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OUR REF: DRC/23/114

PRIVATE & CONFIDENTIAL

REPORT

The Stable at Signal Rock
St Martins
IOS
TR25 0QL

Made on the instructions of and for the use sole use and purpose of

Robin and Anna Browne

Signal Rock
Higher Town
St Martins
IOS
TR25 0QL

Prepared by:
Douglas Cawley & Associates
22a Fore Street
St. Ives
Cornwall
TR26 1HE

19th July 2023

REPORT OF
DOUGLAS CAWLEY MRICS MCIQB
INDEPENDENT CHARTERED SURVEYOR

Specialist Field: Chartered Building Surveyor & Builders

On behalf of: Robin and Anna Browne of Signal Rock, Higher Town, St Martins, IOS TR25 0QL

On instructions of: Robin and Anna Browne of Signal Rock, Higher Town, St Martins, IOS TR25 0QL

Subject Matter: Inspect and provide a visual inspection report on the structural condition of The Stable, Signal Rock, St Martins, IOS, Cornwall TR25 0QL for conversion into a residential unit subject to appropriate planning permissions.

Inspection Date: 17th July 2023

REPORT

1.00 INTRODUCTION

1.01 Formal Details

I am Douglas Robert Cawley MRICS MCIOB Chartered Surveyor. Further details of my training and experience is to be found in Appendix 1.

1.02 Synopsis

In this case we been requested by our clients Robin and Anna Browne of Signal Rock, Higher Town, St Martins, IOS, Cornwall TR25 0QL that we inspect and provide a visual inspection report on the structural condition of The Stable, Signal Rock, St Martins, IOS, Cornwall TR25 0QL for conversion into a residential unit subject to appropriate planning permissions.

1.03 Instructions

I have been asked to identify the issues within my specialist field that have arisen, to make an inspection, to express a reasoned opinion as found. The instructions have been accepted on the terms recommended by the R.I.C.S and our report has been prepared in accordance with the Practice Statement of the Royal Institute of Chartered Surveyors: 'Surveyors Acting as Expert Witness'.

1.04 Disclosure of Interests

I am not aware that I have a connection with any of the parties, witnesses or advisers which might be thought to influence the opinions expressed in this report.

1.05 Appendix 1

Contains brief details of my experience and qualifications.

1.06 Appendix 2

Contains photographs.

2.00 HISTORY

2.01 In this case we have been requested to undertake a visual inspection of the Stable Bock at Signal Rock, Higher Town, St Martins, IOS, Cornwall TR25 0QL to provide a report of ther existing stone wall condition of the existing building with regards to a Planning Permission application for a change of use for a residential unit.

3.00 THE ENQUIRY/FINDING

3.01 The inspection was limited to a visual inspection of the inside and outside of the property.

3.02 The stable block consists of a semi detached single storey stable unit which can be seen in the photographs in Appendix Two.

3.03 Roof

The roof consists of concrete tiles secured to roofing battens over older bituminous roofing felt.

The roof structure consists of rafters with cross ties on to wall plates.

Fascias consist of timber boards.

3.04 Walls

Walls consist of mass stone in random coursing.

3.05 Foor

The floor is of solid concrete which is laid to fall to the front right-hand corner for drainage purposes.

3.06 Outside Door

This is a timber boarded type.

3.07 Windows

This is a timber casement type.

3.08 Findings

3.09 Roof

The pitch roof coverings are of concrete interlocking tiles, in a sound condition at the time of inspection. Pointing both to the ridge tiles and the verges are of the roof were found to be in a sound condition at the time of inspection. There is some minor cracking but this is due to shrinkage only and is not of structural significance.

There is a slight build-up of vegetation of the roof tiled surfaces, but this is not to the detriment of the roof tiles.

The underside of the roof tiles have been underdrawn with bituminous roofing felt, this is loose with sections having fallen down exposing the roof tiles to the underside, which were found to be in a sound condition at the time of inspection.

The roof battens where visible were in a sound condition at the time of inspection.

The roof structure as already described consists of rafters with cross ties, these are affected to varying degrees by woodworm activity. The wall plates on which they have been placed are also in a similar condition with woodworm activity.

There is some sagging but this is historical.

Having stated the above, they are in a sound structural condition.

