

09 May 2018

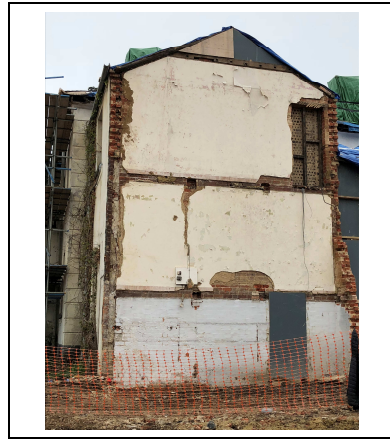
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Dear Alex,

Re: Castle Crescent, Reading – Existing Building

Further to our telephone conversations and my recent visit to site, we report as follows:

1. The side extension has been demolished leaving the flank wall exposed.
2. The flank wall appears unconnected to the rear wall and there is a crack for most of the height which increases in width towards the top. The top section of the rear wall looks to be unstable and has moved outwards. It is also likely that there are no restraint straps at this level given the age of the building.
3. The proposed works include:
 - a) A new escape stair from the basement to be constructed adjacent to the rear wall which given its level may undermine the foundation.
 - b) Replacement of the roof and first floor.
4. Taking these factors into consideration, we are of the opinion that it would be prudent to reconstruct the flank and rear walls, on new foundations which are stepped down to suit the adjacent structures.



Photos of Flank Wall

I hope the above is of assistance. Please call if you would like to discuss.

Yours sincerely

Jo Whiley