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26th October 2019

BANK VIEW HOUSE

SAWLEY ROAD

GRINDLETON

CLITHEROE

BB7 4RS

# STRUCTURAL CONDTION REPORT

# AND

# RENOVATION SCHEDULE OF WORKS

PREPARED BY

S.J. BIALECKI LIMITED

Company Registration Number 04512076

LOCATION

Bank View House is located on the west side of the River Ribble and on the west side of Sawley Road, outside the village boundary but within the conservation area of Sawley as defined in the councils district wide local plan.

PROPERTY DESCRIPTION

The property is a stone built 2 storey detached house under a duel pitch stone flag (grey slate) roof. Built into the hillside landscape creating higher ground levels to the rear (west) elevation with access steps from ground level to the higher level via both north and south gables.

Originally there would have been two properties , the lounge and bedroom 1 to the north separate from the remainder. Constructed late 18 c (approx.)

The property was extended to the rear (west) elevation with a flat roof, over rendered walls in the mid 1950's creating a bathroom.

The bathroom was additionally extended with flat roof under stone walls and glazed openings creating a utility room.

PROPERTY CONDITION (INTERNAL)

FIRST FLOOR

BEDROOM 1

a) There are damp patched along the higher chimney breast area, intersecting with the ceiling , suspect failed flashing detail to the chimney stack
b) Damp stains (cold spots) to the rear sloping ceiling suspect no insulation between higher wall and roof connection, no loft insulation local to lower sloping ceiling ventilation.
c) The ceilings have been over plaster board and skim to the existing lathe and plaster ceiling
d) Purlins have been boxed in with board and skim
e) Existing walls over boarded.

BEDROOM 2

a) Same as bedroom 1, damp patches to chimney breast , not as aggressive , suspect failed flashing to chimney stack
b) Walls and ceilings over – boarded
c) Ceiling has a small loft access-hatch (not physically accessible)

BEDROOM 3

a) Walls and ceiling are original
b) A substantial section of the lathe and plaster ceiling has collapsed
c) The ceiling has a small loft access hatch ( not physically accessible )
d) Original lime plaster walls, with un-even surface
e) Damp patch to higher gable wall, rear side
f) Suspect severe roof cover failure

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ROOF LOFT AREAS

Bedroom separating walls are built to the underside of the sloping roof forming three separate compartments.

BEDROOM 1 :- No access hatch or inspection possible

BEDROOM 2 :- Restricted visual access possible through the loft access

a) The rear roof cover (grey slate) has been removed then replaced to allow a felt and batten secondary cover.
b) The front elevation is original (no felt) with 6 No daylight gaps at random through the grey slates
c) Not possible to check condition of timber rafters because of restricted access. visibley appear in reasonable condition
d) The loft area has been a 150 mm deep layer of fibreglass insulation

The insulation would most probably have been laid when the rear slates were removed ,allowing access.

BEDROOM 3 :- Restricted visual access possible through the loft access

a) The rear roof slope cover has been removed and then replaced to allow a secondary felt batten cover.
b) The front elevation is originally (no felt) with several daylight gaps , in particular at higher level ,local to the ridge tiles with large gaps
c) Not possible to check condition of roof timbers because of restricted access , however could be suspect subject to continuous water exposure.
d) The loft area has a 150 mm fibreglass insulation cover layer

BATHROOM

There is a vertical space gap between the extension existing wall intersection points

Suspect over a considerable period of time settlement to the building , constructed on semi-made ground ( back fill) and lack of key – bonding of wall intersection

Considering the age of the extension the remainder fabric in reasonable condition.

