



Diamond Wood & Shaw Limited

Structural Inspection

*The Fulford
Bosworth Road
Barlestone*

Structural Inspection

Client: **Richard Cockerill**

Project: **The Fulford
Bosworth Road
Barlestone**

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Engineer:



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Contents

	Page
1.0 Introduction	2
2.0 Description	3
3.0 Observations	4 - 7
4.0 Conclusions and Recommendations	8

1.0 Introduction

- 1.1 Further to instructions we visited The Fulford, Barlestone on 23 September 2023.
- 1.2 The property is currently vacant, and it is the intention to convert the property into a modern family home.
- The purpose of our visit was to undertake a visual structural inspection of the property, to identify the possible causes of the visible damage and to advise on the suitability of the bungalow for upgrade to a modern dwelling.
- 1.3 Our inspection was limited to elements of the structure which were visible, exposed or to which access was available. We did not inspect woodwork or any other part of the structure which was not visible or inaccessible and we are unable, therefore, to advise that any such part is free from defect.
- 1.4 This report may not be used or relied upon by any unauthorised third party, or for any other proposed use than that specified above, without the explicit written agreement of DWS Ltd.

2.0 Observations

- 2.1 The Fulford is a detached bungalow presumed to have been constructed in the 1970's from prefabricated timber framed units. These were originally clad in lightweight pebbledashed panels and later overclad in traditional stone.
- The prefabricated modules are typical of the timber frame cabin construction of the time and were designed with a typical lifespan of 10-20 years. They have now been in-situ for 40-50 years and have exceeded their usable lifespan.
- 2.2 The roof is traditional truss and purlin timber duo-pitched with hips to both ends. The original roof covering has been replaced with imitation slate. The rear extensions are formed from a felted flat roof and uPVC conservatory, both of which have suffered from leaks recently.
- There is water staining around the chimney suggesting there is damage to the flashing which would need to be addressed.
- 2.3 The ground floor is of timber construction and is uneven in places. This has been replaced at various times throughout the bungalow's life as the boards have failed due to moisture ingress, this is assumed to be from condensation. There were various areas where the floor boards have failed, however, it was not possible to inspect the timber floor joists.
- 2.5 External walls are predominantly 100mm timber framed studs. The inner leafs are from the original prefabricated modules and are uninsulated. Where exposed, it can be seen that the timbers have been subjected to wood boring insect attack and water ingress. No rot was detected on the visible wall stud, though the timber was friable in places due to the insect attack.
- 2.6 Internal walls are of thin timber stud construction and exhibit signs of flex when pressure is applied.
- 2.7 There are a number of settlement cracks to the external stone façade as can be seen in Appendix A. This façade has been built off a small concrete foundation at a founding depth of 350mm below ground level. The cracking coincides with down-pipe locations suggesting that the below ground drainage is in a poor state of repair. A trial hole was dug and various roots and rootlets are visible around the founding depth which would contribute to the foundation movement visible in the cracked façade.
- The sealant to the windows has pulled away on one side of each window on the front façade suggesting that movement has occurred in the past.

- 2.8 There are a number of internal cracks visible in the porch and the kitchen where different forms of construction are exhibiting differential movement and differential settlements.
- 2.9 The foul drains currently run to a septic tank which is beyond its usable age and would need to be replaced.

4.0 Conclusions and Recommendations

4.1 It is our opinion that the building is not suitable for renovation due to the extensive works required to convert the poor quality construction particularly internally.

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4.3

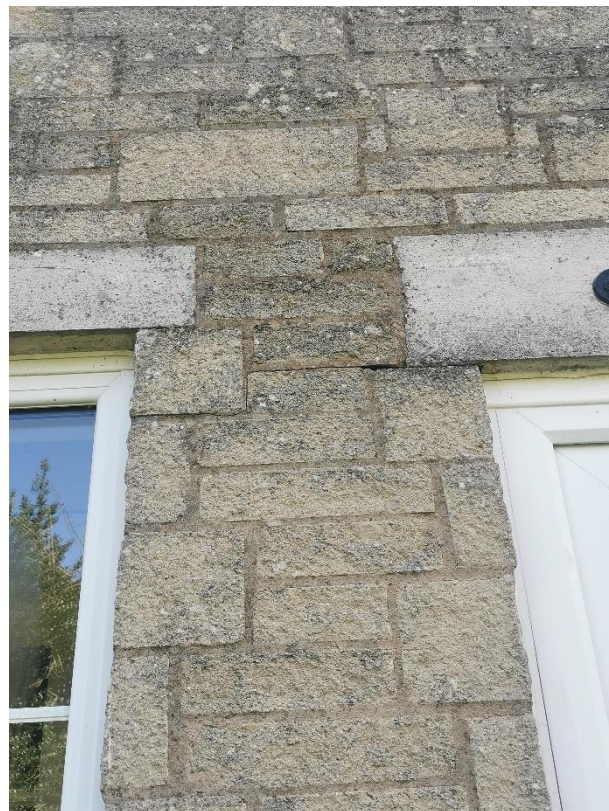
4.4

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4.6

Appendix A – External Crack Photos

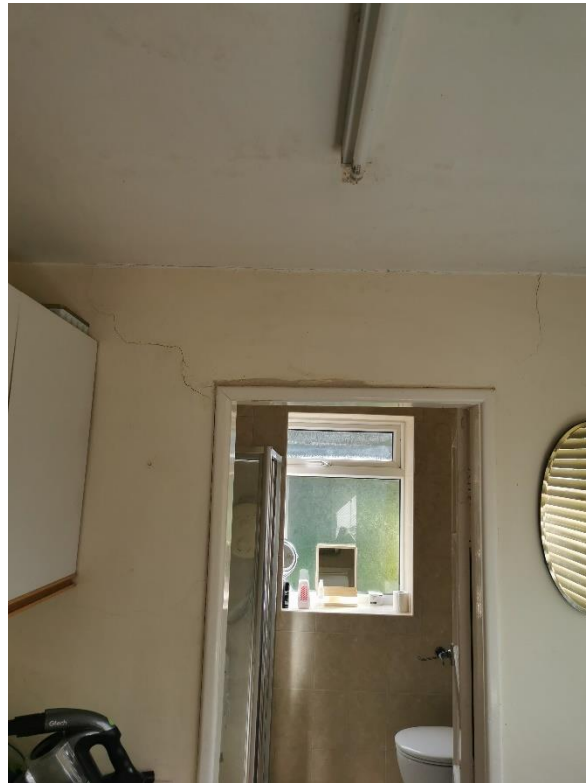






Appendix B – Internal Crack Photos





Appendix C – Foundation Photos

