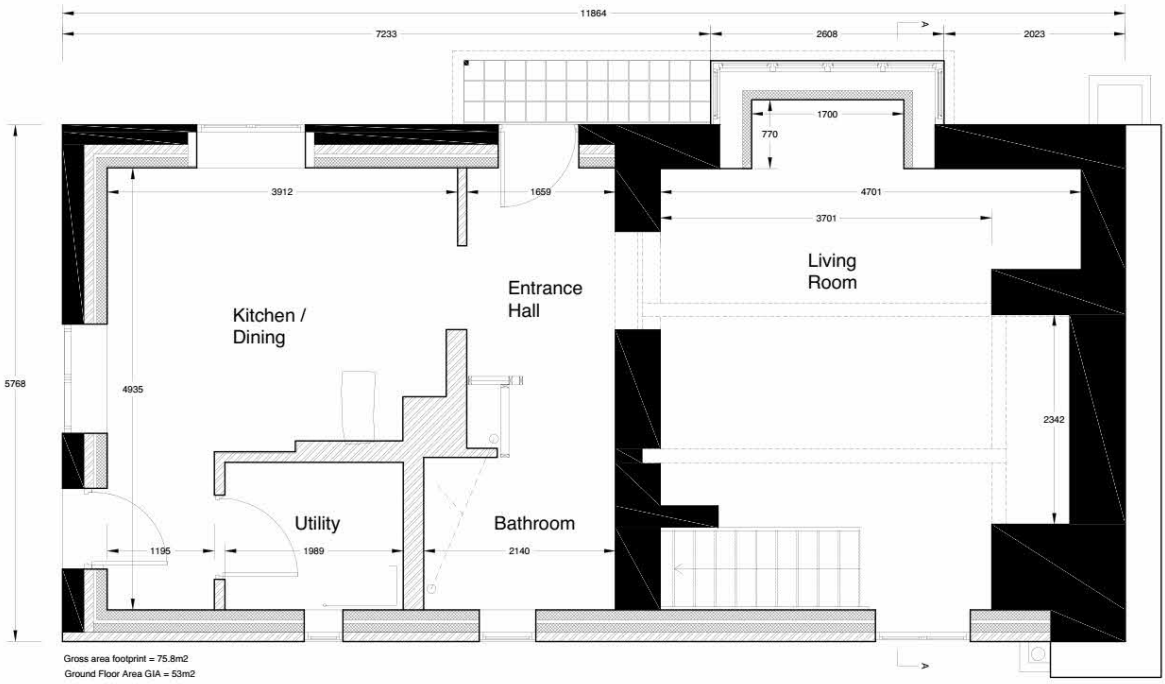
1.5.7 Inspection and appraisal of service installations (gas, electric, water etc) was not included in this survey.

1.5.8 We did not undertake an asbestos survey and specialist advice should be obtained in respect of any asbestos based materials.

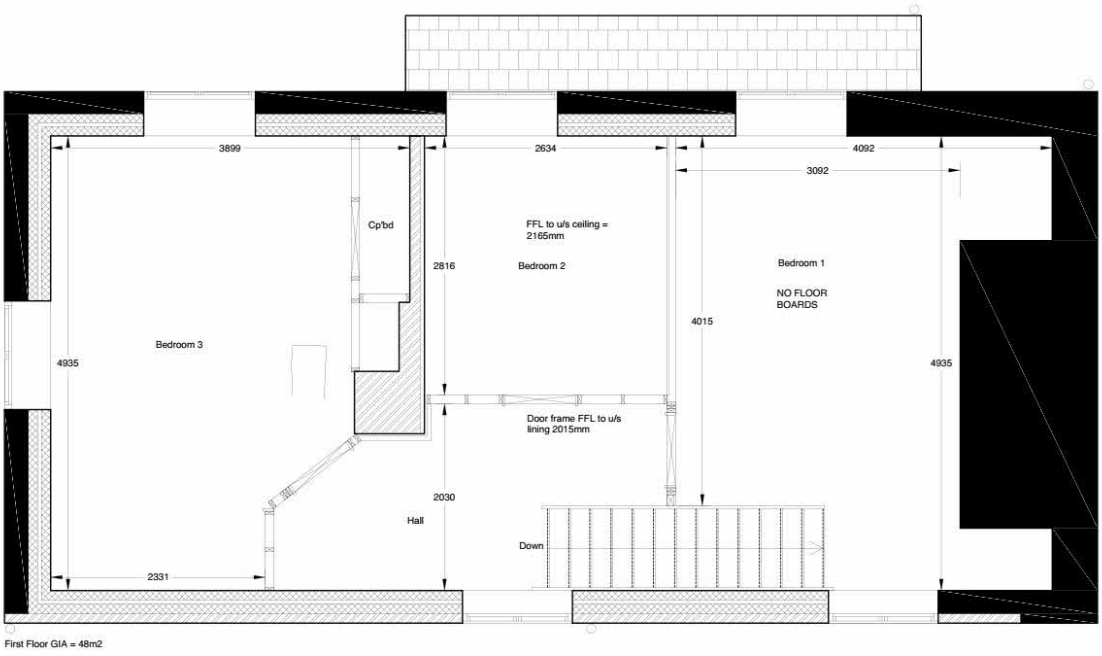
1.5.9 Roof inspection was carried out from ground floor level externally and from ladder at loft hatch location internally

