

**STATEMENT OF THE CONDITION OF THE
FABRIC OF THE BUILDING AT The UPPER FLOORS**



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**CONVERSION OF FIRST, SECOND AND THIRD FLOORS
TO RESIDENTIAL FLATS TOGETHER WITH
ALTERATIONS TO SHOPFRONT AND REAR OF BUILDING**

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At

SPALDING NEWS 24 MARKET PLACE SPALDING

For

Director

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Statement regarding the condition at 25.06.25.

A visit was made during the planning process (25.06.25) to assess the condition of the rooms on the upper floors and roof of the building. The primary objective was to establish whether there are any obvious voids or holes within the external fabric of the building (walls / roof etc) that would easily permit the ingress of animals, notably bats.

Floor	-	Timber.
External walls	-	Brick
Eaves	-	Flush timber
Roof	-	Tiles
Windows	-	Timber
Doors	-	Timber.
Chimneys	-	Brick

Floor

The floors are timber boards on timber joists, parts of the floors have ceiling below.

External walls

The walls appear to be generally sound, there is one small hole in the brickwork on the top floor.

Eaves

Fascia boards and gutters are securely fixed to the walls. No obvious openings were evident.

Roof

The roof is finished with concrete interlocking tiles and is continuous from eaves to ridge. The front slope of the roof is slate. The rear slope roof covering is generally complete although there is one missing tile on the rear slope near the ridge which may correspond with a hole in the roof visible from inside. There is one chimney which appears to be flashed and sealed appropriately.

The Roof timbers are exposed internally and the underside of the roof has roofing felt which appears to be intact.

Windows, doors and other openings

The windows to the front elevation are glazed in timber frames, windows at the rear are metal framed. All units visible appear intact. There is no cracked or broken glass. One window at second floor level towards the rear was slightly open at the time of inspection.

There is one external door at first floor level onto a flat roof which is intact and secured.

There are two openings, one at second floor level and one at third floor level, which have timber panels both of which have gaps between panels and frame.



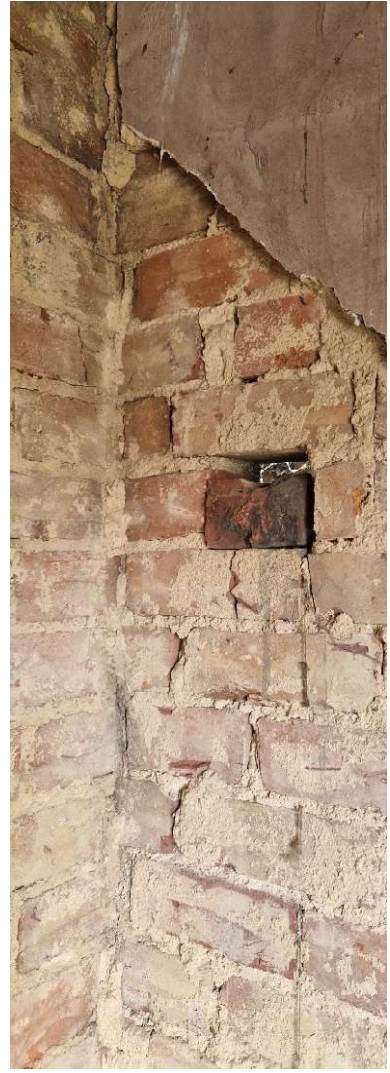
Hole at high level in roof and hatch below with gaps between panel and frame



Hatch at first floor level with gaps between panel and frame



Slightly open window at first floor level



Small area of missing brick, partly blocked



Rear elevation from flat roof



General internal views of roof

Conclusion

In summary, the inspection indicated that the walls and external roof coverings are, where visible, intact and that the various junctions (eaves etc) appear to be adequately sealed. There are however some gaps around openings.

The upper floors of the building are used for storage by the shop below and its weather-tightness appears still to be reasonable, which is to be expected. Having undertaken a visual inspection of the property, it is concluded that despite the apparent openings the external envelope is generally sound and free from significant voids or holes. There is no visible evidence of the presence of bats and no droppings were identified.

At this point in time, we would therefore not anticipate animal entry, though this situation may change in the future and would require future exploration should the building stand empty for any period of time.

END.