The northern gable end, the wall bowes outwards substantially.

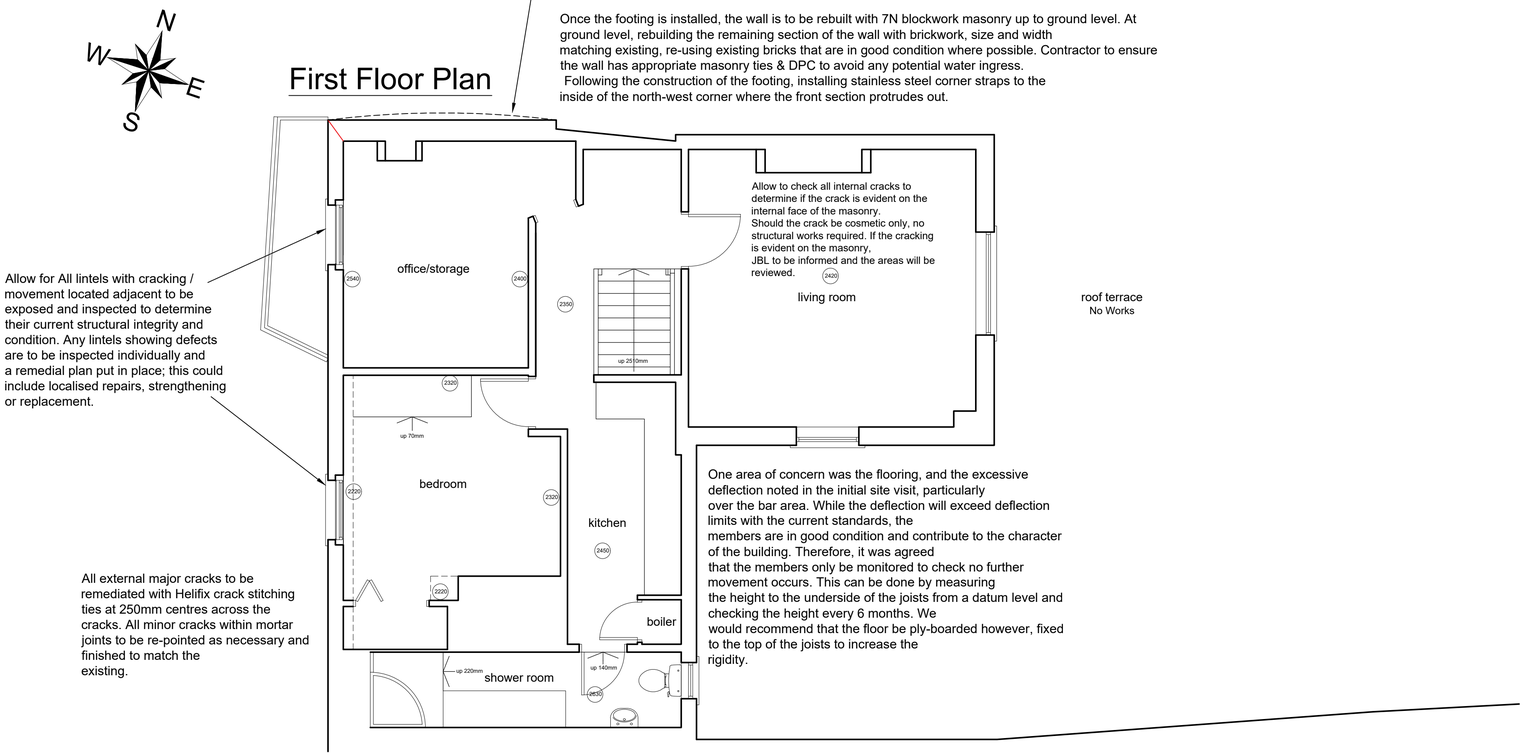
The main area of concern was the northern gable wall. The wall is visibly bowing outwards, with areas of loose brickwork and missing mortar in the first 4 to 5 courses above ground level. Following discussions on site, it is assumed there is no concrete footing along this wall line. Therefore, we would recommend that the wall be suitably propped approximately 5 courses above the ground, and a new 600 x 300mm deep C35 concrete footing be installed to the gable wall to the north-west corner of the building. The footing is to be minimum 900mm below ground for frost protection, taken down to good ground on a C20 lean mix to achieve an 100kN/m2 allowable bearing pressure.

Once the footing is installed, the wall is to be rebuilt with 7N blockwork masonry up to ground level. At ground level, rebuilding the remaining section of the wall with brickwork, size and width matching existing, re-using existing bricks that are in good condition where possible. Contractor to ensure the wall has appropriate masonry ties & DPC to avoid any potential water ingress.
Following the construction of the footing, installing stainless steel corner straps to the inside of the north-west corner where the front section protrudes out.

Scaled @ 1:50

0 1m 2m 5m

First Floor Plan



Allow for All lintels with cracking / movement located adjacent to be exposed and inspected to determine their current structural integrity and condition. Any lintels showing defects are to be inspected individually and a remedial plan put in place; this could include localised repairs, strengthening or replacement.

All external major cracks to be remediated with Helifix crack stitching ties at 250mm centres across the cracks. All minor cracks within mortar joints to be re-pointed as necessary and finished to match the existing.

One area of concern was the flooring, and the excessive deflection noted in the initial site visit, particularly over the bar area. While the deflection will exceed deflection limits with the current standards, the members are in good condition and contribute to the character of the building. Therefore, it was agreed that the members only be monitored to check no further movement occurs. This can be done by measuring the height to the underside of the joists from a datum level and checking the height every 6 months. We would recommend that the floor be ply-boarded however, fixed to the top of the joists to increase the rigidity.

