

The Old Reservoir, Simonstone Road, Sabden

STRUCTURAL SURVEY of the Agricultural Building to be converted into a Holiday Cottage.
by
John Eastham TD,JP,LLB(Lond),FRICS, MCI Arb.,

Foundations: Likely to be traditional stepped footings in stone, laid on a naturally compacted excavation of dense marl.

Walls generally: There is no evidence of bulging, cracking or subsidence in the random stonework to any of the stone walls whatsoever. All walls checked for verticality.
The walls are 400mm thick; all walls are dry with 5% or less showing signs of dampness at floor level.

Walls below Ground Level: There is evidence that a damp-proof membrane has been laid horizontally above footing level and then 'sandwiched' vertically between inner and outer skins of stonework and finally horizontally some 4" to 6" above ground level, as observed.

Walls above Ground Level: Full thickness stonework with 'through stones' or bonders built using what appears to be a hard cement mortar (as opposed to gauged mortar).

Floors: Reclaimed stone flags bedded on and pointed in cement mortar laid on damp-proof membrane, lapped with sub-wall dpm - all on compacted hardcore. All stone flagged floors appear to be dry with slight (damp) discolouration in 2 corners of wall abutments.

Roofs: To be removed and re-constructed.

Further Damp-Proof Protection against floors and walls will be performed on the recommendation of the Architect on submission of detailed drawings seeking Building Control Approval.