



Project Title

Avon House, Langley Park

Report Title

Visual Condition Assessment

Client

Northland PM

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REPORT STATUS

Client	Northland PM
Project Title	Avon House, Langley Park
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Table of Contents

Table of Contents	2
1 Overview	3
2 Introduction	3
2.1 Instruction	3
2.2 Purpose.....	3
3 General	3
3.1 Access	3
3.2 Dimensions	3
3.3 Available Information	4
4 Description of the Property	4
4.1 Layout	4
4.2 Walls	4
4.3 Roof	4
4.4 Foundations	5
4.5 Floors	5
5 Observations	5
6 Conclusions	9
7 Appendix A – Location Plan	10
8 Appendix B – Demolition Plan.....	11
9 Appendix C – PRC Architects Demolition Plan	12

1 Overview

- 1.1.1 The following report is a visual assessment of the condition of Avon House, Langley Park, a grade II listed former residential property located on the grounds of Langley Business Park.

Upon completion of the visual assessment, sections of the property were considered to be in very poor condition with clear evidence of structural failure and partial collapse.

The report focuses on sections of the structure that are recommended for demolition / removal with the purpose to support a planning application for this reason.

2 Introduction

2.1 Instruction

- 2.1.1 Baynham Meikle have been instructed by Phil Kirby of Northland to undertake a visual inspection of the property known as Avon House, Langley Park.

2.2 Purpose

- 2.2.1 The survey was required to determine the condition of the existing structure.

3 General

3.1 Access

- 3.1.1 Upon arrival, estates management provided access into the property.
- 3.1.2 We did not inspect any parts of the structure that were covered, inaccessible or unexposed and therefore cannot comment upon their nature or suitability for their purpose.
- 3.1.3 No access was available for inspection to high level areas.

3.2 Dimensions

- 3.2.1 All dimensions provided are approximate only and should not be used where accuracy is required.
- 3.2.2 The site layout is generally shown on the drawing contained within appendix A.

3.3 Available Information

- 3.3.1 At the time of the inspection no existing structural drawings were available. No structural calculations relating to the original design were available.

4 Description of the Property

4.1 Layout

- 4.1.1 The property is a 2-storey former residential property occupying the northeastern corner of Langley Business Park.
- 4.1.2 Entry to the property is gained by a central door facing Cocklebury Lane.
- 4.1.3 A central corridor provided access to rooms either side of the property.
- 4.1.4 A central staircase allows access to the first floor and second floor roof space.
- 4.1.5 A single storey extension occupies the rear of the property which is not believed to be part of the original build.
- 4.1.6 The single storey extension provides access to a neighbouring single storey building of similar age / construction.

4.2 Walls

- 4.2.1 All walls appear to be formed from stone construction.
- 4.2.2 The front elevation (main entrance) has been rendered and appears to be in poor condition.
- 4.2.3 All elevations are occupied by timber sash windows with stone cills and surround.
- 4.2.4 A form of drainage trench occupies the external ground floor area of the two-storey structure.

4.3 Roof

- 4.3.1 The roof is formed as a traditional tiled roof with central ridge. Overall, three pitched roofs occupy the property.
- 4.3.2 Four raised chimneys occupy the roof area.

4.4 Foundations

4.4.1 To date, no trial holes have been created to allow a review of the existing foundations.

4.5 Floors

4.5.1 To date, no inspection of the existing floors has taken place.

5 Observations

5.1.1 The main two storey section of the property appears to be in a good condition bearing in mind the age of the property and the clear lack of recent use.



5.1.2 The render on the front elevation, facing Cocklebury Lane is average condition and not believed to be original.



- 5.1.3 Within the rendered elevation, the window stone lintels, cills and reveals appear to be in below average condition with remedial repairs required.



- 5.1.4 To the rear of the property, various remedial repairs to the stonework above and below damp proof level have been completed to a poor standard.



- 5.1.5 Again, to the rear of the property a timber / blockwork lean-to has been constructed. The lean-to links the original building to the more recent single storey extension to the rear. The lean to is considered to be in poor condition with significant damp issues and vegetation impacting the structural integrity of the build.



- 5.1.6 Internally, the two-storey structure appears to be in below average condition, with a lack of adequate heating and ventilation causing significant areas of damp to occur.



- 5.1.7 Previous issues with roof coverings, now repaired, have resulted in the central corridor area being impacted by moisture ingress.



- 5.1.8 As noted externally, significant vegetation occupies the internal area of the recently installed timber / blockwork lean-to.



- 5.1.9 At first floor, the internal condition of the main two storey structure was generally considered to be in average condition. Again, lacking adequate heating and ventilation, however the impact on the structure is considerably less when compared to the ground floor.



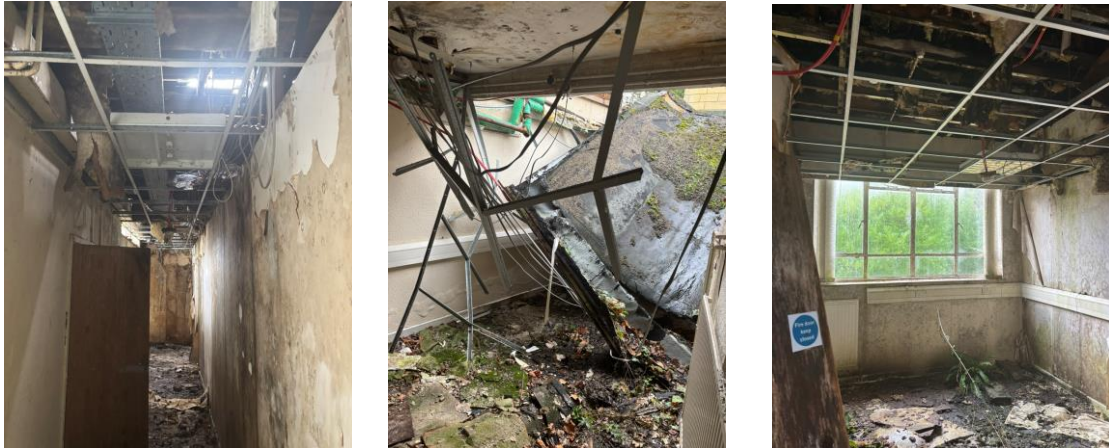
- 5.1.10 To the rear of the property the first-floor ceiling has collapsed, most probably due to previous moisture ingress / failed roof coverings.



