



8332-06-0101

INSPECTION REPORT

THE RATTLEBONE INN, CHURCH STREET, MALMESBURY, SN16 0LR



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1. BRIEF

- 1.1. To conduct a visual inspection of the property, with a particular focus on the reported defect to the front elevation of the dining area to the south east of the site, and prepare a report detailing the observations, alongside recommendations for further investigation and/ or remedial action as considered to be appropriate.



2. INTRODUCTION

- 2.1. The property was located on Church Street in Malmesbury.
- 2.2. The property had been inspected on Wednesday 3rd September 2025. The visit had started at 9:30am, the weather was sunny with a temperature of 20°C.
- 2.3. The main focus of the inspection was to report on the defect reported to the wall of the dining area, however, the other defects observed will be included in the report and see Figure 1 for reference location of defects.
- 2.4. A planning application document has been referenced within this report, the specific application that was referenced was PL/2024/09835 and the drawing 3184-10 Rev B.
- 2.5. According to the heritage statement completed for the property, the property was a Grade II Listed Building and was constructed in the 17th Century with later alterations in the late 19th century.
- 2.6. No sampling of materials or opening up of the structural fabric of the building has been undertaken as part of this report, unless expressly stated in the body of the report.
- 2.7. This report has been prepared in accordance with our standard terms and conditions which are appended to this report.
- 2.8. Subject to the conclusions/ recommendations, subsequent works may be required. Therefore, the reader is notified that CDM regulations may apply to the contract, and that appropriate Health & Safety Risk Assessments and Method Statements will be needed to comply with the Regulations where applicable. It is the Client's responsibility to determine and appoint an appropriately qualified Planning Coordinator in writing as soon as possible and prior to project commencement to administer the Health & Safety aspects of a Contract to which CDM Regulations apply. It is the Client's responsibility/ the Planning Supervisors responsibility to ensure that appropriately experienced Contractors are appointed to carry out tasks as required under the Contract.
- 2.9. Further guidance on CDM Regulations can be obtained from the Health & Safety Executives website: <https://www.hse.gov.uk/pubns/indg411.pdf>.

