



Woodlands Hotel, Haverhill, CB9 7UW
Structural Inspection Report

Prepared for Country Court Care Group

by James Rowe CEng MICE MStructE

20 June 2022

Glyme Structures Ltd

m: 07974 383 079
e: james@glymesttructures.co.uk

This report is dated June 2022.

The structural inspection on which this report is based was carried out in October 2020.

Because of the particular conclusions of the report (ie that the existing fabric of the building is not suitable for reuse as part of any new development), it has not been considered necessary to revisit and reinspect the property to bring the report up to date. It is self-evident that the condition of the structures can only have stayed the same or deteriorated, and this will not change the conclusions.

This report has been prepared for the sole benefit, use and information of Country Court Care Group. The liability of Glyme Structures Ltd in respect of the information contained in the report does not extend to any third party.

Glyme Structures Ltd warrants that reasonable skill and care has been taken during the site inspection and subsequent preparation of this report; however, no warranty is given or implied as to the completeness of the findings. Defects (whether concealed, latent, or discoverable) may exist which have not been found or reported.



1. Introduction

It is proposed to develop the site of Woodlands Hotel as a care home.

This structural survey has been carried out to determine the suitability of the existing hotel building to be repurposed for use as a building within this development.

2. Site



The photo gives an aerial view of the site, identifying the main two-storey hotel building and two single storey ancillary buildings.

There are numerous large trees on the site (presumably giving rise to the name Woodlands). Several of these trees are in close proximity to the buildings (sufficiently close to have an impact on the foundations).

The two ancillary buildings are little more than huts, in poor condition. They are considered to be of low value and low consequence, and are not discussed further in this report.

The main building has been extended over its lifetime, with the oldest part being the frontage facing the road, with the sections to the rear thought to be of later construction. There is a modern conservatory to the East end of the frontage.

The site and buildings have suffered from extensive vandalism.

3. Building condition

The photos referred to in the commentary below are included in Appendix A.

Roof

Almost all parts of the roof of the two storey elements of the building are severely deteriorated, probably as the result of vandalism. These are the blue areas in the aerial photograph above. The photographs in the appendix illustrate. The damage is so extensive that further comment is unnecessary. This exterior damage has a significant impact on the condition of the interior of the building, as discussed later.

Although less obviously defective, the single storey flat roof section must at the very least be at the end of its life (typically 20 years for a three-layer felt and chippings roof). When the rooms under this roof are inspected internally, it is clear that the membrane has failed in numerous places and water is entering.

External walls

There is extensive evidence of deterioration of the masonry fabric of the building.

There are three chimneys, one to the rear and one at either end of the frontage. The rear chimney has a marked lean, and the front chimney to the East has an evident crack through its full height. Where inspectable (only from a distance, from ground level), the flashing around the chimney base was damaged.

There is weathering and cracking to most parts of the west elevation, and the front elevation around the bay windows is suffering from severe cracking.

First floor

The condition of the first floor is dominated by the impact of there being no effective roof covering.

As a result of this, numerous roof timbers are decayed, and lath and plaster ceilings have experienced partial collapse in almost every room. The photos in the appendix illustrate, and further comment is considered unnecessary.

Ground floor

The consequence of the failure of the roof, and, as a result, extensive water penetration into the first floor rooms, has led to extensive damage at ground floor also. The damage to the ceiling at ground floor is almost as extensive as that at first floor, again with signs of decayed timbers as well as lost areas of ceiling.

As with the first floor, condition photographs are presented without further comment.

Basement

The basement is probably the part of the building in the best condition, although this is a relative statement of little value.

The brick walls appear sound, and the floor structure above appears to be in reasonably sound condition.

There are some limited signs of damp, as evidenced by peeling paintwork, which is normal for most cellars.

4. Discussion

The condition of the building is such that it is hard to see any effective means for it to be salvaged.

To remediate, it would be necessary to:

- Remove and replace the roof slates, with no more than about 20% of existing slates being reclaimable.
- Remove and replace all timber elements of the roof throughout.
- Remove and replace a substantial proportion of the first floor joists, together with the floorboarding
- Carry out extensive remediation of the masonry. This would probably require underpinning of the front façade, taking down and rebuilding at least two chimneys, and extensive use of Helifix type bed joint reinforcement.
- Remove completely and replace all internal finishes
- Very probably replace all windows.
- Complete new installation of electrics and water services.

At the end of such a programme, the only original element of the building would be parts of the masonry structure.

If the building were of significant heritage value, such as a national monument, such an undertaking might be considered. In the circumstances of this building of moderate or low intrinsic quality, there can be no rational justification.

On the basis of the above, it is considered impractical to reuse any part of the existing buildings as part of any proposed development.

Appendix A
Photo record




Photos of roof












Photos of external walls

<p>West elevation - external stair flight</p>	<p>water damaged render with cracks</p>	
<p>Wall behind the flight</p>	<p>moderate cracking</p>	<p>As photo above</p>
<p>Single storey extension</p>	<p>Very deteriorated render, with extensive cracking between blocks on upper courses</p>	
<p>Rear elevation</p>	<p>No significant structural damage, but poor cosmetically and in terms of weather proofing</p>	

<p>East elevation</p>	<p>Large trees (Leylandi?) in unacceptably close proximity to the building. Badly deteriorated lean-to extension.</p>		
	<p>Chimney (towards rear) with visible lean</p>		
	<p>Chimney (towards front) with deep crack over full height</p>		

<p>Conservatory</p>	<p>Structure of negligible merit or value, badly vandalized</p>	
<p>Front elevation</p>	<p>Extensive cracking around both bay windows and front door around first floor level</p>	





Photos of first floor









Photos of ground floor













Photo of basement

