

DUNMALL CONSTRUCTION LIMITED

Builders & Contractors

VAT Reg No GB136176219

Telephone & Fax 01474 70 3065

Email mdunmall@btinternet.com

Mr & Mrs Dewale
The Old Rectory
Luddesdown Rd
Luddesdown
Gravesend
Kent
DA13 0XE

17/11/2024

Dear Mr & Mrs Dewale,

Following on from my site visit to assess the feasibility of underpinning the outbuilding to the front of the Old Rectory, in my professional opinion I would not consider this a viable option due to the deterioration of the fabric of the building .

The roof is in need of replacement , due to years of neglect ,as can be seen in the pictures attached , the leaks causing the rafters and plates to decay ,the majority of which are now beyond repair.

The external walls have moved , also causing the roof to spread. Ideally the walls would be taken down and rebuilt off new foundations to avoid any further movement.

The oversite consists mainly of areas of bricks laid directly onto the soil , and patches of concrete , neither of which provide any damp proofing, this would need to be removed to provide adequate damp proofing and insulation.

Taking the building down and rebuilding to match the existing using the salvaged materials where possible would in my opinion be a better option .

Yours faithfully

M Dunmall

Tamerton Castle Hill Fawkham Nr Dartford Kent DA3 7BQ

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