1.5.10 The results of the survey are set out below and illustrated, where appropriate, by photographs in Appendix 1.

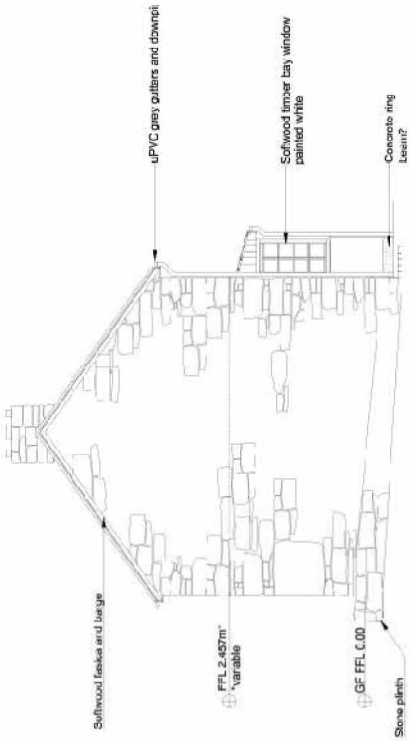
1.5.11 Existing plans and Elevations have been prepared by the Clients Architect – Rebecca Richardson and these are attached below for reference purposes. This includes Trial Hole locations -



