

MS07290/DS

Philip Stinson
The Holt
Selsfield Road
Ardingly

By e-mail
7th March 2025

Dear Philip,

Potting Shed outbuilding at The Holt, Ardingly – Review of the existing condition and remedial works required

Further to our site visits on the morning of Friday 13th December & Monday 10th February, we report as follows:

1. Instructions

- 1.1 Instructions were received from yourself, the current owner of the above property, to carry out a limited non-intrusive structural inspection of the potting shed structure set on the north west corner of the grounds to The Holt. The potting shed was a single storey detached brickwork building with clay tiled pitched roof adjoined to the boundary wall running down the west boundary of the property alongside Selsfield Road. The potting shed had a partial basement under that used to house heating / boiler for the adjacent greenhouses, which have been removed previously.
- 1.2 The Client's attention is drawn to the rear of this report for the Conditions & Limitations.
- 1.3 Report to be read in conjunction with the attached drawings and calculations.

2.0 Observations :

- 2.1 The existing roof structure was a duo-pitched clay tiled roof spanning east to west formed with cut and pitch rafters with every other rafter tied with a timber collar.
- 2.2 The north section of the roof had a wall plate alongside the boundary wall on the west side of the building. The wall plate had rotted causing the roof to drop in this area and allow water ingress, which had also rotted some of the rafters and collar tie timbers.
- 2.3 There was a large separation crack in the north west corner of the potting shed where the north wall of the potting shed abuts the west boundary wall.
- 2.4 There was a chimney stack midway along the west wall of the potting shed, which had some significant cracking to the front face and sides. The chimney stack appeared to extend into the basement area under.
- 2.5 There was a doorway within the west wall to the south of the chimney stack. The door fixing had corroded cause the brickwork to crack.

- 2.6 Although access to the basement was not possible during our visits due to the presents of asbestos cladding to the pipework. A video taken by the asbestos survey company showed the floor above the basement was formed with infill concrete between steel beams at approximately 1m centres. The undersides of the beams appear to be corroding.
- 2.7 The building had vegetation growth to all sides and the roof concealing some of the structure. The masonry was generally in a good condition with the except of the cracks noted and some loose mortaring to the west elevation facing Selsfield Road.
- 2.8 Some water ingress was noted to the south west corner, which could be the result of the vegetation growth damaging the flashing.

3.0 Conclusions :

- 3.1 We believe the separation crack noted to the north west corner is the result of the roof pushing against the west boundary wall following the rotting of the wall plate in this area. Once the roof has been re-supported, the crack can be made good with Helibar bed joint reinforcement as indicated on the attached drawing 11.
- 3.2 The chimney cracks we believe may be due to a steel chimney lining rusting and expanding, we have recommended removing some masonry to investigate, remove any steelwork and re-building the masonry re-using the bricks. We would also recommend the chimney is capped off to ensure there is no future water ingress into the chimney.
- 3.3 We have recommended removal of any corroding fixings associated with the door on the west wall and make good the brickwork.
- 3.4 Remove all vegetation growth to allow for roof finishes, guttering, fascias and cladding to be repaired / replaced and make good any brickwork with re-pointing as necessary.
- 3.5 Steelwork over the basement supporting the ground floor to be cleaned off and re-painted with Zinga paint or similar and if require, insert new galvanised steel beams under the existing beam lines, if the existing beam corrosion has caused over 20% loss of the original steel flange thickness.

We hope that the above and attached is clear, but please do not hesitate to contact us if you need to discuss anything further.

Yours Sincerely

David Simmonds BEng (Hons) CEng MICE
Structural Engineer
McCarey Simmonds Limited

STRUCTURAL ENGINEER'S INSPECTION – CONDITIONS & LIMITATIONS

1. The report is a record of a visual inspection carried out by, or under the direction of a Chartered Civil or Structural Engineer and must not be misinterpreted as a Structural Survey, such as would be carried out by a Chartered Surveyor. The report is not a Valuation Report.
2. The inspection is strictly limited to the items requested and these will be detailed in Clause 1 of the report. No consideration will be given to any other aspect or parts of the building.
3. The report is confidential to the Client(s) stated in Clause 1 and has been prepared to their instructions for their own purposes only and it is not permitted to disclose this report to any other parties (except the Client's own Solicitors, Surveyors, Building Societies/Lender or Estate Agents) without the prior consent of McCarey Simmonds Limited.
4. The copyright of this report remains the property of McCarey Simmonds Limited.
5. No liability for the contents of this report is accepted to any parties other than the Client(s) stated in Clause 1. No parties other than the Client(s) stated in Clause 1 should rely upon this report.
6. Unless specifically stated otherwise:
 - 6.1 Trial holes were excavated prior to the site visit and preparation of the report.
 - 6.2 All external observations will be carried out by eye from the ground level only. Internal inspection is made within the limits of ready accessibility and it is not normal practice to lift floor coverings or floorboards, remove fixtures, panels or plaster or move heavy items of furniture or bulky goods or materials.
 - 6.3 No inspection will be made of any roof voids, floor joists, wall cavities, drainage pipe work or any other hidden or inaccessible parts.
 - 6.4 No timbers will be checked for damp, rot, infestation by wood-boring insects or other defects.
 - 6.5 It should not be construed that any parts of the construction comply with the requirements of the Building Regulations Act or standard practice either current or as current at the time of the original construction. No enquiries to any Authorities will be made.
 - 6.6 No testing or enquiries into the presence of or susceptibility to pollution, contamination, radiation, methane, radon or other gases or hazardous substances has been carried out.
7. Unless specifically stated otherwise in the report, any recommendations for works given in the report are outline only and are to be confirmed or modified as appropriate as detailed design stage.
8. Where trial holes are specifically included in our instructions the condition of the footing and the founding soil relates only to the point of excavation and does not necessarily confirm a continuation of the same conditions throughout the non-inspected areas of the structure. Whilst such trial pits will usually provide a reasonable indication as to the general state of the foundations and ground conditions, these cannot be determined with complete certainty.
9. Under the Construction (Design & Management) Regulations 1994, the Client has obligations for ensuring Health and Safety arising from any construction work. If it is proposed to proceed with construction work based upon information or recommendations contained in this report, these regulations probably apply. Further details of any issues arising from our report or the Client's obligations generally are available on request.
10. Unless dealt with more specifically above, the Association of Consulting Engineers Conditions of Engagement 1995, Agreement D applies, including optional clauses 2.11, 3.7, 8.1A, 8.1B and 8.1C. Optional clauses 8.2A, 8.2B and 8.2C do not apply.