Building Survey Report

on behalf of

F.N. Hues & Sons Ltd

CLIFF FARMHOUSE
THE STREET,
ALL CANNINGS
WILTS
SN10 3NY



Inspection date: - **17TH February 2023**

2nd March 2023

Mr. J. Hues,
F.N. Hues & Sons Ltd,
Cliff Farmhouse,
The Street,
All Cannings,
Wilts SN10 3NY.

Dear Mr. Hues,

RE: CLIFF FARMHOUSE – STONE ROOF TILES

Following your instruction I confirm that my inspection in connection with the stone roof tiles at the above property was undertaken on the 17th February 2023 and I am now pleased to provide the following report for consideration.

I specifically confirm that I have not carried out a full building survey of the property but have primarily confined my inspection and report to the condition of the existing stone roof tiles and the possibility of their replacement with an alternative covering.

I also include herewith a sketch roof plan for reference purposes together with photographs taken during the inspection.

1.0 INTRODUCTION

This property comprises a Grade II Listed detached farmhouse dating back to the late 16th Century and early 17th Century which was substantially extended during the 19th Century. It was originally Listed on the 19th March 1962 (Historic England reference 1033783) and was substantially rebuilt following a fire circa 1900 when it is assumed that the original thatched roof slopes were replaced with stone tiles believed to have been supplied from a Cotswold quarry.

The main roof, as detailed on the attached sketch roof plan, is primarily covered with stone tiles and also incorporates areas surfaced with natural grey and artificial slates. There is also a lead roof dormer at the rear and flat lead roof at the front.

The main external walls of the original area of the building incorporate an exposed oak timber framed construction with brick infill. The majority of the walls however are of solid brick construction with exposed brickwork and rendering to the external elevations. The windows consist of various styles and ages of timber casements.

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2.0 ROOF COVERING AND STRUCTURE

The stone tiles over the majority of the roof are generally weathered and in poor condition with extensive moss/lichen growth over the surface and delamination due to frost damage (see photos). There is also evidence internally of roof leakages in several areas which have caused deterioration to the fabric of the building.





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Although there is only limited access into the roof space areas it is evident that the original roof is essentially of traditional oak framework comprising rafters, purlins, struts and ceiling joists. It also incorporates a considerable amount of additional and more modern structural supports and strengthening which, it is assumed, were carried out following replacement of the relatively lightweight thatched covering with much heavier stone tiles (see photos). There is also evidence of structural movement to areas of the supporting main walls and particularly roof spread at eaves level.

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In addition to the above, softwood boarding is fixed over the rafters and presumably this was provided in association with laying of the stone tiled roof covering.

3.0 REPAIR AND RE-COVERING OPTIONS

It is my view that the existing stone tiled roof covering has reached the end of its life expectancy and will need to be completely replaced. I also suspect that the oak fixing pegs and mortar bed joints may have failed. I do not consider partial re-covering or patch repairs will be a viable option and indeed this will prove practically difficult and will have significant detrimental effect on the appearance of the property.

In addition to the above, the cost of re-covering with similar stone tiles is a significant consideration and initial quotations from a local roofing contractor confirm that the differential cost between re-covering with stone tiles or plain tiles/slates will be in the order of £50,000. The cost of re-thatching would be even more prohibitive.

It is my opinion that the best and most appropriate repair option would be for complete replacement of the stone tiled areas with a good quality handcrafted clay plain tile and natural slate which would be more in keeping with coverings used on similar properties in the immediate vicinity (see photo). Future re-covering works should also include the provision of a breathable sarking felt underlay and upgrading of insulation to modern standards. Since clay plain tiles and slates are significantly lighter than the stone tiles it may be possible to remove some areas of the incongruous roof structure supports and repair/reinstate the original oak roof structural timbers. I do not consider complete replacement of the softwood boarding over the rafters to be an essential requirement but allowances should be made for localised repairs and reinstatement of rot affected areas as found necessary during re-covering works. The fixing pegs and battens will also need to be replaced.

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4.0 SUMMARY

There is in my opinion little doubt that the existing stone tiled roof covering has approached the end of its life and now needs to be completely replaced. Since the stone tiles were not original to the building and probably imported from the Cotswolds I do not consider re-covering with an alternative material will have any detrimental historical or visual effect on the building.

It is my considered opinion that re-covering with a good quality handcrafted clay plain tiles and natural slate will be more sympathetic to the building and in keeping with similar materials used within the immediate locality. I also consider that it will considerably enhance the appearance and preserve the future integrity of the building.

I trust this report is satisfactory and suitable for your purposes but should you require any further information at this stage please let me know. In the meantime I enclose herewith a note of my fee account as agreed for settlement in due course.

Thank you for your valued instruction in this connection.

Yours sincerely,

S.J. LINARD FRICS

2nd March 2023

Mr. J. Hues,
Cliff Farmhouse,
The Street,
All Cannings,
Wilts SN10 3NY.

Ref: SJL/5382/23/R3145

I N V O I C E

RE: CLIFF FARMHOUSE – STONE ROOF SLATES

To professional services rendered: -

Receiving instructions, attending property, carrying out inspection of stone slated roof covering and providing written report for future planning purposes.

Fee as agreed…… **£850.00**

Payment terms – 14 days

Bank Details –
Account no. 01354593
Sort Code 30-97-41
Name Stephen J. Linard Ltd

2nd March 2023

Mr. J. Hues,
Cliff Farmhouse,
The Street,
All Cannings,
Wilts SN10 3NY.

Dear James,

RE: CLIFF FARMHOUSE – STONE ROOF SLATES

Firstly I would thank you for your patience and understanding following our meeting a few weeks ago.

I am now pleased to enclose herewith my report which I trust is satisfactory. I would suggest that the next stage would be to send a copy of the report to Elaine Milton and set up a meeting with her to agree the way forward. As discussed, I am happy to deal with the Listed Building Application after Elaine has prepared her report from the historical/conservation perspective but perhaps we could discuss this.

Finally, I would like to enclose my fee account as agreed for settlement in due course.

Kind regards.

Yours sincerely,

Stephen J. Linard FRICS