

CONSULTING CIVIL, STRUCTURAL,
HIGHWAY AND TRANSPORTATION ENGINEERS



Structural Appraisal

of

**Wykes Manor
Wykes Lane
Donington
Spalding
PE11 4SD**

for

Alex and Eleanor Stevenson

Ref: 9267

Date: November 2021



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1. Introduction

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Structural Appraisal

Wykes Manor, Wykes Lane, Donington, Spalding, PE11 4SD

1. INTRODUCTION

101. The following document contains photographs relating to a structural appraisal of Wykes Manor. Our brief was to undertake a structural appraisal of the existing building and identify areas of immediate or potential future concern. We were appointed by the present owner of the property Wykes Manor, Wykes Lane, Donington, Spalding.
102. We were requested to report on any apparent defects, giving an opinion as to cause and structural significance, together with recommendations for further investigations if required, or where appropriate suggest in outline only the scope of any necessary remedial works, including general advice about the likely effects and need to treat any nearby trees and vegetation where it could affect the structure.
103. We have not investigated the presence of asbestos and all other non-structural elements or biohazards, including the presence of invasive non-native plants, nor have we inspected the electrical and mechanical installations and our inspection of the property will only check for visual evidence of damp.
104. External inspection of the building has been carried out from ground level by visual and optical sighting and without special access arrangements we cannot confirm that obscured parts are free from defect.
105. The internal inspection has been made within the limits of ready accessibility and it is not normal practice to lift floor coverings or floorboards, remove panels or plaster, or move heavier items of furniture. Consequently we have not been able to inspect woodwork or any other parts of the structure which are covered, unexposed or inaccessible and it is neither implied nor should it be construed that other parts are free from defect or that they have not suffered from insect or chemical attack.
106. Roof spaces were inspected on a “head and shoulders basis” from the loft hatch where in the surveyor’s opinion access was reasonably and safely available via a standard surveyor’s 3 metre ladder from directly within the confines of the subject property. Insulation and personal effects were not be moved.
107. An inspection of the drains was not part of our brief, and we recommend a CCTV survey of site drainage is undertaken, and soakaways are traced.
108. This report does not constitute a Homebuyers Report, Valuation or Schedule of Refurbishment, and the lack of specific reference to any structural elements, materials or type of construction does not infer compliance with the current British Standards, Codes of Practice, or Building Regulations, and enquiries to the Local Authority have not been made.

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109. The property and site have not been tested for any form of contamination, pollution or any other environmental impairment, including the presence of invasive non-native plants, and we are unable to make any comment in this regard.
 110. Whilst we have used all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the property will be free from future defects or that existing ones will not suffer from further deterioration.
 111. All observations in unlit or dark spaces were made with the aid of a hand held torch light.

2. GENERAL OBSERVATIONS

- 201. The property was generally in adequate structural condition, although there is evidence of both historic and recent distortion and cracking throughout.
- 202. The building has suffered from significant historic movement, and ongoing cracking likely relating to a combination of changing ground conditions, cyclical inundation and water table changes and the presence of large trees on the site.
- 203. Existing vegetation should generally be maintained at its present height to minimise ongoing groundwater changes.
- 204. Ongoing minor movements are likely, and underpinning is not thought economic. We recommend the strategy adopted is the monitoring of minor movement and the addressing of significant movement, or obviously progressive movement.
- 205. The majority of areas only warrant monitoring at present, but there are a small number of areas where significant intervention will be required (see drawings for details).
- 206. All roof coverings, rainwater goods, flashings etc should be thoroughly inspected and repaired where required to manage the ongoing good condition of the internal fabric. There were no obvious areas of significant structural defect arising from water ingress, but during any removal of existing roof coverings the contractor should be alert to potential structural defects and seek the advice of a Structural Engineer if in any doubt.
- 207. The external walls require repointing, and careful removal where possible of historic cementitious repointing with hand tools where this will not damage the brickwork. All new pointing should be undertaken with a compatible lime mortar with the specification to be confirmed by the Architect and trial panels carried out on commencement of works for approval prior to proceeding with the main portion of the works.
- 208. Full details are contained in GCA drawings SK01 to SK05.

James Thomson

M.Eng., (Hons), C.Eng., M.I.Struct.E., M.I.C.E.

