



STRUCTURES
MADE EASY LTD

Consulting Structural Engineers and Surveyors

Structural Engineer's Report

For TH Estates

Ref: 1000/517

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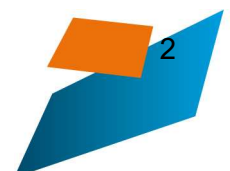
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1.0 BRIEF

- 1.1 Scope and limitations:** This is a Specific Structural Inspection report is limited in its scope to the problems and/or concerns as noted below. We have not inspected parts or problems which are not relevant to these problems and/or concerns unless noted in the report. The inspection was undertaken externally and internally as necessary, subject to access being available. The inspection was limited to a visual inspection. We have not moved heavy furniture or equipment, lifted fitted floor coverings, or made exploratory holes unless noted in the report. The report has been prepared in accordance with the addressee's request and therefore any liabilities which may arise are restricted to the addressee.
- 1.2 Problems and concerns:** A structural survey of the areas of the house adjacent to external and enabling works for signs of structural distress to the original structure of the house.
- 1.3 Orientation of the property:** For the purposes of this report, unless otherwise stated, the front elevation is considered to be that which faces the public road or path from which access to the property is given, and all references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom, and the rear elevation located to the top of the plan.

Inspection: The property was inspected by R C Thomas BSc (Eng) Hons CEng MStructE on 18th April 2025.

2.0 BACKGROUND INFORMATION

- 2.1 The property is a four storey house, expected to be originally detached, including a lower Ground floor beneath half of the property. The building is grade II listed and is expected to date from the Georgian or early Victorian era. The house had been extended to the rear over a single storey on one half of the rear elevation.



- 2.2 The house is traditional construction with solid brickwork perimeter walls, with masonry and studwork internal partitions. These walls support timber floors, including a suspended Ground floor, and an expected timber framed roof.
- 2.3 The front of the house faces broadly east.
- 2.4 We understand Listed Building Consent is required for any alterations to the fabric of the building. Enabling and external works have been carried directly adjacent to and beneath the existing building. This survey is to establish the impact of these works on the structure of the original building. These works concerned three areas: The replacement of an existing clay below ground drainage pipe adjacent to the front entrance; the removal of retaining wall along a boundary of the front garden; the removal of rear extension.

OBSERVATIONS

Below Ground Drainage Works

- 3.0** We understand there was a 150mm diameter clay below ground drainage pipe beneath the front garden, exiting the building directly to the north of the front door. This pipe was leaking significantly due to fractures in the clay walls of the pipe. This pipe has been replaced with a plastic pipe of matching diameter, connecting onto the end of the existing internal drainage pipe where it exits the building.



- 3.1** The new pipework is encased in concrete whilst within the front wall then as it exits the building. The opening in the front wall through which the pipe passes is the opening used by the previous pipe, including the flint and mortar arched lintel over the opening.
- 3.2** By using the existing opening and lintel, the works did not require any alterations to be made to the structure of the wall or the lintel.



- 3.3** We saw no signs of structural distress to wall, the arched lintel or the side of the steps up to the front door.



- 3.4** Internally, in the lower Ground floor room under the north side of the house, we saw no signs of structural distress to the inner face of the front wall.



- 3.5** There is a vertical crack at high level at the east end of the south wall of this room. The room was redecorated many years ago and this crack preceded that redecoration.



- 3.6** In the north east corner room at upper Ground floor, the internal face of the front wall is clad in timber panelling. We saw no signs of structural distress in the front wall above the location of the replaced pipework.



North Boundary Retaining Wall To Front Garden

- 3.7** An east-west brick retaining wall previously supported the raised ground level in the front garden, along the north boundary of the site, where the front garden met the access road to the rear and adjacent sites. This wall run from the north east corner of the site boundary to a north-south 225mm thick brick retaining wall which supported the raised ground of the front garden along the pedestrian entrance to the front of the lower Ground floor.
- 3.8** This existing east-west retaining wall has been removed to provide construction access for the replacement of the below ground drainage described earlier.



- 3.9** The brickwork of the north-south wall has been broken away as necessary where the east-west wall toothed into it. These works appear to have been carried out with due care and attention to minimise their impact on the remaining structure of the north-south wall.



- 3.10** We saw no signs of structural distress to the west face of the north-south wall, the adjacent access route to the lower Ground floor or the north east corner of the front and flank walls of the house.



Removal of Rear Extension

- 3.11** A single storey rear extension along the north boundary of the rear garden has been removed and replaced with a blockwork garden wall and retaining wall.



