



SANSOM HAMILTON & Co

Chartered Surveyors & Rural Business Consultants

BUILDING CONDITION SURVEY

FORMER PUBLIC HOUSE

HIGHAM ON THE HILL

LEICESTERSHIRE



ON BEHALF

OF

A R CARTWRIGHT LTD

AUGUST 2019

UPDATED SEPTEMBER 2020



Agricultural

Commercial

Development

Residential

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1. INSTRUCTIONS

We are instructed to prepare a Building Condition Report on the former public house at Higham on the Hill, Leicestershire for the purposes of ascertaining the current condition of the building prior to redevelopment of the site. The survey was carried out on 19th August 2019 and highlights the main items of repair visible at the time of inspection. This report is for the private and confidential use of A R Cartwright Ltd and their professional advisers and should not be produced in whole or part or relied upon by third parties. The survey was carried out by Martin Sansom MRICS FAAV Chartered Surveyor with over 20 years' experience in surveying properties of this type.

2. LOCATION

The building is located within the village of Higham on the Hill and it understood until recently to have been used as a public house but has since been vacated and boarded up. The building sits within grounds to the side and rear and fronts on to the main street in Higham. To the rear there is a small paddock with a pond.

3. GENERAL DESCRIPTION

The building most likely dates from the 19th Century but it has undergone significant alteration and extension with sprawling single storey extensions to the sides and rear which are probably most likely to have been constructed in the 1960s/70s. These are largely flat roofed and resulted in some alteration to the existing building with the rear wall at ground floor level having been removed. It is understood that as these additions do not form part of the original property they are to be demolished and are not included within this report.

The former public house extends to three storeys and is of traditional construction. There have been significant alterations to the building over time including external rendering.

4. CONDITION

EXTERIOR

4.1 Chimneys

There are two chimney stacks to the building both of which have been constructed of brick and have been rebuilt at some point in the past with a modern brick. The western chimney stack has two clay pots and a steel flue present with no significant faults noted. To the eastern chimney stack there is a single open muzzle clay pot with no significant faults noted.

4.2 Roof

The roof is of pitched construction being constructed of a timber frame which supports a covering of grey tiles with red clay ridge tiles. This is not the original roof and it has been replaced with imitation slates which may contain asbestos. There were no signs of any water ingress however there is some distortion to the roof line due to the roof timbers resting on uneven purlins.

Much of the roof structure is enclosed within the accommodation to the second floor. A number of the original purlins and ties to the roof were visible. These are of

random rough sawn timber and have a black painted finish. The timbers showed signs of past wood boring insect activity and also some rot due to dampness. It is considered that these timbers would require significant treatment and repair to stabilise the roof structure. The addition of steel roof ties at eaves level would also aid the structural integrity of the building.



4.3 Main Walls

The main walls are constructed of 220mm brick and are of solid construction. There has been a cement rendered finish applied to the front west and east elevations which is a later addition, and which has a painted finish and with a rendered band at first floor level.

The render itself is in poor condition being badly cracked to all areas and is also suffering from deterioration due to dampness as the render extends to ground level. All the render now requires removal and make good the brickwork to the face before applying a replacement render.

To the front elevation it was noted that there is a slight bowing of the wall below the first-floor windows. This is a result of poor lateral strength at weak spots around the window openings and there is some ongoing movement to these areas. Therefore, the brickwork around these areas requires tying in to provide additional lateral restraint. The use of tie bars at first and second floor level would be beneficial to prevent ongoing movement.

To the rear of the property the main wall has been removed at ground floor level and a supporting beam added to open up the dining area to the rear. It will be necessary to replace this wall if the rear extension is removed. Some general

repointing of the rear wall is required, and it may be necessary to render this section of wall to match it into the existing.





Typical poor condition of render to front and sides

4.4 Damp Proof Course

The building was constructed without the provision of a damp-proof course and there is no visible later damp proof course which has been installed. There is a considerable amount of rising damp to both the internal and external walls resulting in damage to the plaster and render. The installation of a permanent damp proof course is now required.

4.5 Windows

The windows to the rear property are a mixture of replacement UPVC sealed units some of which have been removed to facilitate the blocking up of windows and to the second floor the windows are of timber construction. The windows to the second floor all showed signs of deterioration and damage and now require complete replacement. To the first and ground floor it was difficult to assess the condition of the windows as majority of the glazed units have been removed so therefore it is assumed that complete replacement of the windows is now required.



4.6 Doors

To the front of the property there is a timber door set within a timber casement. This has been boarded up and again it is assumed that this will require complete replacement.

To the rear the property is accessed via the rear single storey extension.