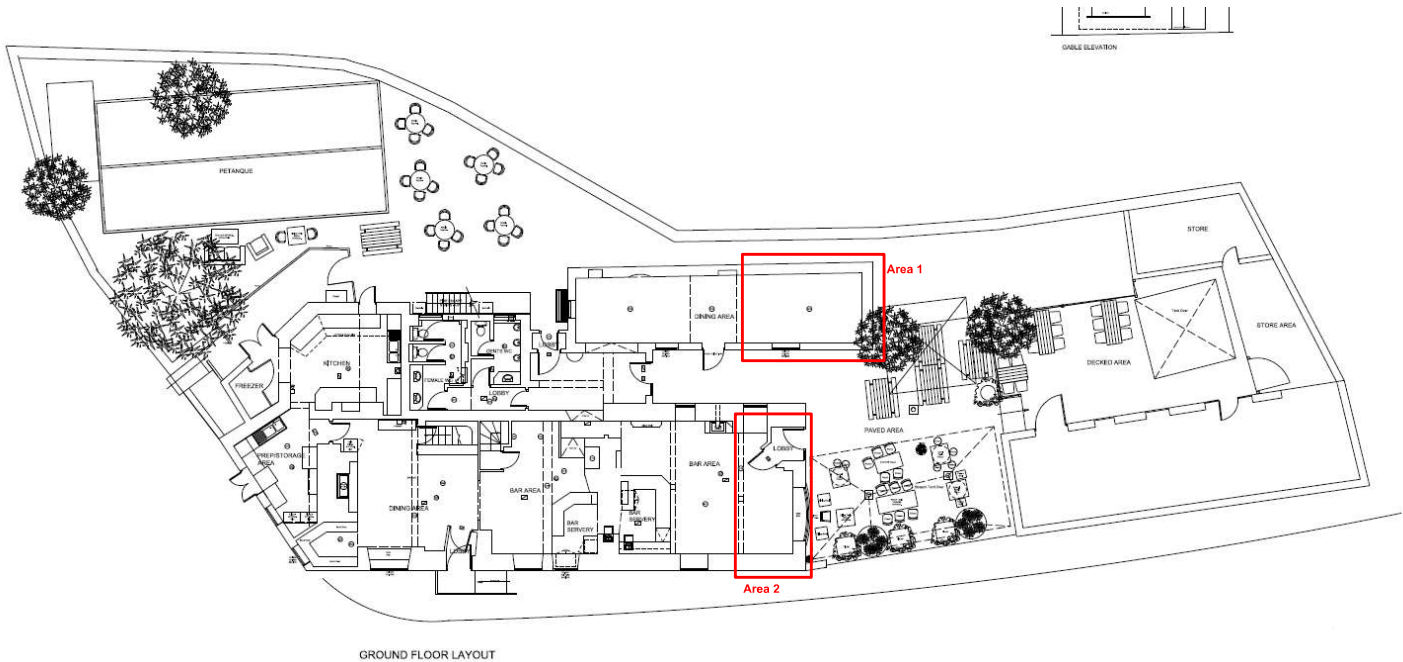


Figure 1 - Location Plan of Observed Defects



3. GENERAL OBSERVATIONS

- 3.1. The property had contained a public house on the ground floor and the remaining floors had not been inspected as it was not part of the brief.
- 3.2. Within the main property, located to the south side within Figure 1, was a bar area on the east side and within the centre and a dining area to the west. The kitchen and storage area was to the far west side of the property. There was a dining room to the south of the property which was connected to the main property with a lobby that also contains access to the toilets, it had also appeared to have been constructed after the main property and was the location where the reported defects occurred.
- 3.3. The dining area to the north had a stone external wall which based on the age could either be solid or it could contain a cavity filled with rubble. The dining area had a vaulted ceiling with timber roof forming an 'A' frame with the rafters at 450mm centres with a timber tie noted at 200mm from the bottom of the rafters and a collar at 600mm from the ridge board. The ceiling tie and collar had been centred at 900mm/every other rafter. The bottom of the rafters had been connected to a timber wall plate sat on the external wall and to the gable end on the east (see Figure 1) an approximately 800mm timber strap was noted embedded into the gable wall either side.
- 3.4. The dining area was 10.2m in length, 4.07m width, with a height to eaves level of 2.52m and the height to the ridge on the gable end was 3.69m.
- 3.5. The general construction of the main property was highly likely of similar construction with stone external walls, with timber beams running from north to south with the timber joists spanning in between the timber beams. The roof of the main property was not inspected as it was not part of the brief.

4. EXTERNAL OBSERVATIONS

- 4.1. The external defects observed will be referenced according to the areas noted in Figure 1.
- 4.2. Within Area 1; the front elevation of the dining area contained a stepped to vertical crack with a maximum width of 30mm to the top and 1mm towards the bottom of the crack. The crack was located on the south side 1m in from the gable end.
- 4.3. The stonework had deteriorated towards the eaves level above the crack observed above.
- 4.4. Within the deteriorated stonework, an exposed timber beam was observed embedded within the stonework that had signs of rot. The wall plate for the rafters could also be observed above the exposed timber beam.
- 4.5. An infilled doorway was located adjacent to the observation above. A timber lintel above the infill was 500mm from the eaves level of the property.
- 4.6. Above the timber lintel observed above a 1mm vertical crack was observed starting from the eaves level.
- 4.7. Similar cracks to the above were observed adjacent to the crack above further away from the gable end.
- 4.8. To the lefthand side of the gable end a hairline to 1mm stepped to vertical cracks were observed from the bottom of the roof line to the ground level.
- 4.9. To the righthand side of the gable damp stonework was observed from the bottom of the roof line to the ground level.
- 4.10. Several hairline cracks were observed starting from the roof line and continued to a 1mm vertical crack following the damp stonework.
- 4.11. A timber facade was observed on the gable end with timber to the bottom righthand side containing signs of rot near to the guttering.
- 4.12. To the north side the gutter spanned for a length of approximately 10.2m to the downpipe and contained little to no fall.

