

HPK/2025/0015 and HPK/2025/0016

Proposed Internal Alterations at:
17 Broad Walk, Buxton SK17 6JR



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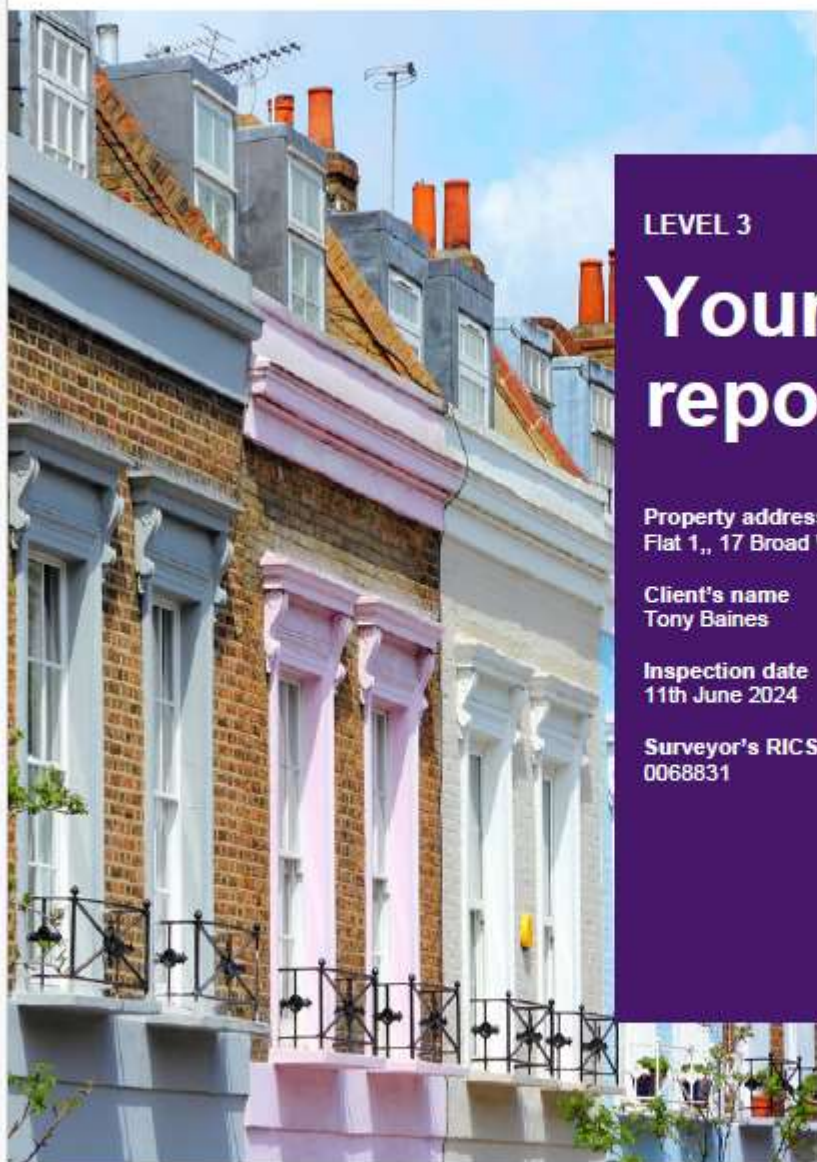
Dear Sir/ Madam

Following your request for a structural survey for the property at 17 Broad Walk Buxton, ground floor flat, for which planning permission are sought for its refurbishment as well as the creation of an en-suite bathroom using an existing pantry, and enlarging the access/door from the corridor to the kitchen by removing the door and part of the corridor wall to have a wider access into the kitchen, we include copy of the relevant parts of Level 3 survey (formerly known as full structural survey), carried out on 11 June 2024 by Mr M J E Jones, RICS number 0068831 from Michael J E Jones & Co, Report Reference Q8024879.

The inspection of the property offers detailed information of the flat's existing condition and structural integrity.

Should you require further information, feel free to contact me on 07725 813602. We are also happy to provide you with structural/engineer calculations in due course (as these will be required by Building Control).

Yours faithfully,
Stefania Russo



LEVEL 3

Your survey report

Property address

Flat 1., 17 Broad Walk, Buxton, Derbyshire, SK17 6JR

Client's name

Tony Baines

Inspection date

11th June 2024

Surveyor's RICS number

0068831

3

A

About the inspection

Surveyor's name

M J E Jones

Surveyor's RICS number

0068831

Company name

Michael J E Jones & Co

Date of the inspection

11th June 2024

Report reference number

Q8024879

Related party disclosure

None.

