

STRUCTURAL APPRAISAL

THE DYMOCK ARMS PENLEY

SEPTEMBER 14, 2019

DEP ARCHITECTS



PREAMBLE

The inspection comprised a general, visual examination of the exposed accessible surfaces and areas of the property. We have not examined the woodwork, foundations, various services and other parts of the building structure and fabric concealed at the time of inspection and we are, therefore, unable to comment on the condition of such areas. We have not consulted with the Local Authority or other statutory bodies.

This report is our opinion based upon a visual inspection of conditions as they exist at the date of our visit and is confined to the terms of our brief. No liability will be accepted should defects occur after this date. No responsibility can be accepted in respect of defects in inaccessible parts of the property.

We did not test any drains, water, electrical or gas services, nor did we undertake any excavations to examine the ground conditions or footings, nor did we open up or break out any of the house structure.

We did not take up any of the floor finishes, or remove any ceilings, nor did we examine for signs of any type of asbestos whatsoever in floors, walls, ceilings, roofs, boiler rooms, plant rooms ducts or any other part of the structure.

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No timber investigation has been carried out to determine whether timber rot exists within the building.

Visual inspections of the external elevations were done by means of binoculars and as such may not have detected defects, which would be apparent upon closer inspection.

This report is solely for the use of the addressee and no responsibility can be accepted to any third party for the whole of it or any part of the contents.

We would point out that where this report is required for mortgage purposes the loan companies often require an inspection by us to certify the remedial works as being in accordance with our recommendations. It is essential in such cases that we be given the opportunity to inspect as the work proceeds as we will not give approval in cases where the details are hidden. The fee paid so far covers this report only.

We do not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

1.0 INTRODUCTION

- 1.1 We were instructed to carry out a structural inspection of The Dymock Arms, Penley. Our engineer visited the property on 28th April 2015 to carry out this inspection. A previous inspection had been undertaken of the premises by our Engineer in April 2012

2.0 GENERAL DESCRIPTION

- 2.1 The property is the former premises of a public house which suffered from a fire in January 2010.
- 2.2 The property has been subject to a phased demolition programme prior to April 2012 to make it safe to allow access to occur.
- 2.3 A localised scaffold platform has been erected within the property to provide a man safe system below the first floor areas where the existing floor has been left in position.
- 2.4 The property is a Grade 2 listed building and consists of the original building, which is believed to be dated circa 1550 as indicated by the date plate to the front elevation.
- 2.5 However the original structure has been altered, renovated and added to over the subsequent years. Such that only a small portion of the original structure now remains.

- 2.6 The seat of the fire was located mainly within the original footprint.
- 2.8 This report concentrates its current condition and to whether further demolition and further intervention works are required and considers whether the remaining structure is capable of renovation.

EXTERNAL INSPECTION

3.0 SOUTH ELEVATION

- 3.1 This elevation is split at third points by two projecting outrigger entrances. To the right hand side is the entrance into the restaurant and to the left hand side is the entrance into the bar.
- 3.2 To this left hand entrance this has a distinct lean forward. There are signs of recent movement and relaxation occurring.
- 3.3 To the left of this is a mono pitch tiled roof portion. With further tiles have broken away than originally viewed to the roof. In addition a horizontal crack as appeared to the right hand side eaves level running across the front elevation of the entrance doorway.
- 3.4 To the section to the left hand side of this is perforated by windows at ground and first floor.
- 3.5 Immediately to the left of this is of painted masonry with extensive shaling occurring to the masonry. Above the window at ground floor level to the arched soldier course lintel it is noted as being most pronounced at the key stone position with failure and disturbance observed brickwork noted to the same.

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- 3.6 The entrance doorway is rendered throughout. Apart from the horizontal crack a vertical crack as also developed behind the signage affixed to this elevation.



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- 3.7 The middle section is perforated by two windows at ground floor with a vent aperture to the left hand side. Two windows perforate the elevation at first floor level. Again this elevation is of painted masonry and there are signs of shalled brickwork. The windows at ground floor level have solidier course lintels above their heads. Some cracking is noted emanating from the same. With the masonry to the right hand side noted as being shalled to the left hand



- 3.8 To the two windows at first floor level the roof is no longer in place above their heads. The date plate is situated between these windows. Some relaxation of the masonry was observed around the window to the right hand side.
- 3.9 To the restaurant entrance portion this has painted masonry at ground floor level with the first floor masonry having been removed to the front elevation. The First floor masonry and timber framework has been racked back to the flank walls. To the soldier course arch above the entrance doorway part of the brick has dropped and there is a crack noted just the right of centre of this construction. A vertical crack as also developed springing from the centre of the arched lintel to the window on the left hand return elevation.



