

MdP Design

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Dha
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Miadstone
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Date: 11/2/25

Dear Joseph,

Oast to the rear of Flint Cottage Northfleet DA13 9PN

Following your emailed instructions received on 21st November 2024 I visited the above Oast on Thursday 6th February 2025. The purpose of the visit was to ascertain whether the oast was suitable for conversion into a habitable dwelling without the need for major works/demolition. I have set out my findings below;

The roof of the Oasthouse is no longer in existence and there is now a corrugated sheet roof at approximately first floor level. The Oasthouse is covered with ivy and other climbing plants however a good deal of this had been removed to allow my inspection to proceed.

What is left of the Oasthouse is circular, on plan, with one door opening and one small window opening.

The external wall of the Oasthouse consists of a 225mm brick wall.

On first examination it appears to be a type of double Flemish bond with headers visible externally in every other course. On closer inspection however I believe these are snapped headers and the wall consists of two discrete leaves.

The corrugated sheeting is supported on timber joists that span from wall to wall.

The external wall is in a reasonably good condition. Where the ivy etc. has been removed damage to the external pointing is evident and it can be expected that the condition will be similar where the vegetation is still present however apart from one or two loose bricks around the window (which is being modified in the proposed scheme) the brickwork is sound but will require repointing where necessary. It may also be prudent to insert some remedial ties to hold the two skins together once it is confirmed that they are separate.

The only other structural work required to the Oasthouse is to confirm the foundations and make sure they comply with the current building regulations.

If they don't some underpinning may be required and if the concrete ground floor is a raft off of which the walls are built it will need to be isolated from the walls prior to the underpinning.

In summary, the walls of the Oasthouse are in a reasonable condition with only minor repair work required to enable it to be incorporated in the proposed scheme.

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