Conservation Accredited Engineer

Managing Director (Civil and Structural Engineer)

File Ref: 9267

Date: 11th November 2021

Appendix - Photographs



Elevations (1)



Elevations (2)



Elevations (3)



Elevations (4)



Elevations (5)



Photo (1)



Photo (2)



Photo (3)



Photo (4)



Photo (5)



Photo (6)



Photo (7)



Photo (8)



Photo (9)



Photo (10)



Photo (11)



Photo (12)



Photo (13)



Photo (14)



Photo (15)



Photo (16)



Photo (17)



Photo (18)



Photo (19)



Photo (20a)



Photo (20b)

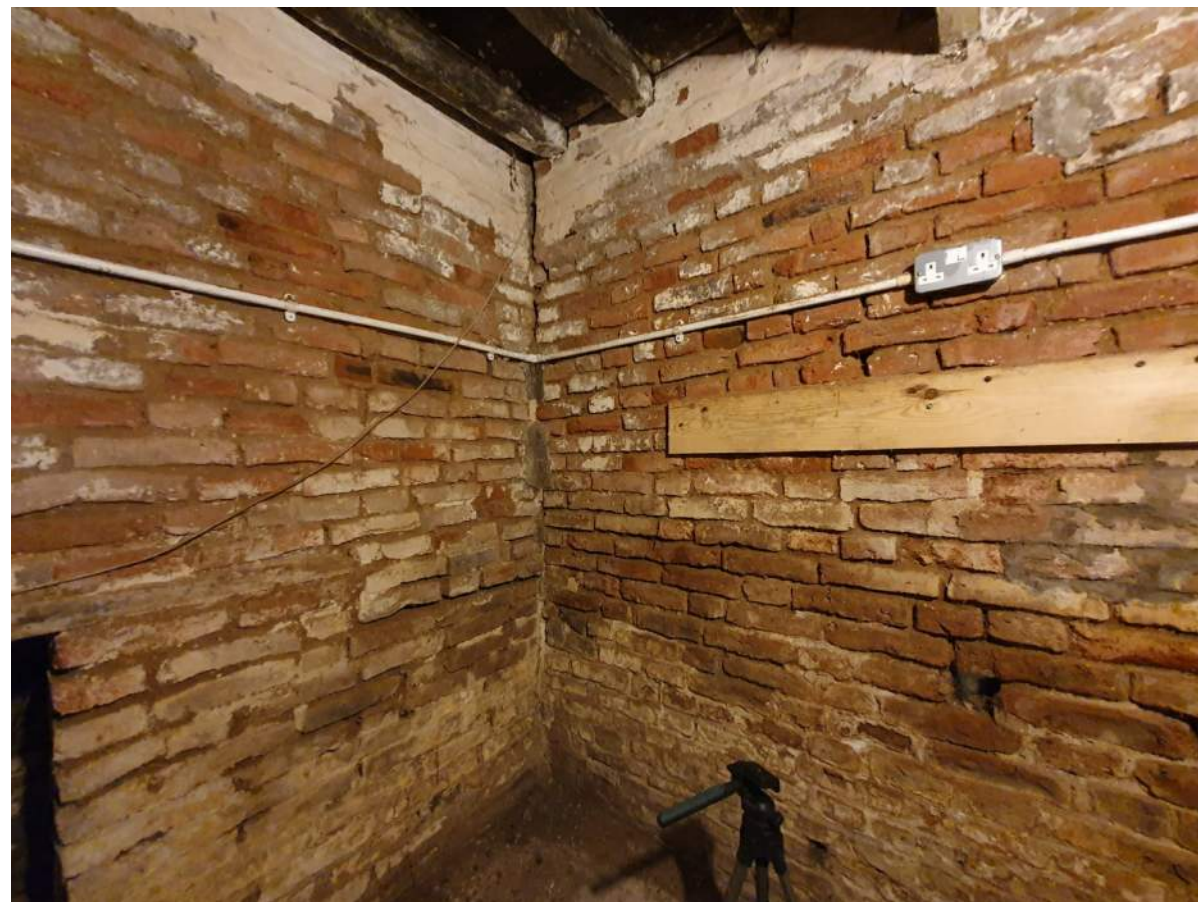


Photo (21)



Photo (22)



Photo (23)



Photo (24)



Photo (25)



Photo (26)



Photo (27)