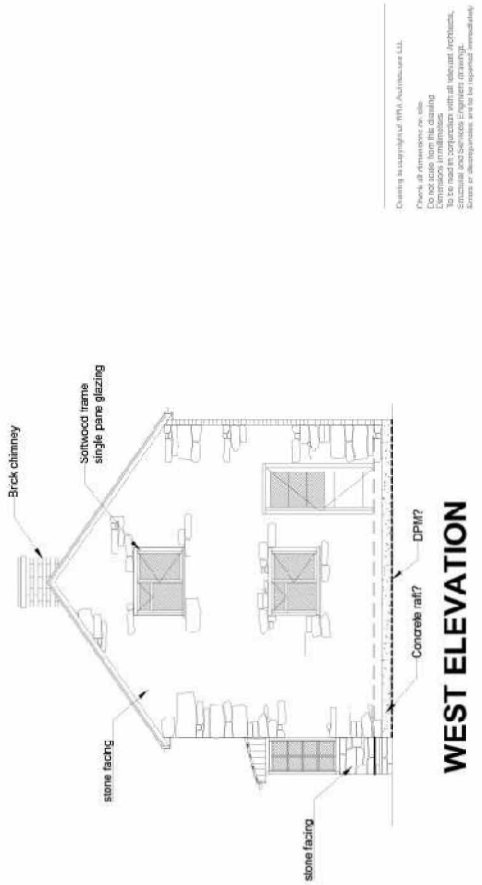
EXISTING GROUND PLAN



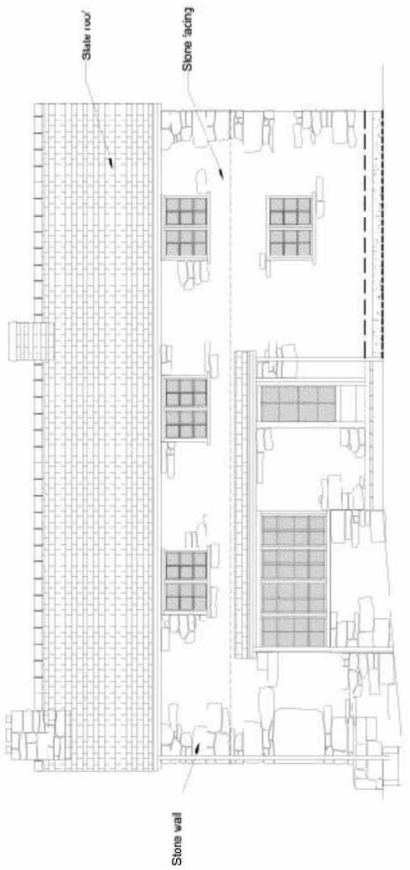
EXISTING FIRST FLOOR PLAN



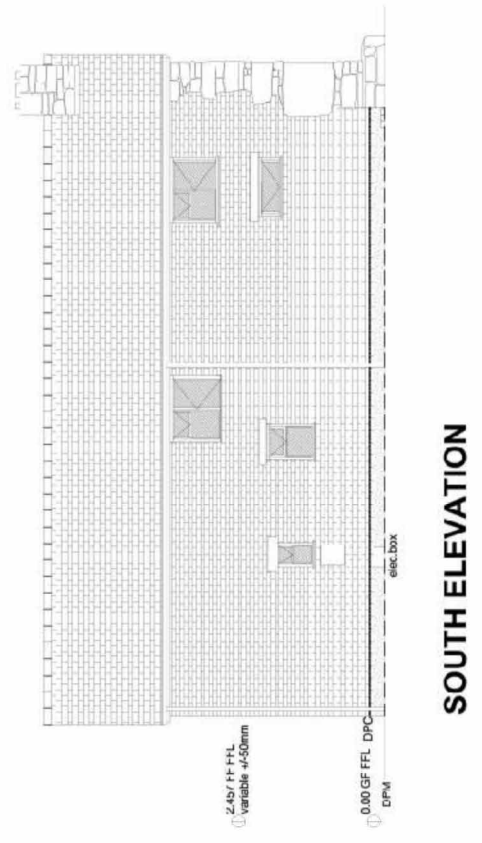
EAST ELEVATION
Scale 1:100



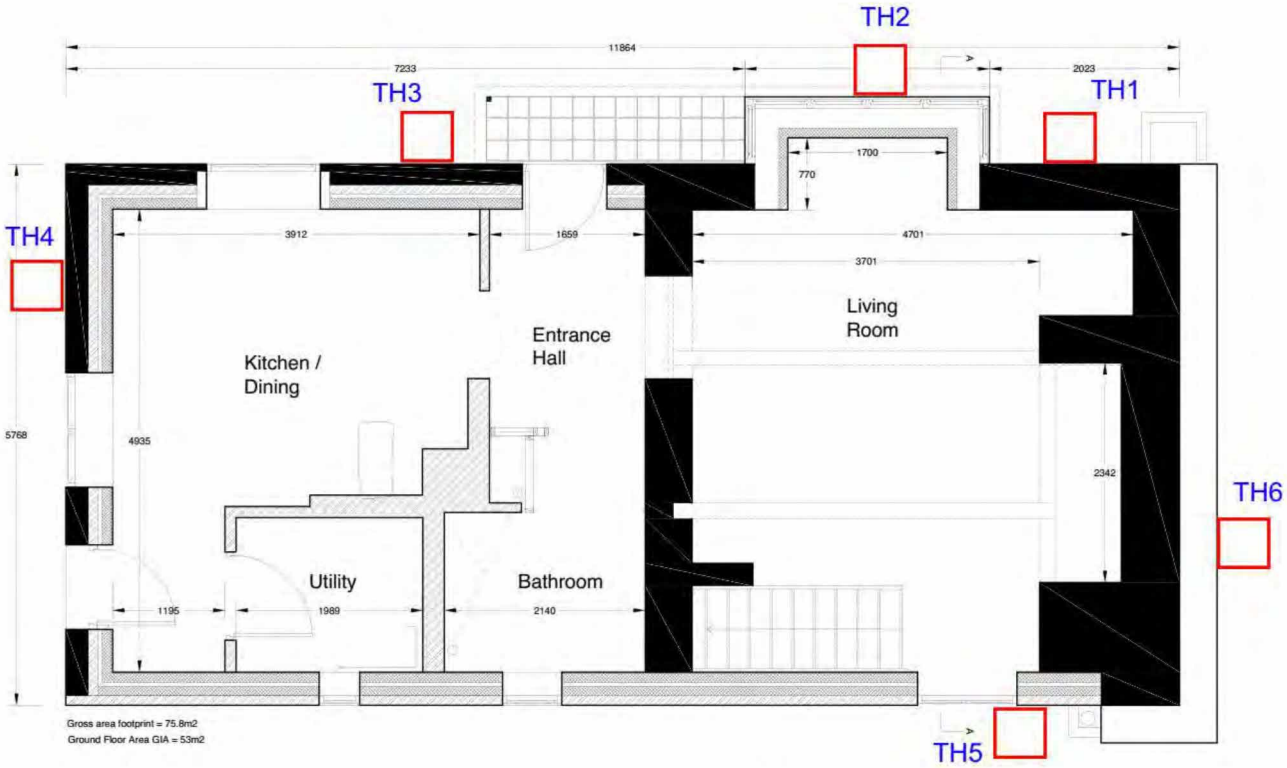
WEST ELEVATION



NORTH ELEVATION
Scale 1:100



SOUTH ELEVATION



Trail Hole Location Plan

2.0 Survey Results

2.1 Property Description

2.1.1 The property is a detached two storey dwelling known as 'Y Felin' which translates to 'The Mill' from Welsh to English
2.1.2 Pitched slated main roof. Mono-pitched slated roof above front ground floor bay window and entrance area. Two chimneys at ridge (left hand chimney stone, right hand (central) chimney brick)
2.1.3 Timber windows and doors in very poor condition. Rectangular bay window to left hand side of front elevation
2.1.4 Plastic rainwater goods generally in poor condition
2.1.5 Steps up to front door threshold
2.1.6 The property appears to have solid floor at ground floor level
2.1.7 Timber suspended first floor and staircase. Majority of first floor joists appear to have been replaced and are exposed from the underside. Floorboards missing from left hand bedroom area. Some original timber beams remain in living area
2.1.8 The external walls appear to be a combination of stone masonry and brickwork of differing age indicating possible historic alterations / extension(s). The only 'original' section of stone wall still visible appears to be the right hand gable wall (all other walls appear to be differing ages based on visual appearance)
2.1.9 Level access around property
2.1.10 Internally, the walls are a combination of solid stone, brick and stud partition construction. Majority of internal plaster finish has been removed. At first floor exposed stud frames are visible with no finishes
2.1.11 The property is constructed on a plot that slopes down gently from right to left and front to rear. Stone boulder retaining walls to left, right and rear supporting sloping gardens. Stones are up to 600mm high and are set away from the property
2.1.12 Stream / watercourse to front of front parking / gardens
2.1.13 Property is currently 'stripped out' for refurbishment / renovation

2.1.14 Inspection of earliest available historical mapping which is freely available on the National Library of Scotland website shows a mill property on the site in 1875. It is not clear if Y Felin is the original property shown on the mapping. Discussion with Mr Perks appears to confirm anecdotally that the property was constructed circa 1850.

Denbighshire Sheet XLIV (insert XLVI)
Surveyed: 1875, Published: 1880

