



Building Survey
12/01/22



Dymock Arms
Penley, Wrexham
LL13 0LS

Date of first issue : 19th January 2022

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Signed:.....A L Shenton..... Date...25/01/22.....

INDEX

		Page
Section 1	Introduction	3
Section 2	Summary	4
Section 3	Building survey	6
	3.01 Externally	6
	3.02 Internally	11
Section 4	Scope of survey	14
<u>Appendix A</u>	Photographs -	15
<u>Appendix B</u>	Floor plans, roof layout	16
<u>Appendix C</u>	Listed property information	18

BUILDING CONDITION REPORT

1.00 INTRODUCTION

- | | |
|------------------------------------|---|
| 1.01 Address: | Dymock Arms, Penley, Wrexham LL13 0LS |
| 1.02 Client: | AJ & EJ Hampton |
| 1.03 Purpose of Survey | Assessment and investigation of existing heritage building as stated for RICS level three investigation. (Services and landscape excluded) |
| 1.04 Surveyor: | Andrew Shenton BSc(Hons) DipCons MRICS BCAS IHBC |
| 1.05 Date / time: | 12/01/22 @ 09.30 |
| 1.06 Weather Conditions: | Dry and clear |
| 1.07 Tenure: | n/a |
| 1.08 Council Tax Band: | n/a |
| 1.09 Occupation: | The property is unoccupied |
| 1.10 Location | The property is located within an established residential and rural area. |
| 1.11 Facilities | The property is served by statutory mains services, for electrical power telecom water supply and sewerage. |
| 1.12 Adjoining Properties - | The property is isolated, but adjacent to residential buildings. |
| 1.13 Description – | The property comprises a C17 timber framed two storey structure, previously utilised as a pub. Modern extensions have been added to many elevations. The roof is mainly of natural slate. An extensive fire in 2010 has caused considerable damage. The frontage of the property faces south. |
| 1.14 Property Plans - | This survey is referenced to the drawing shown in
Appendix B – Floor plans and roof plans
ABC/PENLEY/ALS 001.00 – Floor plans
ABC/PENLEY/ALS 002.00 – Roof plan |
| 1.15 Services : | n/a |

2.0 SUMMARY

2.01 Generally

The properties full origins and layout are not historically documented. The building survey suggests that the current property has evolved from an original line of four timber framed dwellings, with the end two properties each side sharing a chimney. The property is listed as a pub from 1858, and the significant alterations of inserting the masonry two storey restaurant section would link with that date. The original building was also single storey with an attic. This was modified during alterations to remove the south timber frame and rebuild the south frontage using masonry to a two-storey height, modifying the roof line, but creating additional dwelling accommodation.

Later alterations involved the construction of the northern toilets, with modification of the north roof line, and extension to the west to provide additional bar space. The large northern extension of restaurant and kitchen area was added late C20.

The evolution of the current structure is imperative to the understanding of the areas of any significant heritage construction that are present. The drawing associated with this report identifies the location of areas of historical interest, mainly timber framed sections.

The fire of 2010 was mainly seated in the eastern first floor, but did spread over to the west, partially stopped by the dividing wall of the central chimney CH03. Most of the ground floor damage is of water penetration, with the first floor containing heavily charred remaining timber sections, and areas of complete roof structure collapse.

The eastern section of the original two timber framed dwellings, that was the restaurant, contains very little historic structure. The western section of the two timber framed dwellings have been heavily modified and rebuilt in masonry with only part of the north timber frame wall and the cross frame between GF04 – GF05 remaining. This cross frame at first floor has been heavily burnt and charred, beyond a practical point of refurbishment. Purlins have also been significantly damaged and are no longer fit for structural purpose.

Conclusion

The only significant heritage items that remain in the building are the main chimney, the cross frame at the back of the bar - which is heavily burnt, and some minor timber framing to the ground floor north wall. The building structure has been heavily modified over the years and any future works would be a re-creation rather than a restoration. The original format of the property has been difficult to ascertain with the many adjustments, extension and alterations that have been undertaken during its lifetime.

Limitations – This survey is limited to the main historic pub to the frontage of the site, with no comment on the modern extensions to the rear.