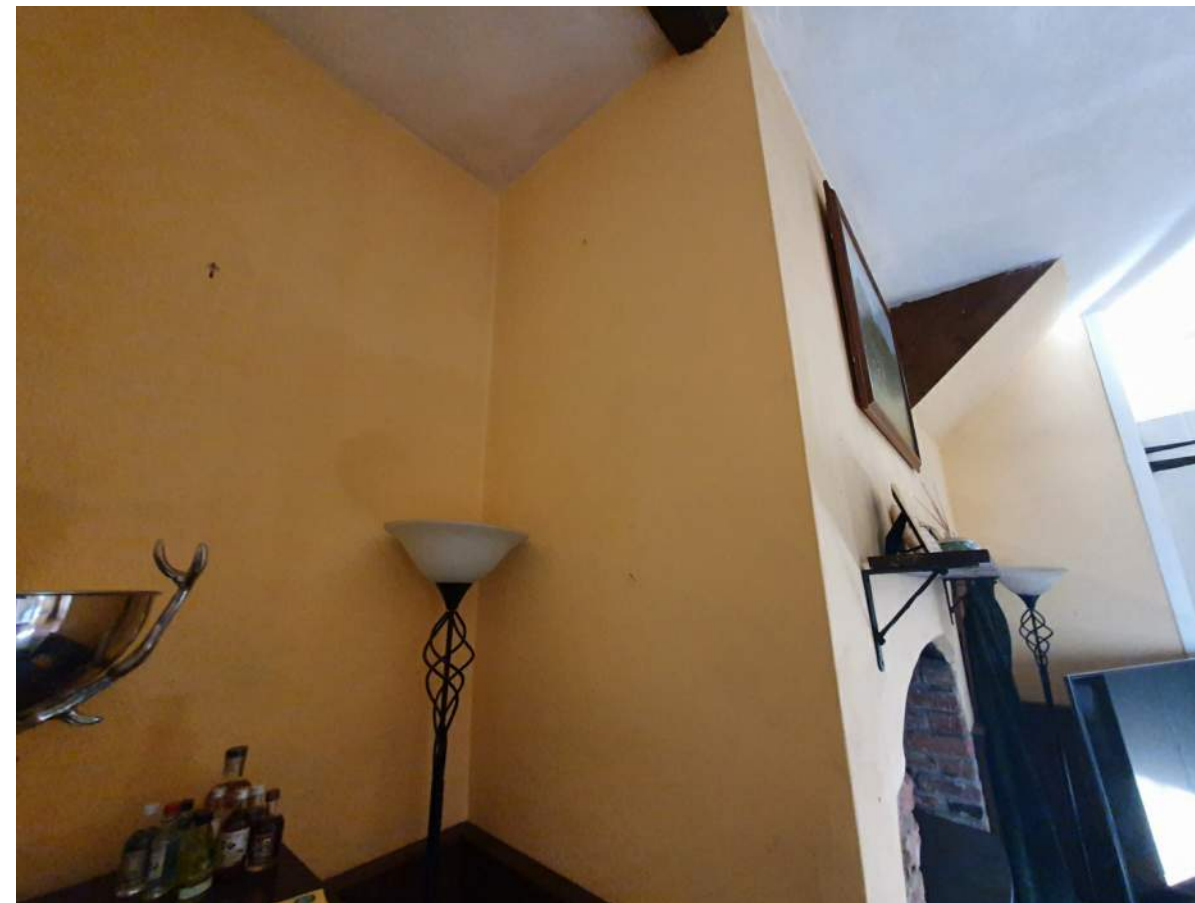


Photo (28)



Photo (29)



Photo (30)



Photo (31)



Photo (32)



Photo (33)



Photo (34)



Photo (35)



Photo (36)



Photo (37)



Photo (38)



Photo (39)



Photo (40)



Photo (41)



Photo (42)



Photo (43)



GCA Consulting Ltd
Babington Lodge
128 Green Lane
Derby DE1 1RY

Project Wykes Manor, Wykes Lane				Job No. 9267	
Title Elevations 1 and 2				Drawing No./Rev. SK 01	
Drawn by EH	Date 10/11/21	Chk'd by JT	Date 10/11/21	App'd by JT	Date 10/11/21

SURVEY NOTES

The property was generally in adequate structural condition, although there is evidence of both historic and recent distortion and cracking throughout. The majority of these areas only warrant monitoring at present, but there are a small number of areas where significant intervention will be required (see all drawings for details).