4.7 Other

Porch – To the front of the property there is a porch constructed of brick with a concrete tile roof. This is generally in satisfactory condition however there are some tiles which require repair.

INTERIOR

4.8 Ceilings

The ceilings to the property are of a mixture of lath and plaster and plasterboard construction. The majority of the ceilings to the more recent parts of the building are of plasterboard construction and although showing signs of cracks, are generally satisfactory. The ceilings to the original part are part beamed and have undergone significant alteration in the past. There are signs of damage to all of the ceilings to the ground floor and part of these are underdrawn. It is considered that these ceilings will require removal and replacement. To the first and second floor

again the ceilings are a mixture of plasterboard and lath and plaster construction. All showed signs of significant deterioration, dampness and distortion and all required removal and replacement.



4.9 Floors

To the ground floor the floors are of solid construction with predominantly a quarry tile finish. There is some distortion to the levels of the floor indicating a poor sub-base and it is unlikely that the floors are insulated. Random damp meter tests on the floor revealed high levels of dampness indicating that there is no damp-proof membrane. It would therefore be recommended that the floors are removed and replaced with a dampproof membrane, insulation and a level screed finish.

To the first floor, the floors are constructed of timber and rest on the timber ceiling joists. Many of the boards to the first floor have been removed and a number showed signs of deterioration. There is some unevenness to the flooring throughout. It is therefore recommended that the floors will require levelling and replacement throughout.

To the second floor the floors are again of timber construction and are uneven throughout. There is also significant deterioration and staining and again it would be recommended that the floors are removed and replaced.



Dampness to floors. Note also rising damp to walls in original section of the building.

4.10 Internal Walls

The internal walls are of solid brick construction with a wet plaster finish to the majority. To the ground floor the walls had a rustic plaster finish with some inserted timberwork and much of this plaster has deteriorated at lower levels due to rising damp. The plasterwork is also loose to the upper sections. Much of the timber work has deteriorated. Complete replacement of the plasterwork is now required.

To the first floor the plasterwork has again deteriorated in a number of places and appears to have been damaged caused by water penetration to the bedroom areas and plasterwork has come away from the walls in these areas. There is also significant cracking around the window openings. To the stud partition between the bedroom and kitchen area the plasterwork is satisfactory.



Damage to internal walls caused by dampness

4.11 Fireplaces and Chimney Breasts

There are fireplaces situated to the east and west gables and these are constructed of brick with open fires present to each room. The chimney breasts themselves were in satisfactory condition however at lower levels there was significant dampness to the brickwork.

To the first and second floor there are openings for the fireplaces, but these have been boarded over with material which may contain asbestos. Adequate ventilation of the flues is required, and I could see no evidence that this was provided.

4.12 Internal Doors

The internal doors are a mixture of solid timber traditional doors and hollow painted hardboard doors. All were in poor condition and will require replacement.

4.13 Internal Fixtures and Fittings

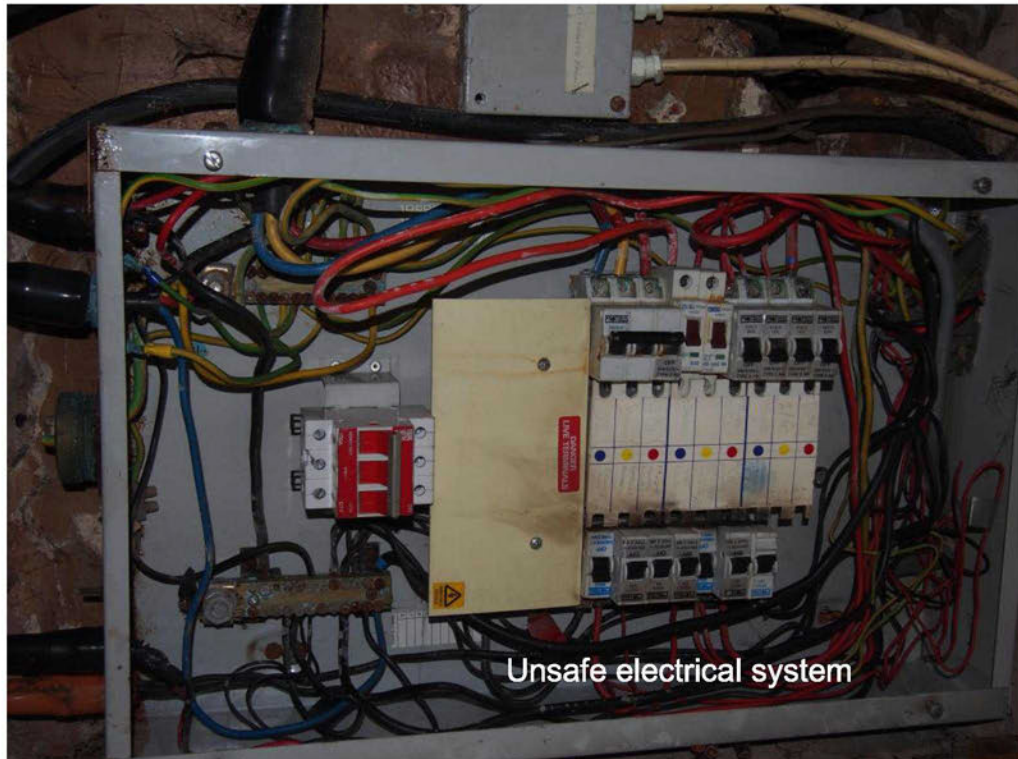
The internal fixtures and fittings comprise cupboards, and wall and work units. These were dated and require replacement throughout.