2.02 Summary of Repairs

Condition Rating (Taken from BS7913:2013)

- D1 IMMEDIATE - Defects that are serious and/or need to be repaired, replaced or investigated urgently.
- D2 URGENT – Defects that need repairing or replacing but are not considered to be either serious or urgent
- D3 NECESSARY – Defects that should be planned, and may be integrated into other work.
- D4 DESIRABLE - No major defect, but might improve the functioning or performance of the building. Could be capital expenditure.

2.03 Budget Costs

IMMEDIATE & URGENT – Condition Rating D1 & D2 (within two years)

Total £4500

NECESSARY – Condition Rating D3 (Within five years)

External Total £161000

Internal Total £42000

Budget Cost Sub Total £207500

Undertaking works to historic properties contains a higher risk of unknowns, and it would be advisable to add at least a 25% contingency to the sub total **£52000**

The above budget costs are not inclusive of internal finishing's, services, mechanical equipment or landscaping. Any alterations would also require compliance with building regulations. **£150000**

Budget Cost Grand Total £409500

Note – All budgets are exclusive of VAT
Budgets are not to be taken individually and may be combined with other works as shared access costs.

3.00 BUILDING SURVEY

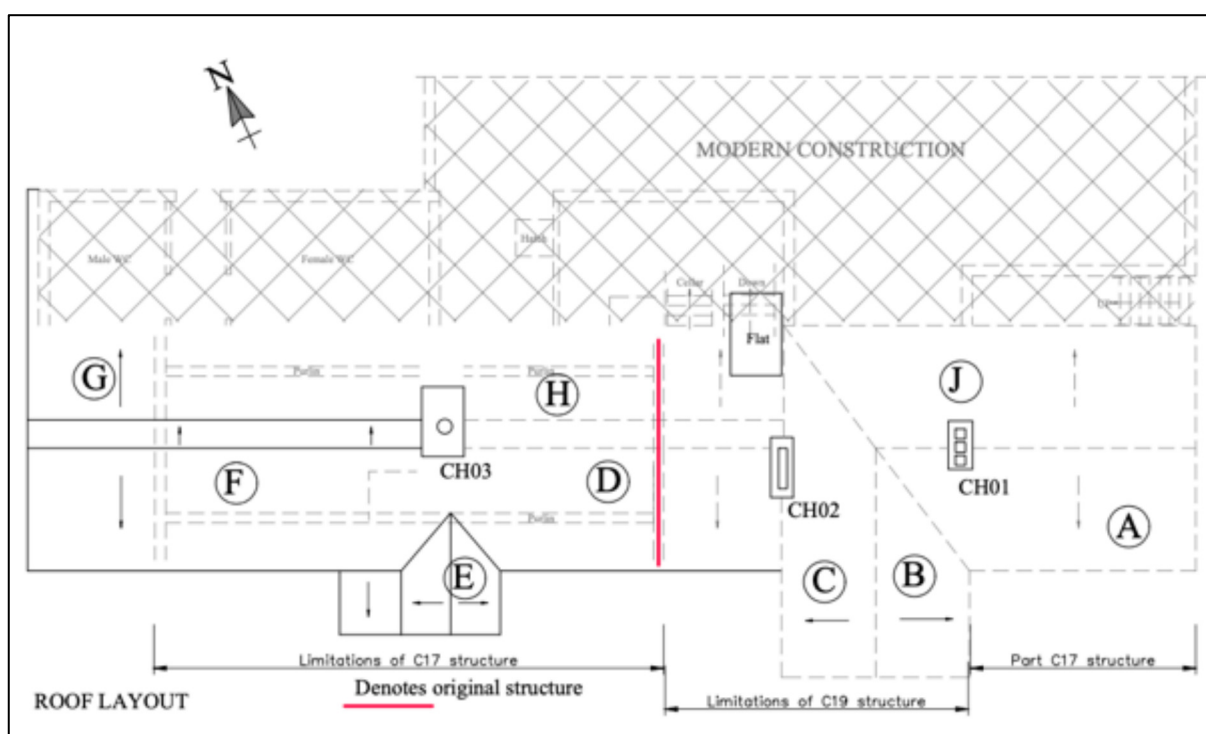
3.01 Externally

3.01.01 Roof Areas – Main roof coverings comprised natural slated pitched surfaces set on traditional timber sub structures. Refer to drawing below for indicative layout. Roof layouts and surfaces have evolved with the alteration and modification of the property during its lifetime.