All roof coverings, rainwater goods, flashings etc should be thoroughly inspected and repaired where required to manage the ongoing good condition of the internal fabric. There were no obvious areas of significant structural defect arising from water ingress, but during any removal of existing roof coverings the contractor should be alert to potential structural defects and seek the advice of a Structural Engineer if in any doubt.

The external walls require repointing, and careful removal where possible of historic cementitious repointing with hand tools where this will not damage the brickwork. All new pointing should be undertaken with a compatible lime mortar with the specification to be confirmed by the Architect and trial panels carried out on commencement of works for approval prior to proceeding with the main portion of the works.

NOT TO SCALE

Significant cracking. Photo 39.
Repoint as temporary repair and monitor.

Diagonal cracking likely related to historic
discharge of rainwater. Photo 40.

Elevation 1

Loose pattress
plate. Photo 42.
Pack and monitor.

NOTE: Wall bows out at mid-height.
Consider elevation survey to permit
ongoing monitoring.

Repoint lost mortar

Progressive cracking. Photo 43.
Recent repointing. Monitor.

Bedjoint lifted. Photo
41. Likely corroding
wall tie to infill. Expose
and check.

Check gulley condition
at base of downpipe

Elevation 2

 GCA Consulting Ltd Babington Lodge 128 Green Lane Derby DE1 1RY	Project Wykes Manor, Wykes Lane				Job No. 9267	
	Title Elevation 3 and 4				Drawing No./Rev. SK 02	
	Drawn by EH	Date 10/11/21	Chk'd by JT	Date 10/11/21	App'd by JT	Date 10/11/21