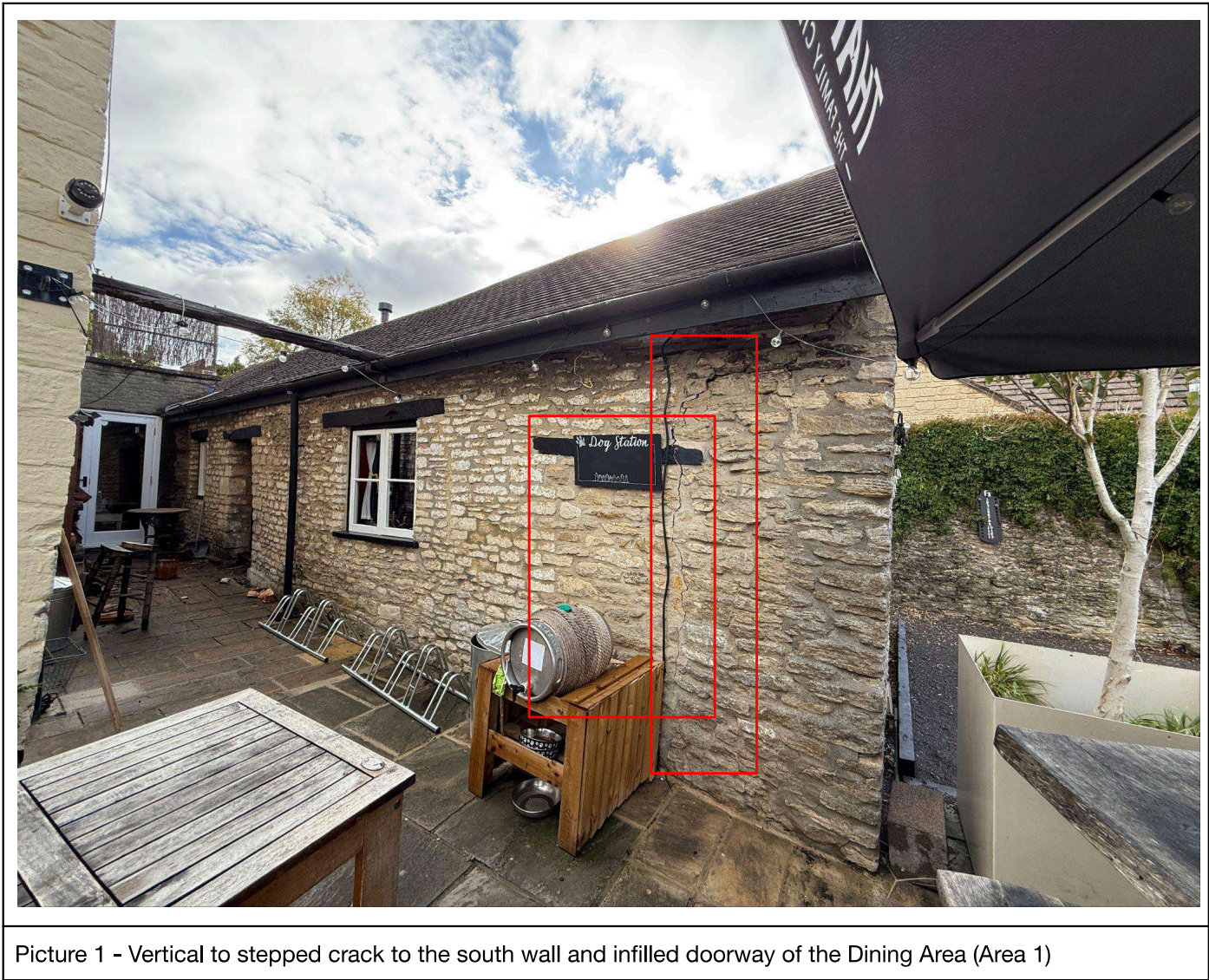
5. INTERNAL OBSERVATIONS

- 5.1. Within the dining area to the north (see Figure 1), to the south wall near to the gable end a repair of a defect was observed. The repair did contain a 1mm vertical to stepped crack.
- 5.2. On the same wall below the fire exit sign a 1mm stepped crack was observed from the corner of the sign to the top of the timber lintel.
- 5.3. In both corners of the gable end a vertical crack with a maximum width of 25mm was observed from eaves to the ground floor.
- 5.4. A 2mm to 1mm stepped crack was observed below the righthand timber strap on the gable wall and continued as a vertical crack to the ground level.
- 5.5. Within the main property (highlighted Area 2) a 2mm vertical to stepped crack was observed to the lefthand side of timber lintel on the window located to the east side (see Figure 1). The crack started from the underside of the timber joist to the top of the lintel. The crack then continues from the underside of the timber lintel as a stepped crack for approximately 500mm depth.
- 5.6. To the righthand side of the same timber lintel a 1mm vertical crack was observed near to the end of the wall. The crack started from the exposed timber floor joists and continued for approximately 600mm.

