



14th April 2015

The Client
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Emsworth
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Our Ref: NDS/5437/002

Dear Client

23 Tower Street, Emsworth

I confirm visiting the above property on Monday 9th February 2015 to carry out a preliminary structural inspection to report on the cracking and movement noted to the front boundary walls. This report has been prepared in accordance with the Consulting Engineers Conditions of Appointment Agreement No.1 a copy of which is attached. I comment as follows;

- 1.0 The property is a two storey detached house thought to have been constructed over 250 years ago. A single storey addition was present on the east side of the property. For the purposes of this report the front elevation shall be taken as facing south.
- 2.0 An inspection of the east flint boundary wall was undertaken and the following noted:
 - 2.1 The east boundary wall was of flint construction. The wall was approximately 200mm thick and was approximately 1800mm high. The flint wall currently appeared to be retaining approximately 1600mm height of earth.
 - 2.2 The wall appeared to be in poor condition with a number of cracks present and flints coming away from the bed joints. Adjacent to the south corner post, cracks approximately 10mm wide were noted in the wall. Cracking was noted to the centre of the wall and significant repointing works had been carried out in the past. The wall was leaning out significantly to the east. Leans of approximately 200mm were noted at the south end, and leans of approximately 160mm were noted to the central section of the wall.
 - 2.3 In conclusion in my opinion the wall is currently in a poor condition and a potentially unstable state and could fall onto the public highway. It is therefore recommended this wall is taken down and rebuilt both in the

interest of safety and as a long term solution. The removal of the soil currently behind the wall should be undertaken to prevent future problems with the wall.

- 3.0 An inspection of the south brick boundary wall adjacent to the flint wall was undertaken and the following noted.
- 3.1 The south boundary wall was of 225mm thick brick construction with a number of intermediate piers, and was approximately 1800mm high.
 - 3.2 The wall appeared to be leaning to the south by approximately 80mm. At the east end this wall appeared to be retaining approximately 1600mm of soil.
 - 3.3 In conclusion in my view the brick wall is inadequate to act as a retaining wall for the depth of soil behind. The soil should be removed from behind the wall, and additional brick buttresses provided on the south elevation of the wall to ensure its future stability.

Yours sincerely



Nigel de Silva
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