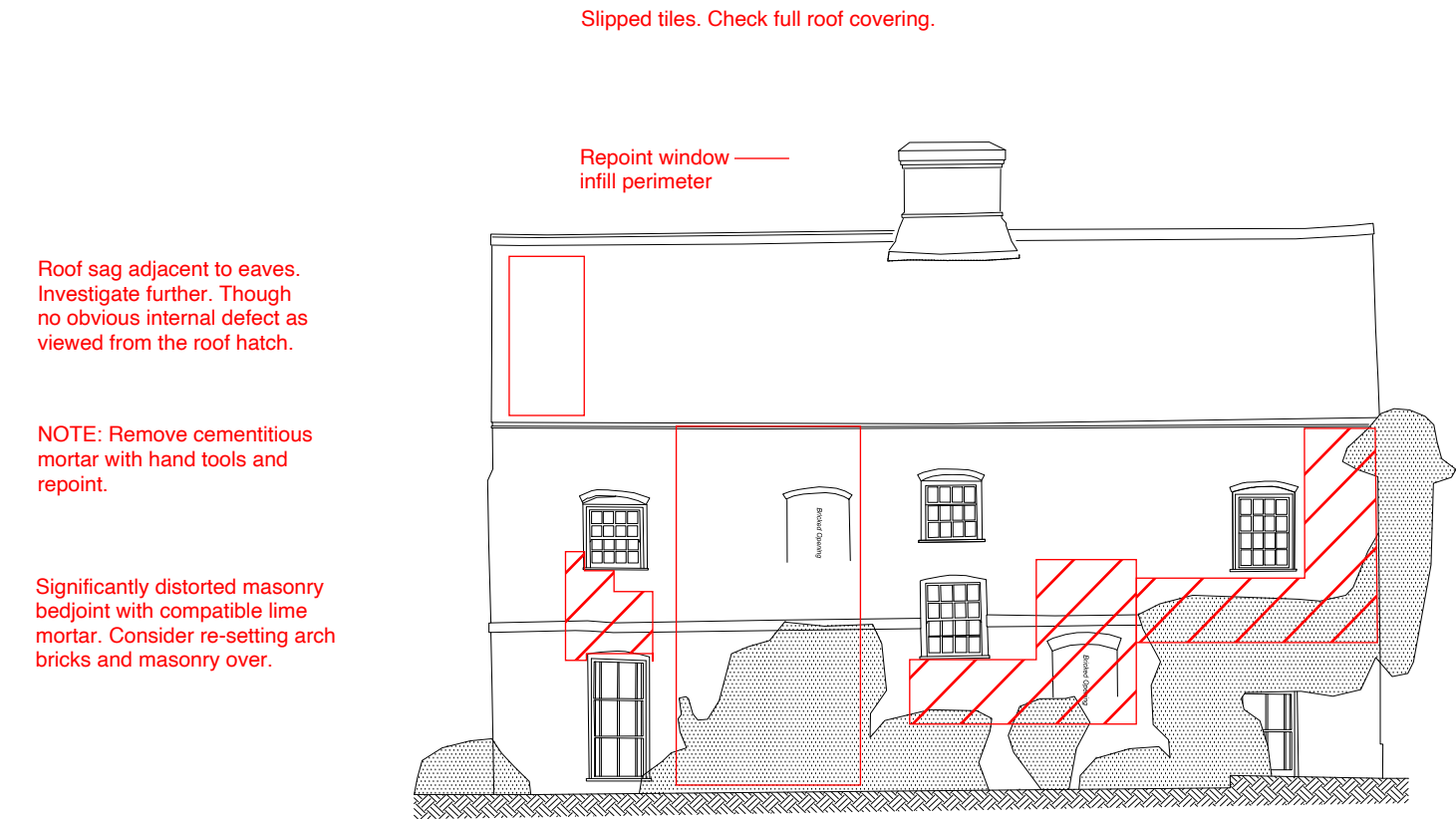
NOT TO SCALE

SURVEY NOTES

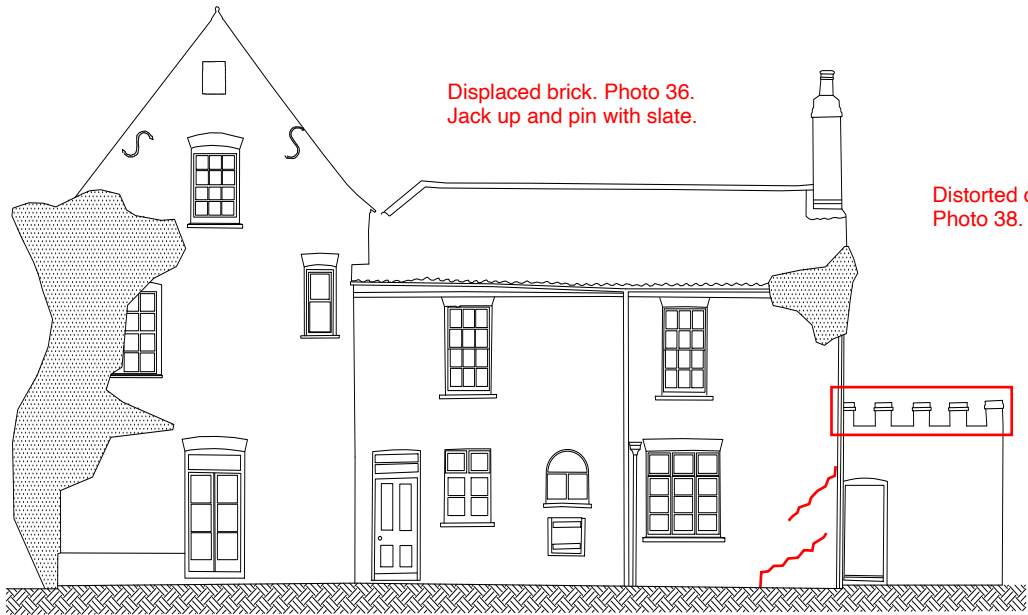
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Elevation 3



