

BY Email Only

12 August 2021

Our Ref: SW21-192-L01

Dear Sir,

RE: SW 21-192 – Cottage Building, Birds Drove, Surfleet, Lincolnshire

Following our attendance on site on 09 August 2021 to undertake a visual inspection of the existing cottage property, please see our brief letter style report following.

The property stands as a traditional cottage style property, with a red clay pantile roof with a timber raised collar truss system supporting tile battens. The walls are assumed to be a solid load bearing masonry and have a pebble dash style render to the full exterior. This is likely that this wall finish is not the original.

The cottage stands immediately off the frontage of Birds Drove, with a small ditch between the road and the plot.

The plot stands significantly overgrown with trees, hedges and brambles growing thick around the property to all 4 elevations.

It is evident the property has not been lived in recently and has been neglected as such suffers from more significant wear and tear associated with the interior being unheated and parts exposed to the elements.

The property is illustrating some signs of distress which is indicative of a historic foundation movement.

Externally there are a couple of cracks evident to the render/pebble dash finish along the length of the cottage but nothing that cannot be addressed.

Internally the cottage is suffering from some damp ingress which has progressed to the point where finishes are stripping from the walls and ceilings.

There is a flat roof portion of single storey structure to the West side of the property which has suffered water ingress causing structural damage to the roof and ceiling. The ceiling will need to be stripped and damage assessed for repair as a minimum.

Internally there is an external wall crack and a crack to internal load bearing wall.

The crack patterns seem to indicate that the rear wall has suffered a differential movement in the past.

There are a few photos illustrating the structural defects appended to this letter.

Whilst the property is suffering from some defects affecting its structural capacity, it remains very viable for renovation providing appropriate remedial details are utilised.

We would recommend once all internal fixtures and finishes are stripped that a full survey of all defects is undertaken, and a full structural scheme prepared for repair works.

We anticipate repair works to take the form of removing the existing ground floor, which is on various levels so assumed beneficial to replace anyway, and replace with a new structural raft slab floor which can be tied into the existing walls and structure providing ongoing and long time foundation stability too.

We would also recommend crack stitching repairs as required to stitch the internal cross wall back to the long elevation external wall.

Without undertaking the above recommendations within a time frame of 5 to 10 years the property is likely to be beyond the point where repair and renovations is viable.

Our Ref: APW / SW 21-192-L01

By implanting a scheme in line with the above recommendations it is considered that the property would provide a serviceable domestic accommodation for many years to come.

We trust the above is sufficient for your current requirements and clear.

When you are ready for Structural repair and remedial details to be prepared, we would be more than happy to provide a quote for the work.

Should you have any queries or wish to discuss anything please do not hesitate to get in touch.

Yours sincerely

A.P. WILSON CEng MStructE

Director, Chartered Structural Engineer

For and on behalf of **SHIELDS WILSON LTD**

Adam@shieldswilson.co.uk

Tel: 01775 729252

Mob: 07793081109