3.10 To the elevation to the right hand side this is painted render.

3.11 The first floor portion has been removed.

3.12 Extensive cracking is noted to the render throughout to this portion of the property with indications that the substrate is suffering from disturbance.



4.0 EAST ELEVATION

- 4.1 Again this comprises of three distinct portions. The two thirds to the left hand side stand proud of the other portion set towards the rear.
- 4.2 To the left hand side is a metal stairway set centrally with rendered walls to the left and right hand side.



- 4.3 The portion to the left hand side has had the first floor removed and is perforated by a single doorway at ground floor level set centrally. Extensive vertical cracking as developed with a vertical crack having formed at the corner since this was since viewed. At the position of this crack displacement of the structure is occurring. The disturbance continues around the corner.



- 4.4 That to the right hand side is a felt covered flat roof single storey extension.
- 4.5 Rainwater goods exist at eaves level discharging into a rainwater pipe situated to the right hand side.
- 4.6 This is perforated by three windows set at equal distance. Vertical cracking is noted to the render to this portion of the property. Cracking has developed to the left hand return to this elevation



- 4.7 That to the right hand side has a pitch tiled roof and again is set back nearest the junction with the central portion and at the left hand side perforated by three windows.
- 4.8 Rainwater goods are in position at eaves level discharging into a rainwater pipe situated to the return.
- 4.9 The return to the central portion has no perforations, however there is an SVP situated at its intersection with the former left hand portion of the property

5.0 WEST ELEVATION

- 5.1 This is split into two portions again with that to the left hand side set back comprising a gable elevation of single storey construction with two windows set within and a vent aperture at the ridge position



- 5.2 The main portion of this elevation to the left hand side is rendered.
- 5.3 To the right hand side doorways give access into the internal corridor and the beer store. The roof above the head of the doorways is a flat felted roof with rainwater goods at eaves level discharging into a rainwater pipe situated at eaves level.
- 5.4 To the remainder of west elevation, this is again two different sections, that to the right-hand side is of the original property which is two storey construction and is of painted masonry. Some shaling to the masonry is noted at isolated positions. It is perforated by a single window situated at first floor level with a further perforation at ground floor level to the left hand corner
- 5.5 That to the left hand side is the gable to the mono pitched single storey construction. This is rendered throughout perforated by a Vent aperture at high level.

6.0 NORTH ELEVATION

- 6.1 Again there are several sections to this. That to the right hand side is a single storey mono pitched outrigger extension. It is perforated by a doorway set centrally with two windows set to either side.

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- 6.2 Rainwater goods are situated at eaves level discharging into a rainwater pipe situated between the two windows.
- 6.3 To the left hand side the elevation as two gables and is of single storey construction with a doorway situated at the left hand corner. Diagonal cracking was observed radiating from the left hand head of this door.



- 6.4 The remainder is perforated by three windows with a rainwater pipe being situated centrally which collects the discharge from the valley gutter. There is a vertical crack to the right of this rainwater pipe as there is below the window to the right hand side. Various vent apertures are noted to the left hand side below the verge position. To the right hand side a flue is in position with the elevation being perforated by various pipework.
- 6.5 The rest of the elevation is set back to the original structure and is a monopitched addition. It is rendered and perforated by various openings.



7.0 ROOF

- 7.1 The property has a variety of roof types and coverings.
- 7.2 The area of the original roof to the left hand side is covered with polythene sheeting. Extensive damage both mechanical and due both weathering and fire damage was noted to the roof structure.

INTERNAL INSPECTION

GROUND FLOOR

8.0 UPPER CELLAR AND BEER STORE

- 8.1 This has a concrete floor, with painted blockwork and masonry walls and a plastered ceiling.
- 8.2 Some making good has been undertaken to the masonry walls within here.
- 8.3 Situated in the division wall with the bar area is the beer chute. No damage was noted within here.

9.0 CORRIDOR

- 9.1 This has a quarry tiled finish on a slab on solid floor. There is painted plasterwork to the walls and ceiling.

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- 9.2 It was noted the floor falls away as it enters into the stairwell area.
- 9.3 Situated to the right hand side are the stairs leading to the first floor.
- 9.4 The entrance door into the bar area is situated at the end of this corridor.