6. CONCLUSIONS & RECOMMENDATIONS

- 6.1. The following are the conclusions and recommendations to the defects observed.
- 6.2. The lack of an adequate fall of the guttering to the north wall of the dining area (see Figure 1) had likely resulted in water leaking from the guttering causing the damp stonework and rotted timber observed. Typically, issues with a damp proof course would occur a maximum 1 meter from the ground level and the damp to the stonework occurred from eaves level to the ground level. Therefore, it is recommended to prevent possible future issues the gutter should be reinstalled to ensure suitable fall in accordance with Building Regulations.
- 6.3. The vertical cracks observed to the corners of the gable wall in the dining area indicate the gable wall was leaning outwards. From the observed roof structure it appeared that the 'A' frames were not connected to the gable through a purlin and no diagonal bracing was observed, this could be a possible cause for the defects observed. However, based on a single visit the cause cannot be fully determine and as a result it is difficult to provide a recommendation for a suitable repair.
- 6.4. In addition, the cause of the 30mm external crack observed on the south wall 1m from the gable cannot be fully determined based on one visit and a monitoring regime. However, based on the observations possible causes include settlement due to poor soil or a lack of adequate footings. According to BRE Digest a crack exceeding 25mm warrants structural repair.
- 6.5. Therefore, there are two options. Option 1 is stitching the cracks to the corners internally and the external crack near to the gable end via Helix ties and monitoring the defects for potential future movement. Within this option future underpinning cannot be fully ruled out. Option 2 is conducting three trial holes to assess the conditions of the soil and footings to determine if the movement observed is ongoing, the trial holes will need to be located on the corner where the external crack had been observed and underneath the damp stonework. Following Option 2 it is possible underpinning may be required should condition of the soil and/or footings prove to be inadequate and stitching and repointing to the defects will be required.
- 6.6. According to BRE digest the vertical cracks observed to the lefthand side and righthand side of the timber lintel within the main property (see Picture 12 and 13) does not warrant significant structural repairs, therefore, the cracks should be stitched together with Helifix ties according to manufactures specifications and monitored for possible future movement.