Condition – Roofs A,B,C,D,J were not present. Remaining roofs E,F,G,H contained many slipped slates. Underfelt was noted to some roof surfaces. Extensive water ingress was noted to open areas of the remaining roofs, and may be advisable to install covers to protect the integrity of the structure. Significant fire damage to purlins within roofs F,G,H will render their structural reuse not possible, but may be adequate for the support of temporary sheeting.

Action – Install temporary waterproof sheeting above roofs E,F,G,H (Rating D2)

Full re-roofing and reconstruction of structure will be required subject to decisions on works to structures below. (Rating D3 - budget)





3.01.02 Valleys – None noted.

3.01.03 Roof-scape features – Comprising a small, felted roof dormer to the north of roof H as roof above stairway to first floor.

Condition – No significant defects externally.

Action – Allow for renewal during reroofing works.

3.01.04 Chimney Stacks and Flues – Comprising three chimneys of brick construction.

CH01 – Contains three flues

CH02 – The head is capped – Redundant chimney.

CH03 – Single flue

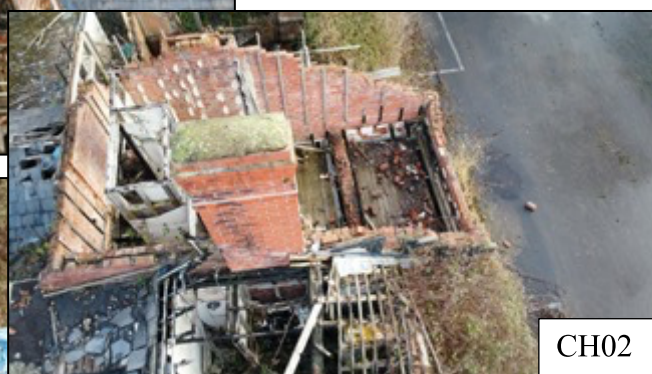
Condition – CH01 – The top of the chimney is missing from the mid first floor level. The remaining stack is visible.

CH02 – Adjacent timber roof structures have been removed, and the slender brick structure is exposed making it liable for collapse in high winds. This chimney should also be noted as being supported by a steel beam in the bar of GF04-GF03 and has no foundations with minimal lateral restraint. The brickwork structure appears to be satisfactory.

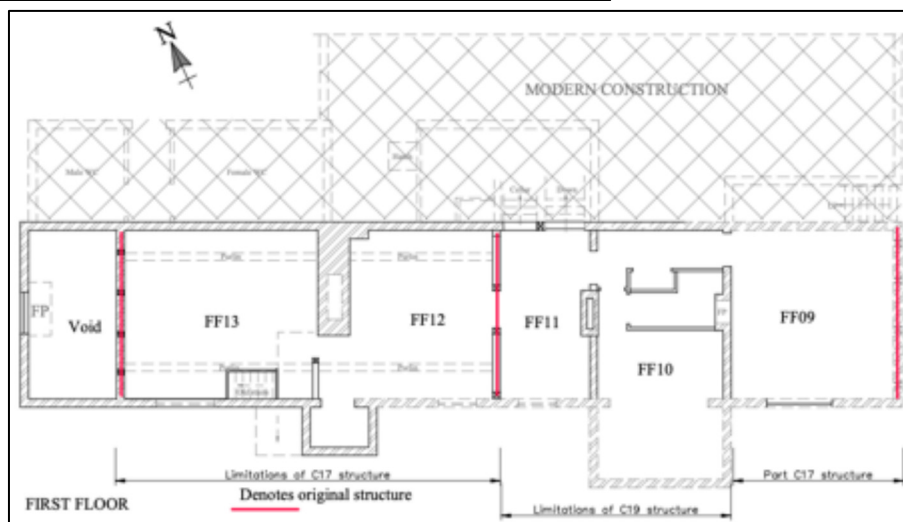
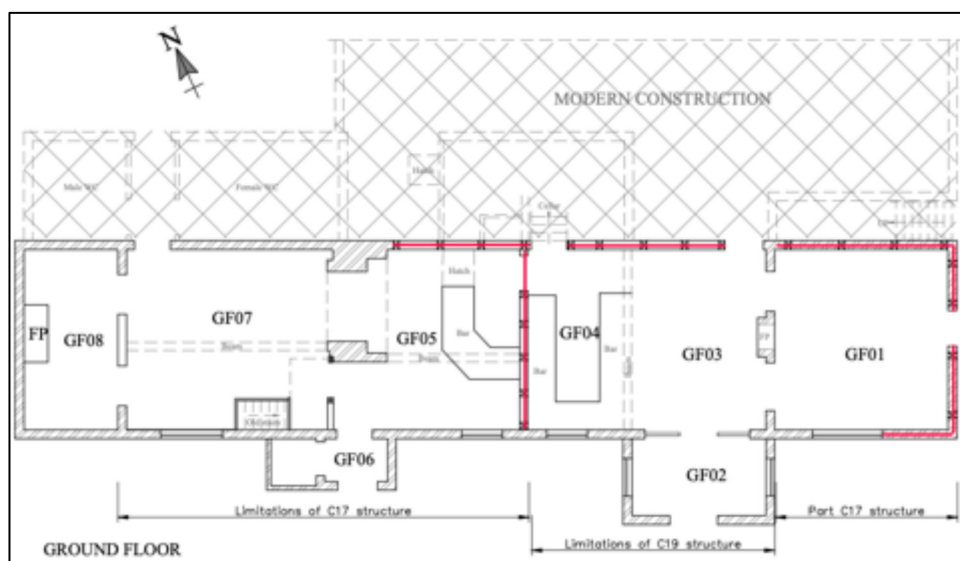
CH03 – The flaunching has failed and the clay flue pot is misaligned. The brickwork main structure appears stable and satisfactory.