2.1.15 Ground conditions obtained from the British Geology Survey Viewer confirms Bedrock geology to be Llangynog Formation - Mudstone. Sedimentary bedrock formed between 465.5 and 449 million years ago during the Ordovician period. Superficial deposits shown as Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

2.1.16 The site where the property is located appears to be partly within a flood zone. Level to be established. See the NRW mapping below.

3.0 EXTERNAL INSPECTION

3.1 Front Elevation

Photos 1 – 39

3.1.1 Stone masonry with mortar pointing. Mortar pointing appears to be cement based. Stonework appears to be of differing ages based on visual appearance
3.1.2 Rectangular bay window to the ground floor to the left hand side (photo 13, 14)
3.1.3 Central timber door
3.1.4 Timber framed window to the right hand side at ground floor level. Three timber framed windows at first floor level
3.1.5 Open vertical joint full height of building to the left hand side of the front central door (photo 10 – 12, 23 – 25). This appears to be a possible junction of an extension to the property
3.1.6 Pitched slated roof appears in reasonable condition although this does not appear to be original. Slight undulation to ridge tiles visible from ground level. Open mortar joints to ridge tile bedding (photo 29 – 32)
3.1.7 Stone chimney on left hand gable elevation has open mortar joints (photo 33)
3.1.8 Brick chimney with mortar pointing right of centre at ridge level (photo 34)
3.1.9 Plastic rainwater goods in poor condition
3.1.10 Timber fascia and soffits in poor condition
3.1.11 Timber window frames and door in poor condition with evidence of decay
3.1.12 Damp proof course visible on the left-hand bay window and the wall to left hand side of the bay window. This follows mortar joints (photo 22, 23, 39)
3.1.13 What appears to be concrete underpinning beneath the step, the rectangular bay window and the left hand section of stone wall (photo 21, 22, 28)
3.1.14 Rainwater downpipe on left hand corner discharges above gully. Rainwater downpipe to left hand side of rectangular bay window discharges over gully
3.1.15 Mono-pitched slate roof to the rectangular bay window and entrance canopy is very shallow construction for slate finishes and appears to be in poor condition
3.1.16 Three trial holes excavated on the front elevation. See Section 5.0
3.1.17 No lintels visible above the first-floor windows as the head of the windows is at eaves level. No lintels visible above the ground floor windows externally with stonework bearing potentially on timber frames
3.1.18 Appears to be a bulge and lean to the front elevation to the left hand side of the rectangular bay window (photo 36, 37)
3.1.19 Timber runner fixed to wall for the mono pitched canopy roof appears in poor condition with evidence of decay and wood boring insect