10.0 CORRIDOR WITHIN BAR AREA

- 10.1 The finishes reflect that of the previous corridor.

11.0 KITCHEN

- 11.1 The kitchen has a quarry tiled floor with painted plasterwork to the walls and ceilings.
- 11.2 Some undulation to the floor is noted within here. Above the head of the doorway at the left hand side an area of the plasterwork has broken away with the beams to the walls also being missing.
- 11.3 An area of the ceiling has collapsed around the loft hatchway. The extract canopy which hung from the ceiling as partially collapsed since last viewed.



12.0 RESTAURANT

- 12.1 This has in the main a carpet covering on a slab on solid floor, the circulation areas to the toilets and corridor are of quarry tiles. The walls are of painted plasterwork. The ceiling is constructed of king post trusses noted at third points the ceiling is boarded throughout here.



- 12.2 There has been extensive mould growth to the walls and damp penetration occurring was observed throughout this section

13.0 CORRIDOR LEADING TO TOILETS

- 13.1 This has a quarry tiled floor with painted plasterwork to the walls and ceiling.
- 13.2 There is damp observed to the walls within here.
- 13.3 An area of the ceiling is missing allowing damp penetration to happen.

14.0 GENTS TOILET

- 14.1 Within here is a quarry tiled finish on a slab on solid floor. The walls are generally tiled for full height with painted plasterwork to the ceiling.

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- 14.2 Some mechanical damage is noted to the division wall and to the former store cupboard otherwise no other damage is evident within this portion of the property.

15.0 DISABLED TOILET

- 15.1 The finishes match that of the gent's toilet.
- 15.2 At the far end a portion of the ceiling has been broken out to reveal the roof structure. This revealed the roof structure is in good condition with no damage observed.

16.0 LADIES TOILET

- 16.1 This is in a similar condition to the gents.
- 16.2 A large portion of the ceiling at the far end has is collapsing within here.



17.0 RESTAURANT LOUNGE BAR

- 17.1 This is divided in two with the restaurant area being situated to the right hand side as viewed from the external entrance doorway. Within this area the ground floor is of timber. Extensive vegetation growth was noted to the area against the gable wall.

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- 17.4 Cracking and disturbance was observed to the external walls mirroring that noted externally.



- 17.6 Within the lounge bar which is to the left hand side the walk – on scaffold is still in position obscuring the underside of the first floor.

18.0 ENTRANCE PORCH

- 18.1 This again has a walk – on platform introduced at first floor level. This has a quarry tile finish on a slab on solid floor. The walls are of painted plasterwork.
- 18.2 Extensive damp was observed within this portion of the property.

19.0 BAR AREA TO LOUNGE BAR

- 19.1 This has a vinyl finish on a slab on solid floor. Some undulation is noted. The walls are of painted plasterwork.
- 19.2 Extensive smoke damage is noted to the plasterwork. Part of the plasterwork to the left hand side of the bar has broken away.
- 19.3 A walk – on scaffold has been introduced within here however the ceiling can be observed. Areas of this had collapsed or were in the process of due to water ingress.

20.0 BAR ROOM

- 20.1 This again is split into three sections with that nearest the bar the main section in the middle and a snug around the fireplace at the gable end.
- 20.2 The floor within here is of quarry tile on slab on solid. The walls are painted plasterwork as is the ceiling.
- 20.3 Extensive damp ingress was noted to all external surfaces with localised collapse of the ceiling happening.





21.0 GENTS TOILET OFF BAR AREA

- 21.1 This has a quarry tile finish on a slab on solid floor. The walls are tiled for full height with painted plasterwork to the ceiling.
- 21.2 Some damp damage is noted to the ceiling within here.

22.0 LADIES TOILET OFF BAR AREA

- 22.1 This has similar finishes to that of the gents.

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- 22.2 Again an area of the ceiling has been removed adjacent the cubicles. The roof structure is of traditional construction and appears to be in good condition. No damage was observed.

23.0 LOWER CELLAR

- 23.1 This is accessed off the lounge bar area via concrete steps which have tiles on them.
- 23.2 Within the cellar this has a painted concrete floor with painted masonry walls. There is painted plasterwork to the underside of the ceiling.
- 23.3 Again the timber supports are visible within here. Damp is noted to the basement walls within this portion of the property.



24.0 STAIRWELL

- 24.1 The stairs, as indicated run centrally within the main portion of the building. The lower portion of the half landing is formed in concrete with a quarry tile covering.
- 24.2 The walls are painted plasterwork as is the ceiling. The half landing is of suspended timber construction with no covering.
- 24.3 Off here is an office area.
- 24.4 The remainder of the stairs are of timber construction with painted plasterwork to walls and ceiling.