Action – Undertake safe access to CH02 to stabilise with scaffold or remove upper sections to prevent collapse in high winds (Rating D2)

Undertake safe access to CH03 to cap or reinstate flue (Rating D2)



- 3.01.05 Flashings and weatherings** – Comprising lead stepped and apron flashings.
Condition – Flashings were noted to be of poor condition.
Action – Replace with reroofing works (Refer to item 3.01.01)
- 3.01.06 Gutters, downpipes, External Plumbing** – Rainwater goods mainly comprised modern extruded plastic sections supported on rise – fall or rafter brackets
Condition – All items were in a poor condition and not fully operational.
Action – Replace with reroofing works (Refer to item 3.01.01)
- 3.01.07 Foundations** – The foundations were not visible.
Condition – No significant cracking was noted to indicate foundation movement.
Action – None.
- 3.01.08 Main Walls** – Comprising a mixture of timber frame with brick infill, and solid masonry constructions. Refer to reference plans below.
Condition – Many wall units were in disrepair, especially at first floor level. Timber framing collapse was noted to GF01. Ground floor walls were mostly adequate.
Action – Allowance for rebuilding upper sections (Rating D3)



- 3.01.09 Structural frame** – The structural design is a combination of timber frame and masonry constructions.
Condition – The original timber frame design has been superseded by masonry elements, however some structural elements of the timber frame structure are still active.
Action – Allowance for review (Rating D3)
- 3.01.10 Balconies** – None present.
- 3.01.11 External stairways** – None present
- 3.01.12 DPC** – None present
- 3.01.13 Sub-floor ventilation** – None present – all ground floors of solid construction.
- 3.01.14 Window Frames and External Joinery** – Comprising timber modern casement windows and timber doors.
Condition – Most elements were noted to be poor, having suffered either water or fire damage.
Action – Allowance for replacement (Rating D3)
- 3.01.15 Glazing** – Comprised single glazed units. Some sections were noted to be of stained glass.
Condition – All elements were in a poor condition and would require replacement.
Action – Refer to item 3.01.14
- 3.01.16 External Decoration and Paintwork** – Comprising painted brickwork and timberwork areas.
Condition – All elevations and surface were noted to be poor.
Action – Redecoration of all previously painted surfaces once refurbishment is complete. (Rating D3)

3.02 Internally

3.02.01 Roof Space – Comprising a small arear above room GF08. No access available for inspection. All remaining roof spaces were unprotected and open to the elements.

