



TOWN and COUNTRY DESIGN SERVICES

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Staffordshire

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Structural Condition Survey

[DILAPIDATIONS]

HACKWOOD LODGE,

HOLLINS LANE, KINGSLEY

STAFFORDSHIRE

Site: **HACKWOOD LODGE, HOLLINS LANE,
KINGSLEY, STAFFORDSHIRE ST10 2EP**

Client: **Mr. and Mrs. M. CHAPPELL**

**Folly House, Consall Lane, Wetley Rocks,
Stoke-on-Trent, Staffordshire ST9 0AE**

Date: **June 2012**

Job Number: **5835-MJA**

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HACKWOOD LODGE, HOLLINS LANE, KINGSLEY

STRUCTURAL CONDITION SURVEY

[DILAPIDATIONS]

1.0 BRIEF:

- 1.1** *To provide a general visual structural condition survey [dilapidations] on the ruinous residence identified as HACKWOOD LODGE, HOLLINS LANE, KINGSLEY, STAFFORDSHIRE.*
- 1.2** *The survey report is visual [no building fabric investigation] and relates only to those items specified in the report and is for the purposes of complimenting the planning application.*

2.0 COPY RIGHT and LIMITATIONS:

- 2.1** *This report has been prepared by TOWN and COUNTRY DESIGN SERVICES and its use remains, at all time, subject to the approval of this partnership.*
- 2.2** *The structural dilapidation survey of the dwelling was undertaken on Friday 15^h June 2012.*
- 2.2** *The report has been prepared for the private use of the client in the context as stated above. It shall not be reproduced in whole or in part, or relied upon by third parties for any use, without reference to this practice.*
- 2.3** *No intrusive investigatory works have been undertaken and therefore this report is based on those structural conditions that were readily observable at the time of inspection.*
- 2.4** *This report is intended to address visual structural matters only, and should not be relied upon for financial, public health or legal comments, for which expert advice should be sought.*

2.0 GENERAL CONSTRCUTION:

- 3.1** *This two storey detached dwelling is located midway along Hollins Lane adjacent to the Hazels. It is understood that this dwelling was probably constructed mid 18th century and has not been continuously occupied during the last 30 years. **The whole dwelling is currently in-habitable and is in a complete ruinous and dilapidated state of repair. Total refurbishment or alternatively reconstruction will be required.***

3.2 *This detached two storey dwelling has single storey extensions to the North and East elevations. The north elevation extension is of timber construction whilst the extension attached to the East elevation is brick built.*

3.3 *The construction of the dwelling is as follows:*

- i] Tiled roof supported on battons, rafters and purlins.*
- ii] Solid external 230 mm red brick construction.*
- iii] Solid brickwork internal walls.*
- iv] Timbered first floor, floor boards on timber joists.*
- v] Solid ground floor slab.*
- vi] The footings have not been opened-up for inspection.*

4.0 **EXTERNAL OBSERVATIONS:**

4.1 **Roof:**

Repair works have been undertaken to the roof tiles at some time in the past. However, it is visually clear that the structural timber supporting the roof have under gone some movement. It will therefore be necessary to remove the tiles to assess the condition of the roof timbers prior to undertaking any remedial works. New approved tiles should be used to re-clad the roof.

4.2 **Brickwork:**

External perimeter brick walls are of variable construction and generally of an unsatisfactory nature.

It would therefore be appropriate to reconstruct the external brickwork off suitable foundations.

Particular inferences were noted as follows:

South Elevation:

The elevation is indicating visual evidence of vertical movement with several fractures apparent. There is also some brickwork spalling.

Under pinning will be required to this elevation.

The existing stone lintels and cills may be re-used.

West Gable Elevation:

The elevation is in a poor condition with extensive spalling.

The elevation has been partially cement rendered.

It is recommended that this elevation be rebuilt on new foundations.

North Elevation:

The ruinous and dilapidated single storey timber extension is attached to this elevation.

The elevation is bowed and in addition there is some spalling of the brickwork.

Brickwork below the extension is in a poor condition.

It is recommended that this elevation be rebuilt on new foundations.

East Elevation:

There is a ruinous and dilapidated single storey brickwork out-house attached to this extension which will need to be re-built on new foundations.