All works inline with JB Langeley Structural Assessment 157274-JBL-XX-ZZ-RP-S-900 02

The exposed steel on the gable end appears to run along the front elevation. Therefore, the steel beam be exposed to determine its current integrity. Should the steel beam be in a good condition, no further action is required. If the steel is showing signs of rust or major movement, we will require the full extent of the steel to be exposed to determine an appropriate remedial measure.

Cellar works:
Allow for the concrete slab in the cellar to be re-layed. All areas of water to be drained and the area of slab to the rear of the cellar to be broken out and re-laid with minimum A252 mesh laid at the top with 50mm cover and dowelled into the surrounding concrete at 400mm centres with 600mm H12 bars (300mm embedment both sides).

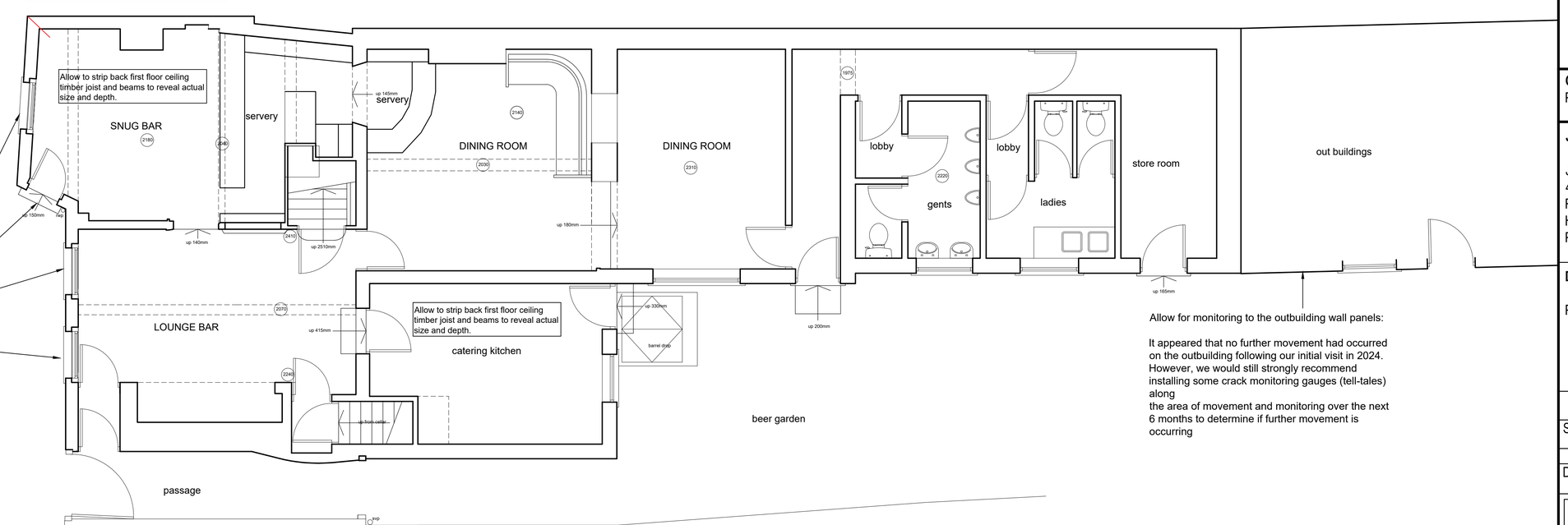
Ground Floor Plan

Along the front elevation, there are signs of the bottom layer of mortar being washed out at ground level. Therefore, the mortar be completely removed at ground level and a new NHL 5 lime based mortar be used to re-point the front elevation

All external major cracks to be remediated with Helifix crack stitching ties at 250mm centres across the cracks. All minor cracks within mortar joints to be re-pointed as necessary and finished to match the existing.

It was agreed on site that the cracking to the front window of the front elevation is due to the movement noted on the gable end. Therefore, once the new footing has been constructed, the cracking is to be re pointed and monitored every 6 months to ensure no further movement takes place.

Allow for All lintels with cracking / movement located adjacent to be exposed and inspected to determine their current structural integrity and condition. Any lintels showing defects are to be inspected individually and a remedial plan put in place; this could include localised repairs, strengthening or replacement on a like for like basis.



Allow for monitoring to the outbuilding wall panels:

It appeared that no further movement had occurred on the outbuilding following our initial visit in 2024. However, we would still strongly recommend installing some crack monitoring gauges (tell-tales) along the area of movement and monitoring over the next 6 months to determine if further movement is occurring

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CONTRACTORS PLEASE NOTE

1) Warning, no dimensions to be scaled from this drawing.All contractors to visit the site and be responsible for taking and checking all dimensions relative to this work. The designer must be advised of any discrepancies in writing.

2) This drawing must be read in conjunction with the specification / bill of quantities and related drawings. Any structural work must be carried out to the exact specification and requirements of theclients's appointed structural engineer, and any amendments must have his express prior written authority.

3) All structural work must be inspected at all relevant stages by the structural engineer and the Local Authority's Building Surveyor and comply with their requirements. Any costs and claims for damages, loss of trade, etc. incurred by failing so to do are the sole liability of the contractor.

4) Any discrepancies between drawings and/or drawings and specification, should be reported to the designer prior to any work commencing.

C	28/05/25	Notes ameneded as per meeting on site with the conservation officer	SM
A	8/11/24	Removed elevation	CB
	Date	Revisions	Ini.

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Drawing Title

Proposed plan

Scale 1:50@A1	Drawn By CLB
Date NOV 24	Checked By

Drg.no.	Rev.
3640-02	C