- 5.1.11 When viewed from the upper floors, significant failure of the roof coverings over the single storey structures to the rear is evident.



- 5.1.12 Upon closer inspection of the single storey structures to the rear of the property, collapse and structural failure of the roof coverings is clear. The roof collapse has clearly had a significant detrimental effect on the integrity of the structure.



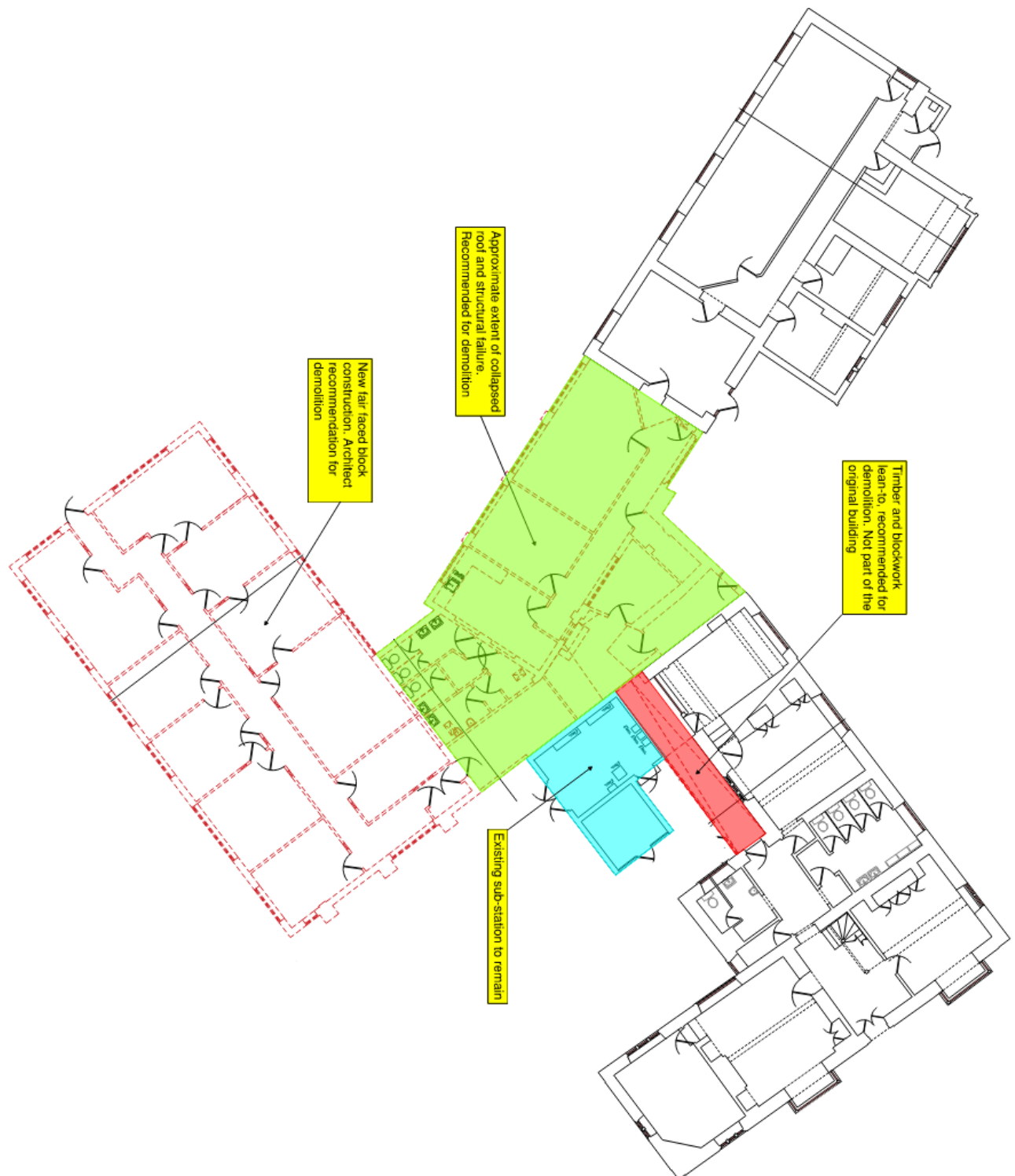
6 Conclusions

- 6.1.1 Generally, the main two storey structure appears to be in average to poor condition. A lack of heating and ventilation in the property has resulted in extensive damp and mould occupying much of the property.
- 6.1.2 The two-storey section of the property is considered to be in structurally sound condition with no significant signs of structural failure / collapse.
- 6.1.3 Unfortunately, the single storey sections to the rear of the property are showing significant signs of structural failure with the failed roof coverings and moisture significantly impacting the integrity of the structure.
- 6.1.4 Due to the condition of the single storey elements, it is recommended they are demolished to avoid any further catastrophic failure of the structure.

7 Appendix A – Location Plan



8 Appendix B – Demolition Plan



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