3.02.02 Ceilings – Ground floor ceilings that remained comprised main beams to support exposed floor joists infilled with plasterboard. The ceiling to GF08 comprised plain plasterboard.

Condition – Exposed building areas GF01, GF02, GF03, GF04 contained very little or no ceiling structure. The ceiling was present in GF05, GF06, GF07 and GF08 but extensive damage to plasterwork was noted due to the water ingress.

Action – Allowance for replacement of ceilings (Rating D3)

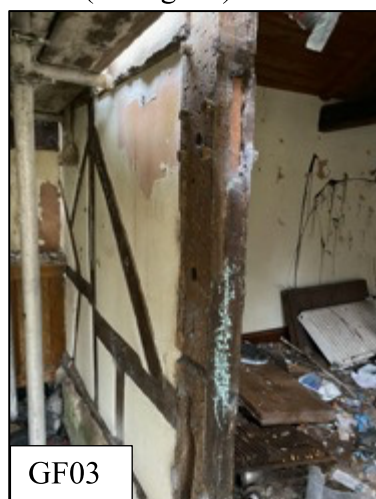


3.02.03 Walls and Partitions – Comprised masonry and timber frame constructions.

Condition – First floor units had been heavily damaged by fire, water or collapse. Ground floor constructions to the west were present, and in many areas repairable. The structural cross frame between GF04 and GF05 was heavily damaged by water ingress. The upper section of this frame between FF11 and FF12 was heavily fire damaged and beyond repair.

Action – Allowance for construction of new partitions (Rating D3)

Allowance for the replacement of the upper section of cross frame FF11-FF12 (Rating D3)

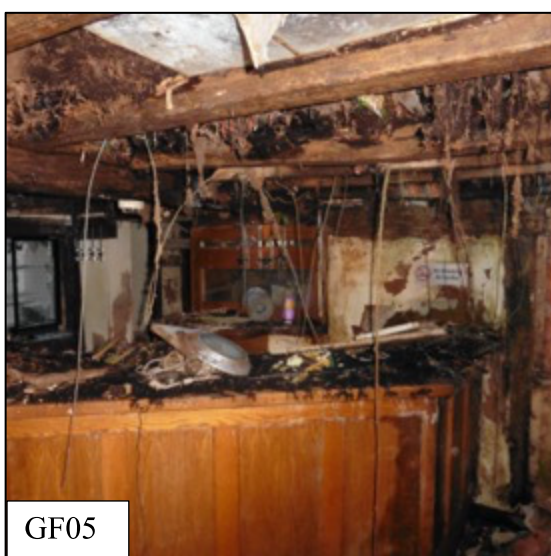


3.02.04 Beams and columns – Principle visible beams were noted to GF05 (solid timber), and GF07 modern timber. The cross beam at GF03-GF04 was a steel beam, supporting the upper floor and chimney CH02. Remaining beam locations had been destroyed by fire or building collapse.

Condition – No full structural analysis of the beam in GF05 could be undertaken due to surrounding building debris, however its integrity may have been compromised from significant water from the fire damage and openness of the structure above. The modern beam to GF07 appeared satisfactory.

Action – Allowance for assessment and replacement of beam to GF05 (Rating D3)

Allowance for replacement of missing floor structure beams (Rating D3)



GF05



GF07

3.02.05 Fire Places – Comprising an open fire to GF01 and a cast iron stove / grate to GF08

Condition – The cast iron grate to GF08 was still present. The flue detail for this fire could not be ascertained.

Action – Assess and certify for reuse (Rating D3)



