From: Grant, David
Sent: 17 August 2022 13:42
To: _planningadvice
Subject: The Duke of York H08-0964-21
Attachments: We sent you safe versions of your files; Woodworm Survey.pdf; bar area over cellar.jpg; cellar.jpg; Woodworm Cellar beams.jpg; Woodworm damaged floorboards below bar.jpg

Please add this email and attached to the DIP under 6SUP – Woodworm Survey evidence

Many thanks,

Mr David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk
Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From:
Sent: 27 July 2022 17:01
To: Grant, David <dgrant@sholland.gov.uk>; Fidler, Richard <rfidler@sholland.gov.uk>; richard@richardsarchitectural.co.uk; info@richardsarchitectural.co.uk
Subject: The Duke of York - Planning Application H08 -0964-21

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Good Afternoon David,

I write with reference to the above, and attach for your attention the survey report received regarding the extensive woodworm found throughout the building as previously pointed out by the roofer and the builder. We have several more images which will be sent over on a separate e mail to follow for your reference.

I have to say the woodworm is far more serious than we were originally aware, and would require immediate attention as some of the floor areas are extremely unsafe as pointed out to us during the survey.

The building is clearly not habitable in anyway, and certainly not viable to market as a Public House in its current state. All the evidence provided to you over the last few weeks clarifies the poor state of the fabric of the building and the additional financial information speaks for itself.

If you have any queries regards the attached survey report, or the images then please do not hesitate in contacting me.

Kind Regards

Lucy

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Date 16th July 2022

Pest Identification: - Anobium Punctatum (Woodworm)

Property Address: Duke of York, 106 Risegate Rd, Gosberton, Spalding PE11 4EY

Surveyor: Andrew Anderson

Dear Lucy

Thank you for allowing me to survey the above property for wood boring insects. Starting the survey from the downstairs areas and finishing on the upper level areas of the property.

- Main restaurant- all of the wood floor and joists are infested with woodworm including the skirting boards. The internal walls are crumbling and are damp. You can feel floor boards sink when you walk over it.

- Cellar & Bar areas-the main support beams and floor boards in the Cellar have major signs of woodworm which has caused some of the beams to rot and the floor boards which the bar area is sited on to dangerously rot and is very unsafe to stand on and could collapse if emergency structural work in the Cellar is not carried out. The Cellar area has been flooding from below, a water source which may be coming from underground and is also taking in water through its walls at pavement level.

- Bar eating area has a solid floor and woodworm is only visible in the wooden ceiling and beams. The walls are damp and crumbling and are absorbing water from the pavement level and above from decaying drainage pipes and guttering along with the roof which requires major repairs.

- The Snug eating area has a solid floor but the ceiling & walls are again damp & crumbling.

- The Games room has woodworm and smells of damp this rooms structure is mainly made of wood but has a solid floor. The roof on this building requires extensive repairs.

- The Garage and Store rooms are infested with woodworm in the roof beams & in the stored wooden furniture. The roof is leaking water from multiple areas and requires extensive repairs or replacements to the roof beams and supporting structures.

- The upstairs areas all have damp in the walls & the plaster is crumbling this is most likely occurring due to the poor condition of the properties roof and broken drainage system. The outside walls are also crumbling & absorbing water.

Overall Conclusion

The properties roof is in need of urgent repair or full replacement along with the roof guttering & drainage system.
The Main Restaurant floor should be replaced including joists & floor boards after the damp in the walls has been addressed.
The Cellar & Bar area floor boards and along with around 60% of the main floor support beams should be replaced ASAP and is in danger of the rotted floor boards falling trough. The leaking water from underground water source should be detected and fixed along with the water from the pavement being absorbed into the walls.

The external walling of the property is absorbing water and requires urgent repairs to stop the excess moisture coming into the walls & woodwork of the property.
Once these works have been carried out I would recommend that the wood where possible is treated with a preventative and curative woodworm treatment & fumigation.

Images have been taken of the areas that I have surveyed & can be viewed.

If you have any further questions please feel free to contact me.

Yours Sincerely

Andrew Anderson

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