

RIDGE

33 – 36a NEW PARK STREET, DEVIZES
STRUCTURAL SURVEY REPORT
ASTER GROUP

October 2022

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Prepared for

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INTRODUCTION

1.1. Site Address

33 – 36a New Park Street
Devizes
SN10 1DZ

1.2. Brief

Ridge and Partners were instructed by Aster Group to undertake a structural survey of the roof structure over 33 – 36a New Park Street following reports of defects to the roof.

Following the inspection, Ridge was then to provide a defects log with guidance on the severity and priority of repair.

1.3. Inspection

On 17th October 2022, a structural survey of the property was undertaken by Matt Linney MEng GMICE of Ridge and Partners LLP.

Attendance was made by arrangement with Aster Group and the staff of the company currently occupying the property. The survey conducted was visual only, undertaken within the loft space and from external ground level from the street.

1.4. Limitations

The survey works undertaken were visual only with no opening up works undertaken. It is therefore possible that hidden defects exist within the structure that could not be observed.

Only areas readily accessible were inspected and it is therefore not possible to confirm the unseen areas are free from defect. The loft space was partially boarded, although the boarding was in poor condition. The survey was therefore limited to the areas which could be safely traversed.

During the survey it was noted that several small wasp nests were present in the loft space. The inspection ended abruptly due to a wasp becoming agitated. Although the survey was already near its end, with the majority of areas already inspected when this occurred, it did cut the survey short so there may have been some defects which were not seen due to this.

1.5. Statement

The Report is for the sole benefit and may only be relied upon by the addressee, to whom we will owe a duty of care. The Report or any part of it is confidential to the addressee and should not be disclosed to any third party for any purpose, without our prior written consent of Ridge and Partners LLP as to the form and context of such disclosure. The granting of such consent shall not entitle the third party to place reliance on the Report, nor shall it confer any third-party rights pursuant to the Contracts (Rights of Third Parties) Act. The Report may not be assigned to any third party.

2. INSPECTION

As instructed by the client on site, the inspection was carried out only to the area of roof shown in Figure 1.



Figure 1 – Extract from Google Maps showing area of roof inspected



Figure 2 – East elevation of subject property

3. DEFECTS LOG

The following defects, presented in the table below, were observed during the inspection of the roof structure. Each defect has a corresponding severity rating, see the severity key, and a recommended remedial action.

Each defect also has a corresponding photo log reference. The photographic log can be seen in Appendix A.

SEVERITY KEY		
1	Immediate Term	Remediation required <6 months
2	Short Term	Remediation required 6 months – 2 years
3	Medium Term	Remediation required 2 – 5 years
4	Long Term	Remediation required 5 years +
-	Observations	No action required at this time

ITEM	DEFECT	SEVERITY	PHOTO LOG REF.	RECOMMENDED REMEDIATION
1	The end of the purlin (NE corner) has rotted away at the bearing and is no longer supported by the wall.	1	Figure 3 & Figure 4	Replacement of the purlin necessary.
2	Battens to east side of roof in poor state of decay, likely from prolonged water ingress. Some battens were noted to be wet to the touch and brittle.	1	Figure 5	Battens will require replacement. This will require the tiles to be removed (although these can be re-laid after). At this time we would also advise installing a membrane under the tiles for weathertightness.
3	Battens of west side of roof are hidden behind membrane. Appears to have been recently re-roofed.	-	Figure 6	If battens were replaced during the re-roofing, likely no further action required at this time. Otherwise, we would advise these are exposed and inspected.
4	Insect attack present on the majority of the timber (both original timber and the newer rafters)	2	Figure 7	We would advise appointing a timber specialist to assess the level of damage to the timber caused by the insect attack.
5	Movement at joint between purlins and the principle rafter	2	Figure 8	Install strap between purlins to prevent further separation.
6	One of the collars in the centre of the roof appears to be a slender offcut section of timber (tree bark still in place) rather than a planed timber member. This does not appear adequate.	2	Figure 9 & Figure 10	Replace with a suitable sawn-cut / planed timber section.