3.2 Left Hand Side Elevation

Photos 40 – 57

3.2.1 Gable wall appears to be original stonework
3.2.2 Timber fascia boards appear in poor condition
3.2.3 Ends of two purlins visible centrally to front and rear slope (photo 45)
3.2.4 Top left and right-hand corners of the elevation have painted render finish. Remainder of elevation has mortar pointing to stonework. Pointing appears to be cement based
3.2.5 What appears to be concrete underpinning along the foot of the wall with stone facing to the concrete projection (photo 40 – 43)

3.2.6 Stone chimney at the gable peak with open mortar joints and some plant growth (photo 44)
3.2.7 Open mortar joints in the stonework at the head of the gable (photo 44, 46)
3.2.8 Vertical cracking down the centre of the gable wall, full height from chimney to ground level. Fireplace located internally in this location (photo 45 – 53)
3.2.9 Gable wall appears to bulge significantly centrally for the full height (photo 54 – 57). It is not possible to establish if the wall leans out internally due to the presence of the large fireplace and chimney breast. It is possible the external bulge is due to separation of the outer stonework

3.3 Right Hand Side Elevation

Photos 58 – 70

3.3.1 Stone masonry construction to gable wall with mortar pointing. Pointing appears to be cement based
3.3.2 Timber window at first and ground floor. Timber door at ground floor
3.3.3 Concrete visible along the foot of the wall at ground level. It is not possible to establish if the concrete is underpinning to the wall or part of the internal floor slab / raft slab edge (photo 62 – 64)
3.3.4 The wall could possibly be stone faced cavity wall as internally the internal skin is visible (where a previous wall has been removed) and this exposes thermalite type block on the inner leaf with a small cavity
3.3.5 Wall appears to be plumb with no lean or bow when viewed from the side
3.3.6 Lintel above door appears to be insitu concrete
3.3.7 Single skin brickwork visible on right hand corner for the full height of the elevation (photo 68, 69). Full height vertical 2mm wide crack at the junction of the stonework and brickwork was it possible to see any ties between the two in the gap??
3.3.8 Damp proof course visible within the outer stone face of the wall. Appears to have been installed retrospectively with the DPM following the jointing to the stonework (photo 64)

3.4 Rear Elevation

Photos 71 – 95

3.4.1 Brick construction with mortar pointing
3.4.2 Brickwork is stretcher bond indicating possible cavity wall construction. Wall to left of central downpipe has been painted
3.4.3 Four air bricks visible at low level. One air brick visible at first floor level above the left-hand ground floor window
3.4.4 Rainwater goods in poor condition. Lower section of left hand rainwater downpipe missing (photo 89). Central downpipe discharges above the ground with no gully present (photo 88)
3.4.5 Three timber framed windows at ground floor level appear in poor condition with decay visible. Central first-floor window has metal frame and is in poor condition. Right-hand first-floor window is timber framed and in poor condition
3.4.6 Rear elevation brickwork has been key bonded into the stonework on the right hand corner (to left hand gable elevation) (photo 72, 77, 86, 87)

3.4.7 Concrete visible along the base of the brickwork (photo 73 – 77). It is not possible to establish if the concrete is underpinning to the wall or part of the internal floor slab / raft slab edge
3.4.8 Timber fascia and soffits in extremely poor condition
3.4.9 Concrete lintels visible above the three ground floor windows. No lintels visible above the first-floor windows as the head of the windows is at eaves level
3.4.10 Blue plastic membrane visible below the concrete to the right-hand corner indicating more recent construction (photo 83)
3.4.11 Cracking and open joints in mortar to the stonework on the right-hand corner (photo 85 – 87)
3.4.12 Large void beneath the concrete adjacent to the services box beneath the left-hand ground floor window (photo 74, 90)
3.4.13 Pitched slated roof appears in reasonable condition. Some damaged and missing slates. Clay ridge tiles appear to undulate and have missing mortar bedding (photo 91 – 95)
3.4.14 Left-hand brickwork chimney appears in satisfactory condition (photo 92)
3.4.15 Stone chimney to right-hand side has open mortar joints (photo 95)
3.4.16 Generally the rear elevation appears in a poor condition and of poor quality construction although there is no visual evidence of any significant structural defects noted

4.0 INTERNAL INSPECTION

Note – Internally the property has been 'stripped out' with the majority of finishes removed (including ceiling, floors, plaster, coverings to stud partition, etc).