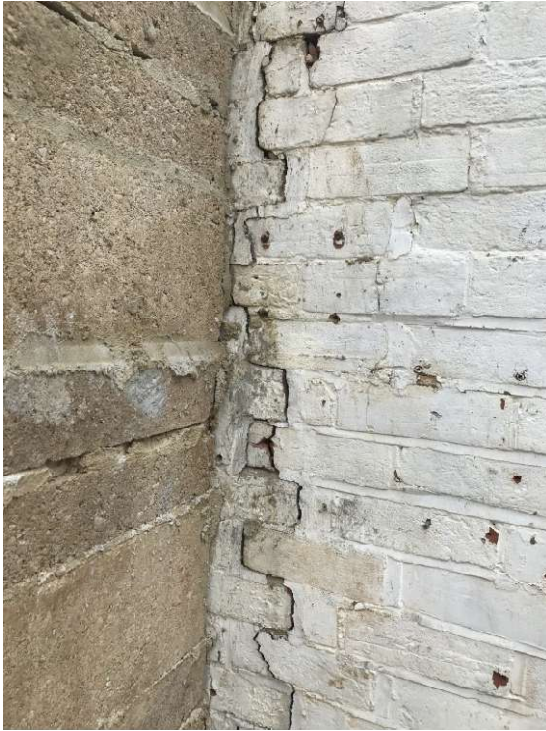
- 3.12** This new wall abuts the north west corner of the house but is not toothed into the brickwork of the house.



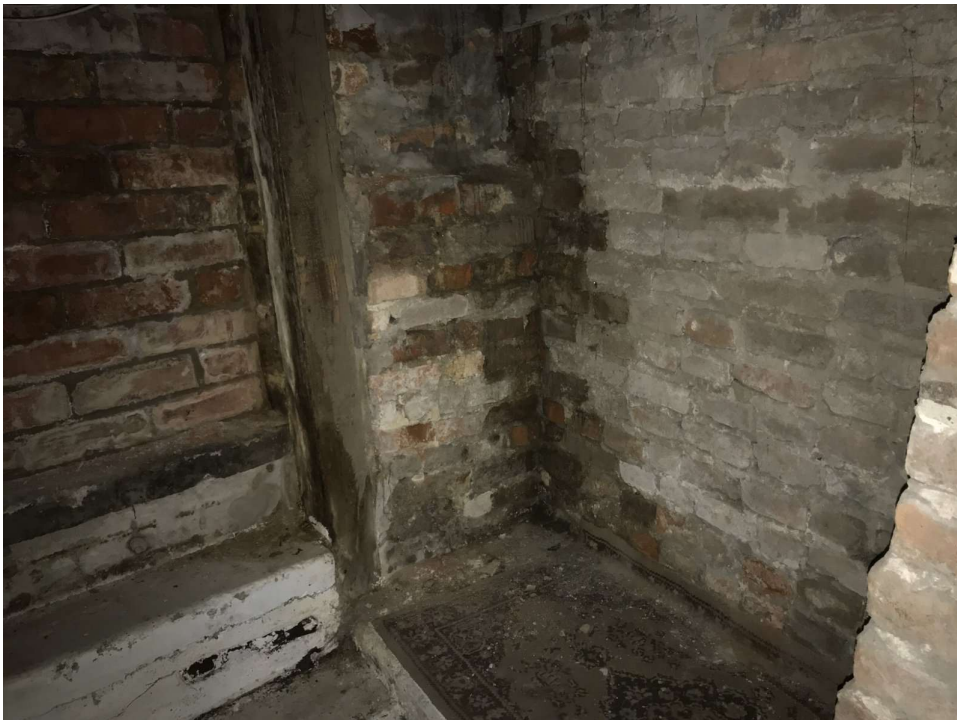
- 3.13** The north flank wall of the rear extension was toothed into the brickwork of the corner of the house in a number of locations, such that the removal of the extension wall required the removal of half-bricks at these locations. We understand these brick pockets are to be reinstated.



- 3.14** Aside from these brick pockets, we saw no signs of structural distress to the structure of the flank wall of the main house.
- 3.15** At mid-height and low level at the north end of the rear wall of the house, there are two vertical cracks in the external face of the brickwork. We understand these are historic and were present prior to the commencement of the demolition works to the rear extension.



- 3.16** Internally, we saw no signs of structural distress associated with the removal of the rear extension in the north west corner of the north west rooms at upper or lower Ground floors.



4.0 CONCLUSIONS AND RECOMMENDATIONS

- 4.1** Works have been carried out externally in three locations which abut the existing structure of the house. These include the replacement of below ground drainage beside the front entrance steps, the removal of a retaining wall along the north boundary of the front garden and the demolition of a single storey rear extension along the north boundary of the rear garden.
- 4.2** Based on our inspection of the existing house, we consider these works have not had any detrimental effects on the structure of the existing house.

END OF REPORT