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24.5 Extensive damage due to damp is noted throughout this area.

25.0 OFFICE OFF LANDING

25.1 This has a suspended timber floor with a board covering. The walls are painted plasterwork as is the ceiling.

25.2 This is again suffering from water ingress.

26.0 FIRST FLOOR LANDING AREA

26.1 This has a suspended timber floor with what was previously painted plasterwork to the walls and ceiling.

26.2 There is a timber beam to the division wall with the bathroom, it was noted that the head of the wall is extremely charred.

26.3 Areas of the plasterwork have been broken away at the right hand side to expose the blockwork masonry construction behind. Again this exposed the timber framework with masonry infill.

26.4 The ceiling has been broken away; it appears that the ends of the porch which sit on this wall have burnt away back to the main wall.

27.0 BATHROOM

27.1 Some relaxation of the structure was observed in this part of the property.



28.0 BEDROOM 2

- 28.1 This has a chipboard floor which has been laid over suspended timber construction. Part of this has collapsed particularly against the front east elevation. The majority of the boarding has been removed exposing the timber studding behind in the main this has been charred away.
- 28.2 To the division wall between this room and the bathroom adjacent the front elevation diagonally cracking and movement is developing to the masonry. This is allowing the front wall to bow outward



- 28.3 Again the roof structure has been removed in this area. Extensive vegetation growth is occurring to the first floor with localised collapse of the same



- 28.4 Some of the timber framing is detaching itself from the masonry.
- 28.5 A portion of the roof as collapsed above the entrance doorway into the bedroom with the roof area adjacent disturbed with vegetation growth occurring.



29.0 BEDROOM TO THE REAR

29.1 It would appear within here that the front elevation wall is deflecting outwards at eaves level.



29.2 Again damp ingress was occurring.

30.0 KITCHEN AREA

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- 30.1 This has a suspended timber floor with the walls set to a mixture of boarding and tiles. There is painted plasterwork to the ceiling with extensive smoke damage noted to the same.
- 30.2 The end part of the ceiling has collapsed within here revealing the roof structure above.

31.0 FORMER CORRIDOR ABOVE RESTAURANT LOUNGE BAR

- 31.1 This area was in a similar condition as viewed previously.

32.0 FORMER BATHROOM ABOVE RESTAURANT LOUNGE BAR

- 32.1 This is as the Corridor

33.0 FORMER BEDROOM ABOVE RESTAURANT LOUNGE BAR

- 33.1 Again as the foregoing however some shaling to the masonry was observed

34.0 CONCLUSIONS/RECOMMENDATIONS

- 34.1 From the observations made the property is suffering from ongoing relaxation.
- 34.2 This is being exasperated by the damp ingress which is occurring in various areas affecting the structural integrity of the elements of the building.
- 34.3 There is also cause for concern where vegetation growth is also happening.
- 34.4 Noting the current condition of the property and the deterioration that as occurred since it was last viewed it is debatable whether it is capable of being economically renovated without extensive intervention.
- 34.6 At present the structure in several areas is compromised.
- 34.7 Noting the earlier comments that the original consensus made was that the existing Timber Frame was not substantial enough nor does it have the structural integrity to be utilised as a load bearing element going forward.
- 34.8 In terms of the condition of the existing original Timber Frame it is questionable as to what could be preserved bearing in mind its current state.

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34.9 Therefore bearing in mind the fact that ongoing deterioration of the existing structure is occurring we are of the opinion that consideration should be given to the demolition of the whole or a substantial portion of the building as it stands.

UPDATED COMMENTS SEPTEMBER 2019

The site was visited on Saturday 14 September 2019, the weather prevailing was dry and sunny.

The building had scaffolding in place and loose roofing sheet covering the left-hand section of the listed asset.

Since the initial report was prepared the following has taken place.

1. Slow but clearly present movement of the upper structure, rotation of the upper wall at the level of wall plate creating cracking within the buttress wall, these follow the line of the vertical and horizontal brickwork bed.
2. Water damage has taken place principally to the right-hand section and the remaining rear structures.
3. Ceiling of plasterboard have perished and become live to ceiling and to a limited extent render to the walls.
4. The presence of weed infestation has increased.

The previously recorded fire damage is fully covered in the initial appraisal and this remains the principle defect.

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