

Ely Road Gatehouse,
Cambridgeshire Condition
Survey Abandoned Building
Structural Condition Survey Report

3809-VED-XX-XX-REP-ST-001001

Issue: 1

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INTRODUCTION

1.1 General

VEDA Associates is a Structural & Civil Engineering Consultancy providing services within the Residential, Commercial, Rail and Retail Sectors. The practice and personnel have extensive experience in Structural and Civil Engineering, with particular strengths in steel, concrete and masonry structures.

VEDA has been appointed by Spence Refit Ltd (SPENCE) to carry out a structural condition survey of the existing building at Ely Rd, Cambridgeshire, CB7 4TZ. These survey works are required to establish the current condition of the structure.

No historical documents of the existing building were made available for prior review, hence only a visual inspection was undertaken. Record photographs from the survey are appended to this report to give an indication of the structural arrangement and the accessible elements noted during the survey itself. This report includes the findings of the survey.

1.2 Scope of Works

The scope of the visual survey would include the following:

- A touching distance survey of all accessible structural elements.
- Where touching distance access was not possible (such as to wall above eye level and roof construction), a visual condition survey of these elements was undertaken.
- Photographic record of all defects noted.
- Comment on the general condition.

VEDA cannot comment on any parts of the structure that were hidden or inaccessible during the survey. It therefore cannot be assumed that areas of the structure that we have not commented on are free from defects.

1.3 Overview

VEDA attended site on Tuesday 26th September 2023 accompanied by SPENCE to carry out a visual inspection and condition survey of the existing abandoned building at Ely Rd, Cambridgeshire, CB7 4TZ. The proposal by the client is to demolish the existing building. The inspection was undertaken during day shift working hours; weather conditions were fair. Site access was arranged by SPENCE.

1.4 Limitations of the survey

- The visual survey was limited to all accessible sections of the existing building.
- No sections of the wall were opened up for inspection.
- No sections of the floor were opened up for inspection.
- No sections of the roof were opened up for inspection.
- No historical or record information was available on the existing building structure.

2.0 VISUAL INSPECTION

2.1 Observations to the exterior of property

- 2.1.1 The existing detached residential property was observed to be of traditional masonry brick construction. The property has been derelict for some time. The existing building was constructed adjacent to the existing railway tracks. See photos 1, 2 and 3.
- 2.1.2 The existing roof tiles appeared in good condition with no visible deterioration or missing tiles. However, heavy vegetation growth was observed to the roof and 3 No. sides of the building. See photos 1, 2 and 3
- 2.1.3 The fascia boards to the edge of the roof were observed to have multiple areas of section loss and signs of decay. See photos 4 & 5
- 2.1.4 The existing gutters were observed to be in poor condition and to be disconnected at areas of heavy vegetation growth. See photos 5 and 6.
- 2.1.5 The existing downpipes were observed to be in poor condition. 1No. downpipe at the front of the property was observed to be disconnected at the base. See photo 7.
- 2.1.6 The existing masonry external walls were observed to have minor frost damage. See photo 4.
- 2.1.7 Access to the outhouse to the rear of the property was not possible, due to heavy vegetation surrounding the outhouse. See photo 8.

2.2 Observations to the interior of property

- 2.1.8 Damp and mould growth was observed to the internal ceilings and walls. See photos 9 and 10.
- 2.1.9 External vegetation growth was observed to have penetrated into the property through the gaps in the windows. See photos 11 and 12.
- 2.1.10 The timber roof construction was observed through an opening in the first floor ceiling. The roof timbers were observed to be in generally good condition with no signs of visible decay. See photos 13 & 14.
- 2.1.11 The internal floor construction was observed through an opening in the first floor. The floor construction was observed to comprise of timber floor boards supported by timber joists that are supported on the internal and external walls. See photos 15 and 16.
- 2.1.12 The existing internal ceiling and wall plasterboarding was observed to have large areas of cracking. See photos 17 and 18.

3.0 CONCLUSIONS & RECOMMENDATIONS

The survey confirmed that the derelict property is in poor condition due to the lack of maintenance. The condition survey has demonstrated multiple defects that will continue to deteriorate, affecting the integrity of the structure if structural repairs are not carried out.

Therefore, it is recommended that the structure is demolished.

4.0 APPENDIX A - Photos taken during survey



Photograph 1: Front View of Building (1)



Photograph 2: Front and side View of Building (2)



Photograph 3: Rear View of Building



Photograph 4: View of exterior roof timbers



Photograph 5: View of front gutter and Exterior roof timbers



Photograph 6: View of rear gutter



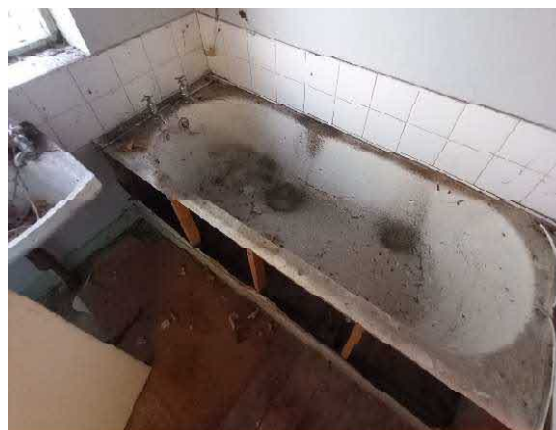
Photograph 7: View of disconnected front downpipe



Photograph 8: View of the rear of the building and outhouse.



Photograph 9: View of mould growth in a small room of the building



Photograph 10: View of mould growth in bathroom of the building



Photograph 11: View of vegetation inside the building (1)



Photograph 12: View of vegetation inside the building (2)



Photograph 13: View of the roof timbers (1)



Photograph 14: View of the roof timbers (2)



Photograph 15: View of timber flooring with broken floorboards



Photograph 16: View of timber joists supporting floorboards



Photograph 17: View of cracking in the plasterboard (1)



Photograph 18: View of cracking in the plasterboard (2)

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