GF08



GF01

- 3.02.06 Floors** –First floors (where present) comprised traditional suspended timber constructions. Ground floors were of solid construction.
Condition – All upper floors were inaccessible.
Action – Refer to item 3.02.04 plus first floor structure replacement (Rating D3)
- 3.02.07 Floor Coverings** – The ground floor comprised standard quarry tiles.
Condition –Visible sections of tiles appeared to be in a good condition.
Action – Clean and assess ground floor areas.
- 3.02.08 Cellar and Vaults** – Comprising a section to the north of GF04. The area was not inspected.
- 3.02.09 Doors** – Comprising a selection of timber constructions in a variety of designs.
Condition – All units were in a poor condition, displaced or missing.
Action – Allowance for door renewal (Rating D3)
- 3.02.10 Glazing** –Comprising stained glass within the entrance hall GF02
Condition – Units were smashed and heavily bent.
Action – Allowance for refurbishment and installation (Rating D3)
- 3.02.11 Stairways and ramps** – Comprising traditional timber constructions. The rear north stairway to the first floor was not inspected due to safety. Evidence of a timber stairway to the first floor was noted in GF07. The stairway had been boxed off and was no longer usable.
Condition – Poor
Action – Refer to item 3.02.06
- 3.02.12 Internal joinery - Fitted Cupboards** – Comprising a bar area to GF04 and GF05. Dado wood panelling was noted to GF01
Condition – All areas were in a poor condition.
Action – Strip and remove all areas (Rating D3)
- 3.02.13 Kitchen Units** –None present
- 3.02.14 Thermal insulation** –n/a
- 3.02.15 Fire precautions** – n/a
- 3.02.16 Dampness** –n/a
- 3.02.17 Decorations** – n/a
- 3.02.18 Woodworm, dry rot, and other timber defects** – Comprising many defects caused from fire and water damage.
- 3.02.19 Deleterious (Hazardous materials)** – No inspection undertaken for asbestos products.
Action – Care to be taken when undertaking any removal works. Allowance for survey (Rating D3)
- 3.02.20 Structural Movement** – n/a
- 3.02.21 Ventilation** – n/a

4.00 SCOPE OF SURVEY

- 4.01 The comments and recommendations made within this report are based on visual inspection only unless otherwise stated.
- 4.02 Observations regarding the external condition of the roof, walls, rainwater goods and the like are made from ground level only unless otherwise stated.
- 4.03 Internal roof voids have only been inspected where access hatches are provided and are reasonably accessible.
- 4.04 Foundations have not been exposed for examination unless specifically stated.
- 4.05 Observations regarding structural stability are based on observations only unless specifically stated. Foundations, floors, walls and other structural elements have not been opened up or exposed for inspection and testing.
- 4.06 All services, both incoming and distribution, have been inspected visually only unless otherwise stated. No tests have been applied.
- 4.07 The survey was undertaken with a view to provide a planned maintenance assessment.
- 4.08 A structural survey was not undertaken, any references included within this report appertaining thereto are for information purposes only and do not imply that the structural performance of any or all members has been ascertained.
- 4.09 No enquiries have been undertaken in connection with any liabilities that may arise under statutory obligations relating to environmental contamination, the control of pollution, current planning permission or consents.
- 4.10 The Survey is restricted to the property defined at this survey's commencement only.
- 4.11 The prices or costs shown in the survey are exclusive of VAT, are approximate, and may vary once work progresses, on exposing more of the building fabric.
- 4.12 The survey is undertaken with reference to the most recent RICS guidance note for surveys of residential properties (01/05/16)
- 4.13 The investigative level of the survey is stated within the signed appointment agreement.

Appendix A - PHOTOGRAPHS



South elevation



West elevation



East elevation

Appendix B – FLOOR PLANS AND ROOF LAYOUT (Sketch Only)

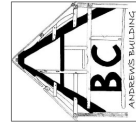
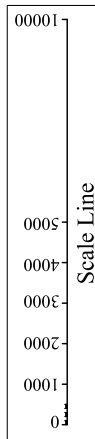
Plans are not printed to scale and are to be used only for reference with this survey.
The drawings are to be read in conjunction with the Schedule of Condition referring to specific defect locations.

