

REPORT

ON

**ALTHREY WOODHOUSE
OVERTON ROAD
BANGOR ON DEE
LL13 0DA**

FOR

**MR J & MRS C MINSHAW
ALTHREY WOODHOUSE
OVERTON ROAD
BANGOR ON DEE
LL13 0DA**

REPORT PREPARED BY

**M WASON & R J A PEARCE MRICS
4 Lime Terrace
Lime Street
Coleham
Shrewsbury
SY3 7EE**

Date of Inspection: 7th November 2019

EXECUTIVE SUMMARY

The property in question would have originally been utilised as a farmstead. Although the current house has the appearance of being early 19th century it is actually an extensively altered version of a late 19th century faux timber framed style house as evident from the historic photographs contained within the Planning Statement.

The property is architecturally undistinguished. The appearance has been ruined by heavy alterations through the years including the false facade. Although the building on first glance appears to be in a reasonable condition the fabric of the building has been neglected and is in poor structural condition.

It will be expensive to bring the standard of insulation to the existing structure up to modern day requirements. This will involve major reconstruction.

Even if the necessary works were carried out the building would remain architecturally undistinguished.

Having regard to the floor area of the existing building and the amount of refurbishment work required we are strongly of the opinion that the provision of a new building on the existing site would be the least expensive option to provide a building to enhance the site. It will be possible to provide a sustainable design with a long economic life which would have a low carbon footprint. This vision would be impossible to achieve with the refurbishment of the existing building.

Considering the National Planning Policy Framework published in 2019 the following points are relevant:

- ***“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):***
 - a) ***an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
 - b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and***
 - b) ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”*** is to be encouraged Para 8
- ***“So that sustainable development is pursued in a positive way, at the heart of the***



Framework is a presumption in favour of sustainable development” is to be encouraged Para 10

- *“the design is of exceptional quality, in that it:*
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.” Para 79 (e)*

Older local and national policies had a test for justifying replacement dwellings in the countryside. These were basically as follows:

- i. Has the use been abandoned? In this case **No**.
- ii. Is the existing building listed, or of historic, visual or architectural interest?
Definitely not.
- iii. Is the proposed dwelling materially greater in volume than the existing dwelling (taking account of permitted development rights)? **No**
- iv. Would the overall impact be any greater than the existing dwelling on the character and appearance of the site and the surrounding area? **No**
- v. Are the siting, design and materials in keeping with the locality? **Yes**

On this basis the proposal to demolish and replace the existing property on this site is a sound proposal in architectural, planning, economic and environmental terms.



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1. GENERAL INFORMATION

1.1 Instructions

We are acting upon your verbal instructions to prepare a report to consider the feasibility of refurbishing this property compared with the option of demolition and rebuilding on the existing site. These instructions were confirmed in our letter of the 25th October 2019.



1.2 Property Address

Althrey Woodhouse
Overton Road
Bangor-On-Dee
LL13 0DA



1.3 Name and Address of Client

Mr J & Mrs C Minshaw
Althrey Woodhouse
Overton Road
Bangor-On-Dee
LL13 0DA

1.4 Report prepared by

M Wason & R J A Pearce MRICS

1.5 Date of Inspection

7th November 2019

1.6 Weather

It was overcast but dry.



1.7 Occupation

The property was occupied and furnished at the time of our inspection.

1.8 Directions and Room Locations

All directions and room locations in this report are given as if facing the property from the front door elevation.

2. GENERAL DESCRIPTION

2.1 Type

The property is a detached extended farmstead.

2.2 Age

In our opinion the property was built around 1860 and is provided with several later extensions.

2.3 Location

The property is located adjacent to Bangor-On-Dee Racecourse, to the South of the village.

2.4 Accommodation

Ground floor: Entrance hall, living room, dining room, lounge, snug, kitchen, utility, two cloak rooms and double integral garage.

First floor: Master bedroom with en-suite, eight further bedrooms, family bathroom and secondary bathroom.

