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Approval Record

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1. Introduction

Struktura were requested by Mr C Eaton to attend site on Tuesday 27th April 2021 to inspect the property following works to reduce the wall height as recommended in the previous report dated 31st March 2021.

The Weather at the time of inspection was showery and 10 degrees.

Property Description

The property is a C17 house, refronted and enlarged in the C18. The steep pitch of the roof and depth of the gable ridge coping suggest that this section may have originally been thatched. The house was for many years the residence of the Crew family who owned a large acreage of land lying to the west. Norden mentions a house on this site in his survey of 1620.

Exterior

Front elevation: Early-mid C18, red brick 2 storeys with high parapet. Faux Sandstone string courses to first floor and below parapet. 4x 12-pane sash windows to ground floor, 4 similar windows to first floor. Left hand return gable shows C18 refronting is one room deep throughout the main facade. 1x12-pane sash window to first floor, C20 door to ground floor. To rear doubled gabled range marks part of the C17 house. Brick with C20 metal windows, renewed slate roof



2. Commentary

The building was accessed via a multi level scaffold and the internal staircase. Roof and most of the rafters and purlins had been stripped off. The majority of the walls had been reduced to just above 1st floor window head height. Opening up works had been carried out at 1st floor level to expose elements of the structure of the first floor. It is not unreasonable to assume that areas that had not been opened up will be in the same/similar condition.

Ground Floor Rooms

Kitchen



Primary beam badly affected by woodworm, inadequate bearing at lintel.



		lintel failed and badly affected by woodworm
		1 st floor joists badly affected by woodworm and have little or no bearing onto the primary beam.
Dining room		No lintel over kitchen doorway, masonry not coursed, loose and unstable.



		Timber lintel over lounge doorway, masonry not coursed, loose and unstable.
		The majority of the 1st floor joists are badly affected by woodworm and rot. Significant loss of cross section and inadequate bearing at external wall.



		The majority of the 1st floor joists are badly affected by woodworm and rot. Significant loss of cross section and inadequate bearing at internal wall. Embedded timber lintel over front window is badly affected by rot and woodworm.
Lounge		Beam and 1st floor joists are badly affected by woodworm and have significant loss of cross section. Beam carries 1st floor masonry wall.



		Beam and floor joists sagging.
		1 st floor joists have inadequate bearing.
		Timber lintel over study doorway, masonry above loose and unstable.



		Lintels over both front windows are badly affected by woodworm and rot and have significant loss of cross section.
		Embedded timber column badly affected by rot and is not supported at the bottom.



Study



Primary beam badly affected by rot and woodworm with significant loss of cross section.



1st floor joists are badly affected by woodworm and have significant loss of cross section. Joists are notched at primary beam and have inadequate cross section at bearing.



Some joists have no connection to the primary beam.



Internal wall
masonry not
coursed and
in poor
condition



		Masonry of corner chimney in poor condition and not connected to side wall



First Floor Rooms

Bathroom



Original gable pike masonry unstable and out of plumb. No restraint from retained purlin.



Bedroom 3		Floor boards affected by woodworm. No restraint to masonry from retained purlin
		Holes in floor boards from worm damage.



		Floor sloping.
		Embedded timber severely rotted and affected by woodworm. Significant loss of cross section



Bedroom 2		Timber lintels over front windows badly affected by woodworm and rot, significant loss of cross section. Masonry of front wall loose and unstable.
		Internal wall is masonry filled timber frame



		Embedded timber severely rotted and affected by woodworm. Significant loss of cross section
		Embedded timber severely rotted and affected by woodworm. Significant loss of cross section
		Front wall masonry below window is cracked, loose and unstable



		Floor slopes towards middle
		Significant dish in floor
Master Bedroom		Masonry of side elevation loose and unstable



		Embedded timber severely rotted and affected by woodworm. Significant loss of cross section
		Significant slope in floor towards centre
		Embedded timber severely rotted and affected by woodworm. Significant loss of cross section



Timber floor severely rotted and affected by woodworm. Significant loss of cross section, inadequate bearing of joists



Front wall masonry is loose and unstable



		Masonry below front window is cracked and loose
Bedroom 4		Masonry to external elevations is cracked and loose
		No connection at masonry interfaces



		Walls bowing
		Masonry to external elevations is cracked and loose



		Embedded timber is badly rotted and affected by woodworm with significant loss of cross section offering no restraint to masonry.
Hall and landing		Embedded timber is badly rotted and affected by woodworm with significant loss of cross section offering no restraint to masonry.



		Floor sloping towards front
		Former trusses (retained) suffering woodworm damage.
Exterior		
Front elevation		Friable/decaying masonry at low level



Left side elevation		Masonry out of plumb
		Open joints high and low level





Decayed
masonry not
tied in.



3. Conclusion

All of the embedded framing timbers and most of the first floor timbers have severe decay, loss of section or voids cut out within the section. Most of these timbers are disintegrating due to dry rot and woodworm and are considered to be beyond repair. There are also serious defects with the detailing of the floor timbers with members such as primary beams and joists not being seated into the walls, these timbers offer no restraint to the masonry walls which are out of plumb by up to 30mm.

The masonry is generally in very poor condition with widespread cracking and sagging as the embedded timbers and support timbers decay. There is minimal restraint at masonry interfaces due to uncoursed masonry and loss of mortar and there is evidence of excessive movement.

Under analysis the building would not be considered able to support the loads associated with a residential property based on current UK design standards.

The building is, in our opinion, dangerous due to excessive decay of the timber framing elements and of the first floor members. The masonry walls are poorly constructed and have insufficient restraint and limited structural stability and robustness.

We recommend that the building be demolished.

Some of the internal timbers have aesthetic appeal and could be salvaged for re-use. These members have no structural capacity and should only be used for decorative purposes. If there was an attempt to re-use these timbers structurally the design would not be covered by our Professional indemnity Insurance and could not be warranted by a Contractor.