Elevation 4

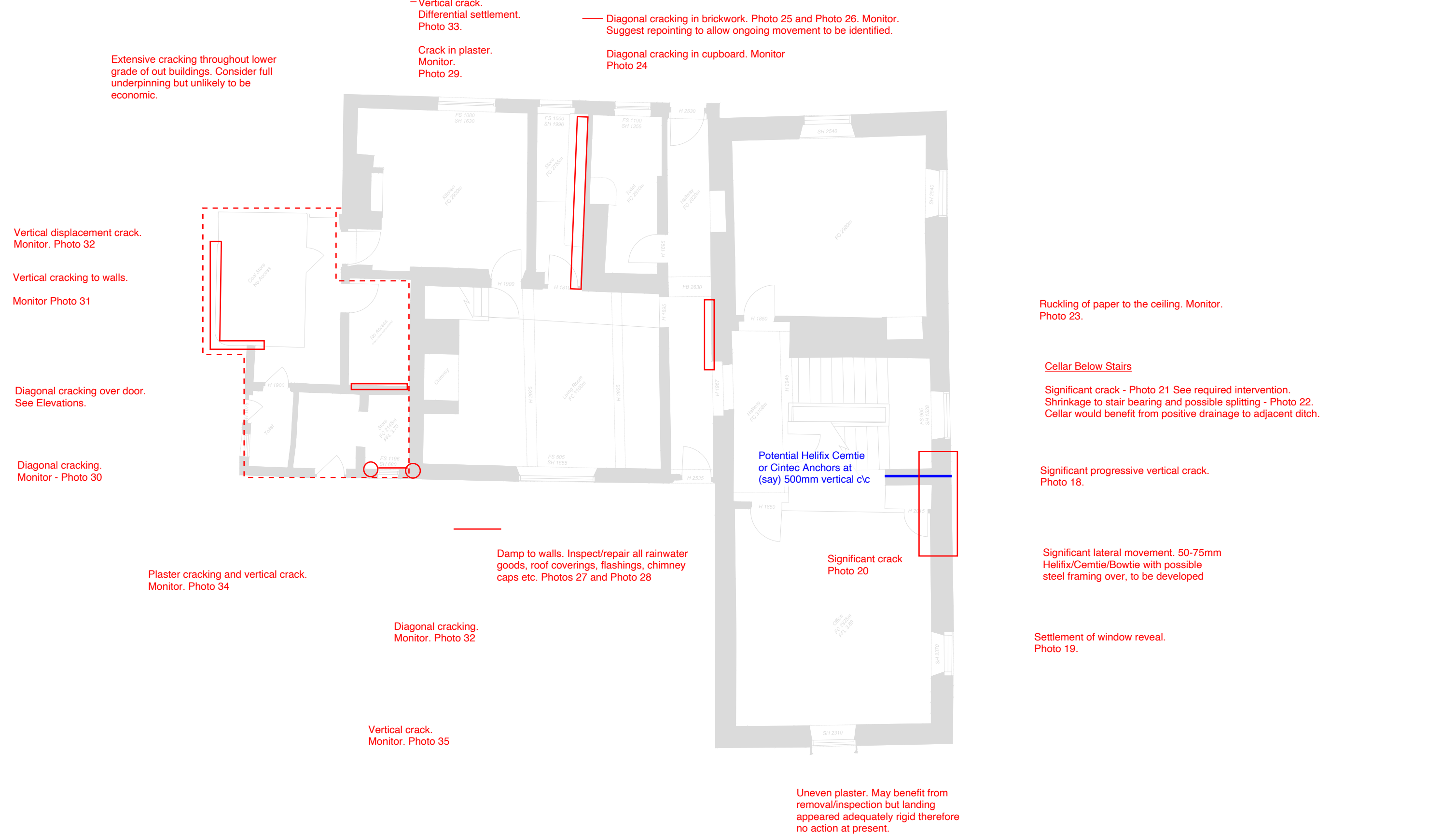
GCA GCA Consulting Ltd Babington Lodge 128 Green Lane Derby DE1 1RY	Project Wykes Manor, Wykes Lane				Job No. 9267		SURVEY NOTES The property was generally in adequate structural condition, although there is evidence of both historic and recent distortion and cracking throughout. The majority of these areas only warrant monitoring at present, but there are a small number of areas where significant intervention will be required (see all drawings for details). All roof coverings, rainwater goods, flashings etc should be thoroughly inspected and repaired where required to manage the ongoing good condition of the internal fabric. There were no obvious areas of significant structural defect arising from water ingress, but during any removal of existing roof coverings the contractor should be alert to potential structural defects and seek the advice of a Structural Engineer if in any doubt. The external walls require repointing, and careful removal where possible of historic semi-detached repointing with hand tools where this will not damage the brickwork.
	Title Ground Floor				Drawing No./Rev. SK 03		
	Drawn by EH	Date 10/11/21	Chk'd by JT	Date 10/11/21	App'd by JT	Date 10/11/21	

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Project Wykes Manor, Wykes Lane				Job No. 9267	
Title First Floor				Drawing No./Rev. SK 04	
Drawn by EH	Date 10/11/21	Chk'd by JT	Date 10/11/21	App'd by JT	Date 10/11/21

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Loft hatch accessed. No apparent structural defects. Photos 10 and 11

Distortion of wall at high level inside the cupboard. Photo 12. Monitor

Ruckling of paper at high level.
Photo 13. Monitor

Minor cracking to ceiling.
Photo 7. Monitor

Cracking inside cupboard.
Photo 15. Monitor

Loose/damp plaster. Significant vertical crack. Photo 17. Monitor

Plaster crack to full width of room.
Photo 16. Monitor

- Outward bow of wall visible to ceiling.