Ground Floor

4.1 Right Hand Kitchen / Utility / Entrance

Photos 96 – 121

4.1.1 This area would appear to have been the former kitchen
4.1.2 Solid floor with quarry tile finish
4.1.3 Timber floor joists visible to the first floor with the joists spanning front to rear (no ceiling) (photo 97 – 108)
4.1.4 Thermalite blocks visible on the inner leaf on the front, rear and right hand side elevation (photo 109 – 113). Also visible on the front window reveals
4.1.5 The majority of plaster finishes have been removed from the walls exposing brick and block construction
4.1.6 Concrete lintel above opening into central entrance hall (photo 117)
4.1.7 Evidence of removed wall / chimney flue with concrete infill on floor and piped flue at first floor level (photo 115, 116)
4.1.8 Brick walls to rear pantry / utility area
4.1.9 Vertical 2mm wide cracking to the wall to the right-hand bottom corner of the ground floor window in the right-hand side elevation (photo 114). Ni crack noticeable externally
4.1.10 Front wall has a stud timber frame constructed in front of the masonry wall (photo 107)

4.2 Central Front Entrance Hall

Photos 121 – 133

4.2.1 Timber door to front elevation not operational in frame
4.2.2 Solid floor with quarry tile finish
4.2.3 Brick wall to the adjacent kitchen area (photo 125)
4.2.4 Stud frame to the rear WC area (photo 123)
4.2.5 Stone wall with timber lintel to the left hand living room area. Timber lintel appears in very poor condition with evidence of decay and wood boring insect (photo 129 – 133)
4.2.6 Exposed first floor joists span front to rear (photo 122 – 124)

4.3 Central Rear WC / Bathroom

Photos 134 – 140

4.3.1 Floor finishes have been removed exposing concrete slab. Holes in concrete slab presumably formed for installation of drainage / services (photo 135 – 138)
4.3.2 Combination of wallpaper and plaster finishes to walls
4.3.3 Vertical crack in plaster finishes to the wall to the living room (photo 139)
4.3.4 First floor joists exposed spanning front to rear (no ceiling)
4.3.5 Bulkhead to staircase in the rear left-hand corner (photo 140)

4.4 Left Hand Living Room

Photos 141 – 167

4.4.1 The left hand gable wall and right-hand stone wall to this area would possibly appear to be original. All other walls appear to be more recent
4.4.2 Large fireplace in the gable wall with large timber lintel over the opening (photo 143)
4.4.3 Two timber beams spanning left to right carrying the exposed first floor joists which span front to rear (photo 143). Beams are possibly original and appear in reasonable condition visually
4.4.4 Staircase on rear wall
4.4.5 Timber lintel above opening to hallway in extremely poor condition. Loose stonework / mortar above timber lintel (photo 153 – 156)
4.4.6 Appears to be an insitu concrete lintel above the opening into the front rectangular bay window area (photo 157 – 159)
4.4.7 Block inner leaf visible to the rectangular bay window area (photo 160 – 162)
4.4.8 Appears to be leaning and open joints to the stone wall to left hand side of the timber beam above the fireplace opening (photo 163)
4.4.9 Appears to be open joints and cracking to the right-hand side of the right-hand bearing of the beam over the fireplace opening (photo 165, 166)
4.4.10 Low headroom to the opening between the entrance hall and the front living room

First Floor

4.5 Stairwell / Landing

Photos 167 – 181

4.5.1 Shallow pitched timber staircase with no handrail or balustrade (photo 167)
4.5.2 Rear wall appears to be block inner leaf with a small cavity and then another leaf of block (photo 168, 169). This is where the brick is visible externally to the rear elevation
4.5.3 Floor above left hand living room has no floorboards
4.5.4 Stud partition frames with no plasterboard finishes to landing walls (photo 170 – 173)
4.5.5 Block inner leaf visible at cill level to the first floor rear window on the landing (photo 174)
4.5.6 Small inclined timber purlin visible above landing spanning left to right (photo 172, 173, 176 – 178)

4.6 Right Hand Bedroom (over Kitchen)

Photos 181 – 192

4.6.1 Floorboards appear to be original to the extension (photo 181 – 183)
4.6.2 Wallpaper finish to walls. Painted plaster finishes to ceiling
4.6.3 Inclined purlins visible to front and rear slope
4.6.4 Appears to be deflection to the wall / lintel above the front window (photo 187)
4.6.5 Combination of brick and block walls visible adjacent to the bedroom

4.7 Central Front Bedroom

Photos 193 - 203

4.7.1 Floorboards original to the extension (photo 193 – 195)
4.7.2 Damp staining on chimney breast (photo 196, 197)
4.7.3 Damp staining on front wall (photo 198)
4.7.4 Wallpaper finish to walls. Painted plaster finishes to ceiling
4.7.5 10mm wide vertical crack full height on front elevation wall continues up through the ceiling (photo 199 – 203). Appears to be at junction of extension to property as observed externally

