

STRUCTURAL INSPECTION AND SAFETY REPORT OF EXISTING DOUBLE-STOREY SIDE EXTENSION

At

16 Gledholt Road, Huddersfield HD1 4HP

PREPARED BY	
MANJUR CHOUDHURY B.Sc., MEng, PhD, C.Eng., MICE, MCInstCE, MIIV Principal Civil & Structural Engineer	
DATE OF ISSUE	04 th Feb. 2026
Job No: KS 1336	



INTRODUCTION AND PURPOSE OF REPORT

This Structural Report has been prepared in support of the full planning application and sets out the professional justification for the demolition of the existing side extension and its replacement with a new side extension structure.

During the site visit, a visual structural inspection was undertaken. Based on the observations made, the existing side extension is considered to be a dangerous structure and structurally unsafe.

It is noted that Kirklees Building Control Officer was only able to undertake an external inspection of the existing side extension and did not have had the opportunity to inspect the internal structure. Subsequent internal photographic evidence and observations clearly demonstrated that the existing side extension structure has suffered significant structural failure, is beyond viable repair and is condemned for demolition.

The continued presence of the extension represents an unacceptable risk to the safety of occupants and to adjacent neighbouring properties. Demolition is therefore necessary and unavoidable in the interests of public safety and structural integrity and the proposed replacement development represents the only appropriate and compliant solution and also respects the immediate Conservation area.



West & North
Yorkshire Chamber
of Commerce



1. INSTRUCTIONS

Following instruction from Mr Waqar Malik, Krypton Structure undertook a structural inspection of the existing double-storey extension located on the right-hand side of the property at 16 Gledholt Road, Huddersfield, HD1 4HP.

2. Location and Authority

Property: 16 Gledholt Road, Huddersfield, HD1 4HP

Local Authority: Kirklees Council

3. Date of Inspection

Inspection Date: 2 February 2026

4. Weather Conditions

Weather conditions at the time of inspection were wet and cold.

5. Scope of Assessment

This structural assessment has been undertaken to evaluate the structural stability and safety of the existing double-storey side extension located to the right-hand side of the main host dwelling.

The purpose of the assessment is to:

- Determine the structural adequacy of the existing side extension



- Assess risks to the main host building and the adjoining neighbouring property
- Advise on the suitability of retention, repair or demolition

The assessment is based on:

- Visual inspection
- Observed existing construction details
- Engineering judgement

The assessment has been undertaken in accordance with:

- UK Building Regulations
- Approved Document A (Structure)
- Relevant British Standards and
- Eurocodes

6. Description of the Existing Extension

The structure comprises a two-storey side extension and incorporating:

A large garage door opening to the front elevation at ground-floor level

The side extension is understood to have been constructed:

- Adjacent to, and partially relying upon, an existing boundary wall and its footing
- Without effective structural ties to the parent (main) building

7. Structural Condition and Observations

7.1 Foundations and Boundary Wall Construction



West & North
Yorkshire Chamber
of Commerce



It was observed that the external side wall of the double-storey extension has been constructed directly off the existing boundary wall, with no evidence of foundation strengthening, underpinning or verification of load-bearing capacity.

Boundary walls are not designed to support additional vertical or lateral loads from habitable structures. The absence of a purpose-designed foundation results in an inadequate load path rendering the structure structurally unsound.

This arrangement represents a fundamental breach of acceptable structural design principles under:

- Approved Document A
- BS EN 1997-1 (Eurocode 7 – Geotechnical Design)

7.2 Inadequate Lateral Stability

The front elevation incorporates a large garage door opening at ground-floor level, significantly reducing available shear wall length.

No evidence was identified of:

- Structural framing
- Portal frame action
- Alternative lateral load-resisting systems

As a result, the side extension cannot adequately resist horizontal actions, including wind loading, in accordance with BS EN 1991-1-4. The lateral stability of the structure is therefore considered wholly inadequate.

7.3 Structural Separation from Main Building

The side extension has moved significantly away from the main host building.

Internally, a gap of approximately 100–120mm was observed between the extension and the parent structure.

This separation indicates:

- Differential movement
- Probable foundation failure
- Loss of structural continuity
- Inadequate or failed structural ties
- Displacement of the roof and first-floor structure further confirms ongoing instability and progressive movement.

7.4 Failed Structural Ties

Previous attempts appear to have been made to tie the extension back to the main building.

These measures are:

- Not fit for purpose
- Structurally ineffective
- Incapable of providing adequate load transfer or restraint
- The connections do not comply with:
- Approved Document A



- BS EN 845
- Accepted standards of good structural practice

They are ineffective in preventing further movement or potential collapse.

8. Structural Safety and Risk Assessment

Based on the observed condition and configuration, the double-storey extension is assessed to be in a poor and dangerous structural condition.

