

Property survey on: 27 Old Kerry Road, Newtown, Powys.

The survey was carried out on November 16th 2016.

The weather conditions were cold and dry.

The property dates circa mid-19th C, it is located on Old Kerry Road, facing North/ North – East neighbouring Agricultural House. It is level walking distance to the town and little more than 100m from the railway station.

The property is a 3 storey mid-terraced dwelling with a cellar beneath extending to approximately 50% of the ground floor area to the front of the dwelling.

The accommodation comprises of a kitchen, utility, lounge, 2 bedrooms to the 1st floor, an attic room and a bathroom. There is a small enclosed rear yard with the rear garden offset and directly behind No 26. The front of the property faces onto Old Kerry Road separated by a very small fenced area.

The external walls are brick construction, 1 ½ brick thick solid walls (approx. 380mm) to the ground floor reducing to 1 brick thick solid walls (approx. 240mm) to the 1st and 2nd floors. The front external wall is pointed faced brickwork, with painted finish brickwork to the rear.

The rear utility is part of a small 2 storey extension approximately 50% of the width of the property. Constructed from a half-brick thick wall (approx. 100mm) to the ground floor, with a quarry tiled on earth floor. The first floor is timber frame construction with corrugated tin sheet cladding externally, and fibre board internally with no insulation, under a double pitched slate covered roof, this forms the bathroom to the property.

The cellar is accessed via an internal staircase off the kitchen, it is in reasonable condition with signs of damp and water ingress to the front wall.

Internal walls are solid brick construction to the ground and 1st floors, with a lime mortar and horse hair plaster finish, there is a poor stud partition wall subdividing the attic room (this does not reach the roofline, so does not fully subdivide the space).

The roof is dual pitch covered with natural slate, it appears visually good from road level. Roof construction is rafter and purlin, with a small dormer to the rear and a skylight to the front elevation, this has been damaged/ rotted away and is currently temporarily boarded up.

There is a large chimney against No 26, this is not shared and the sole chimney for No 27, it is visually poor and in need of long term maintenance. The lead flashings were not inspected, so their condition is not known.

Ground floors are part solid (to the rear of the property), the remainder suspended board and joist with no insulation.

1st and 2nd floors are suspended board and joists. Inspection to their condition were not possible due the floor coverings still being in place.

Stairs – The staircase to the 1st floor leads off the main entrance hall, it is a ¼ turn winding staircase with decorative balustrading, the kite winders are sited at the top of the flight, with access to the bathroom sited approx. half way on the kite winders, this is clearly a later alteration, likely to have been carried out at the time the bathroom was added. The bathroom door opens into the bathroom and directly onto 2 further steps descending into the bathroom. The position of these steps coming directly off the winders, secreted by a door, makes accessing and egressing the bathroom extremely hazardous.

The staircase to the attic room is a narrow double ¼ winding staircase with plain balustrading, the handrail height is very low and offers inadequate protection in the event of a fall. There is no compartmentation to the stair to the 2nd floor, so in the event of a fire, there would be no means of escape. Forming a protected stairwell to the second floor with the stair in its current position it not practicable, so should the attic rooms be used as additional bedrooms, reconfiguration of the stair/ access would be necessary.

Heating.

The property is fully centrally heated by a mains gas fuelled wall mounted boiler. There is an open flued gas fire in the lounge. The integrity of these appliances is not known as have not been used/ serviced in several years.

There is an open fire place to the front bedroom, this is full of debris and appears to have been unused for many years.

The fire places to the kitchen/ diner and rear bedroom have been removed, blocked up and plastered over.

External Doors and Windows

The front of the property (North, North-West) still has the original timber, single glazed vertically sliding sash windows, the lounge window is a 3 sided canted bay window with a flat roof, lead covered externally. The 1st floor was originally built with 2 windows to the front elevation, however one of these has at some point been bricked up. The front door is a single glazed mahogany panelled door.

The windows and doors to the rear of the property have been replaced with double glazed uPVC, these are in good condition and meet WHQS.

Observations.

Damp. There is evidence of rising damp to the West, North-West facing Hallway party wall with No 28, this is likely to be due to the extended empty period.

Remedial works –

Extensive refurbishment of rear 2 storey extension inc. DPC, EWI to ground floor single skin brickwork, remove corrugated sheets to 1st floor walls externally, strengthen timber walls as required, apply EWI and finish with silicone render in the same plane as the ground floor.

Apply membrane internally, plasterboard and plaster finish

Alternatively - Demolish and rebuild reconfiguring to give access to the bathroom off the landing.

Insulate external walls (No allowance for this in the estimated works costs)

DPM/ DPC and associated re-plastering

Possible tanking to cellar walls

Staircases – Replace the staircase to the 1st floor and reconfigure walls (not straight forward as are generally load bearing) with a different design in order to achieve a safe access to the bathroom.

Construct new walls and doorway to form enclosure to staircase to 2nd floor to provide 30 minute fire protection to 2nd floor. In the current layout, this will not meet Building regulations.

Replace 2nd floor walls with timber stud/ plasterboard walls

Fit new roof light window to North West elevation

WHQS works required:

Kitchen

Bathroom

Re-roofing

Insulation

Replacement windows/ Secondary glazing to North West elevation

WHQS works already completed:

Windows and doors to South East elevation – Double glazed uPVC

Mains gas combi boiler and fully CH