4.8 Left Hand Bedroom (over Living Room)

Photos 204 – 216

4.8.1 No floorboards to this area (photo 204 – 210)
4.8.2 Large chimney breast on gable wall with a combination of stone, brickwork and block visible (photo 207, 208)
4.8.3 Inclined purlin visible on front and rear slope spanning left to right
4.8.4 Chimney breast / roof visible through hatch on front face of breasting (photo 211 – 216)

4.9 Roof Void

Photos 214 – 219

4.9.1 Roof appears not to be original. Timber rafters and felt membrane visible for the whole length

5.0 Trial Hole Inspection

5.1 Trial Hole 1 -

Photos 220 – 221

Concrete underpinning
200mm projection to concrete footing from wall face
Concrete 260mm thick
Underside of concrete approximately 200mm from ground level
Appears to be stiff clay / gravel beneath concrete
No roots
No water

5.2 Trial Hole 2 -

Photos 222 - 223

Concrete underpinning
Two steps in concrete totalling approximately 100mm
Underside of concrete approximately 150mm below ground level
Stiff clay beneath concrete
No roots
No water

5.3 Trial Hole 3 -

Photos 224 – 225

No concrete visible
Stonework to approximately 350mm below ground level
Appears to be stiff clay/gravel beneath concrete
No roots
No water

5.4 Trial Hole 4 -

Photos 226 – 227

Approximately 350mm of concrete visible
Underside of concrete approximately 200mm below ground level
Appears to be stiff clay/gravel beneath concrete
No roots
No water

5.5 Trial Hole 5 -

Photos 228 – 229

Blue plastic membrane visible below concrete
Concrete approximately 130mm thick
Underside of concrete approximately 400mm below ground level
Appears to be stiff clay/gravel beneath concrete
No roots
No water

5.6 Trial Hole 6 -

Photos 230 – 231

Trial hole beneath concrete underpinning to the left-hand elevation
150mm projection to the concrete underpinning
Underpinning approximately 450mm deep
Underside of concrete approximately 150mm below ground level
Appears to be stiff clay/gravel beneath concrete
No roots
No water

6.0 CONCLUSIONS / RECOMMENDATIONS

6.0.1 Based on the findings of the visual inspection we are of the considered opinion that the property is generally in a poor condition. The alterations and renovations carried out to date appear to be low quality construction and generally unsympathetic to the original form of construction of the cottage.

The majority of the renovation works carried out to date would appear unlikely to be in compliance with current Building Regulation requirements.

The property appears to have been significantly modified and extended historically and the majority of the construction appears to be more 'modern' block and brick / stone and block construction with the only remaining 'original' stone wall to the cottage appearing to be the left hand gable wall (and possibly the right hand wall to the living room). The left hand gable wall is also considered to be in a poor structural condition (see below).

Significant renovation, repair and refurbishment is required in order to sufficiently improve the construction quality of the cottage to habitable standards and to current design and regulation requirements and to ensure the longevity of the building.

6.0.2 Our visual inspection noted defects and issues that would require attention, these are itemised below. It should be noted that this list is not exhaustive and undertaking renovation works to the cottage is likely to lead to further works being required due to unforeseen / unexposed defects becoming apparent.

- Left Hand Side Gable Wall –

  This wall appears to possibly be the only original stone wall remaining from the original stone mill structure. All other walls appear to be more recent with the majority including Thermalite blocks, brickwork or stud partition.

  The gable appears in a poor condition externally with an extensive bow centrally for the full height along with full height vertical cracking. This could be due to settlement of the rubble core and debonding of the 'outer' skin.

  The chimney at the gable peak also appears in a poor condition.

  Extensive areas of re-build / stabilisation and repairs are required to the side gable wall and chimney.

  Works to existing stone walls of poor quality have high risk with regards to Health and Safety and should be avoided wherever possible.

- Roof –

  The main roof does not appear to be original as a felt membrane is present. The existing inclined timber purlins appear likely to be undersized for current regulations and there is no ridge member.

  It is likely that replacement / strengthening of the main roof structure would be required to accommodate additional loads from insulation to meet current design standards.

The roof over the front bay window and entrance area is also in a poor condition with a very shallow pitch for slate finishes. This roof would also need to be replaced.

- External wall construction –

  Our inspection confirmed that the external walls are a combination of stone, block, Thermalite block and brickwork.

  This could lead to differential / thermal type movement between differing building materials which could lead to cracking appearing internally and externally.

  There is a large vertical crack on the front elevation which appears to be at the junction of two differing aged sections of the building.

  The walls do not appear to contain any form of insulation and appear unlikely to comply with current thermal requirements of the Building Regulations.

  Remedial works / re-build would be required to the external walls in order to improve the construction and thermal properties.