Stainless steel box
frame TBC —

Potential extent of Halifax Bowtie

Potential extent of Helifix Bowtie

GCA GCA Consulting Ltd Babington Lodge 128 Green Lane Derby DE1 1RY	Project Wykes Farm, Wykes Lane				Job No. 9267		SURVEY NOTES The property was generally in adequate structural condition, although there is evidence of both historic and recent distortion and cracking throughout. The majority of these areas only warrant monitoring at present, but there are a small number of areas where significant intervention will be required (see all drawings for details). All roof coverings, rainwater goods, flashings etc should be thoroughly inspected and repaired where required to manage the ongoing good condition of the internal fabric. There were no obvious areas of significant structural defect arising from water ingress, but during any removal of existing roof coverings the contractor should be alert to potential structural defects and seek the advice of a Structural Engineer if in any doubt. The external walls require repointing, and careful removal where possible of historic decorations repointing with hand tools where this will not damage the brickwork.
	Title Second Floor				Drawing No./Rev. SK 05		
	Drawn by EH	Date 10/11/21	Chk'd by JT	Date 10/11/21	App'd by JT	Date 10/11/21	

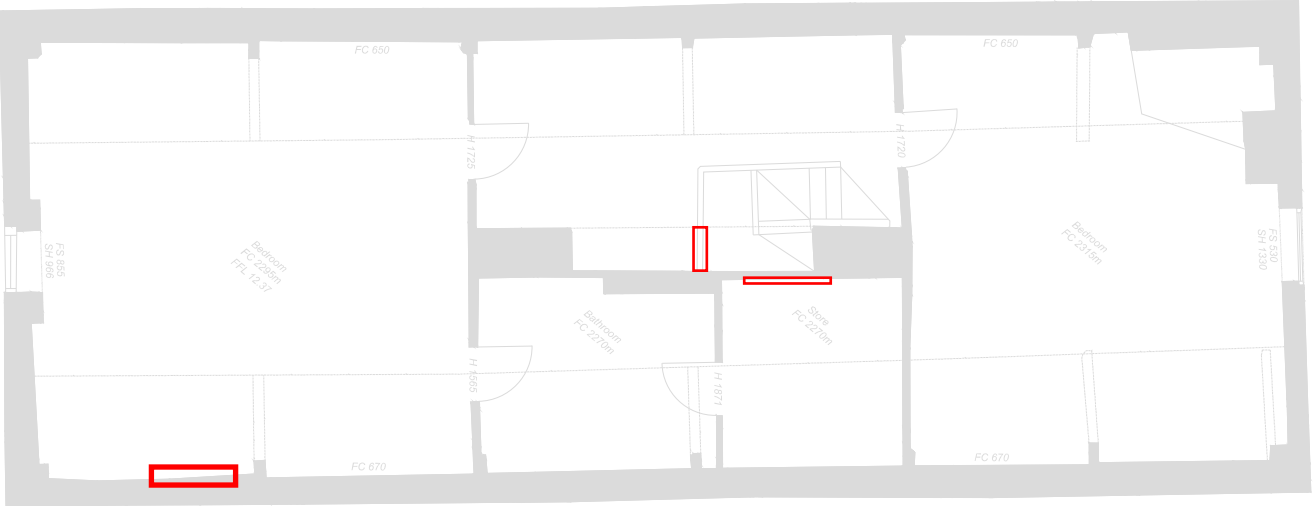
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Localised crack.
Monitor



Potential extent of Helifix Bowtie

Hairline crack to arch apex.
Photo 2. Monitor

Minor localised cracking.
Photo 1. Monitor

Diagonal racking cracks
Photo 3. Monitor

Significant racking cracking.
Photo 5. Monitor

Significant lateral displacement
between external wall and stud wall.
Photo 4. Provide Helifix Bowtie to tie
wall to floor plate.

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