7	Large checks were observed in one of the purlins around the connection with collar. Although no signs of any distress / overloading.	3	Figure 11 & Figure 12	Checks in timber are to be expected. As there are currently no signs that the member is being overloaded we would advise no works be carried out. Instead we would recommend inspections every 2 years to determine whether the split is increasing in worsening.
8	The original timber rafters no longer support the roofing above. This is now carried by newer timber rafters (installed at date unknown) which were measured as 50 x 100 @ 350 - 400mm (varied) centres.	-	Figure 13	We would recommend calculations are undertaken to determine whether the new timber sections are suitable for the loading.
9	The newer timber rafters on the west elevation are rested on timber struts supported off the purlins. There are no fixings between the struts and either the rafters of the purlins. Should the roof start spreading, it is possible these struts could rotate and lose bearing, and may result in significant movement / partial collapse to the roof.	2	Figure 14	We would recommend fixing the struts to the purlins using suitable angle bracket fixings.
10	The boarding within the loft space is particularly poor, with many holes and degraded timber. This is a health and safety hazard to any users of the space.	2	Figure 15	Whilst other works are being undertaken to the roof, we would advise that the boarding is replaced in its entirety. We appreciate, however, that the roof is not regularly accessed, so Aster Group may choose to manage the risk in a different way.

In the consideration of works to be undertaken to the property, it must be understood that the property is a Grade II listed building and as such will require permissions possibly including planning permission and listing building consent. We would advise that all proposals are discussed with the local conservation officer and all necessary permissions sought and granted prior to any works being undertaken on the property.

We would however advise that the urgent nature of those defects noted as Severity 1, be highlighted to the conservation officer in hope to expediate the process for these urgent repairs.