  Potential lack of tie across joints between extensions reduces integrity of building and may require further investigation and enhancement to ensure long term integrity of construction.

- Trial Holes / Shallow Formation –

  The trial holes around the property confirmed that the underside of the walls are shallow in relation to external ground levels. The underside varies from 150mm – 350mm.

  Clay was visible in some trial holes and for cohesive soils the minimum recommended footing depth to comply with current Building Regulations is 900mm. This is to avoid any possible foundation movement due to external weather / thermal effects.

  It should be noted we were unable to confirm if any of the footings are off bedrock.

  Attempts appear to have been made to concrete underpin sections of the property. The underpinning carried out to date would not appear to be taken to a sufficient depth to comply to current standards or to be embedded in clays to sufficient depths to limit potential differential movement due to seasonal effects on clay.

  It was noted that the crack between different areas of the property is wider at the top than at the bottom indicating potential differential settlement.

  It should be noted that some areas of walls are potentially constructed off raft edge / slab edge which means that to add insulation it would not be possible to remove the existing slab and it would have to be laid over. As headroom is already restricted this may not be possible.

  The existing walls to the property are likely to need fully underpinning to address concerns regarding the potential for long term differential settlement.

Works to existing stone walls of poor quality have high risk with regards to Health and Safety and should be avoided wherever possible.

- Internal Ground Floors –

  The internal floors appear of differing ages and form of construction.

  It is unlikely the floors contain any form of underfloor insulation, and they are therefore unlikely to comply with current regulations.

  We would recommend consideration is given to replacement of all the internal ground floors. As discussed above this may not be possible as areas of walls are potentially constructed off raft edge / slab edge.

  Care is required undertaking any replacement works as not to undermine any external walls.

- Windows / Doors / Lintels –

  All windows and doors are in poor condition and in need of replacement.

  It is also likely that when exposed, lintels over windows and doors will need some repair / replacement. This will need to be confirmed when exposed.

  There are areas where there does not appear to be any lintels. In these areas lintels will be required and it is not a straightforward exercise to install into stonework without some rebuild.

- Services / Drainage –

  The external downpipes discharge above the ground on the rear elevation.

  A piped system should be introduced to remove ground water away from the building. Rainwater could be softening / weakening ground and affecting shallow footings.

- Bowing to front elevation –

  The left hand side of the front elevation appears to bow significantly when viewed from the side.

  It is likely that localised re-build / remedial works will be required in this area (which is immediately adjacent to the left hand gable discussed above). Remedial works could include tying into floor construction.

  Works to existing stone walls of poor quality have high risk with regards to Health and Safety and should be avoided wherever possible.

- Fascia Boards and Soffits –

  All are considered to be in a poor condition and in need of replacement.

- Rainwater Goods –

  All are considered to be in a poor condition and in need of replacement.

- Property Located in Flood Plain –

  Inspection of current NRW mapping indicates the building is possibly located within a flood plain area.

  If the property is to be altered / extended it is possible that NRW would request a flood consequence assessment be undertaken to demonstrate the risk of flooding to the property is negligible, and that any development will not adversely impact on surrounding land. We would recommend that a pre-development consultation is undertaken with NRW to gain their guidance.

- Stonework to Fireplace –

  There appears to be cracking / open joints to the stonework either side of the large timber lintel over the ground floor fireplace opening.

  Localised re-build / repairs required in both areas.

  The fireplace is on the left hand side gable wall which is likely to require re-build. It is likely that the fireplace will have to be taken down as part of the gable re-building works.

  Works to existing stone walls of poor quality have high risk with regards to Health and Safety and should be avoided wherever possible.

- Damp Ingress –

  There is damp ingress internally to the front wall and central chimney breast at first floor. This would appear to indicate defects with the central chimney / flashing and the roof / front wall in the central bedroom.

  The cause of the water ingress is to be established and the defects rectified.

- Low Headroom –

  There is currently low headroom to the ground floor, particularly at the door opening between the entrance hall and left hand living room.

  The lintels over the opening between the entrance hall and living room will need to be replaced as they are suffering from decay. It may be possible to raise the door head height at this stage.

6.0.3 Based on our visual inspection and the defects itemised above we believe extensive repair, renovation and refurbishment is required. The extent of such is likely to prove uneconomic.

The property appears of low historic value and inspection of records show it is not a listed building. The property also appears to be partially located within an area of flood risk.

With regards to the above we would recommend that consideration is given to demolition of the property and a new dwelling erected elsewhere within the plot boundary at a higher level away from the area of flood risk.

Demolition and re-location of the property would have to be discussed and agreed with the Local Authority Planning Department.

Appendix 1 - Photographic Index

Photographs taken 8th September 2023

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