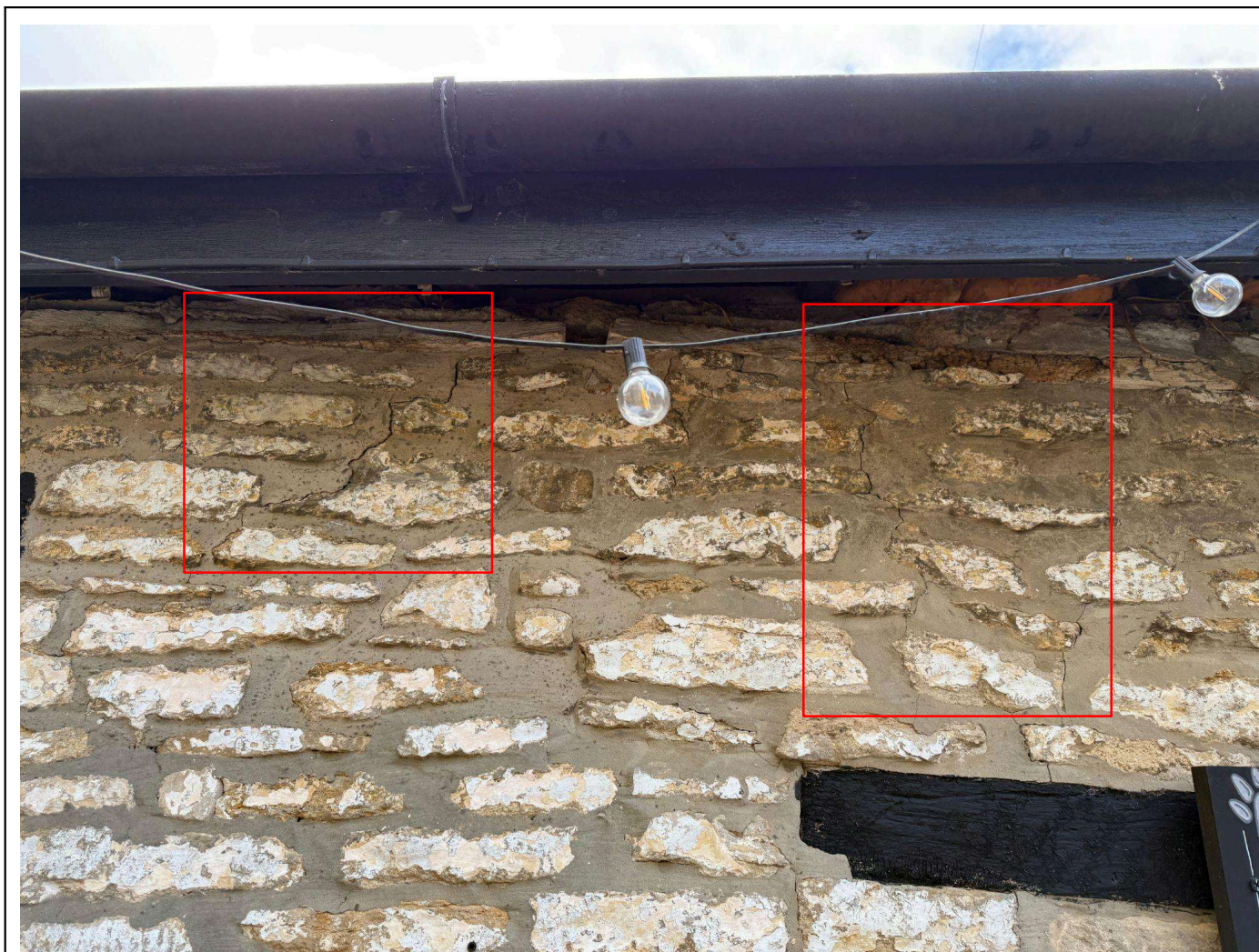
7. PHOTOGRAPHS



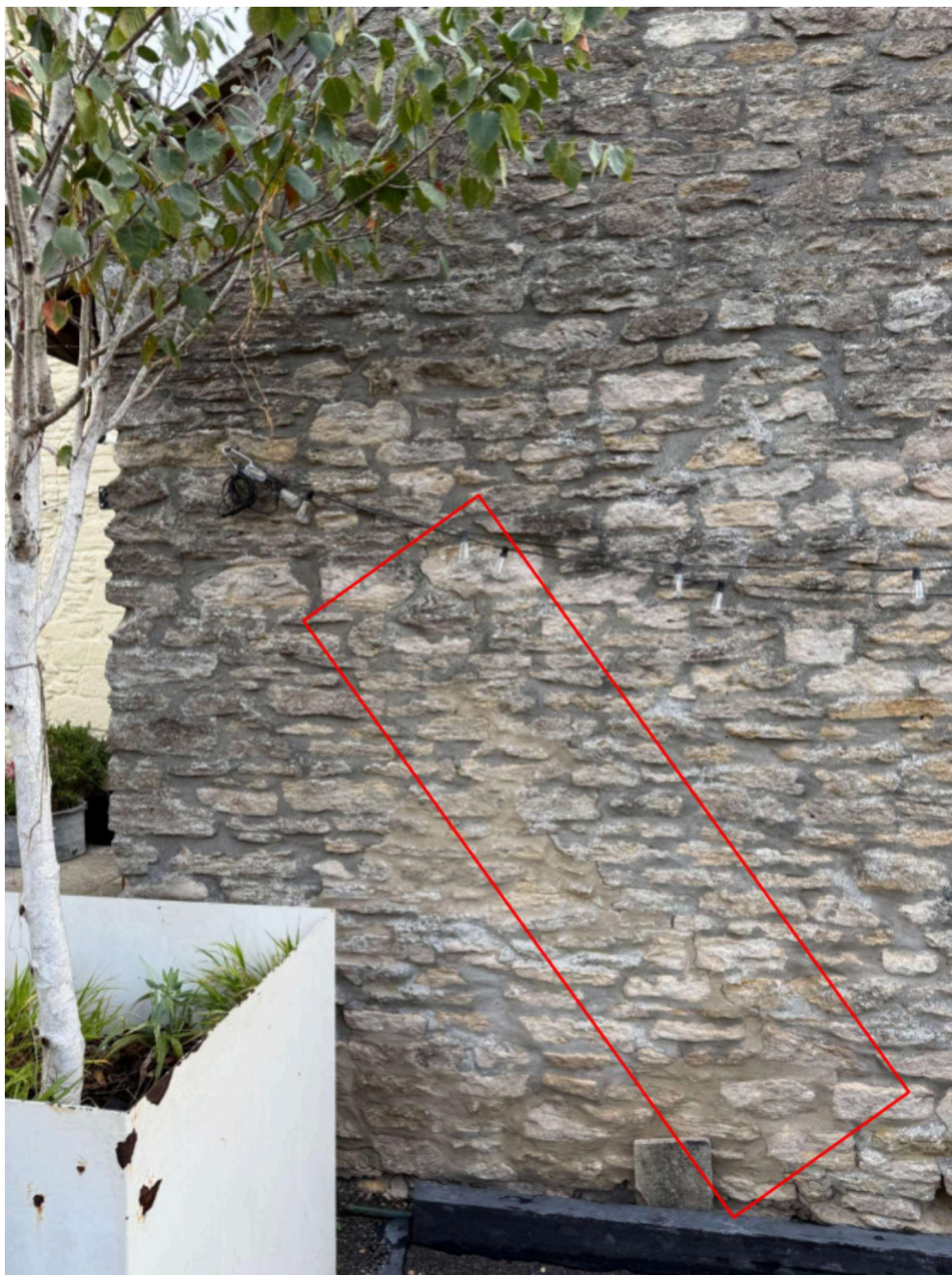
Picture 1 - Vertical to stepped crack to the south wall and infilled doorway of the Dining Area (Area 1)



