

**BUILDING CONDITION SURVEY
WITH RESPECT TO
CHAPEL FARM, NEWBRIDGE ROAD, NEWBRIDGE, WREXHAM, LL14 3JA**



ON BEHALF OF

MR & MRS J. EDWARDS

PREPARED BY

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1.0 INTRODUCTION

1.1 CLIENT

Mr & Mrs J. Edwards

1.2 BUILDING SURVEYOR / CONSULTANT

Fisher German LLP, 4 Vicars Lane, Chester, Cheshire, CH1 1QU.

1.3 INSTRUCTIONS

We are acting on instructions from Mr & Mrs J. Edwards to comment on the condition of the farmhouse at Chapel Farm, as identified on the site plan contained within Appendix A.

The report is prepared for this sole purpose, and we understand the same is being submitted as part of a planning application for the change of use of the building.

1.4 THE PREMISES

With reference to the site plan contained within the appendices; the premises described in this report is the rendered stone farmhouse circled in red.

1.5 INSPECTION

The property was inspected by Alex Broad MRICS, of Fisher German Surveyors on 18th February 2022. At the time of the inspection the weather was overcast but dry.

1.6 THIRD PARTIES

This report is prepared for the sole use of Mr & Mrs J. Edwards; and the liability of Fisher German does not extend to third parties.

1.7 DIRECTION & ORIENTATION

We have described the elements in terms of their compass orientation. See Appendix A.

1.8 LIMITATIONS AS TO THE SCOPE OF THE INSPECTION AND REPORT

We have made such an examination as was practical at the time of the inspection, with a view to advising upon the suitability of farmhouse (identified on the plan) for renovation into a single habitable dwelling.

It should be understood that unless specifically stated to the contrary within the report, the inspection did not cover those parts of the building which were concealed, inaccessible or unexposed, and, as such, it is not possible to report that such areas are free from infestation, deterioration, or other latent defects.

If we are of the opinion that there is a material defect or failure in areas where we have not inspected, we have advised you what further work/steps should be undertaken with respect to that risk.

We confirm that during the course of our inspection all sections of the building was generally viewed from ground level only and from within the ground floor parts of the properties and as such a close inspection of roof coverings, elevations at high level and associated installations etc., were not undertaken.

The majority of internal spaces were lit by natural daylight. A torch was used in poorly lit areas. Inspection of some internal areas was restricted as they were covered by fixtures, fittings.

No investigations have been made and no opinion can be expressed as to the nature and condition of the sub-soil and foundations and the ability of the same to continue to support the building.

It should be noted that defects could develop subsequent to our inspection.

2.0 BUILDING UPGRADES

If the property was to be renovated, it will be necessary to upgrade elements of the construction to ensure compliance with building regulations, codes of practice and other such standards. When preparing our report, we have assumed the following work will be necessary as part of the renovation. This list is not exclusive:

- a) Incorporation of adequate insulation/ventilation into the roof and walls fabric/linings.
- b) Replacement of the solid floor construction to incorporate insulation and damp proofing.
- c) A new foul drainage system will be installed as part of the renovation / connect all below ground waste pipework to a package treatment plant (assuming there is sufficient ground percolation available to the site).
- d) A new surface water drainage system will be installed, with rainwater goods fitted to buildings, as part of the renovation / connect all below ground pipework to a soakaway.
- e) Connection to mains water and electrical power supplies
- f) Provide adequate means of heating and ventilation.
- g) We have assumed that all existing timber lintels to external walls will be replaced as part of the renovation works
- h) We have assumed all existing doors and windows will be replaced as part of the scheme.
- i) We have assumed all suspended timber floors, including first floors, will be replaced as part of the scheme.

Further inspection will be required to all timber elements, where the same bear directly onto the stonework and within 'pockets', as these areas are susceptible to decay, and localised repairs may be required.

Provision of new bearing plates are likely required where timber beams bear onto walls, to ensure the loads are adequately spread and to limit the future risk of timber decay to these concealed elements. This is considered to be minor work when considering the scheme as a whole.

Foundation checks will likely be required to confirm whether the existing foundations are satisfactory to comply with the Building Regulations; or whether they require underpinning, etc.

Close inspection of structural timbers will be required, particularly as part of roofing repairs, and any areas affected by insects should be treated/repaired.

3.0 DESCRIPTION AND CONDITION OF CHAPEL FARM



Figure 1 – Chapel Farm, roadside elevation

3.1 GENERAL DESCRIPTION

The building comprises a detached house situated adjacent to Newbridge Road. The building is presently not used and unoccupied. When viewed from the roadside the building is of two storey construction. When viewed from the stable yard side the building is of three storey construction with the lower ground floor being cut into the bank.

The building is of traditional solid loadbearing masonry construction, consisting of a mixture of random rubble walls and solid brick walls with external elevations of render. We anticipate the building was originally of single-story height, when viewed from the roadside. The walls at this height generally consist of stone construction, then the height of the walls was increased using brickwork to accommodate a first-floor extension. Brickwork has also been used to fill in historic openings etc.,

The roof is dual-pitched and of traditional timber-cut construction, surmounted with natural slate roof coverings.