4.14 Heating

At present the property is heated by a gas fired boiler located in the rear bedroom. The system is of some age and the radiators are partially missing to the first floor. It is considered an upgraded heating system is required.

4.15 Electrics

I saw no evidence of any recent electrical test certificate and it is advised that due to the additional works required a complete rewire of the property is required.



4.16 Insulation

I saw no evidence of any insulation to the floors, walls or roof during my inspection. It is therefore considered that there will be considerable heat loss throughout the building. It would be possible to install some insulation to the roof, but it would be necessary to remove the floors to provide adequate insulation to the floors. In respect of the walls, any internal application of insulation would restrict the available room space and the external application of insulation beneath a replacement render would alter the look of the building.

4.17 Cellar

At the updated inspection of 15th September 2020 the cellar was inspected as access was not available at the initial inspection. The cellar is constructed of a brick vaulted ceiling with brick steps and is accessed internally. There is a solid floor with drain present. Dampness is prevalent to the walls and ceilings and there is little air circulation present. The services present were all unusable.

5.0 CONCLUSION

Having surveyed the building, all aspects have suffered from a lack of maintenance in recent years and it has been unsympathetically extended and altered throughout its history. The building is now at a stage where every area of the building requires attention and in effect requires taking back to a brick shell, which also requires repair, before replacing all of the exterior and interior features.

Appendix 1 provides an indicative Schedule of Works required, however, even if this work is carried out the building has inherent failures in terms of thermal efficiency, structure, future maintenance and damp proofing which would result in ongoing maintenance and repair of the building over a relatively short time frame. It would also not be possible to achieve the current Building Regulations in terms of thermal efficiency without severely compromising the habitable accommodation.

Given the extent of the work required it would be preferable to consider complete rebuilding using insulated walls, damp proof courses and employing modern building techniques which would result in a property suitable for modern living and having a lower future maintenance liability. This building would meet modern Building Regulations and provide habitable accommodation without the restrictions of a repaired building and provide a more economic and sustainable building for the future.



**Sansom Hamilton & Co
August 2019**

Update as at 15th September 2020

The property was reinspected on 15th September 2020 and I can confirm that there was no substantive change in the condition of the property to the condition detailed in the above report.

Martin Sansom

16th September 2020

SCHEDULE OF WORKS

1. Remove all external single storey buildings to side and rear and clear site.
2. Scaffold exterior, strip back roof and remove asbestos tiles using specialist contractors. Repair/replace all substandard roof timbers and recover with slate over breathable roofing membrane.
3. Remove all external render. Repoint walls and install tie bars at first and second floor levels to Structural Engineers specifications to stabilise walls at first floor and eaves level.
4. Rebuild external wall to rear ground floor to match existing.
5. Remove all internal fittings and fixture including doors and internal joinery.
6. Remove all internal plasterwork back to brick and make good brickwork.
7. Remove all timber floorings, level off joists and replace where necessary.
8. Remove ground floor.
9. Provide sub-base for ground floor together with insulation and floor screed to Building Control requirements.
10. Replace all floors to first and second floor and provide sound proofing.
11. Provide first fix electrical, plumbing and heating systems.
12. Provide damp proof treatment to external walls.
13. Make good all joinery items.
14. Install insulation to roof.
15. Plasterboard all walls and ceilings and skim finish.
16. Install required sanitary and kitchen fittings. Second fix electrical, plumbing and heating
17. Replace all exterior windows and doors.
18. Re-render exterior of property. Fit rainwater goods.
19. Redecorate throughout.

*The above schedule is indicative only and outlines the extent of rebuilding required. Further items may become apparent once removal of the fabric takes place.