Picture 2 - Deteriorated stonework to the eaves level and exposed timber beam



Picture 3 - Vertical cracks above the timber lintel



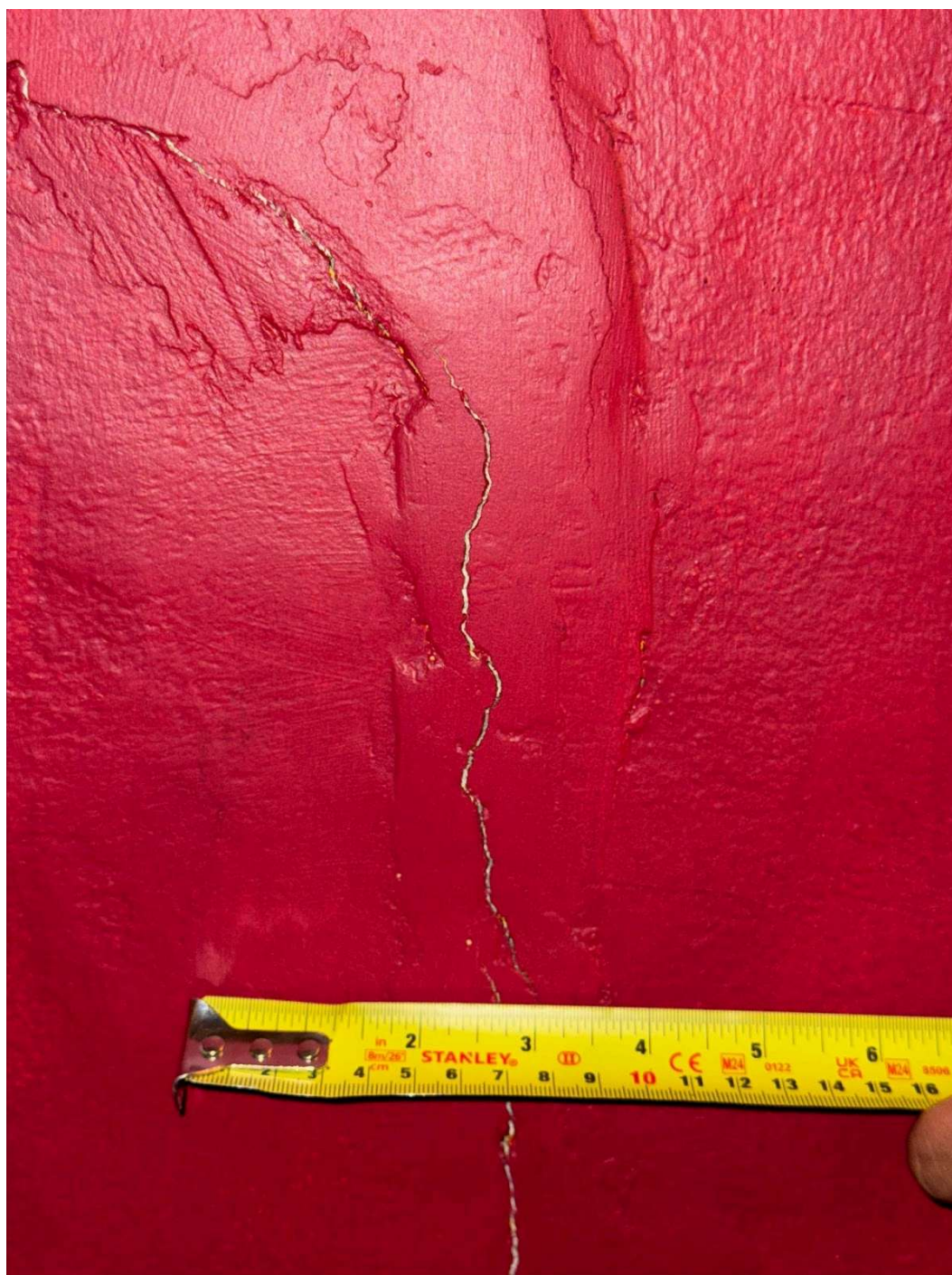
Picture 4 - Vertical to stepped crack of the lefthand side of the gable wall