NOTES

Do not scale from this drawing unless for Planning purposes.
Figured dimensions only are to be used.
All dimensions are to be checked on site by the Contractor prior to the commencement of any work.
Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings. Any discrepancy between drawings is to be referred to the Architect or ABC Ltd prior to the commencement of any work.
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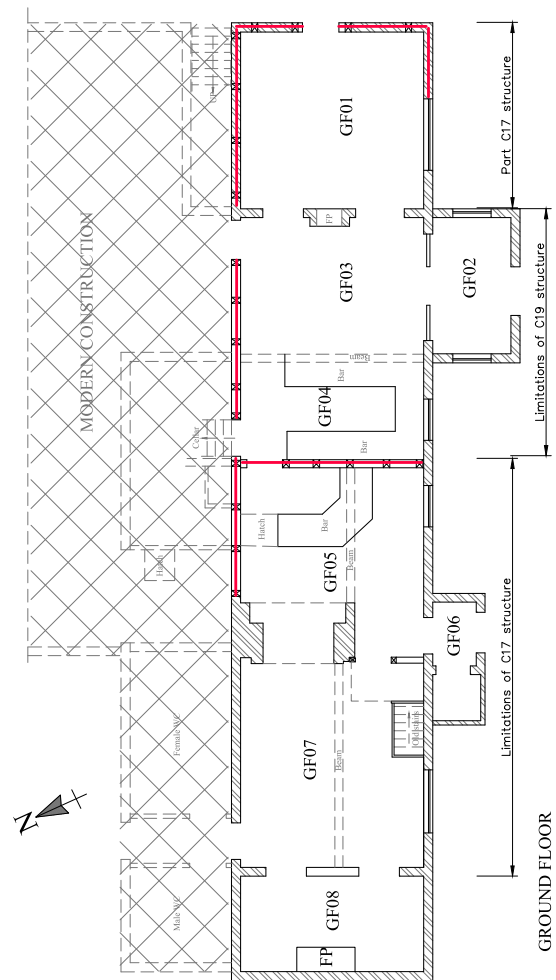
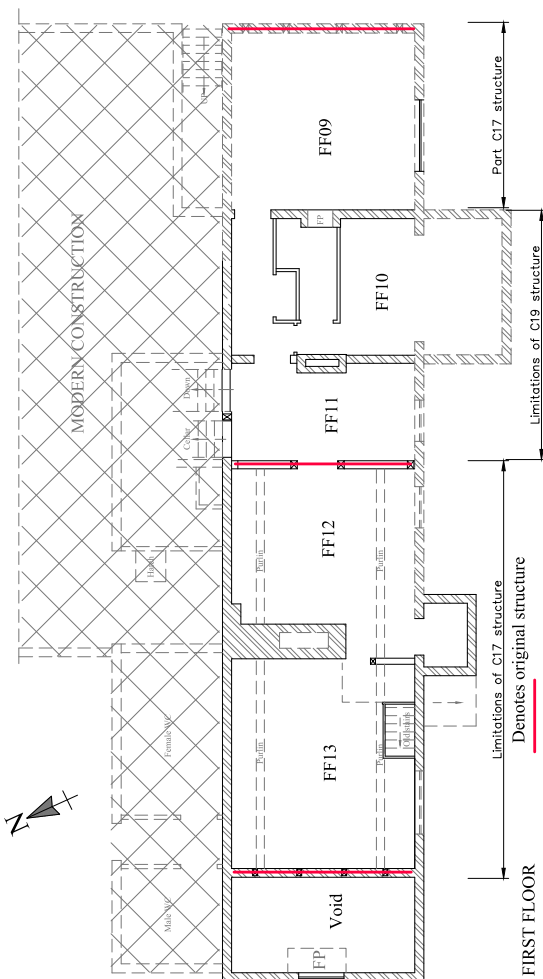
REVISIONS

REV	NOTE	DATE
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JOB TITLE	Dymock Arms, Penley Wrexham LL13 0LS
CLIENT	AJ & EJ Hampton
DRAWING TITLE	Ground and first floor plans
SCALE	1:100 @ A3
DRAWING NUMBER	ABC/PENLEY/ALS/001
REV	00
DRAWING STATUS	Indicative layout for survey
DRAWN	A Shenton
CHECKED	A Shenton
DATE	17/01/2022

