

Structural Appraisal Report on

**The Cottage Building at
Fole Dairy
Uttoxeter Road
Uttoxeter
Staffordshire ST14 5EH**

July 2011

Report No. R11-1860

Prepared For:

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1.0 Terms of Reference and Introduction

- 1.1 Francis Bradshaw Partnership were commissioned by The Co-operative Estates Property Department to undertake structural appraisal of The Cottage Building at Fole Dairy, Uttoxeter following concerns about the condition of the building fabric. The appraisal and this report will also provide comment on the remedial work required to redevelop the property for future use.
- 1.2 The appraisal and this report are based on a visual inspection of the building on the 7th July 2011 when the weather conditions were a combination of sunshine and heavy rain. Due to several trees and overgrown vegetation and close proximity of the river the visibility of the rear elevation was restricted.
- 1.3 The appraisal was a non-intrusive appraisal using binoculars where necessary and a vehicle mounted cherry picker to inspect roof areas and upper levels of the building. Vehicle access to the rear of the building was not possible.
- 1.4 The appraisal did not involve any opening up of the structure, strength assessment of materials or foundation and ground investigations.
- 1.5 The appraisal did not include the use of optical surveying equipment as part of a “line and level” assessment of the building.

- 1.6 This report is for the sole use of The Co-operative Estates and their professional advisors. Francis Bradshaw Partnership accept no responsibility of whatever nature to any third party acting on the contents, conclusions and recommendations of this report and no liability whatsoever for hidden or latent defects within the existing construction.

2.0 Location and Description of the Building

- 2.1 The Cottage is a residential property and forms part of a relatively small complex of integral buildings north of the River Tean at the south east corner of the Fole Dairy site which includes the Engineering Stores Building, Engineering Offices Building and the Canteen. The River Tean and bank form the rear boundary.
- 2.2 For identification purposes the rear elevation facing the River Tean is assumed to face South with all other elevations referenced accordingly. Where the terms “right hand” or “left hand” are used, this assumes the reader is facing the element being described.
- 2.3 The building is primarily “T” shaped on plan and two storeys high built circa mid to late 19th Century with solid brick walls supporting a dual pitched tiled roof and suspended timber first floor.

3.0 External Observations

- 3.1 **North Elevation facing the Engineering Stores Building:** The wall was in poor condition with stepped cracking below the ground floor window cill and above the lintel. There is evidence of previous cracks having been re-pointed up to the underside of the first floor window cill. The wall leans outward towards the roof.
- 3.2 The roof of a previously covered narrow section of passageway has partially collapsed and is in a dangerous condition with rotting timbers and failed roof coverings.
- 3.3 **East Elevation:** The wall is in very poor condition with many frost damaged bricks. The lower middle section of the wall has dropped and there was diagonal stepped cracking above the window which has been re-pointed and subsequently re-cracked. There was further cracking in the brickwork to the right hand side of the window cill.
- 3.4 **South Elevation Facing The River Tean:** There is a considerable amount of settlement affecting the wall. The window openings are distorted and the cill brickwork slopes. Parts of the wall bulge outwards and there was stepped cracking at the short corner return and below the ground floor windows. The first floor window lintel has been re-pointed in the past.

- 3.5 **West Elevation:** The lower part of the wall has been painted and there were pockets in the wall that suggest there was a previous building over the small courtyard. The wall also appears to have been extended towards the river. The brickwork is generally poor with numerous frost damaged bricks. The windows and rainwater goods would need replacing.
- 3.6 **Roof:** The roof was inspected by cherry picker with the vehicle on Fole Lane. The ridge lines undulate and there were many dislodged and slipped tiles. Sections of the gutters were blocked.
- 3.7 The two chimneys were reasonably plumb. The capping courses of both chimneys have cracked and there was flaking and missing brickwork. The majority of the flaunching was missing from the top of the west chimney.

4.0 Internal Observations: The interior was generally dilapidated throughout with evidence of significant amounts of settlement and associated structural cracking of walls. The ceilings are collapsing and damp/rainwater was penetrating many parts of the building. The roof space was not accessed due to the potential dangerous condition.

5.0 Conclusions and Recommendations

- 5.1 The Cottage is generally dilapidated and affected by high levels of damp, and water penetration, substantial amounts of foundation settlement and structural movement which is considered to be currently active. Large areas of the external walls would need to be re-built on new foundations and the timber floors and roof probably replaced, including drainage.
- 5.2 Due to the substantial amount of work required to bring this property back into a habitable condition, it is not considered to be economically viable to retain the building and it should be demolished.

6.0 Exclusions

- 6.1 This report comments on the structural condition of the property at the time of inspection only.
- 6.2 The full implications of the requirements of Part M (Disabled Access) of the Building Regulations have NOT been considered.
- 6.3 We have not inspected for mould growth.
- 6.4 We have not exposed or inspected parts of the structure which are covered, unexposed or inaccessible including roofs, floor and sub-floors and we are therefore unable to report that such parts of the structure are free from rot, mould, beetle or other defects.
- 6.5 We did not test building services and thus are unable to report that these are free from defect.
- 6.6 We have not carried out any investigations in respect of asbestos or asbestos related materials and are unable to report that the property is free from this material.
- 6.7 This report cannot be communicated to a third party or divulged in any way without written permission of the Francis Bradshaw Partnership who are not

responsible in any way for conclusions, comment or actions of a third party acting
on behalf of this report.

A handwritten signature in blue ink, appearing to read 'Peter Calvert', is written in a cursive style.

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P Calvert BSc, CEng, FIStructE

A P P E N D I X “A”
P H O T O G R A P H S



Photograph No. 1: Part View on West Elevation (Lower Level)



Photograph No. 2: Part View on West Elevation (Upper Level)



Photograph No. 3: View on East Gable Elevation



Photograph No. 4: View along passageway with North Elevation on Left Side (Note: Collapsed roof covering)



Photograph No. 5: Part View along South Elevation (Lower Level)
(Note: Sloping bedjoints and window ledges)



Photograph No. 6: Part View along South Elevation (Upper Level)



Photograph No. 7: View on The Cottage Roof



Photograph No. 8: Typical View inside property



**Photograph No. 9: View on Ceiling at 1st Floor Landing
(Note: Collapsed Ceiling)**