Picture 5 - Righthand side of gable wall damp stonework with hairline cracks and timber rot



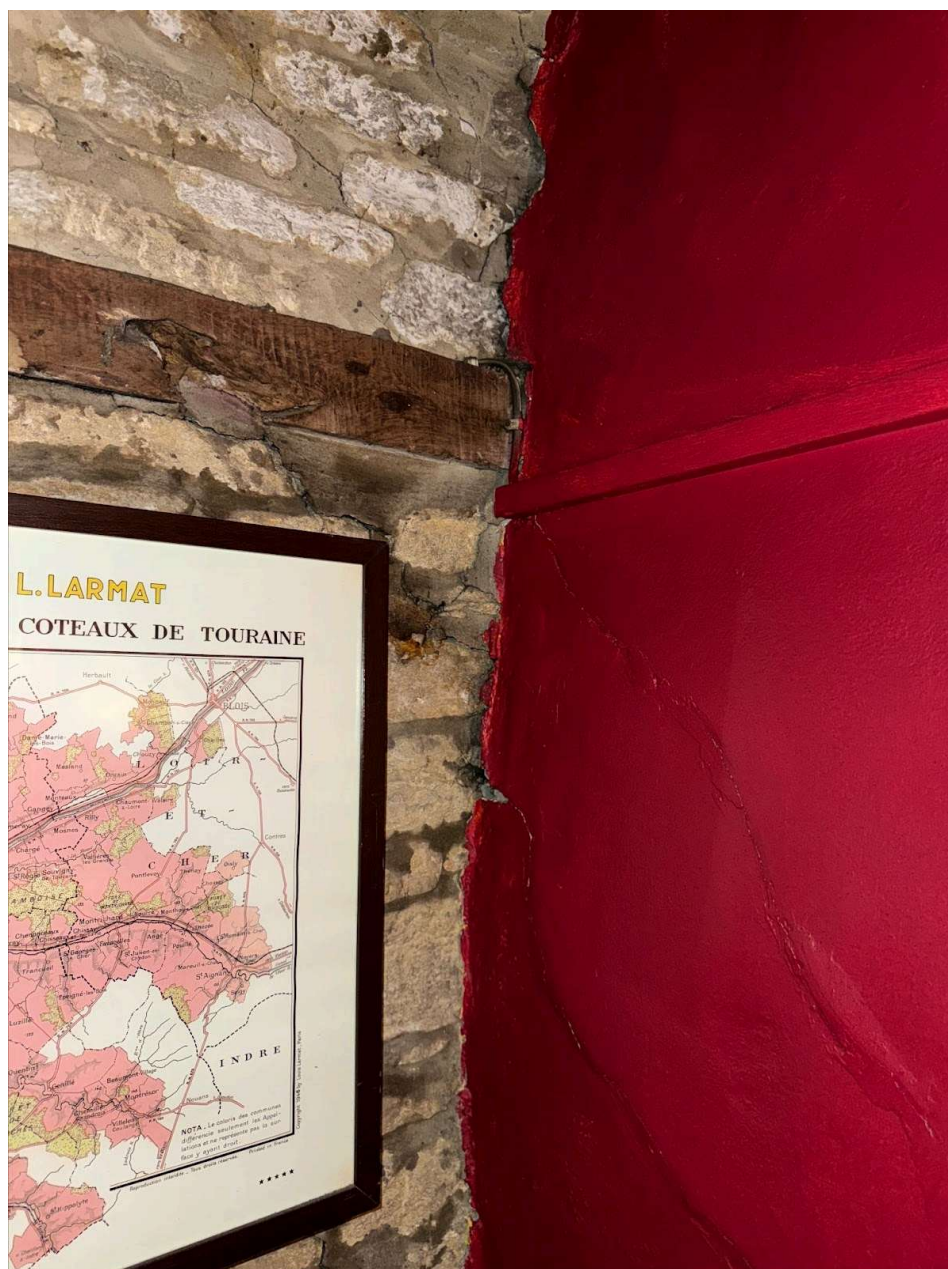
Picture 6 - North wall guttering to Dining Area