APPENDIX A
PHOTOGRAPHIC LOG



Figure 3 – Purlin with rotted end



Figure 4 – Purlin rotted away at bearing



Figure 5 – Decayed battens on east elevation



Figure 6 – Battens hidden by felt on west elevation



Figure 7 – Insect attack to timber

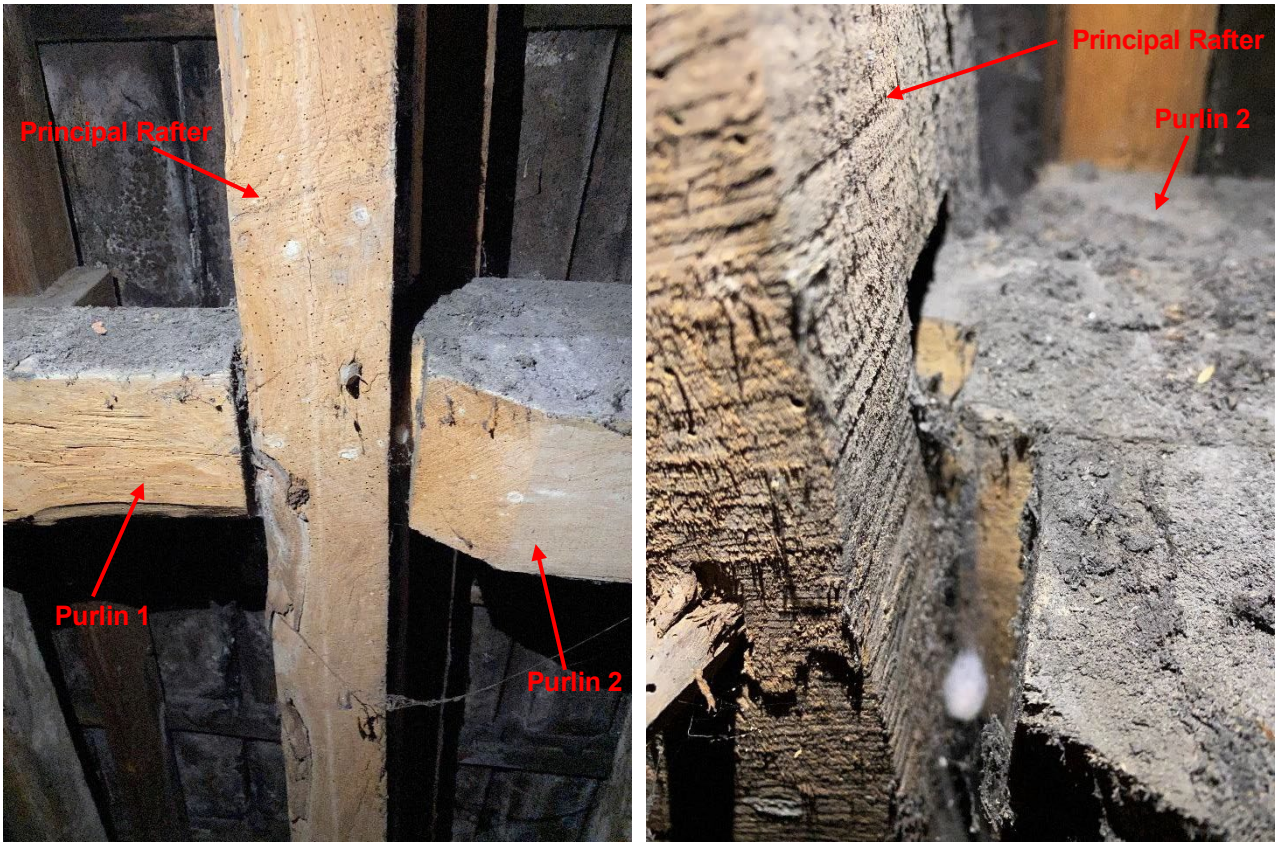

Figure 8 – Separation of purlins from principal rafter



Figure 9 – Timber off cut used as collar (side 1)



Figure 10 – Bark still on timber cut off (side 2)



Figure 11 – Check in side of purlin around joint with collar



Figure 12 – Check in side of purlin around joint with collar

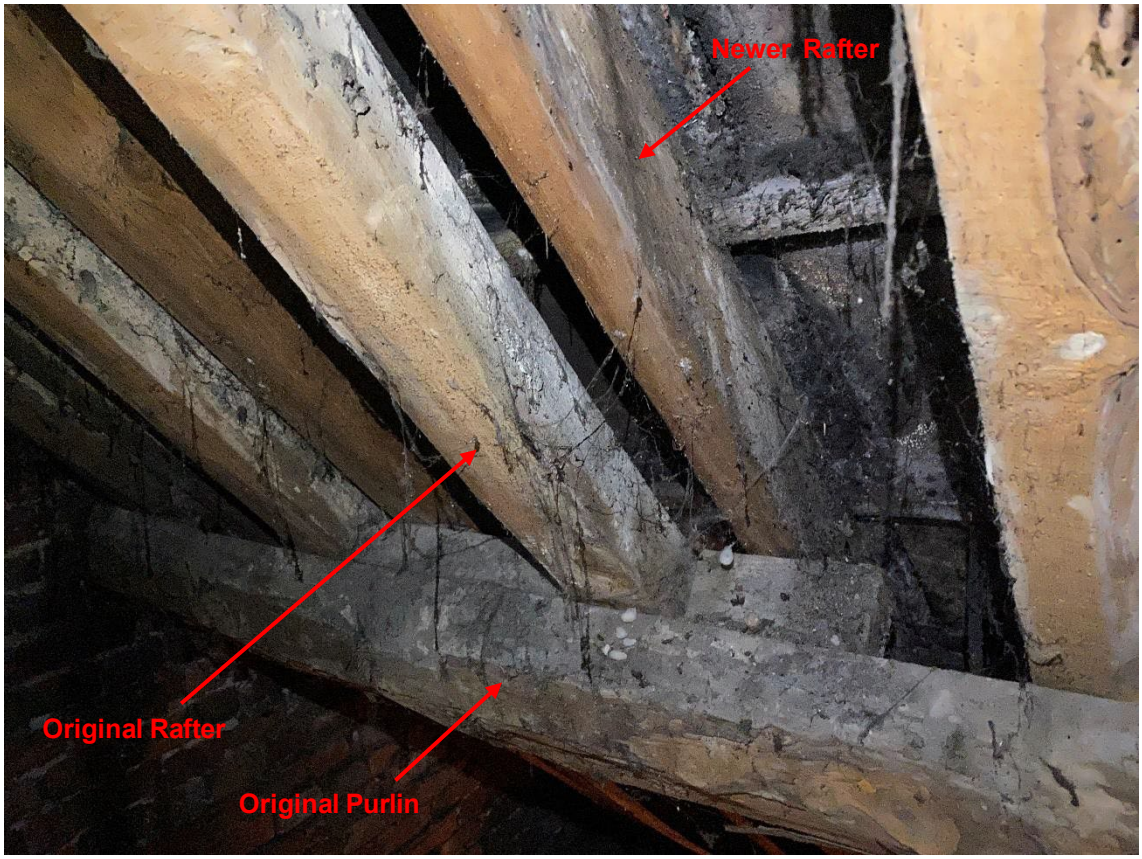

Figure 13 – Roof no longer supported by original rafters (east elevation)



Figure 14 – Timber struts supporting the rafters not fixed to purlins



Figure 15 – Boarding in poor condition



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