

Condition Report

A L ASSOCIATE SURVEYORS LTD

E. INFO@ALASSOCIATESLTD.CO.UK

W. ALASSOCIATESLTD.CO.UK

T. 01793 686 118

Client: Sangha Properties (Midlands) Ltd
Property Address: 27 High Street, Royal Wootton Bassett, SN4 7AF
Project Reference: 26-018
Date of inspection: Thursday 23rd July 2026

1.0 Introduction

27 High Street is a Grade II Listed Building, occupying a corner plot at the junction of The High Street and Wood Street, in the town of Royal Wootton Bassett.

A L Associates were appointed by White Rose Chartered Surveyors, acting on behalf of the property owners Singha Properties (Midlands) Ltd, to undertake an independent inspection and to prepare a brief condition report, with respect to the exterior timber frame and render infill panels.

2.0 Property Description

The building is arranged over three storeys (Cellar, ground and first floor) and is believed to have started out life as a one of a pair of dwellings. The second dwelling (originally located on Wood Street to the west) has now gone.

Exact date of construction is not known, though it is clear that the building has been subject to extensive alteration and some reconstruction, throughout its life. It is believed that the ground floor accommodation (currently occupied by The Town Hall Tea Rooms) has been used as a shop since the late 1800's.

Construction comprises rubble stone walls, with render to the lower levels, which is finished with masonry paint. The upper parts of the external walls are finished with applied timber frame cladding, with masonry infill panels. The roof is hipped and overlaid with plain clay tiles. Peripheral detailing includes timber windows and doors and a mixture of cast iron and uPVC rainwater goods.

3.0 Details of The Inspection

Our inspection took place on the morning of Thursday 23 July 2026. At the time of inspection, the property was occupied and furnished. The first floor accommodation is in use as an alternative therapy treatment centre, whereas the ground floor serves as The Town Hall Tea Rooms.

Weather conditions were warm, dry and sunny. Similar weather patterns had existed for several weeks, with no significant rainfall being noted within the preceding 48hrs.

The front of the property faces southeast, towards The High Street. For the purpose of this report, left/right, front & back, are as viewed from the High Street, facing front elevation.

In reading this report, reference should be made to the accompanying photograph schedule and to the corresponding drawing, reference 26-018-01.

4.0 Limitations to the inspection

Our instruction relates specifically to the applied timber framing and associated render infill panels. We have therefore not conducted a full-scale inspection of the property and as such, this condition report should not be seen as a full survey.

Our inspection was predominantly undertaken from external areas, though we did briefly enter the building to inspect both ground and first floor accommodation. Our inspection was visual only and did not include any opening up or exposure of the structure.

In preparing this brief report, we have made a number of assumptions with respect to construction

5.0 Observations

1. The exterior walls to the rearmost part of the building are in coursed rubble stone
2. The exterior walls to the front part of the building, are also presumably in rubble stone. Here though, lower-level parts of the exterior walls have been rendered and finished with a masonry paint.
3. On the gable end and front elevation, there is a low-level projecting plinth. Due to variations in ground levels, the plinth is only just visible at the northeastern end of the building.
4. On the front part of the building, the upper level of the exterior walls, has been finished with applied timber framing, with render infill panels
5. The timber framing comprises vertical posts and horizontal rails, along with diagonal braces.
6. The timber framing projects forward of the masonry.
7. To the front elevation there is a projecting bay window at ground floor level, alongside a centralised entrance door and a second casement window opening. At first floor level, there are two identical timber casement windows
8. To the side (southwest) elevation, there is a separate painted timber door and a single first floor window, providing access to and serving the first-floor office accommodation.
9. Rainwater goods are in painted cast iron.
10. The rendered sections of walling are in reasonable condition. The render appears to be in the form of sand/cement.
11. The masonry paint finish to the gable end wall is starting to blister and peel away, mainly due to migration of ground moisture, which is being drawn up through the render.
12. Several sections of the render are hollow, where ground moisture has caused it to delaminate from the masonry behind. Whilst the render is no longer consistently attached, it is free of any significant cracking and there is no imminent need for removal and reinstatement.
13. The timber framing to the gable end is in poor condition. The post on the southern corner has split and there are numerous cracks in the face of the timber. Cosmetics are poor. The joint between the post and the bottom member has presumably suffered from historic decay. Here the joint has been covered with what appears to be a sheet of uPVC, painted black.
14. Many of the timber members on the gable end are suffering from decay and there are numerous splits, cracks and open joints, particularly at the base of some of the vertical posts. Cosmetics are tired, with much of the paint starting to blister and crack on the surface.
15. Several of the posts show evidence of historic splice repairs.
16. The timber framing to the front elevation is suffering in much the same way, with numerous split, cracks and open joints visible between adjoining members.
17. uPVC cover strips are also present to the corner post on the northern corner of the building and once again, we presume there is some decay behind.
18. The horizontal member to the left of the bay window is split and a section of the facing timber is missing. Here there is evidence of some decay, to the stage where remedial works are considered necessary.
19. On both the front and gable-end elevations, there are numerous areas where the render panels are cracked. To the gable end in particular, there are several sections, where the render has come loose

and is at risk of falling out. Two of the bottom panels of render have already spalled and broken away, exposing the timber frame and laths behind.

20. It appears as if the render infill panels are formed in cement-based render.
21. A number of other render panels are also starting to come away from the timber framing. There are open joints between the two materials, which is allowing water to penetrate the structure. The penetration is causing decay of the laths, which support the render
22. Windows and doors are in poor condition and require an overhaul. The cills and frames need to be rubbed down and made good. Some filling will be required, before a full scheme of redecoration.
23. The rainwater goods are in poor condition.[Those on the gable end in particular, are suffering from extensive corrosion. Temporary removal is required, so that the gutter sections can be repaired.

6.0 Conclusion

The applied timber framing and render infill panels are in poor condition. Several of the render panels have cracked and sections of render are missing. Elsewhere there are other sections of render which are at risk of falling out, therefore posing a risk of injury to the general public. The render panels need to be removed and reinstated.

Many of the joints between the render panels and timber frame have opened up, to the stage that water ingress will likely occur during prolonged periods of wet weather. This has probably contributed to the failure of the laths behind the render and if left unattended, will likely lead to further deterioration of the render panels and supporting framework. The joints need to be packed and sealed.

The timber frame is in poor cosmetic condition, with widespread splitting and cracking of the paint finishes and some flaking paint. Most of the framework needs to be sanded down and re-decorated.

Some of the framework has clearly suffered from decay. This is most prominent and most concerning on the corner posts and raises questions in terms of the long-term structural stability. The uPVC cladding panels will need to be removed, so that the extent of decay can be fully assessed and so that the approach to re-forming these joints can be established.

Many of the other joints also require attention, both to maintain structural integrity and to minimise water ingress, which could lead to further decay. Packing and filling of these joints is considered necessary.

Windows and doors are in poor condition cosmetically. It is not clear whether the frames are suffering from decay. As scaffolding will be required for the repairs to the main framework, it would be sensible to consider a scheme of repairs to the windows. Opening casements should be checked, eased and adjusted. Any rotten timber should be filled, or cut out and replaced through localised splice repairs. All of the windows and doors should be rubbed down and redecorated.

The rainwater goods also require attention. Gutters and brackets should be removed, brushed down and dipped to remove all existing paint. Corroded sections should be rubbed down and treated. Gutters should be re-painted and reinstated, ensuring they operate freely.