The soft wood fascia boards again were in a sound condition at the time of inspection, with only minor areas of timber decay which can be taken care of prior to redecoration.

3.10 Walls

Walls are of mass stone in random coursing.

Some old window openings have been filled in but with mass stone to match the original random coursing.

There was no excessive bulging, cracking or leaning at the time of inspection to indicate any settlement or subsidence.

The external pointing is cracked and loose in sections. It is advised that the pointing is picked out for a minimum of 75mm deep and repointed utilising a lime-based mortar.

Internally walls are both fair faced and with some areas of lime wash. Again these should be picked out to a minimum of 75mm deep and repointed utilising a lime-based

mortar.

Some minor damp was noted in these walls at the time of inspection, and it is advisory to have this dampness contained as the property is to be utilised for residential purposes.

3.11 Foor

The floor is of solid concrete. There is some minor cracking in it but this is historic and it is not of structural significance.

The floor does slope down to the front right-hand corner. It is assumed that this was for drainage purposes when the property was used as a Stable.

There was no excessive dropping of the floor at the time of inspection to indicate any settlement or subsidence.

4.00 CONCLUSION

- 4.01** It is fair to conclude that the roof coverings and supporting roof timbers are waterproof, and in a sound structural condition.
- 4.02** It is fair to conclude that the walls are in a sound structural condition. As stated there is no excessive bulging or cracking and no visible sign of any settlement or subsidence.
- 4.03** It is therefore fair to conclude that The Stable at Signal Rock, St Martins, IOS, Cornwall TR25 0QL are in a satisfactory structural condition for change of use to a residential unit.

5.00 DECLARATION

5.01 STATEMENT OF TRUTH

I confirm that I have made clear which facts and matters referred to in the report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinion on the matters to which they refer.

I understand that proceedings for the contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

5.03 CIVIL PROCEDURE RULES STATEMENT

In preparing this report, I include the following declarations and have given due regard to these as follows: -

- (i) That my report includes all facts which I regard as being relevant to the opinion I have expressed, and that the judicial body's attention has been drawn to any matter which would affect the validity of that opinion; and
- (ii) That my report complies with the requirements of the Royal Institution of Chartered Surveyors, as set down in Surveyors acting as Expert Witnesses: Practice Statement; and
- (iii) That I am aware of the requirements of Part 35 of the Civil Procedure Rules, the Practice Direction to Part 235 and the civil Justice Councils Guidance for the Instruction of Experts in Civil Claims 2014.
- (iv) That I understand my duty to the court and have complied with that duty.



D R CAWLEY BSc(HONS) MRICS MCIQB
INDEPENDENT CHARTERED SURVEYOR

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ST IVES
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DATED: 19th July 2023

Regulated By



Appendix One

DOUGLAS CAWLEY BSc(HONS) MRICS MCIQB

I was born in Sennen near Lands' End, Cornwall and moved to St Ives when I was nine years old. I attended Truro Cathedral School, Cornwall College and North Gloucester College of Technology and Finally Aston University.

I am qualified from Aston University with a BSc Hons Degree in Building Technology and Management, attained in 1977. Following Graduation, I joined the Building Control Department of Sandwell Metropolitan Borough Council in the West Midlands. During this time, I became a member of the Royal Institution of Chartered Surveyors and a Member of the Chartered Institute of Building.

In 1983, I joined Fox & Sons in their Penzance office as a Chartered Building Surveyor. I undertook Property Valuations, Surveys, Litigation Work and Dilapidations etc.

I left Fox & Sons in March 1988 to form my own practise, Douglas Cawley & Associates in St Ives Cornwall as a Chartered Building Surveyor, undertaking Valuations, Homebuyers Reports and Valuations, Full Building Surveys, Litigation Reports, Schedules of Dilapidations, Schedules of Condition, New Building Certification, Drawing of Plans for Planning and Building Regulation approvals, Mundic Block Testing, Rental Reviews etc.

I now undertake Valuations, Homebuyers Reports and Valuations, Full Building Surveys, Litigation Reports, Schedules of Dilapidations, Schedules of Condition, New Building Certification, Drawing of Plans for Planning and Building Regulation approvals, Mundic Block Testing, Rental Reviews, Party Wall Act etc.

Appendix Two











