

BUILDING CONDITION SURVEY REPORT

PROPERTY ADDRESS: Horton Grange Cottage, Horton, Skipton BD23 3JT

DATE OF INSPECTION: 7th May 2017



INTRODUCTION

This report has been prepared by Richard Rouse Eur Ing C Eng MICE ACILA, for Mr D Hargreaves and Ms N Holt following a survey of Horton Grange Cottage, Horton, Skipton BD23 3JT

The purpose of this survey was to investigate the structural condition, stability and safety of the following elements of the main building and provide recommendations on the scope of any necessary remedial works:-

- Chimney stack
- Roof
- Ceilings
- Stud-work walls

SURVEY AND RECOMMENDATIONS

Chimney stacks

I understand that that there were originally two stone and brick-built chimney stacks, located within the middle third of the main roof, which serve or served fire places in a number of ground and first floor rooms, in addition to a chimney stack adjacent to the right hand side gable wall

I also understand that the left hand side central chimney stack was removed, by a previous owner, as it was the source of rain water ingress and was considered to be in a dangerous condition and beyond repair.

The stone-work and the cement based mortar to the central right hand side chimney stack has suffered from significant age related deterioration, and distortion, the mortar is extremely friable and as a consequence the structure is structurally unsound and requires urgent removal, to the level of the roof, to prevent the possibility of collapse and injury to the occupants.

In addition to the above, the flashing around the base of the stack - at the junction with the stone tiled roof, has deteriorated to such an extent that rain water, over a considerable period of time, has penetrated into the roof space causing significant damage to the first floor plaster and lath ceilings and internal stud-work walls.

Following the recommended works to dismantle the chimney stack, I recommend that the stack is re-built in the original location, with similar dimensions as the original structure.

Roof

The roof of the main building consists of stone slates supported by a system of timber trusses, rafters and purlins.

There is significant woodworm infestation and wet rot deterioration to the timber roof laths and approximately 10% of the stone slates are damaged.

I recommend that the roof covering is removed and replaced using as many of the original stone slates as possible and that all damaged timber is replaced.



Example of rotted and woodworm damaged roof timbers

Ceilings

The first floor ceilings are of tradition plaster and lath construction, insulated with loose rock-wool between the joists.

The ceilings appear to have been a later addition to the fabric of the building as they have been installed mid-way up the existing rafter at the first purlin position.

The laths and plaster have suffered from significant, wide spread damage and deterioration due to a combination of woodworm infestation and wet rot caused by the long term penetration of rain water through the roof covering and around the chimney stacks which has collected in the rock-wool insulation.

The urgent removal of all horizontal first floor ceilings is required to prevent collapse, possible injury to the occupants and to prevent the further passage of rain water to the first floor stud-walls, timber floors and lower areas of the building.

I recommend that the ceilings are replaced on the same plane and position as would have originally been installed. Insulation should be provided at the horizontal ceiling location to alleviate any concerns over the installation of insulation on the pitch line of the roof.



Example of damage to first floor ceilings

First floor stud-work walls

The top of the first floor, non-load bearing stud-work walls adjoin the first floor ceilings.

Rain water from the ceilings and the rock wool insulation has penetrated the core of the walls causing significant and irreparable damage to the plaster and timber-work which has also suffered from deterioration due to woodworm infestation.

In order to prevent further deterioration and damage to the timber floors and the lower areas of the building, the complete removal of all of the first floor stud-work walls is recommended.

R D Rouse



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