UTILITY ROOM

CONDITION

a) Ceiling :- plaster board and skim rough surface finish
b) Walls :- Rough plaster – application
c) Single glaze window frames
d) Sub-standard quality door and frames

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PROPERTY CONDITION ( internal )

GROUND FLOOR

LOUNGE

1 Large damp patch to the rear – gable wall corner
2 Rising damp to side of chimney breast – rear wall intersection points
3 Walls and ceiling appear in good condition other than damp as described
4 Suspended timber floor

Earth – sub-strata , with suspended timber joists with tongue and groove floor boards not original )

All nail heads securing floor boards through out are rusty , dry rot boards along perimeter edges

Suspect rising damp through earth – strata, and saturated atmosphere

Rising damp to the walls due to base and rear high ground level described elsewhere

LIVING ROOM-KITCHEN

1 Solid floors
2 Walls and ceilings appear in reasonable condition

SERVICES

1 Wiring appears dated and suspect .

EXTERNAL
REAR ACCESS STEPS

The rear access steps to the north west corner allowing access to the higher ground level constructed out of original sandstone with slight aged settlement and a gap between leading edges of the step treads – risers and wall intersection points , allowing significant storm weather penetration and saturated lower wall.

ACCESS STEPS LANDING AREA

Constructed out of thin sandstone pavings , settled and broken in places with recessed gaps , allowing general rain water penetration to the lower strata and saturation lower wall to the lounge.

NORTH GABLE

There is a cast – insitu concrete open channels gutter receiving rear elevation down spout rain water and discharging to frontage footpath at a higher level than internal floor level.

The gutter has settled , broken in places , allow rainwater leakage and damp problems to adjacent wall

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BATHROOM AND UTILITY ROOM EXTENSION

There is a significant vertical settlement crack at the bathroom – main wall intersection location similar to the internal crack , allow water penetration.

The roof is deemed flat sloping away from the main building approximately 200 mm constructed out of built up felt on sheathing plywood on timber joists with fibreglass insulation between the joists.

To allow a minimum ceiling height to both rooms the flat roof intersects into the main sloping roof approximately 20%

ROOF COVER

The front elevation roof slope was viewed with the use of binoculars to allow close up inspection from the adjacent field.

The roof has slightly dipped – collapsed over bedroom 3 with significant slate tilt gaps between slate beds, also slipped slate.

Also lose-slipped slates over bedrooms 2 and 3 ridge tiles lose and dry bedded in places.

All culminating in storm water penetration.

Relating to the rear slope , a significant lower area would have been removed to allow the flat roof intersection . Most probably at the time of this operation the remainder slates would have been removed to allow full felt and battens as viewed internally

The section of roof over bedroom 1 appears satisfactorily relayed.

Lead flashings and soakers to the chimney stack can only be inspected with local access , not available with this survey , however there does appear to been some patching.

SUMMARY ASSESSMENT

Relating to the rear extensions in particular the utility room . In all probability the owners at the time would not have applied for Planning Permission because the design conflicts with policy demands for this type of property

The utility room has been built with low budget costs at the time with poor design and workmanship

ROOF COVER ANDCHIMNEY STACK

As advised the chimney flue and stack are deemed redundant and whilst there are recommended works to the roof cover it makes sense to remove the stack and "cap off" , below sloping roof level.

Because the property is within a "conservation area" , we would have to approach the council with the appropriate form giving them our intent and notification for the demolition of the stack in a conservation area. This is not a full planning application and their decision would be within 2-3 weeks

The principle of a "conservation area" is to preserve and enhance and the decision making will be accordingly.

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INTERNAL DAMP PATCH

In general terms varying ground and adjacent floor levels are usually determined with an "external Tanking " system. In this case the removal of the rear stone steps and more creating out of hand costs with the unfor seen.

Therefore the best course of action is with an "internal tanking " system floor replacement with incorporated wall tank . See sketch 004

SCHEDULE OF WORKS

GUIDANCE NOTES

A) Principle roof :- considering the present state-condition of the grey slate , there would be no guarantee with patch.
Repair , therefore the most economic and best way forward is the replacement of the roof cover
B) Extension flat roof :- built up felt roofs are generally given a lifespan of 20 years , this is at least 40 years old, therefore to be replaced with a modern fibreglass finish roof surface.
C) Internal tanking to lounge floor

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