3. CONSTRUCTION AND CONDITION

3.1 Summary of Construction

The property is of standard construction for the period. The main roof is pitched and clad with slate and clay ridge tiles.



The main walls are of solid brickwork, a later false facade has been added which is rendered.

3.2 Condition

The property is in poor structural and decorative condition.



Rain water gutters and downpipes need replacing.



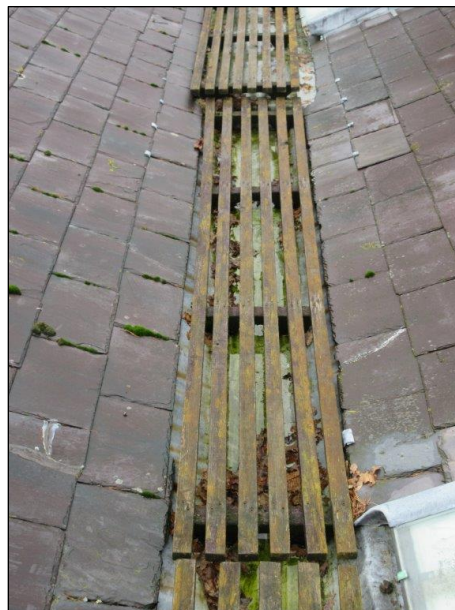
The downpipes are clearly incapable of dealing with the amount of rainwater discharging from the roof. This has caused damage to the external render which is cracking and losing its structural key.



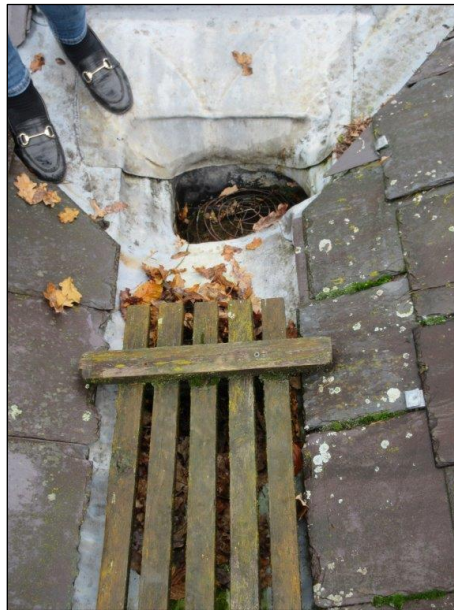
Ridge tiles are loose and require rebedding.



The roof valley has been poorly designed, is too narrow and is not capable of dealing with the amount of water that discharges from the roof slopes in surges of heavy rain. The rain water is flooding the valley and causing leaks internally causing immeasurable damage as will be seen later. The only realistic way of solving this issue is to reroof the



The valley gutter would of sufficient diameter to deal with the water discharge from the valley had it been correctly constructed.



There are several broken slates which will require placing. Several slates have been replaced with and secured by lead straps.



The pipe to which the central valley discharges has been leaking at the joints.



Some of the flashings at the junction of the main walls with lower roofs have failed and are causing damp internally.



The flat roof over the porch has reached the end of its lifespan and will require replacing.



The ingress of water has caused the timbers below to rot.



Several of the stone window cills have cracked, this has been caused by movement of the building.



The stone coping stones have become badly discoloured.



An injected retrofit damp-proof course has been applied to some of the external walls. The problem with this type of application is that the damp present to the walls above the level of the injected damp-proof course at the time of the application is now trapped within the fabric of the building.



There are signs of minor structural cracking to the brickwork walls which have not been rendered caused by historic settlement.



There is extensive cracking to the rendered elevations of the property, the render had blown and lost its key, it is beyond economic patch repair. All render will require hacking off and replacing.



This is prevalent both the front and side elevations, the 19th century bricks used in construction will have been porous by today's standards leading to penetrating damp.



External timberwork is in an extremely poor condition, large sections have been affected by wet rot and are beyond economic repair.



Several of the external windows have been affected by wet rot and require extensive repair, replacement may be more cost effective.