Full address and postcode of the property

Flat 1., 17 Broad Walk, Buxton, Derbyshire, SK17 6JR.



Front elevation



Rear elevation

A

About the inspection



Side access



Pavilion gardens

Weather conditions when the inspection took place

When I inspected the property it was dry with sunny periods.

Status of the property when the inspection took place

When I inspected the property is was unoccupied and part furnished, with floor coverings in all rooms.

B

Summary of condition ratings

Overall opinion of property

This property forms part of a three storey building which is Grade II Listed. The external envelope requires maintenance repairs which are likely to be costly to undertake. I saw no evidence of any significant movement. I found dampness in the basement and the rear part of the home. I saw no evidence of any significant timber defects. On the assumption that you are prepared to accept the cost and inconvenience of dealing with the various repairs/improvement works reported and, these are completed to a satisfactory standard, then I see no reason why there should be any special difficulty arising on resale under normal market conditions.

B

Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
E2	Ceilings	
E3	Walls and partitions	
E5	Fireplaces	
E8	Bathroom fittings	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F5	Water heating	

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rain water pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	

B

Summary of condition ratings

D8	Other joinery and finishes	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
E9	Inside other	
G3	Other	

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
F3	Water	

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name	Comments (if applicable)
D7	Conservatory and porches	
D9	Outside other	
E1	Roof structure	
F6	Drainage	
F7	Common services	
G1	Garage	
G2	Permanent outbuildings	

C

About the property

Type of property

Converted ground floor flat.

Approximate year the property was built

1866

Approximate year the property was extended

Approximate year the property was converted

1950

Information relevant to flats and maisonettes

The flat is on the ground floor of a three-storey building. It has its own entrance which is the original entrance door to the house. The property also appears to include the front garden area which is accessed from the side driveway and has space for two vehicles parked behind one another. Behind the property, to the left side of the rear outrigger, is a garden area.

Vehicular access is gained from Hartington Road at the rear down a shared driveway.

Construction

The property is constructed of part dressed stone walling and part rubble walling, supporting a timber framed roof cover with slates laid over a secondary waterproof barrier (roofing felt). The windows are mainly sliding sash casements and single or double glazed.

C

About the property

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								1
Ground	2	2	2		1	1		
First								
Second								
Third								
Other								
Roof spaces								

Means of escape

The principal fire exits are the entrance door to the property. I recommend that these are fitted with thumb locks so that they can be opened in an emergency without the use of keys.

The design of the windows is such that, providing that they are eased, they should be able to be slid open and escaped from in the event of a fire.

D

Outside the property

Limitations on the inspection

The exterior of the building was inspected from the ground. Parts were partially concealed due to vegetation, the confined nature of the site and lack of adequate vantage points.

D1 Chimney stacks

The left chimney of the building is shared with the neighbouring property. There are six flues and six chimney pots and there is a lead flashing at the join of the roof covering. The stone coping is eroded. This should be repaired soon. **2**

The right chimney is built of stone and has six flues and six chimney pots with a lead flashing at the join of the roof covering. There are gaps to the coving to the top right. Patch repairs have been carried out. Parts of the stone are eroded or missing on the left-hand side.

The rear chimney is built of brick with two flues and two pots. There is a lead flashing at the join of the roof covering. This chimney is satisfactory.

Condition rating 2

Repair chimneys soon.



Shared chimney



Left side of chimney

D

Outside the property



Rear of chimney



Outrigger

D2 Roof coverings

Bay roofs

The left and right bays have lead coverings above the ground floor. The edges are painted. The edges have lifted revealing gaps where the nail fixings have fallen away.

Condition rating 2

This should be repaired soon.

Main Roof

The roof is covered with slates with a hip design and shallow pitch with clay ridge and hip tiles at the joins of the roof slopes. The main roof surface is satisfactory.

The front left and front right bays are covered with slates with a hip design and lead flashings at the join of the front wall. These are satisfactory.

The rear outrigger part of the building has a hipped roof with clay ridge and hip tiles. This is satisfactory.

Condition rating 1

No repair is currently needed. The property must be maintained in a normal way.

2

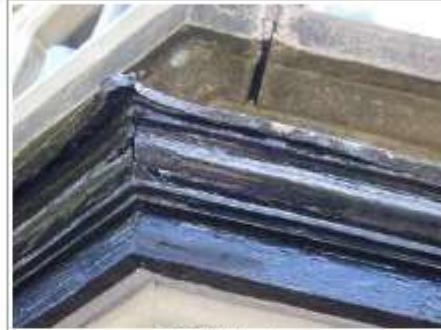
D

Outside the property

Images for Bay roofs



Right bay roof



Right-deteriorating



Left bay roof



Edges-deteriorating

D

Outside the property

Images for Main Roof



Front of roof



Rear of roof



Right gable roof



Outrigger roof

D3 Rainwater pipes and gutters

The main roof has plastic gutters emptying into plastic downpipes. The left bay has a plastic downpipe. This needs extending over the gulley properly. The right bay discharges into a right downpipe and surface water drain.