Picture 7 - Repair of a defect on the south wall of the Dining Area with vertical crack



Picture 8 - Stepped crack below the fire exit sign on the south wall of the Dining Area



Picture 9 - Vertical cracks to the right hand corner of the gable wall



Picture 10 - Vertical cracks to the lefthand corner of the gable wall



Picture 11 - Stepped crack below the righthand timber strap in the gable wall



Picture 12 - Vertical to stepped crack below the timber lintel to Area 2 on the main property



Picture 13 - Vertical crack adjacent to the timber lintel to Area 2 on the main property.



Terms & Conditions

During our inspection of the premises as presently existing, which is normally carried out in a single visit, we shall check all visible exposed and accessible elements of construction in order to identify defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the foreseeable future. We shall consider the condition and durability of the building fabric in relation to the type and age of the property, the need for repairs or special maintenance and, where appropriate, comment on the suitability of the structure for its proposed use.

We shall, where possible, lift loose laid floor coverings and inspect cellars where appropriate, but we shall not empty the contents of any fitted cupboards, move heavy furniture, or lift carpets or floorboards and our report specifically excludes all covered, and unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Apart from any balconies and roofs to which external access may be available, our external inspection will be carried out from ground level. Unless requested otherwise the main building shall be the form of this report.

In accordance with our professional indemnity insurance cover, we have to state that "we have not inspected woodwork or other parts of the structure which are covered unexposed or inaccessible and we are therefore unable to report any such part of the property is free from defect."

Roof inspection will be limited to external viewing as the density of internal insulation invariably masks critical areas internally – however in certain circumstances roof inspection will be carried out if agreed with the client previously.

We will not arrange for exposure works to be carried out to the superstructure or below ground, or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering, but where appropriate, will seek further instructions for these to be carried out for an additional charge.

With regard to service installations, incoming mains waste and drains, we shall report on any matters that come to light during the course of our inspection as requiring further investigation by specialists, but we shall not arrange for tests to be carried out unless specifically instructed.

Although where appropriate, we will be happy to examine any lease or title documents, planning or any other consents or fire certificates which are made available to us prior to our inspection, we shall assume in such cases that solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of any easements or necessary rights of light, drainage etc.

We require to be informed, prior to the undertaking of any excavation or boring work, of the positions of any underground services or plant beneath the site. Whilst reasonable care will be taken during the execution of field work we cannot accept liability, either direct or consequential, for the damage to any service not clearly identified to us.

Our written report will be addressed and forwarded to the aforementioned Client. Any liability which may arise from its contents will be specifically restricted to the Client, unless stated otherwise.



Please feel free to speak with us, or visit our website to discuss how we could assist with your upcoming projects.

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