The elevation is again in a poor condition and is slightly bowed. Extensive reconstruction works will be required.

It is recommended that this elevation be rebuilt on new foundations.

4.3 Chimney Sacks:

External chimney stacks are in a poor condition and will need to be re-built.

4.4 Foundations:

The foundations not been opened-up for inspection, however, it is unlikely that the footings constructed, at this period, will meet the requirements of the current Building Regulations.

It is recommended that appropriate concrete foundations be provided by under pining all load bearing brickwork walls. It is important to note that any new footings should be constructed in accordance with the “NHBC” guide on “BUILDING NEAR TREES”.

4.5 Damp proof course:

There is no damp proof course to this property.

4.6 Drainage:

Any proposed works to the dwelling should include for the replacement of all external surface water drainage above and below ground level.

5.0 INTERNAL OBSERVATIONS:

Internally the condition of this dwelling is completely ruinous and dilapidated.

5.1 Roof construction:

As noted above the tiled roof is supported on rafters, timber purlins and load bearing brickwork. The age of the property and its condition suggests that the roof should be completely replaced.

The existing plaster and lathe ceiling is visually in poor and also requires replacement.

5.2 First floor:

The structural condition of the first floor is totally inadequate. The floor structure should be completely replaced.

5.4 Walls [internal]:

Rising damp is observable at ground floor level through-out the building. However the majority of the damp present is probably due to water penetration through the solid brickwork perimeter walls.

Internal plastered walls are in poor condition. The plaster is damp and has de-bonded from the wall and needs to be replaced through-out.

It is therefore recommend that the internal and external brickwork be replaced.

Any new brickwork should be built off suitable foundations.

5.5 *Ground floor:*

The existing solid ground floor should be replaced to current Building Regulation requirements especially with respect to damp penetration and insulation standards.

5.6 *Services:*

All gas, electrical and drainage services should be replaced.

6.0 CONCLUSIONS and RECOMMENDATIONS:

6.1 *The above report notes considerable and extensive dilapidations to this dwelling which will require addressing at a considerable cost to the owner.*

6.2 *The principal areas of concern are as follows:*

External construction:

a] The potential need to replace the whole of the roof structure [cladding and structural timbers].

b] The requirement to demolish and reconstruct the external brickwork to be built-up off new foundations.

A new d.p.c. should be inserted.

New foundation depths should reflect the location of existing flora.

c] The replacement of all external surface water drainage.

Internal construction:

d] Rising damp requiring under pinning of the internal walls and the installation of a new d.p.c.

e] The need to replace timber first and solid ground floors.

f] The replacement of all services [gas, water and electricity].

g] The requirement to up-grade the thermal insulation to current building regulation requirements.

6.3 *Any refurbishment repair works required will be difficult to guarantee over a long period of time [25 years]. Under such circumstances the dwelling would not be able to attract a mortgage.*

- 6.4 *The costs of undertaking these remedial works are likely to be prohibitive in relation to new build costs.*
- 6.5 *It is therefore reasonable to suggest that the prevailing structural condition of this property is such that the dwelling does not have an intrinsic value and that any commercial market value relates to the plot only.*

Because of the above noted inferences and the extent of the necessary recommended building fabric remedial works it is, therefore, likely to be financially viable, that the property should be totally demolish and rebuilt to the clients requirements, local planning conditions and the current Building Regulation requirements.



TOWN and COUNTRY DESIGN SERVICES

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Date: Monday 18th June 2012

*Mr. and Mrs. M. CHAPPELL,
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Stoke-on-Trent,
Staffordshire ST9 0AE*

HACKWOOD LODGE, HOLLINS LANE, KINGSLEY,

STRUCTURAL CONDITION SURVEY [DILAPIDATIONS]

Dear Mr. and Mrs. CHAPPELL,

Please find enclosed herewith, for your perusal, the structural condition survey [dilapidations] relating to HACKWOOD LODGE, HOLLINS LANE, KINGSLEY.

The survey report is visual [no intrusive building fabric investigation] and relates only to those items specified in the report and is for the purposes of complimenting the planning application. Two paper copies have been forwarded to you by mail.

Also enclosed herewith is my fee account for your consideration. Please contact me should you have any queries regarding my report.

Many thanks

Mike Abbott

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