The side wall has a plastic gutter and downpipe to a sealed trap.

The rear main gutter has a uPVC gutter and downpipe. There is a cast-iron downpipe and this has peeling, flaking paintwork and is corroded and will need to be replaced.

The outrigger gutters are made of PVC and empty into PVC downpipes. This is satisfactory.

Condition rating 2

Repair external rainwater fittings soon.

2

D

Outside the property



Debris in gutter



Gutter/downpipe

D4 Main walls

The walls are built of coursed stone to the front and side and rubble walling at the rear. The outrigger has coursed stone. 2

The corners of the building have raised quoins. There are stone bays and sill bands which continue around the side of the building from first floor.

The bay windows are made from stone and there is a feature stone archway above the entrance door.

The front elevation has gaps to the stone bay sills and these need to be repaired.

The ground floor left bay has a cracked lintel.

There is an eroded band course to the top left above the bay. There is an eroded arch above the front door and spalling, loose and cracked stonework which may fall.

The chamfered stone plinth is deteriorating to the base of the left bay and also to the right side.

There is eroded mortar to the top of the window.

There are cracked and loose columns to the right of the right bay and a gap to the sills. There is eroded mortar and the joint to the front wall leaves a gap.

The right wall has stone lintels and sills and raised quoins.

The ground floor left window has a cracked sill and needs repointing, and also the first floor left window. A cement repair has been carried out to a crack which has been poorly filled and this needs to be re-done with lime mortar.

There is eroded mortar to the second floor.

The quoin detailing to the front corner of the house is generally eroded and spalled.

The centre ground floor window has an eroded sill and cracked mullion. The first floor window has spalled mullions. There are gaps to the joints.

The right-hand side of the side elevation has a stairwell constructed about 70 or so years ago. This is a pebbledash finish on rendered brickwork. This continues up to the second floor.

The right outrigger walls have stone sills and lintels. The sides of the window have vertical cracks and the mullion to the right-hand side of the kitchen window is cracked and displaced. This may

D

Outside the property

need to be replaced very soon.

The left outrigger wall is made from random stonework. This is generally satisfactory.

The external ground levels are high at the rear of the outrigger and down the left side. This is where dampness has been found to be affecting the internal walls.

Also, the external ground levels are high at the rear of the main building and again dampness was found internally.

The rear main wall of the house has eroded mortar around the windows and sills.

Condition rating 2

Repairs are required soon.



Cracked-front door



Eroded stonework



Side-split stonework



Cement pointing

D

Outside the property

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Condition rating 2

Repairs are required soon.



Cracked-front door



Eroded stonework



Side-split stonework



Cement pointing

D

Outside the property

D5 Windows

The windows of the subject flat only were checked.

2

The ground floor left bay has three sash windows with double glazing and these have peeling paintwork and rot to the right sill.

The right bay has sliding sash casements and peeling and flaking paintwork.

The right elevation left ground floor window is double glazed with peeling and flaking paintwork.

The ground floor centre side bedroom window is original. This has single glazing and rotted sills. The glass is cracked and the interior of the window box frame is damaged and needs overhauling. There is peeling, flaking paintwork outside.

The side outrigger has three sliding sash double glazed windows and a single sliding sash double glazed window. These windows all have peeling, flaking paintwork.

The rear main house wall has two sliding sash casement windows. These have peeling, flaking paintwork.

The kitchen window has a broken barrel.

The rear window has a softwood double glazed window with loose beading.

Condition rating 2

Overhaul and repair external windows soon.



Rotting timber frame



Broken barrel

E

Inside the property

Limitations on the inspection

There is no roof space associated with the subject property. I have only seen the interior of the ground floor and cellar areas.

E1 Roof structure

None.

NI

E2 Ceilings

The ceilings are made from mainly lath and plaster with some plasterboard. My room by room observations are set out below:

3

The vestibule has a lath and plaster ceiling with coving. This is satisfactory.

The hall ceiling is made from lath and plaster and is cracked.

The ground floor right sitting room has a lath and plaster ceiling with coving. The ceiling is uneven, loose and cracked.

The left living room ceiling is made from lath and plaster with coving and this is satisfactory.

The side right bedroom ceiling is made from lath and plaster and this is cracked and loose.