The following critical failure mechanisms have been identified:

- Inadequate foundation support due to reliance on an unstrengthened boundary wall
- Ineffective lateral stability caused by excessive openings and lack of framing
- Progressive separation and onward movement from the main building
- Failed and ineffective structural ties
- The extension is therefore considered to be at high risk of partial or total structural failure.

9. Risk to Adjacent Property

The side extension poses a serious and immediate risk to the adjoining neighbouring property.

In the event of further movement or collapse, there is a significant likelihood of damage to the adjacent structure, with implications for:



West & North
Yorkshire Chamber
of Commerce



- Life safety
- Property integrity
- This condition is unacceptable under:
 - Building Regulations 2010 (Regulation 4)
 - Building Act 1984, where the structure may be classed as a dangerous structure

10. Recommendations

Given the extent of structural inadequacy, progressive movement, and risk to third parties, the following recommendations are made:

The existing double-storey side extension should be demolished immediately to eliminate the risk of uncontrolled structural failure.

Temporary structural measures should be implemented as necessary to protect occupants, contractors, and neighbouring properties during demolition works.

The existing structure should not be repaired, strengthened, or retained, as remedial works would be disproportionate and technically unsound.

Following demolition, a new double-storey extension (potentially incorporating a basement) may be constructed, subject to:

- Full structural design
- Local authority planning permission
- Compliance with Eurocodes,



West & North
Yorkshire Chamber
of Commerce



- Approved Document A, and
- Building Control requirements

11. Conclusion

It is concluded that the existing double-storey side extension is structurally unsafe, in a dangerous condition and unfit for continued use or occupation.

Immediate demolition is strongly recommended to prevent complete structural failure and to safeguard the main building, neighbouring property and public safety.

11. ADVICE WITH REPORT

Please do not hesitate to contact us if you wish to go through any section of the report in more detail or require any additional advice.

12. PREPARED & SIGNED BY

MANJUR CHOUDHURY B.Sc., Meng, PhD, C.Eng., MICE, MCInstCE MIIV
Principal Civil & Structural Engineer

Enclosed:

- 13. Terms and Conditions
- 14. Appendix A- Photographs



West & North
Yorkshire Chamber
of Commerce



13. TERMS AND CONDITIONS

TO BE READ IN CONJUNCTION WITH ANY SPECIALISTS REPORT IF ANY

AIMS

This type of report expresses our opinion on Structural matters (where specified) taking into account your specified purpose for the report. It is important that the named client who relies on the report knows why it is written. The document will therefore say what the purpose of the report is, as will our letter which confirm your instructions.

INSPECTING THE PROPERTY

We have undertaken a limited inspection of the property to the extent which is accessible with safety and from within the boundaries of the site and/or from adjacent public/communal areas. We will not carry out a survey or check the building or its services.

CONFIDENTIALITY AND COPYRIGHT

Our report will be provided for the stated purpose and for your sole use as the named client. It is confidential but you may show it to your professional advisers. We hold the copyright to the report, and you must not copy it or pass it on to anyone without our written approval. Anyone else who relies on the report does so at his or her own risk.

VERBAL ADVICE

Very often you are anxious to

know details of the report before receiving the report. This is understandable but a word of warning. Any verbal advice that we may give you quite naturally has its limitations, and it can, on occasions, lead to misunderstandings. You should not therefore take any action, such as committing yourself to purchasing the property, or carrying out any structural work until you have received, read and fully understood our written report and where appropriate discussed it with your professional advisers.

DISCLAIMER

This report has been prepared by Krypton Structure who have exercised such professional skills, care and diligence as may reasonably be expected of a properly qualified and competent consultant, experienced in preparing reports of a similar scope. However, to the extent that the report may be based or relies upon information contained in records, reports or other materials provided to Krypton Structure, which have not been independently produced or verified, Krypton Structure gives no warranty, representation or assurance as to the accuracy or completeness of such information.

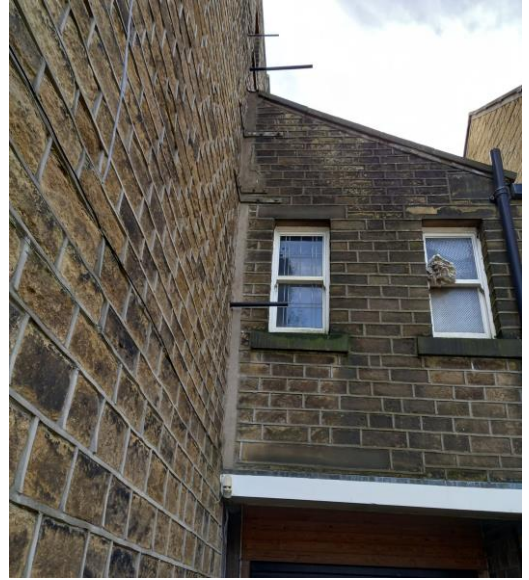


14. APPENDIX A -PHOTOGRAPHS



External Photographs





External Photographs





Internal Photographs



West & North
Yorkshire Chamber
of Commerce





Internal Photographs