

Kriss Cringle Associates

STRUCTURAL ENGINEERING CONSULTANCY



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STRUCTURAL INSPECTION

AT

LETSBY AVENUE.

HESWALL, WIRRAL;



Client: Mr & Mrs Jones
Letsby Avenue
Heswall
Wirral

CH60 8TR

Date:

Our Ref: KPC / 234

Serving Wallasey, Wirral, North Wales, Chester, Ellesmere Port & Neston

2.0 DISCUSSIONS OF OBSERVATIONS

All references to left and right are made as if viewing the property from the front elevation externally.

2.1 Description of Property

The property is a three storey, detached house, which is approximately 80 to 100 years old and constructed from loadbearing masonry. There are two-storey splayed bay and box bay windows and a recessed porch to the front of the property, a single storey projection to the left hand side and a single storey outrigger to the rear of the property. The front and left hand side elevations are covered with a spar dash type render finish above first floor level, having red pressed brickwork below to the front elevation and common brick below to the left hand side. The rear elevation and rear outrigger are faced with common brickwork. The main roof to the property is of a traditional ridged and gable ended construction covered with a small clay tiles and there are dormer windows to the front roof slope and a brickwork pediment to the rear. The roof to the rear outrigger is of clay tile covered lean to construction.

There is a garden and driveway to the front of the property and the driveway extends down the left hand side giving access to a brick built garage and outbuildings at the rear left corner with access between the garage and main house leading to a rear garden. There is a narrow passageway to the right hand side.

2.2 External

INFORMATION ONLY

Roof

An inspection of the roof slopes visible from ground level revealed the slopes to be reasonably even with no signs of any obvious distortion or major deflection. However, the roof covering is showing signs of deterioration and weathering with a number of slipped / broken and spalled tiles apparent and loose flashings etc. We would recommend that as a minimum measure a competent roofing contractor should inspect the roof coverings / flashings to advise upon any urgent repairs that may be necessary.

If in the future the roof covering were to be fully replaced then as from 1st June 1992 it is a legal requirement that a Building Regulations application is submitted for any roof re-covering works involving any change in covering material. The application must be accompanied by structural calculations which show that either the present roof structure is capable of sustaining the new loading or alternatively detail any strengthening measures and / or upgrading that may be required.

The timber fascia boards and valley boards are showing signs of rot and deterioration and will need to be replaced. The gutters and downspouts are missing, damaged and / or broken and will also require full replacement. The timber dormer windows are suffering from wet rot and will probably require full replacement.

The chimney stacks appear generally plumb, however, the brickwork jointing is showing signs of deterioration with some loose bricks apparent and the pots to the front left stack are misaligned. A corgi registered flue specialist should be asked to inspect the chimneys advising on any upgrading and repair works that may be necessary to ensure weathertightness and suitability for normal use.

Front elevation

A visual examination of the elevation revealed the following:-

- a. The brickwork coursing and window openings to the left hand side of the elevation and the floor within the recessed porch were noted to be out of level falling towards the left hand side. This appears to be associated with some foundation movement towards the left hand side and front left corner and is also evidenced by stepped cracking to the brickwork to the left hand side of the box bay window and some cracking to the render covering around the front left corner. Whilst a proportion of the movement may well be historical, without the benefit of further investigations and a period of accurate monitoring, we could not guarantee that further movement would not occur.
- b. The stonework cills, lintels and mullions etc generally to the front elevation were noted to be showing signs of minor deterioration and weathering, with a number of cracks apparent. The deteriorated stonework is unsightly and the cracking may allow the ingress of water into the stonework causing increasing deterioration. Advice should be sought from a specialist contractor experienced in repairing/renovating stone sections of this type. We are informed that there may be steel supporting sections within the bay structures. If this is the case then the cracking could be due to corrosion expansion and this will require extensive repair involving complete dismantling of the affected stonework.
- c. The spar dash render finish is showing signs of weathering and deterioration particularly around the front left corner. All affected render should be hacked off down to sound material and a new low shrinkage render coating applied in accordance with the recommendations of The Building Research Establishment's publication 'Good Building Guide No 24' 'Repairing external rendering.
- d. There is tapering cracking apparent to the ceiling within the recessed porch close to the front elevation wall. This cracking is consistent with some outwards movement and rotation of the front elevation wall.

Right Hand Side Elevation

No access was available to view the right hand side elevation and we cannot comment on this part of the property.

Left hand side elevation

A visual examination of the elevation revealed the following:-

- a. The brickwork coursing to the left hand side elevation was noted to be slightly out of level with falls noted in various directions with some slight unevenness towards the central gully position and towards the front and rear of property. This unevenness along with some stepped cracking to the left hand projection indicates some foundation movement of the left hand side elevation wall.
- b. The spar dash render finish is showing signs of weathering and deterioration particularly around the front left corner. All affected render should be hacked off down to sound material and a new low shrinkage render coating applied in accordance with the recommendations of The Building Research Establishment's publication 'Good Building Guide No 24' 'Repairing external rendering.
- c. The roof to single storey projection is deteriorated with spalled, cracked and missing tiles apparent.
- d. There is stepped diagonal cracking apparent to the brickwork above the side kitchen/outrigger door opening. This indicates some slight movement towards the rear of the outrigger and the rear left corner.

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