

HARVEY AND SNOWDON

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Your Ref.

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Report Upon Visual Inspection

Address: Jolly's Cottage, Lower Chute, Nr Andover

Carried out by: F Baverstock

Date of Inspection: 10 February 2026

Purpose of

Inspection: To carry out an inspection to Jolly's Cottage which is in poor condition and recommend remedial action.

Limitations: This inspection was limited to the roof and its supports and the rest of the cottage was not inspected so I cannot report that it is free from defect.

Observations: The cottage is a traditionally built detached property which is known to be more than 300 years old. The walls are brick and flint and the pitched roof was covered with plain tiles. The cottage would have been in a very remote location so I would expect the original roof to have been thatched.

The basic roof construction is common rafters which are supported by timber purlins, the purlins are supported on the gable walls and two queen post type trusses. These trusses are being supported on walls so they are not acting as trusses. One of the trusses had some brick infill and the other has some lathe and plaster.

There is a raised tie ceiling which is covered with lathe and plaster. The skillings are also covered with lathe and plaster.

The rafters are in very poor condition. Most of the rafters have had timber fixed on top of them to take out the sag. The rafters have pushed the eaves outwards. The purlins have sagged and in places the wall plates are in poor condition. The two trusses were sound.

Discussion: The condition of the rafters is so poor that I consider that it is necessary to provide new rafters but the existing rafters will have to be retained because the lathe and plaster to the skillings is fixed to them. The existing ceiling joists will also have to be retained for the same reason.

In order to support this new roof new purlins will be provided. The existing queen post trusses are capable of supporting the new purlins.

Where the existing wall plate is rotten it can be cut out and be replaced.

Remedial Action: Attached to this report is sheets nos 27410/CS/1 & 2 and sheet no 27410/REM/1 showing the recommended remedial action.

All the existing timbers to be treated by a timber preservation company.

Signed:

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Date: 18 February 2026