

STRUCTURAL APPRAISAL

OF

OUTBUILDINGS

AT LASK EDGE FARM

LASK EDGE

LEEK

STAFFORDSHIRE

ST13 8QS

FOR

MR C SCOTT

N8137/ASC/SEB/V01R/01

APRIL 2014



Offices also in Manchester, London Mayfair, London North, Leicester, Leeds, Birmingham, Dubai, Abu Dhabi.

Shepherd Gilmour Infrastructure Ltd., Shepherd Gilmour Environment Ltd., Shepherd Gilmour C.D.M. Ltd.

1.0 INTRODUCTION

- 1.1 Shepherd Gilmour were instructed to carry out a structural inspection of former stone cottages and slurry workshops at Lask Edge Far, Lask Edge, Leek in taking a view as to whether the properties are robust enough to undertake the works required for these to be refurbished and reused as an habitable property. Our engineer visited the property on Tuesday 18th March 2014 to carry out this inspection.
- 1.2 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.

2.0 GENERAL DESCRIPTION

- 2.1 The property in the main is of stone construction with a pitched tiled roof. The two stone cottages are two storey, these are located running parallel to Lask Edge Road.
- 2.2 The workshop buildings situated to the rear of the former stone cottages are of single storey construction some of these appear to be additions added to the stone cottages in the past.
- 2.3 The outbuildings to the rear are of single storey and are set as a reversed "C" as viewed on the footprint.
- 2.4 The areas in and around the property are set to various finishes but main comprise of hard landscaping.
- 2.5 The topography of the site is generally level.
- 2.6 The property has already undergone some refurbishment. It is understood that the roof has been renewed and replaced. The former exterior and interior walls have been repointed in the past.
- 2.7 It would appear that the original window apertures are still in place to the property itself.

3.0 EXTERNAL ELEVATION FACING OUT ONTO LASK EDGE ROAD

- 3.1 This has four window apertures at ground floor level which have stone lintels above their heads coupled with stone cills.
- 3.2 There appears to be what remains of a former doorway which has been in filled between the two right hand windows which would suggest this has been historically state and that there was a row of cottages in position here and this would also suggest that looking at the elevation to the left hand side it may be that there was only a single cottage on the site which has then been extended.
- 3.3 The first floor level is perforated by three window apertures. The remains of rainwater goods are in position at eaves level discharging into a rainwater pipe situated at the left hand side which is no longer in position.
- 3.4 The elevation displays various signs of movement which has occurred to the property due to a lack of lateral restraint. There is no evidence of any DPC in place at the present moment in time.
- 3.5 To the right hand gable elevation to the two storey section of the stone cottages this is adjacent to a driveway entrance. This comprises to the left hand side the gable elevation to the original stone cottages and to the right hand side this is an additional single storey section outrigger that has been added with the roof margining into the original cottage roof.
- 3.6 This outrigger is perforated by a single window to the right hand side. To the left hand head of this is a ventilation grill.
- 3.7 To the former cottage elevation this is perforated by a window aperture at ground floor level to the left hand side and a further window to the right hand side with a stone lintel above its head.
- 3.8 Again the verges have been made good to the roof to this portion of the property and repointing to the stonework is also in evident as no other damage or dislocation was noted to the elevation itself.

4.0 LEFT HAND GABLE ELEVATION TO THE STONE COTTAGES (FACING FIELD)

- 4.1 This has a former window located at the right hand corner at ground floor level which has been filled with masonry.
- 4.2 It would appear that repointing has also been undertaken quite extensively to this elevation the verges were also noted as being made good.