The main walls will have very poor insulation value. To improve this it would be necessary to either:

- apply external insulation which would totally alter the appearance of the building. All window positions would need to be changed and pipework replaced.
- Apply insulation internally which would involve replacing skirting's, door linings and kitchen fittings.

Retro fit insulation is liable to cause condensation problems with an older building unless an active ventilation system is also installed.

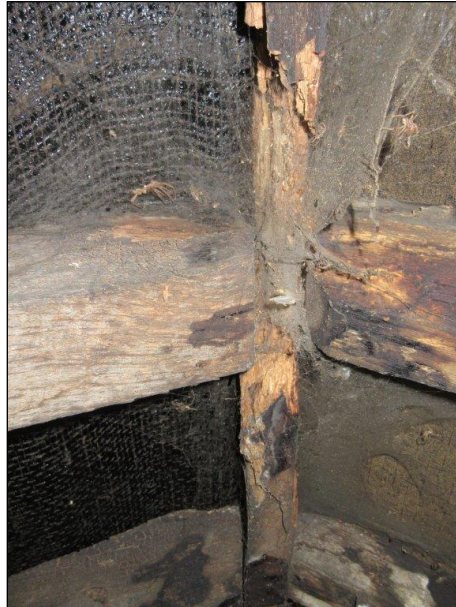
Internally the sloping ceilings at first floor level are not insulated. There is minimum insulation visible in the roof void.



Rot has affected many of the roof timbers, some of the rafters have been replaced however there are several that have suffered from wet rot and there structural integrity will have been affected.



Similarly the ridge board has suffered with wet rot due to roof leaks.



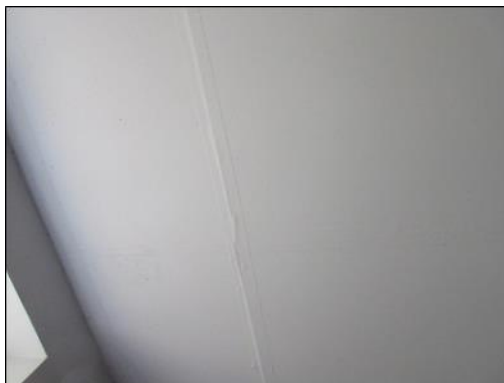
There is an infestation of wood boring beetle to the accessible roof space. Due to the give in the floorboards it is suspected that wood boring beetle is present and has damaged the boards although all floors were covered at the time of inspection.



Timbers within the roof space which provides access to the roof are also suffering from wet rot.



It appears the garage ceiling is constructed with asbestos sheeting. It is highly likely due to the age of the property that the presence of asbestos will be found elsewhere. It was not within the remit of this report to report or otherwise the presence of asbestos.



A section of the original lath and plaster ceiling has collapsed at first floor level, it is assumed this has been caused by a passed leak from the roof.



Damp is evident to first floor ceilings and walls where flashings have failed.



Additionally there are internal leaks from the valley gutter as previously mentioned, which will have affected the integrity of the structure.



Even at ground level water ingress from the roof structure has badly affected decorations and plasterwork.



Mould can be seen on the surfaces of the plasterwork of boxed in beams which would suggest the structural elements have been affected by rot due to the ingress of water. This will be very disruptive to repair and potentially extremely costly.



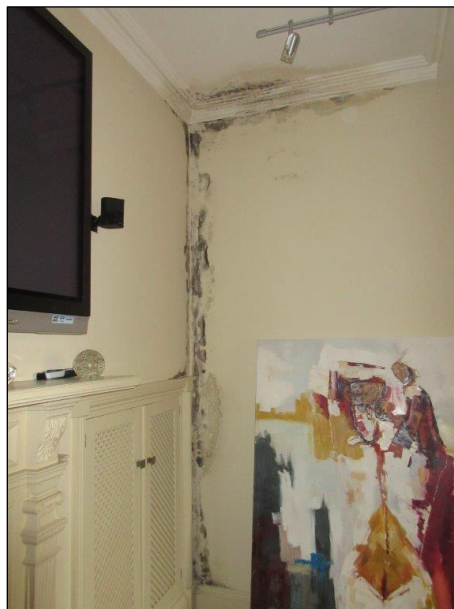
The ingress of water from either penetrating or rising damp and or roof and flashing leaks have affected virtually every room to the property.