Andrew's Building Conservation Ltd
T:08451161381 M: 07703811381

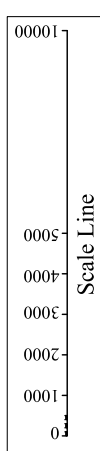
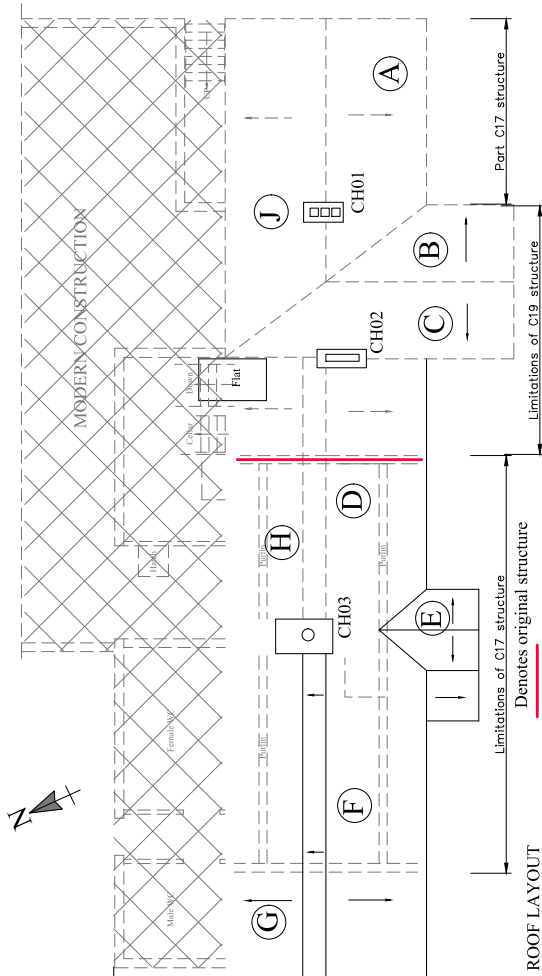


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REVISIONS

REV	NOTE	DATE
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JOB TITLE	Dymock Arms, Penley Wrexham LL13 0LS
CLIENT	AJ & EJ Hampton
DRAWING TITLE	Roof plan
SCALE	1:100 @ A3
DRAWING NUMBER	ABC/PENLEY/ALS002
DRAWING STATUS	Indicative layout for survey
DRAWN	A Shenton
CHECKED	A Shenton
DATE	17/01/2022

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Appendix C – LISTED PROPERTY INFORMATION

Reference Number 1693

Status – Designated Grade II

Date of Designation 16/11/1962 Date of Amendment 18/11/2005

Name of Property -Dymock Arms

Address – Penley, Wrexham LL13 0LS

Unitary Authority- Wrexham

Community- Maelor South

Locality- Penley Easting 341994 Northing 339693

Street Side NE

Location- Set back from the main road at the SE end of the village, opposite the junction with Grange Lane.

Description

Broad Class- Commercial

History

Said originally to have been 2 cottages. Alternatively it might have been a single lobby-entry house, and it is shown on the 1837 Tithe map as a single dwelling. It subsequently became a public house and was known as the Dymock Arms by 1873. Originally timber-framed, its front was rebuilt in brick in the C19. The L-hand end was extended slightly c1870, although without adding any openings to the front, and the R-hand end was extended in 1920.

Exterior

A 2-storey brick range painted white, with slate roof and brick ridge stack in line with the porch. The original building is on the L side and the higher 1920 extension on the R side. In the original building, the 2-storey porch is L of centre. It has a segmental-headed doorway and inside it is an boarded door. To its L is a small added lean-to and 3-light wood-framed casement window in each storey, segmental-headed in the lower storey. On the R side of the porch are 2 similar 2-light windows in each storey. At the L end is the extension of c1870, which has 'Dymock Arms' in modern lettering. To the R, the 2-storey addition of 1920 has a projecting bay and is half-timbered in the upper storey. The projection has a boarded door in the lower storey, and 2 cross windows in the upper storey. Further R is a 4-light lower-storey window and 2-light window in a segmental half dormer. The R gable end has an oriel window. The L gable end is asymmetrical and has a replacement upper-storey window in the extension of c1870. Behind the original building and c1870 extension is a C20 outshut. Behind the 1920 section are larger C20 extensions.

Interior

The building probably originally had a lobby entrance, with 3-unit plan. Box-framing is visible in the rear wall, and partly in the former R-hand gable end and R-hand end of the front. There are 2 timber-framed partitions. Three trusses remain visible, 2 of which are altered but retain tie and collar beams. The truss at the L-hand end, with queen posts, was probably the original gable end.

Reason for designation

Listed, notwithstanding alterations and additions, as a public house with sub-medieval domestic origin, retaining elements of its original construction visible in the interior.