pmp

1 Berkeley Square, Bristol, BS8 1HL

+44(0)117 370 3400 | www.pmpplc.co.uk

Our reference: 8133B
Friday 4th August 2023

James Gaiger
Gaiger Bros Ltd
Kennet House
Northgate Street
Devizes
Wiltshire
SN10 1JT

Dear Mr Gaiger,

RE: Inspection of Defects at: Superdrug Store, 41 Market Place, Devizes, Wiltshire SN10 1JG

I understand that you're the landlord of 41 Market Place, Devizes. I act for your tenant, Superdrug Stores Ltd, and have been instructed by them to undertake an inspection of the front of this property. Our instruction followed reports from the store's manager of masonry spalling from the lefthand stone quoin onto the pavement below.

At the time of my inspection, the weather was generally dry following a period of intermittent weather, including periods of rainfall, in the preceding 14 days.

Lease and Demise

Superdrug Stores Ltd occupy the building under cover of a lease dated 28th July 2016. The lease is a full repairing and insuring lease.

Defects

Limestone Quoin to Left Corner of Front Elevation

The stonework to this quoin is deteriorating and spalling in an area extending from below the head of the first-floor windows to just above the shopfront fascia. The store manager has reported pieces of stone becoming dislodged and falling to the pavement below. Superdrug's maintenance contractor has attended site to remove loose stonework to make it safe. This deterioration has been caused by the stonework becoming saturated and subsequently freezing. This process can result in quite large pieces of stone becoming weakened and eventually dislodged.

The area in question is becoming excessively wet because of a defective square-profile cast-iron rainwater downpipe belonging to the property on the left (which has a kitchen retail business operating from its ground

floor). The downpipe runs directly adjacent to the quoin and is corroded externally due to water running down its external surfaces. The area of corrosion on the downpipe corresponds very closely to the area of deteriorated stonework adjacent to it (see photographs below). The downpipe has been previously cut open and patched, possibly to remove previous blockages, as evidenced by metal patches bolted to its front face; one at the base and one at first floor level. The higher of these patches corresponds to a particularly severe area of deterioration to the stonework quoin of your property, where the stonework is returned into the neighbouring property's front elevation. It's very likely that, during rainfall, water is splashing out of this downpipe directly onto the stonework quoin of your property and that this is caused by blockages and/or defective joints and seals to the downpipe.

Recommendations

Superdrug Stores Ltd occupy under a full repairing and insuring lease and consequently have the repairing liability for the stonework. However, the disrepair is ultimately caused by a lack of maintenance to the neighbouring property's downpipe. Consequently, I have been asked if you are able to provide any contact information for the freeholder of the neighbouring property, if this information is known, so that the matter can be resolved. As a minimum, the repairs to the neighbour's downpipe will need to be completed before Superdrug address the stonework, to avoid the damage occurring again.

If you're able to provide the details for the neighbouring freeholder, it would be appreciated. Otherwise, I can attempt to find the information through other means.

I look forward to hearing from you.

Yours sincerely

Ned Lewis BA (Hons) PGDip MRICS

Building Surveyor

For and on Behalf of:
Project Management & Building Consultancy Ltd

E: nedlewis@pmpplc.co.uk

M:

1. Photographs



Photograph No. 1



Photograph No. 2



Photograph No. 3



Photograph No. 4



Photograph No. 5

