

## **BRIEF CONDITION REPORT.**

**DOC. REF: 23/06/1051 – CR**

**‘MELLENDENE’,**  
**HIGH HOUSE ROAD,**  
**ST. BEES CA27 0BY**

**MR D. MOSSOP**

### Introduction.

This Condition Report has been prepared in support of a planning application that has been submitted to Cumberland Council to demolish the detached bungalow at ‘Mellendene’, High House Road, St. Bees and erect a replacement detached dwelling.

The access arrangements will remain as existing.

The existing dwelling is a single storey, middle 20<sup>th</sup> century bungalow comprising 3-bedrooms with lounge, kitchen, and bathroom with an external footprint area of approximately 120m<sup>2</sup>.

The Auction House sales particulars confirm the property has a current EPC rating of E.

### Existing condition.

Externally the property consists of a dry dash finish under a shingle clad pitched roof or mineral felt flat roof. Windows and doors are white uPVC. The overall external appearance is outdated, in very poor condition and not very aesthetically pleasing.

Internally the property also falls significantly short of modern-day living standards, namely:

- The external walls are cavity walls but with limited or no insulation. Externally, the walls are finished with a dry dash render. Internally the walls are lined with a plasterboard.
- The roof is shingle clad and are badly faded/ aged and are probably very near the end of their life cycle.
- The ground floor construction is concrete slab and given the age of the property, it is reasonable to assume these floors will have no insulation.
- The pitched roof has quilt insulation but is well below current standards.
- The flat roof areas were unavailable for inspection but are assumed to have little, if any, insulation.
- The windows are double glazed but some of the double-glazed units have failed and are condensating.

- The heating and hot water system appears old/ outdated and will be inefficient by modern day standards.
- Low energy is limited.

## **CONCLUSION.**

This Condition Report has raised numerous issues regarding the general condition, fabric efficiency and heating/ lighting systems of the existing dwelling. The deficiencies are to such an extent that it would be commercially unviable and impractical to repair and renovate the existing dwelling to achieve anything resembling modern day living standards and Building Regulations compliance.

The demolition of the existing bungalow and erection of a replacement detached dwelling affords an opportunity to secure significant and long-term improvements in design, fabric efficiency of the building envelope, energy efficiency and a reduced carbon footprint. These improvements could not be achieved retaining the existing dwelling.

24/03/2024