

# **MARSH DESIGN LIMITED**

**STRUCTURAL DESIGN CONSULTANTS**

**18, Howard Avenue  
Lindley  
Huddersfield  
HD3 3DJ  
Company No: 457 2796**

19<sup>th</sup> December 2019  
Our Ref: MDL – 3248

Mr. Keon Ryall  
75 Radcliffe Road  
Slaithwaite  
Huddersfield  
HD7 4EZ

Dear Mr. Keon Ryall

## **Structural Condition Report for Structural Movement 3, Two Gates, Slaithwaite, Huddersfield**

### **Introduction:**

Further to our recent conversation, we completed a further inspection of the property on the 16<sup>th</sup> December 2019.

At the time of this visit, a full structural scaffold restraint system had been installed to support the walls, and although this limited our inspection, there was clear evidence that significant recent structural movement had occurred to the front and gable elevations.

### **A Brief History of Our Inspections:**

Previous to our inspection of the 16<sup>th</sup> December, we first visited the property in October 2019, prior to any renovation works commencing.

At this time significant bulging was noted to the internal face of the gable elevation, and we understand that this was reported to the local authority, to seek their advice on what would be required in terms of listed building consents for rebuilding of this wall. No Cracks were noted to the external walls at this time.

During this first visit, we advised that a structural support scaffold would be required to temporarily support the gable wall whilst the proposed renovation works to the property were undertaken.

**Inspection of the 16<sup>th</sup> December 2019:**

Although our inspection was limited by the structural scaffold, clear evidence of significant recent structural movement was noted.

The upper section of the gable elevation was bulging inward with significant cracking also in evidence to this wall.



The extent of this recent structural movement is such that the gable elevation is beyond serviceable repair. Carefully demolition of this wall will be required in a safe manner to prevent collapse of the wall which would severely impair the structural integrity of the remaining walls of property.

Recent structural movement in the form of cracking and bulging was also noted to the front elevation of the property.



The nature of the vertical cracking suggests that the property has suffered some recent subsidence, and internal inspection confirms that there are no significant foundations to this wall.

Vertical cracking around the corner quoin stones on the gable elevation also suggests that the front elevation is pulling away from the gable, confirming lateral movement has also occurred. The structural scaffold which has been installed has been effective in arresting any further lateral movement of the wall.



The nature of this sudden recent structural movement is a concern and major structural repairs will be necessary. Traditionally one would suggest underpinning to stabilise the wall against further structural subsidence, however in this instance we cannot recommend this as a course of remedial action.

The safety of the site is paramount, and it will not be possible to undertake any excavations to the front elevations due to the presence of the structural scaffolding which has been installed to temporarily restrain the wall against possible collapse.

The structural scaffold is also restricting access internally, and this cannot be removed until all structural elements have been made safe.

Sadly, we can only recommend that the front elevation of the property is carefully demolished and rebuilt off a new more substantial strip foundation.

Since the property is listed, it is paramount that the architectural and historical significance of the property is retained. Therefore, any works must be undertaken in a sympathetic manner.

When removed, all stonework coursings, lintels, mullions and slates, must be numbered and stored safely on pallets, for reinstallation in their original locations when the wall is rebuilt. A lime base mortar should also be used when rebuilding the wall.

We consider this to be the only safe course of remedial action to ensure the long-term stability of the property.

Your sincerely,

A handwritten signature in cursive script, appearing to read 'D. Haigh'.

D. Haigh

For and on behalf of

**Marsh Design Limited**