

Condition Report

Dalby Beck, Low Dalby, Pickering.



Introduction

This report has been commissioned by Mr. & Mrs. Gascoign in support of a Planning Application submitted to North Yorkshire National Park Authority.

The property is a prefabricated concrete bungalow built around 1950's. The property is currently occupied by Mr & Mrs Gascoign and family.

This inspection was required to provide independent opinion upon the condition of the property with particular reference to whether its demolition is justified, or if there was any possibility of economical repair to bring the property up to current day acceptable living standards.

This report is limited to these aspects only and therefore should not be considered to be a full structural survey of the property. No opening up or disruptive investigation were made.

This report is prepared specifically for yourself as my client; it is not for transmission in whole or in part to any other third party and I bear no obligation to any such third party for its content without express permission. Such permission will not be unreasonably withheld. The content of this report may be disclosed to the Planning Authority, Bank or Building society.



1.0 The Inspection

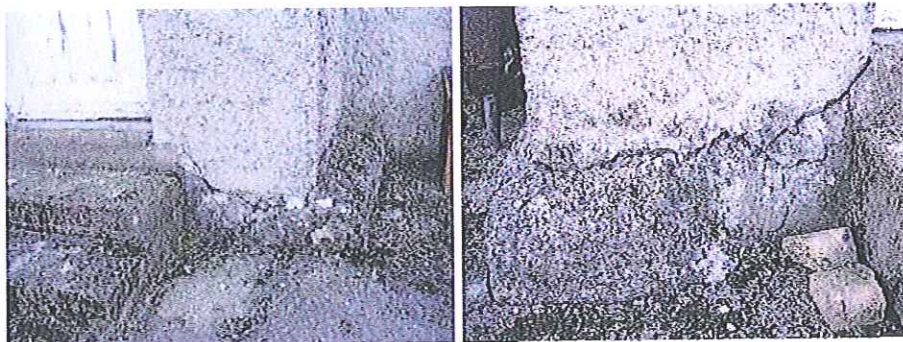
1.1 As previously mentioned the property is a prefabricated concrete detached bungalow built on a sloping site onto infill materials unknown.



1.2 It appears that the building has been constructed off a ground bearing concrete slab that has suffered significantly from water erosion and possible slippage of the land adjacent has occurred.

1.3 The external walls are constructed from 100mm thick solid concrete with sand cement render and pebble dash finish externally and wet plaster finish internally. There are no signs of any damp proof courses or damp proofing membranes within the construction.

1.4 The east facing wall had clearly suffered from long term water erosion of earth beneath the structure resulting in numerous settlement cracks around the front porch structure.





1.5 In many places throughout the property there is a damp smell, black mould growth and other microbial is apparent on walls particularly at wall abutments and junctions. This is consistent with moisture ingress and a lack of natural ventilation to the property. In the cupboards and wardrobes stored boxes and items of clothing have also signs of mould growth upon them.

As stated in Government NHS reports, occupants of damp or mouldy buildings are at increased risk of experiencing health problems such as respiratory symptoms, respiratory infections, allergic rhinitis and asthma.



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1.6 The windows and doors are painted timber with single glazed panes. They are in a very poor state of repair with the majority of window frames showing signs of decay due to moisture ingress.



1.7 The roof is of a hipped construction of timber with sarking board, roofing felt and double roman concrete roof tiles. The roof was found to be in an acceptable level of repair with only a few minor cracked tiles but requires complete replacement of flashings around the chimney penetration.

1.8 The timber fascias around the property would require complete replacement as they were rotten and falling away. The ends of the trusses where the fascias had been fixed also appear to have signs of rotting and would require significant repair before new fascias could be fixed. The gutter and rainwater downpipes would require replacement in many cases or removal, cleaning down and re-fixing in other areas to deal with broken brackets and apparent leaks which looks to be the cause of many areas of water ingress into the building.



1.9 The current property is solely heated by an oil fired range situated in the living room which also provides for hot water. The system is old and inefficient and in my expert opinion and the opinion of the occupants is not adequate to provide enough heating for the property in winter. In summer the range needs to be on to provide hot water which again is inefficient and could be one of the reasons for high levels of humidity and mould growth.

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2.0 Remedial works recommended: -

- 1. Underpinning of Foundations. Estimated cost £6,000 to £10,000.**
 It is my expert opinion that the external walls would require underpinning along the east, north and south sides to ensure no further settlement or slippage of the property down the incline of the hill.
- 2. External Wall DPC. Estimated cost £2,000.**
 The existing external walls will require some treatment against damp rising up into the structure from the ground. This would normally be undertaken by a specialist contractor and would require drilling and chemical injection of the walls with silicone or by electro osmosis method.
- 3. External Wall insulation. Estimated cost £18,375.**
 The external walls will require insulating externally with a minimum 120mm thick rigid insulation and then finished with a new thin coat render system to make the building water tight
- 4. New External Windows and Doors. Estimated cost £8,000.**
 The existing timber windows are in a poor state of repair and being single glazed would not meet current building regulation requirements. It is therefore essential that the windows and doors be fully replaced with insulating double glazed timber windows.
- 5. Electrical Wiring. Estimated cost £4,500.**
 The current wiring system dates back to when the property was built and does not meet current safety standards with regards to sheathing, impact and earthing of the circuits. It is therefore an essential requirement that the property be fully re-wired to current day standards of safety.
- 6. Internal Finishes. Estimated cost £3,750**
 The internal plaster finishes have been significantly damaged by moisture ingress and in many places mold growth is apparent. It is my expert opinion that all internal finishes should be removed, a vapour check incorporated into the construction to reduce interstitial condensation and all walls re-finished with a minimum 12.5mm thick dry lining board with taped filled and sanded joints ready for redecoration.
- 7. Upgrade of Heating. Estimated cost £6,000.**
 The current heating system is inadequate and does not provide adequate heating for the property. It would therefore be proposed that a new heating system be installed to provide adequate hot water and space heating required by the size and occupation of the property.

Total estimated cost of remedial works **£52,625**



3.0 Conclusion

The property is in a poor state of repair and will require a large amount of working carrying out to bring the property up to current day acceptable living standard. However, the property even after repair would still not provide the level of living and reduced carbon footprint that the occupants require and would need to undergo further renovation, remodelling and extension to provide the size and type of accommodation required.

The property is located within close proximity of live stock outhouses which causes concerns with regards to health and wellbeing of the occupants.

The property in my opinion does not provide any benefit to the occupants or character of the area and it is therefore my opinion based on the above factors that the most economical and sustainable solution in the interest of both the occupants and the National Park is for the building to be replaced by a newer more sustainable property in a different lower impact location within the site boundaries.

John Cotterill BA (Hons) Arch.
11th May 2010

