A.Steven Cartwright
I. Eng., A.M.I.Struct.E.
10 Valerian Drive
Stafford
ST16 1FJ
Tel.No.07528793053
Email astevecartwright@gmail.com
Website www.astevencartwright.co.uk

13th April 2017

FTAO; Tim Hulme Esq.
Tollgate House
Tean Road
Cheadle
Staffs
ST10 1TZ

Dear Sir

RE:1901-Structural Appraisal at Tollgate House Tean Road Cheadle ST10 1TZ

Further to the instructions received to carry out a Structural Appraisal of various specific items at Tollgate House Tean Road Cheadle ST10 1TZ. The property was visited on the 10th April 2017 to carry out this inspection.

The areas concerned were in three specific locations these being namely the Chimney Breast within the Lounge, the Division Wall between the Bathroom and the Shower Room Extension and the External Walling to the Kitchen.

The inspection comprised a general, visual examination of the exposed accessible surfaces and areas of the property. We have not examined the woodwork, foundations, various services and other parts of the building structure and fabric concealed at the time of inspection and we are, therefore, unable to comment on the condition of such areas. We have not consulted with the Local Authority or other statutory bodies.

This report is our opinion based upon a visual inspection of conditions as they exist at the date of our visit and is confined to the terms of our brief. No liability will be accepted should defects occur after this date. No responsibility can be accepted in respect of defects in inaccessible parts of the property.

We did not test any drains, water, electrical or gas services, nor did we undertake any excavations to examine the ground conditions or footings, nor did we open up or break out any of the house structure.

We did not take up any of the floor finishes, or remove any ceilings, nor did we examine for signs of any type of asbestos whatsoever in floors, walls, ceilings, roofs, boiler rooms, plant rooms duct`s or any other part of the structure.

No timber investigation has been carried out to determine whether timber rot exists within the building.

Visual inspections of the external elevations are undertaken visually from ground floor level and by means of binoculars where found necessary and as such may not have detected defects, which would be apparent upon closer inspection.

RE:1901-Structural Appraisal at Tollgate House Tean Road Cheadle ST10 1TZ

This report is solely for the use of the addressee and no responsibility can be accepted to any third party for the whole of it or any part of the contents.

We would point out that where this report is required for mortgage purposes the loan companies often require an inspection by us to certify the remedial works as being in accordance with our recommendations. It is essential in such cases that we be given the opportunity to inspect as the work proceeds as we will not give approval in cases where the details are hidden. The fee paid so far covers this report only.

We do not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

This report is not to be stored in a retrieval system without the permission.

General Description

The property in question is a Grade II listed structure.

Its general construction is of load bearing masonry which has been rendered to the external Elevations with pitch tiled Rooves.

The property in its time has been subject to remodelling internally and extensions externally which were subject of planning permission application in 1979, with what also appears to be re glazing having been carried out in an ad hoc fashion over time.

Inspection

Chimney Breast within Lounge

At the time of our visit it was observed that the plaster/rendered finish to this had perished over time and that large areas were found to be loose and in danger of imminent collapse.

Due to this fact for Health and Safety reasons immediate action was required to mitigate and prevent personal injury occurring and to establish the structural integrity of the underlying sub-strate.

Therefore, the covering was removed above the Timber Mantle Shelf up to the underside of the ceiling.

The covering was removed with minimal effort with some areas simply falling away during the exercise.

The material removed was found to be of a modern mortar based product and not a lime based renovation material.

That this was the case was the fact that scraps of newspaper which had been inserted between the masonry joints as a filler and as a bonding agent was discovered which was dated 2nd November 2011.

In addition, between the top of the decorative Timber Mantle Shelf and timber framing to two sides of the now exposed timber framing was a series of stainless steel shims which had been used as packing between the two.

It was also discovered that the Flank Wall to the Breast to the right-hand side did not align vertically between that above and below the Mantle Shelf.

Division Wall between Bathroom and Shower Room within Extension.

To view this a small inspection hole was made within the ceiling adjacent this wall.

RE:1901-Structural Appraisal at Tollgate House Tean Road Cheadle ST10 1TZ

Inspection revealed that the Division Wall itself was constructed of Blockwork which was found to be some 300mm thick by drilling an exploratory hole through the same.

The ceiling itself within the Bathroom was of plasterboard supported on a timber framing.

The Roof members were also contemporaneous with the Roof being underdrawn with a modern felting membrane.

External Kitchen Wall

Within here to the two External Walls the plaster/decorative covering had been removed as part of the damp proofing exercise.

This revealed that the masonry did not run flush from floor to ceiling but in fact an additional skin of 100mm masonry had been added to the original construction running from the floor up to a height of approximately 300m above the top of the window cill.

This exercise also revealed that isolate bricks had been replaced within the original masonry wall.

Conclusions/Recommendations.

With regards to the Chimney Breast the masonry sub-strate was observed as being in good condition with limited making good required.

Consideration should be given to aligning the right-hand Flank Wall.

Any reinstatement should be undertaken where required utilising appropriate renovation materials.

The construction of the Division Wall between the Bathroom and Shower Room is of modern materials noting the same no disturbance would occur to the fabric of the original building to facilitate the works as proposed to open this area up.

This works would be subject to Building Regulations.

With regards to the Kitchen we would recommend the continuation of the masonry wall up to the underside of the ceiling to facilitate the installation of the Damp Proofing System proposed.

We trust the foregoing is satisfactory however if you have any queries do not hesitate to contact the writer.

Yours Sincerely

A. Steven Cartwright I. Eng., A.M.I.Struct.E.