

1.0 Glossary of terms

The descriptive and expressive terms in the schedule that describe the condition of the property are, for the purpose of this report, defined as follows:

Expression

Definition

Good/New

In new condition with no soiling/wear or other defects.

Satisfactory

Subject to general wear and tear with slight signs of soiling but is still serviceable and functioning adequately.

Fair

Subject to several years wear, still serviceable with minor repair work where necessary.

Poor

In a dilapidated condition, subjected to hard long-term wear, and major repair and/or renovation necessary.

All cracks discovered within the premises at whatever location have been defined in accordance with the Building Research Establishment standard procedure:

Expression

Definition

Minor crack

Less than 1mm wide, hairline.

Moderate crack

Greater than 1mm but less than 5mm.

Severe crack

Greater than 5mm wide.

2.0 Building Description

Detached Garage

The subject building comprises a detached garage to the rear-left corner (South West) of the Cwmamman Farm Dwelling house.

The building is of traditional construction with solid concrete blockwork external walls finished with painted rough-cast render and a ground-bearing concrete floor slab, beneath pitched roofs with artificial slate coverings.

Access to the garage is provided by a panel 'up-and-over' door to the front of the building, with UPVc doors providing pedestrian access to the Front & left Gable elevation.

Externally, the driveway comprises loose gravels/asphalt aggregates with a grass lawn.

3.0 Schedule of Condition

Ground Floor

Ground bearing concrete slab. No insulation evident.

Satisfactory condition; minor weathering and soiling.

Cracking

Severe cracking and weathering at door thresholds.

Walls External/Internal

Painted rough-cast render & Quoins.

Satisfactory condition; minor weathering and soiling. Paintwork peeling off quoin returns.

Left Elevation

Painted scratch coat Render. Limited access available due to adjacent building.

Satisfactory condition; minor weathering and soiling only.

Cracking

No signs of severe cracking

Roof Structure

Timber W Fink engineered roof trusses over SW timber wall plate & roofing felt. No strapping evident.

Satisfactory condition; minor weathering and soiling only. No signs of severe deflection.

Roof Coverings

Precast concrete roof & ridge tiles.

Satisfactory condition; weathering and soiling evident. Algae growth most notably to right-hand pitch.

Soffits, fascia and barge-boards

UPVc White in colour.

Satisfactory condition; minor weathering and soiling.

Rainwater goods

PVCu to rear elevation. Front Missing.

Satisfactory condition; minor weathering and soiling. Replacement rainwater goods requires to front elevation.

Garage Door

Painted Aluminium 'up-and-over' single garage door.

Satisfactory condition; minor weathering and soiling only. Evidence of paint peeling.

Personnel Doors

UPVc & Glazing

Satisfactory condition; minor weathering and soiling only.

Windows

UPVc

Satisfactory condition; minor weathering and soiling only.

External Grounds

Ground cover loose aggregate Asphalt.

Satisfactory condition; moss growth and minor weathering and soiling only.

4.0 Conclusion

Subject to upgrading the fabric of the building to comply with current regulations for habitable spaces & in line with the change of use requirements, the garage appears to be in satisfactory condition and deemed suitable for refurbishment in line with the current planning proposal.

Photographic Schedule

Schedule of Condition

Garage Change of Use Cwmamman Farm, Brynamman



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