5.0 INNER COURTYARD

- 5.1 This is formed in a “U” shape. To the left hand side the original stone cottages are located. There is an area to the right hand side there is a former workshop as the area immediately in front.
- 5.2 To the left hand side this is perforated by two doorways currently with scaffolding in position to the left hand corner. To the former single storey outrigger this section to the left hand side is built out of masonry and the remaining elevation is constructed of stonework. There is a window situated midpoint between the two doorways to this elevation.
- 5.3 Rainwater goods are not in position to this elevation at the present time. A repointing exercise has been undertaken to the stonework to this elevation.
- 5.4 To the right hand elevation to the former garage again this is of stonework with no perforations in evidence.
- 5.5 Rainwater goods are still in position at eaves level this was in the process of being repointed.
- 5.6 The elevation immediately in front of this is perforated by a doorway to the left hand side with a window to the right hand side again a repointing exercise has been undertaken to the stonework and rainwater goods are in the process of being fitted at eaves level.

6.0 ELEVATION TO GARAGE WORKSHOP

- 6.1 This is mostly occupied by a double doorway with a roller shutter door in position. There are no signs of repointing having been undertaken to this elevation have been undertaken to this elevation in the past.
- 6.2 The stonework is in a similar condition to the right hand return of this workshop with no perforations.
- 6.3 To the rear elevation of the garage workshop this again has been repointed in the past. There is a doorway situated at the far right hand corner at the intersection with the stone cottages.

7.0 INTERNAL INSPECTION

- 7.1 At ground floor level this is broken into a central corridor which separates the garage workshop from the two sections of stone workshops.
- 7.2 The underside of the new refurbished roof is visible both in this corridor and other portions of the property.

- 7.3 Generally speaking the refurbishment is still being undertaken in internally. It has been noticed that a repointing exercise has been undertaken to the various rooms and various chimney breasts still in position.
- 7.4 The two storey section of the cottages noted the underside of the floor is visible here with the rafters spanning between the two front elevations.
- 7.5 Within the upper levels of the two storey section of the stone cottages the side of the roof is visible showing the refurbished timbers which are in place. Also some waxing and waning to the wall plate is generally visible which would appear to be in generally good condition.
- 7.6 The roof structure itself shows no visible signs of disturbance or distress. The underside of the roof has been boarded out in what would appear to be plywood.
- 7.7 A former chimney stack has been rebuilt to the far end of the gable elevation to the driveway internally with masonry. Distortion and bellying was noted which match that noted to the external elevations of the property.
- 7.8 Division walls are in position, which run throughout the property. These have been repointed and there appears to be no damage or distress.
- 7.9 The only area that needs rebuilding is situated to the gable elevation and its return facing the driveway this is mirrored internally within the property.
- 8.0 CONCLUSIONS/RECOMMENDATIONS**
- 8.1 From the observations made there is no subsidence or settlement occurring to the property at the time of our inspection.
- 8.2 The majority of damage would be associated with the lack of lateral restraint, lack of maintenance along with alterations and refurbishment that has been undertaken in the past.
- 8.3 These encompassing, weathering, mechanical damage, thermal and differential movement coupled with the various alterations that have been made to the building. We understand that the building is to be converted to form a domestic residence.
- 8.4 We would however recommend that a formalised regime of repairs is drawn up which encompasses such items as the following.

- 8.5 Formation of new ground bearing concrete slabs with mesh reinforced edge thickening around the perimeter. Care should be taken when carrying out this operation not to undermine any existing walls which may require underpinning should the proposed formation level be lower than the existing foundation level.
- 8.6 Introduction of damp proof course.
- 8.7 The formation of new insulated internal wall coverings.
- 8.8 Formalisations of lintels above all apertures. Removal of timber lintels and other timber elements within wall structure where applicable.
- 8.9 The introduction of new rainwater goods and formalisations of drainage on site.
- 8.10 Notwithstanding the points above, the building is of substantial construction. Shepherd Gilmour are satisfied that the structure is sufficiently robust and entirely suitable for conversion with very limited amounts of work required.
- 8.11 It is in this practice's opinion the structure as appraised is substantially robust for the alterations and renovations to be applied as described on the drawings supplied to this practice.