The floor to the accommodation below ground level is of solid construction, whilst the ground and first floors are of suspended timber construction with boards laid over joists.

The property has been extended in the past with small single-story extensions to the flank elevations and the southern elevation. The extensions to the east and south elevations have flat roofs surfaced with bitumen felt. The porch extension to the west elevation has a small dual-pitched slated roof.

There is one large chimney stack of brick construction with an oversail course.

3.2 ROOF COVERING

The roof is surmounted with natural slate roof coverings. These are presently satisfactory with only isolated areas requiring attention. However, we anticipate extensive works will be required to the walls which will involve reconstruction in areas, see section 3.5, this will consequently result in the roof having to be stripped and re-laid.

The flat roof coverings to the south and east sides of the building have now come to the end of their serviceable life and, as a result, the structure has suffered from extensive wet rot decay. As part of the renovation works the flat roofs will require complete replacement.

3.3 ROOF STRUCTURE

The roof structure is of traditional timber cut construction, incorporating rafters and purlins. The purlins supporting the rafters bear onto the external loadbearing walls of the property and transfer the loads through the walls down to the foundations.

We were unable to undertake a detailed inspection of the structural timbers since no access was available to the roof void at the time of the inspection, although, from our external inspection we found the roof slopes to be reasonably even. However, as stated above, issues with respect to the walls will likely require the roof to be dismantled to accommodate reconstruction works.

It may be possible to reuse the timbers forming the existing structure when reconstructing the roof, however as part of any renovation scheme the timbers will require a close tactile inspection to confirm their integrity and suitability for renovation, particularly concealed parts of the timbers around the eaves and built into the walls. Furthermore, as part of the renovation, it is expected that some upgrading and replacement of the structure will be required to support the additional weight of insulation, plasterboard etc.

3.4 CHIMNEY STACK AND FLUE

The chimney to the northern portion of the roof is of brick construction, with a brick oversail.

There is bulging evident to the stack, and we anticipate removal of the render may reveal large sections of defective brickwork. Therefore, we anticipate the stack will need to be taken down and rebuilt as part of the renovation works.

We suspect the chimney will be utilised to accommodate a heating appliance, e.g., a multifuel stove. In such a case, the flue should be lined to protect the stonework, and a suitable flue terminal should be fitted.

3.5 EXTERNAL WALLS

The external walls are comprised of a mixture of random rubble wall construction and solid brick construction.

Random rubble wall construction typically consists of inner and outer leaves of randomly coursed stonework bedded in mortar. Between the leaves, there is a cavity filled with random rubble. Unlike cavity construction, these walls do not necessarily have structural ties linking the inner and outer leaves to provide a robust unified structure. If jointing is provided between the two leaves, it is often inconsistent due to the random nature of the stones used. This discrepancy means these walls have often been associated with bulging or bowing of the inner or outer leaves, and such issues are evident in various areas throughout. In addition to this, the northern elevation is out of plumb, however considering the thickness of the wall and the visible extent of the displacement, we do not consider this to be a cause for concern. Various areas of vegetation growth are

evident within the walls, and this has resulted in localised displacement. Considering these various issues, we anticipate localised rebuilding works will be required as part of the renovation works. **N.B.** The nature of this form of construction means a structural engineer's involvement will be necessary to assist in the formation of new openings.

To the southern elevation of the building, there is a dip in the centre of the wall. In the absence of any extensive signs of movement to the roof, we anticipate the walls were originally constructed out of true. This is not an uncommon state of affairs in a building of this age and type.

The brickwork to the northern elevation is extensively displaced due to vegetation growth and is also significantly out of plumb, potentially due to a lack of lateral restraint. This wall will therefore require reconstruction as part of the renovation works. As stated in section 3.2, this will have implications to the roof since providing support to the roof whilst reconstructing this section of the wall will be a difficult exercise.

The visible stonework is generally in a fair condition and commensurate with a building of this age, type, and use. Removal of the render may reveal defective stonework.

The brickwork is extensively weathered in various areas, and we expect removal of the render will reveal the need for replacement of large patches.

The pointing is generally recessed throughout, and it is anticipated that as part of the building works to convert the property, the pointing throughout would be raked out and renewed.

The render is deteriorating, and we anticipate complete renewal of the render will form part of the renovation works.

We anticipate the stonework / brickwork above some lintels are supported, at least to some extent, by the windows and door frames themselves. Therefore, the integration of adequate support will be necessary if these items are to be replaced.

This type of wall construction provides poor thermal performance in comparison to modern cavity walls and is also susceptible to dampness through water ingress and rising damp. Therefore, we anticipate the walls will need to be 'drylined' in order to provide adequate insulation and to encapsulate damp surfaces.

Differential settlement is evident between the east extension and main structure, as well as extensive displacement to the brickwork and we anticipate this will require reconstruction.