The rear left bedroom ceiling is made from lath and plaster and is cracked.

The corridor leading down to the kitchen and bathrooms have a plastered ceiling with coving which is satisfactory.

The pantry ceiling is made from lath and plaster and this is uneven and cracked.

The kitchen ceiling is plastered, painted and is satisfactory.

The snug ceiling is plastered and is in satisfactory condition.

The utility room ceiling is plastered. This is undecorated and appears to have been replaced recently. This may have been carried out as a result of a leak from the flat above.

The shower room and W.C. is a lath and plaster ceiling which is uneven.

The shower room and W.C. ceiling have polystyrene tiles applied. These are a fire risk and can often mask poor ceilings.

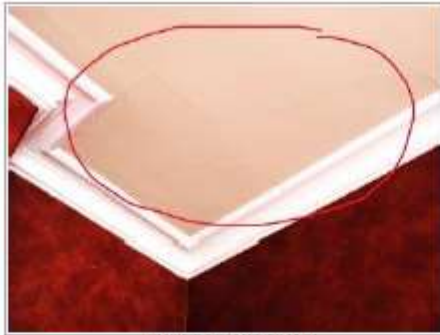
Condition rating 3

Overhaul/repair/replace all ceilings now.

Lath and plaster ceilings are difficult to repair as large areas will be dislodged by the repair work itself. In these cases, complete replacement may be required.

E

Inside the property



Cracked-right reception



Mould-hallway



Polystyrene tiles



Utility ceiling

E3 Walls and partitions

The walls are made from plastered masonry.

My room by room observations are set out below:

Vestibule - Loose and mouldy plaster either side of the entrance door.

Hall - Wood panel applied to plastered surface.

Lounge - Papered and satisfactory.

Lounge left - Papered and satisfactory.

Bedroom rear right - Papered, mouldy and damp to front right, front left and to the window reveals.

Bedroom Two rear left - Damp to rear wall, especially rear left corner, with low damp readings to the chimney.

Corridor - Papered, damp by door and mould and penetrating dampness around the door. Remaining walls affected by dampness at low level.

Kitchen - Fully tiled walls and papered. Walls are all damp.

3

E

Inside the property

Snug - Papered. Dampness affecting all walls.

Utility room - Dampness to all walls and penetrating dampness to the top of the wall to the right of the worktop area. This appears to be from a leak from the flat above which has now been fixed.

Shower room/W.C. - Penetrating dampness and rising dampness. Walls need painting.

Shower room - Walls fully tiled. Satisfactory on surface.

Condition rating 3. Further inspection

I recommend you arrange for a damp treatment specialist to carry out an inspection and prepare a report and estimate for treatment of the damp under long term guarantee.



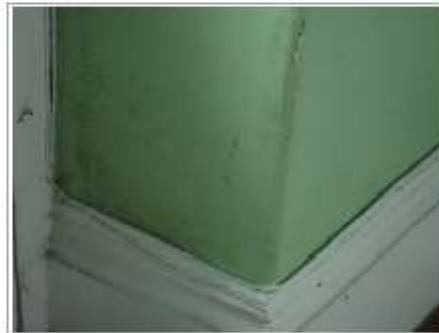
Damp-bedroom



Right bedroom



Mould and damp



Mould-vestibule

E4 Floors

The floors are made from a mixture of tile and timber. The timber floor are overlaid with carpets.

2

E

Inside the property

Hall, Lounge One, Lounge Two - Carpeted on timber and satisfactory.

Bedroom rear right - Slopes to rear.

Bedroom rear left - Carpeted over a solid floor; slopes to rear. Dampness in carpet.

Corridor - Tile. Damp surface.

Kitchen - Tile. Damp surface.

Snug - Carpeted on tile. Damp surface.

Utility room - Concrete. Damp surface.

Shower room - Carpeted. Damp surface.

Shower room - Vinyl. Level.

Condition rating 3

The timber floors appear satisfactory and are reasonably well ventilated below in the cellar.

The solid floors are finished with tile. Apart from the vestibule which is satisfactory, it seems that the rear left bedroom, corridor and other outrigger floors are finished with tiles that do not have a damp-proof membrane below.

Providing that the flat is properly heated and ventilated these should pose no particular threat. However, the use of underlay or other non breathable floor coverings will cause condensation to develop which will lead to dampness. If required, you may need to replace these floors with new waterproof, concrete floors.

E

Inside the property



Water staining

E5 Fireplaces, chimney breasts and flues

The lounge (right) has a fireplace with an open grate fire.

The lounge (left) has a fireplace with a coal-effect gas fire fitted.

The bedroom (rear right) chimney has no fireplace and an air vent.