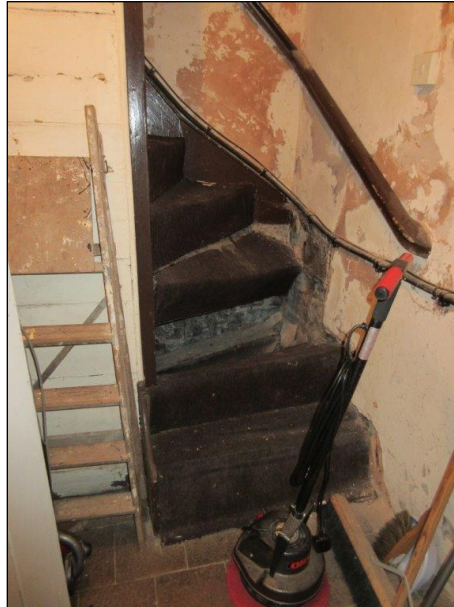
There are areas where plasterwork requires complete replacement, there is visible internal cracking from the structural movement.



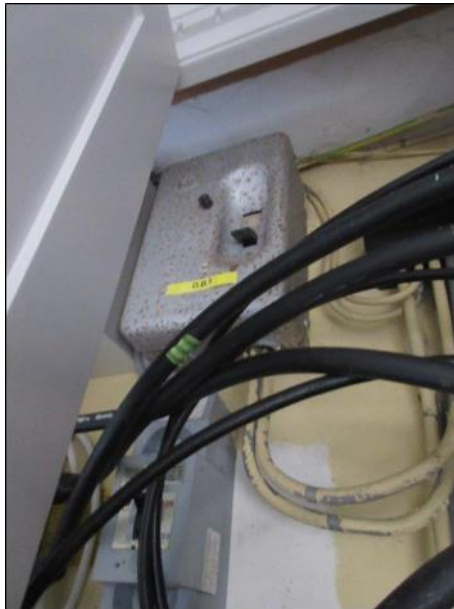
Penetrating damp is also present at ground floor level where water has breached the masonry via the cracking to the external render.



The rear staircase has collapsed and requires complete replacement.



The electrical installation is around 60 years old and needs replacing.



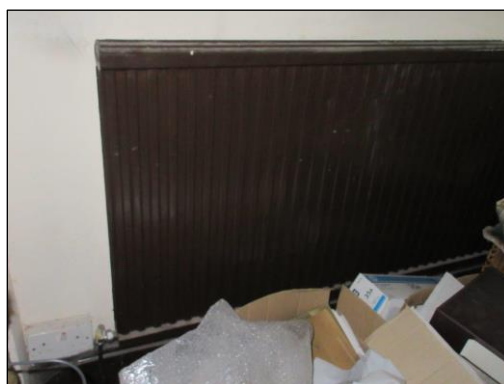
Fittings are dated and require replacement.



A light fitting to the ground floor has blown, this has likely been caused by the penetrating dampness within the wall affecting the wiring loops. This is a serious danger.



There are three radiators present throughout the entirety of the property these are of considerable age. The heating and hot water system requires complete replacement.



4. CONCLUSIONS

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 - *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”* Para 79 (e)

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- vii. Is the existing building listed, or of historic, visual or architectural interest?
Definitely not.
- viii. Is the proposed dwelling materially greater in volume than the existing dwelling (taking account of permitted development rights)? **No**
- ix. Would the overall impact be any greater than the existing dwelling on the character and appearance of the site and the surrounding area? **No**
- x. Are the siting, design and materials in keeping with the locality? **Yes**

On this basis the proposal to demolish and replace the existing property on this site is a sound proposal in architectural, planning, economic and environmental terms.

Signed

R J A Pearce

M Wason

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Date of Report : 28th November 2019