Dampness is prevalent throughout the internal accommodation since the solid nature of the walls, eroded pointing and damaged render leave the walls susceptible to water ingress. It is anticipated that renewal of the render and repointing will reduce the dampness penetrating internally.

3.5 INTERNAL WALLS

The internal walls are formed from a mixture of stone and brick. They generally appeared to be plumb true.

Part of the property is below ground and, as part of the renovation, the walls and floors in these areas will need to be tanked to prevent dampness into the accommodation. This will need to be designed in conjunction with a specialist.

3.6 FLOORS

The floor to the accommodation below ground level is of solid construction. Given the age of the property and the extensive dampness noted, we anticipate no damp proof membrane or insulation has been incorporated within the construction of the floor, and this will be required as part of the renovation works to ensure compliance with the building regulation requirements for insulation and a resistance to moisture. As stated above, since the accommodation is below ground level the floors and walls will need to be tanked at this level, and this may need to incorporate a drainage system and sump.

The upper floors are formed of boards laid over suspended timber joists which bear into the external and internal load bearing walls, with intermediate support being provided by timber beams. These floors are now suffering from extensive wet rot decay and will require complete replacement as part of the renovation works.

3.7 FOUNDATIONS

Given the age of the property, it is likely the foundations, if any, are shallow and do not meet modern requirements. Some structural movement is evident to the northern elevation, evidenced by a diagonal crack. This would need to be monitored and if the movement was found to be progressive underpinning may be required.

The installation of a new concrete floor will require excavation of the existing internal floors. We are unable to determine the depth of the existing foundations, and it is therefore possible these will be exposed. Should this be the case a structural engineer will need to confirm the design of the floor slab to ensure the foundations are not affected.

3.8 ASBESTOS

An applied textured finish was seen throughout the walls and ceiling in the internal accommodation, and this may contain asbestos. Asbestos is a hazardous material and when inhaled it can cause diseases such as mesothelioma, lung cancer, and asbestosis. If asbestos is present, this will need to be stripped by licensed contractors as part of the renovation, particularly since it is loose and friable.

4.0 SUMMARY

In summary, the building is in a dilapidated state of disrepair and will require extensive structural works to accommodate any form of renovation. Primarily the structural works would need to involve extensive reconstruction of various sections of wall to the north and, consequently, reconstruction of the roof. The extensive wet rot decay noted internally also means replacing the suspended floor structures will be necessary. Following these works there will be a limited amount of the original building fabric retained.

Furthermore, confirmation from a structural engineer will be required as to whether the existing foundations can accommodate the additional loads.

Signed:



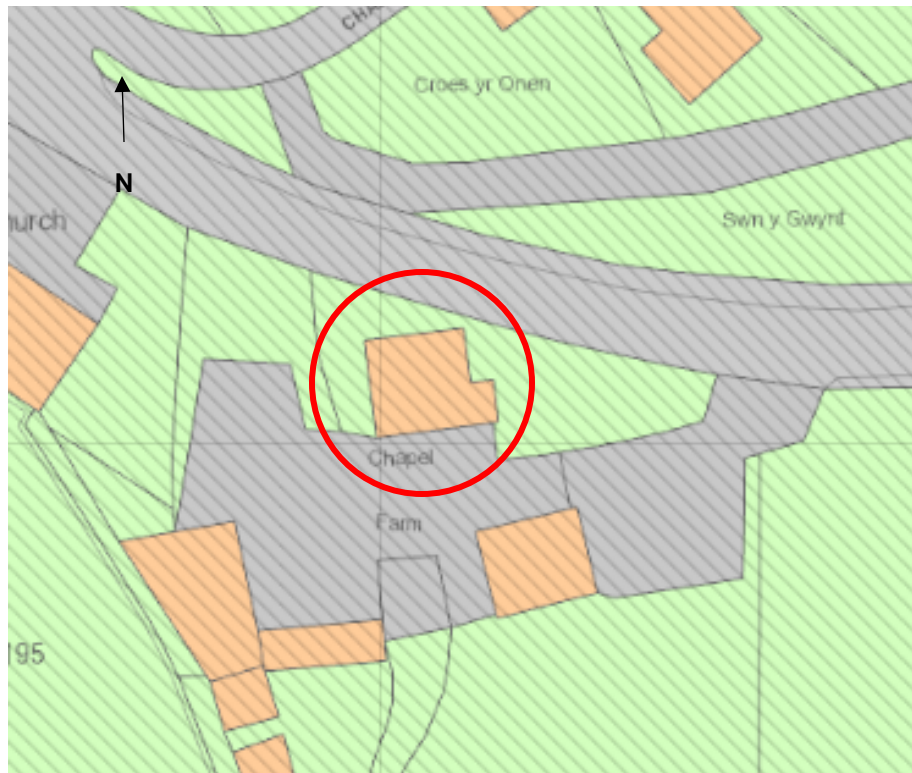
Alex Broad MRICS

Senior Associate

For and on behalf of Fisher German LLP

Dated: 12th April 2022

Appendix A - Existing Site Plan



Appendix B - Proposed Site Plan

Not provided