Bedroom Two (rear left) has no fireplace and an air vent.

There is a gas fire in the kitchen.

Condition rating 3

I saw no evidence that the gas appliances have been checked or serviced within the last 12 months. This is a safety hazard (see **Section 12 Risks**). You should arrange for the gas appliances to be inspected and approved by a qualified person now.

If it is your intention to use the open grate fireplace in the living room, or indeed open up any of the chimneys, then you should seek the guidance of a qualified person before doing so. In order for the safe operation of these flues, given the age of the property, it may be necessary to install flue liners and carry out adjustments to the opening of the fireplaces.

3

E

Inside the property



Saniflo WC



Electric shower



High flush WC



Mixer shower

E9 Other

Access to the cellar is gained via lifting a hatch in the hallway. This lacks adequate guarding.

2

The head room above the steps is limited and it will be difficult to negotiate for those with a disability.

The cellar has a stone floor. The walls are made from stone and the ceiling is made from lath and plaster. This is general uneven and cracked with areas which have fallen down revealing the timber laths behind.

There is mould and damp to the external walls at low level.

The floor has drains fitted and there is a stone slab table and shelving.

The windows to the front bay have rotted frames.

Timber wall shelving has been removed from the front left cellar area. The remaining supports show signs of woodworm rot and decay.

Condition rating 2

I recommend you improve the ventilation to the cellar and remove any rotted woodworm and rot

E

Inside the property

infested timber, for example old door frames etc., to prevent a spread of rot and decay elsewhere.



Steps to cellar



Cellar ceiling



Rotting frames



Wood rot

F

Services

Limitations on the inspection

Drainage installation was not inspection as part of the Level 3 survey on a building with other flats.

F1 Electricity

Safety warning: The Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety First.

There is a mains electricity supply. The meter and consumer unit are located in the utility room. The meter and consumer unit are located at height. In order to rear the meter and adjust the fuses it will be necessary to use portable steps. This is a safety hazard as there is risk of falls from height. (see **Section I3 Risks**).

3

The wiring in the property, as well as the sockets and switches, is regarded as being dated. For example, there are surface power points some of which are mounted on skirting boards, some inset and there are exposed wires to appliances throughout the property. Also, the electrical installation is not covered by a current inspection and testing certificate and the plastic consumer unit is mounted on a timber board. These are all safety hazards (see **Section I3 Risks**).

Condition rating 3

You should arrange for a suitably qualified person to carry out inspection of the electrical installation system now. Although I do not know the full extent of the repair works necessary, it seems likely that a complete rewire may be required.



Meter-utility



Consumer unit-utility

F

Services



Skirting board

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

The gas meter is contained in an external meter cabinet to the rear of the main building. The door of the cabinet is broken. The gas supply system is not covered by a current inspection and testing certificate and this is a safety hazard (see Section I3 Risks).

3

Condition rating 3

You should arrange for a suitably qualified person to carry out an inspection of the gas installation system now.



Meter location



Meter-side wall

F

Services

F4 Heating

The central heating boiler is located in a cupboard in the ground floor snug area. The boiler was not in operation at the time of inspection. It will serve radiators throughout the property and also provide the domestic hot water supply. 3

I saw no evidence of any service conducted on this appliance over the last 12 months. This is a safety hazard (see Section I3 Risks).

Condition rating 3

You should arrange for a suitably qualified person to carry out a service of the boiler and general appraisal.

Some of the pipes are not lagged in the cellar area and these need to be protected from frost.



Gas fired boiler



Gas boiler



Pressure gauge



Condensate pipe

Risks

I1 Risks to the building

The property is not affected by any significant movement.

The property is affected by dampness to the ground floor rooms.

I found evidence of minor timber defects in the cellar area and ground floor joinery.

There is a risk of fire spread from one flat to another. I saw no evidence of interlinked smoke alarms or fire containment.

I2 Risks to the grounds

According to the Environment Agency (the government organisation responsible for flood control), the property is unlikely to flood.

E5: Fireplaces, chimney breasts and flues

E7: Woodwork (for example, staircase joinery)

I3 Risks to people

In some parts of the country a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worse cases, this can be a safety hazard. This property is in an area affected by radon. You should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works (if required) are not too expensive. You should ask your Legal Adviser to advise you of the implications of this. If you want more information, you should contact the Health Protection Agency by visiting their website at www.ukradon.org.

The following other safety hazards were identified:

E5: Gas Fires - no service history;

F1: Electrical installation - no inspection test certificate - dated installation - installation at height - risk of falls;

F3: Water - stop tap at height - risk of falls;

F2: Gas - no inspection test certificate;

F4: Heating - no service history.