

RESIDENTIAL BUILDING SURVEY



Regarding:
1 Reddings
Welwyn Garden City
Hertfordshire
AL8 7LA

For:
Mr Ian Worsley
3 Frythe Avenue
Welwyn Garden City
Hertfordshire
AL6 9GF

Following Inspection on:
Wednesday 2nd September 2020

Prepared by:
Brasier Freeth LLP
Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire
AL8 7SR

■ Residential Building Survey

In respect of:

1 Reddings
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AL8 7LS

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garage. The exterior detailing on the roofs are mineral felt, bounded by brick parapet walls with a tile creasing course, finished with a brick on edge copings.

- 1.1.8 The Full Permission Planning Application for the rear elevation single storey extension was granted in December 2013, which would suggest the rear roof is approximately six years old. The felt to the rear of the flat roof, where a drainage valley and drainage outlet has been formed, is heavily worn and there are large patches where the mineral felt is missing and the felt is bare. The brick on edge copings are severely spalled due to frost damage, with a number needing to be replaced immediately. Also, the mortar is heavily spalled and stained. The parapet brickwork and associated features are not frost resistant. Ideally, the parapet brickwork should be reconstructed. The roof is straight jointed to the rear elevation brick wall and the mortar has spalled from the joint. In addition, there is debris from the adjacent trees on the roof.
- 1.1.9 The parapet walls to the garage and utility flat roofs are in worse condition, with more severe spalling to the brick on edge copings. All of the bricks needing to be replaced immediately. There is extensive moss growth to the tile creasing underneath, which is also missing to the rear part of the roof adjoining the utility roof and there is no lead cover flashing only felt. In addition, there is extensive moss growth and spalled brick debris.
- 1.1.10 As a result of the poor condition of the brick on edge copings and lack of adequate mortar joints, there are patterned damp stains and efflorescence to the left hand side elevation and front elevation walls in particular. Internally, the walls are plasterboarded, therefore, we could not identify if the internal leaf is also damp as well, however, it is more than likely that there has been water ingress similar to the external leaf of the walls. If left unresolved, this could lead to more severe damp related issues in the future which may affect the interior and take a long time to dry out.
- 1.1.11 The brick on edge copings to the front lead covered porch flat roof were also in poor condition and spalling. These too need to be rectified immediately.
- 1.1.12 The condition of the flat roofs are unusually poor, considering their age and we recommend immediate action is taken to rectify or replace all three of the flat roofs to the property.

Grounds

- 1.1.13 There are several well established mature trees to the rear of the property both inside and outside the curtilage, especially the adjacent alleyway to the left hand side. The 3No closest trees to the property are presumed to be Oak, 1No in the alleyway and 2No in the rear garden, the trees are approximately between 2.5m to 10m away from the house. The height of all the trees extends beyond the pitch of the roof which would suggest they well within "influencing distance" of the building structures, i.e. close enough for potential root damage to affect the surrounding ground and building structures.
- 1.1.14 It is, therefore, quite probable that the roots of the trees extend underneath the raised rear patio and potentially as far as the property walls themselves. The side elevation of the rear single store extension has had previous stepped cracking which has recently been repaired with mortar. It is likely that this has been caused by the growth of the tree roots underneath the property and rear patio.
- 1.1.15 As the trees are located within a Conservation Area and are, therefore, protected, any remedial works must have Planning Permission. We advise that further advice is sought