

Date. 8th October 2019

FAO- Mr A M Jones
Old Hall Cottage
Wood House Lane
Marchwiell
Wrexham
LL13 0ST

Dear Mr Jones-

Re: Burton Buildings- 26 and 30 Bridge Street, Wrexham LL13 7HP
Cellar (Lower ground floor) and Overlying Floor (Ground floor)

Further to our non-intrusive inspection at the above on the 2nd October 2109, please find the following-

1. **Weather-**
 - a) Cold and dull- approximately 13 degrees Celsius.
2. **Introduction/scope of inspection-**
 - a) To carry out a non-intrusive (visual) inspection of the cellar and overlying timber floor at the above premises following concerns of the structural stability of the floors and on-going water ingress. To provide comments and recommendations.
 - b) The premises are a three-storey substantial traditionally constructed mix of commercial and residential units built in 1896. Two commercial units occupy the ground floor whilst four residential flats are located to the upper floors. Cellars are located to the lower ground floor storey. The premises are constructed from ornate solid brick walls under pitched slated roofs with timber fenestration and joinery. We were informed the premises are Grade 11 listed.
 - c) Improvement works have been partially completed to the right-hand side ground and lower ground spaces.
3. **Observations and defects seen-**
 - a) Overlying floors- the floors are constructed from softwood joists with tongue and groove floorboards. Substantial timber decay to significant areas of the joists have occurred due to both beetle infestations and wet rot, this has resulted in the joists not being able to perform as intended and sporadically failed as a result of the decay. Localised areas of floorboarding has also succumbed to decay.
Several repairs have been attempted in the distant past via the introduction of further timber being planted onto the existing joists, these have now failed.
A probe was used to determine integrity of the joists; this identified soft and decayed timber to a proportion of the joists.

**Bowen Son
and Watson**

with **Kent Jones**

Knowledge | Expertise | Integrity

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Karen Lloyd BSc (Hons) FARLA
Sandra Wynn

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Amie Bickley
Sarah Volders

Practice Manager
Tracey Powell MAAT



- b) Walls- are formed from brick with chimney breasts, doorways and staircases are associated to these. Steel and timber lintels have been used in areas- corrosion and decay noted. Significant moisture ingress identified to these areas with running water infiltrating the cellar through the masonry steps at the rear. We presume this is ground water.

The walls have been painted in areas with a non-breathable gloss paint.

- c) Lower ground floors- are of solid construction tiled or cast in-situ concrete. Water ingress is occurring due to presumed ground water infiltration.

4. Recommendations-

a) Floors-overlying cellar

Replace timber joists and floorboards as required. The extent of decay does not warrant retention. Ensure joist gloves are used and all structural timber is pre-treated with preservative prior to installation.

b) Walls-cellar

Create a sump with gulley inside the cellar/s and connect into existing drainage system. Remove gloss paints from walls to improve breathability and allow to naturally dry. Treat walls as required.

Monitor situation and consider either tanking or a cavity drained system if water infiltration cannot be reduced to acceptable levels.

c) Floors- cellars

Monitor water ingress following works to drainage.

Introduce either dry angle tiles or provide a cavity drained system if water infiltration cannot be sufficiently controlled.

d) Ventilation-

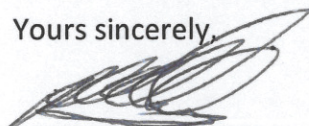
Introduce both passive and Mechanical Extraction Ventilation to reduce humidity and moisture accumulations within cellar spaces

5. Conclusions-

- a) Undertake works to the timber floors as soon as practicably possible due to the potential risk of failure/collapse.
- b) Liaise with Conservation Officer.
- c) Liaise with tenants.
- d) Ensure Listed Building Consent and Building Regulations are sought prior to commencement of any practical works.
- e) Ensure the Construction, Design and Management Regulations 2015 are being satisfied.

Please don't hesitate to contact us at the above to discuss further.

Yours sincerely,



Mike Palmer BSc (Hons) CBuildE, FCABE, FCIQB, MRICS, CMAPS
Chartered Building Surveyor, Registered Expert Witness and Valuer
For and on behalf of Bowen, Son and Watson
enc.

Photographs as per site inspection-

**Bowen Son
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Fig 1- significant timber decay- joist



Fig 2- significant timber decay- joist



Fig 3- significant timber decay- joist



Fig 4- significant timber decay- joist



Fig 5- significant timber decay- joist-
embedded probe



Fig 6- significant timber decay- joist-
embedded probe



Fig 7- significant timber decay



Fig 8- significant timber decay- joist-embedded probe



Fig 9- significant timber decay-embedded probe



Fig 10- significant timber decay- joist-embedded probe



Fig 11- significant timber decay-embedded probe



Fig 12- decayed floorboarding and joists



Fig 14- water ingress- tiled floor

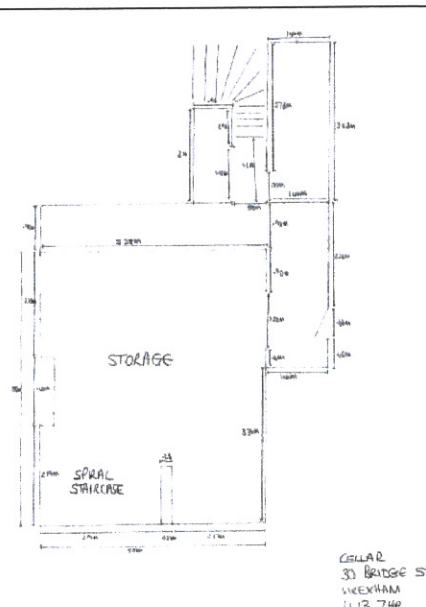


Fig 16- 30 Brook Street Cellar- sketch

1. Visual non-intrusive inspection only
2. Services-for the purposes of this commission, no inspections were made of the service media.
3. External areas and grounds-only cursory observations were conducted.
4. Local Environment-
We are not aware that the area is affected by any significant detrimental environmental matters or the ground conditions are extraordinary.