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Date: 18 March 2021  
Project Reference: 652OP002160  
Document Reference: 652OP002160-SWE-ZZ-XX-CO-S-0001

## Mill Farm, Church Lane, Little Stonham

Dear Matt

We confirm undertaking a visual structural inspection of the garage building. The purpose was to advise on the structural condition of the building ahead of your planned works to the building. We confirm our findings below:

- 1.1 The garage is a detached building which is built with brickwork walls and a pitched and tiled roof. The building is used partially as a workshop and partially as a garage/store.
- 1.2 The building is generally in poor condition and there are noticeable defects. The most significant is cracking and distortion of the external brick walls and in particular the rear flank wall. The walls are of half brick thick construction (100mm thickness). There are quite thick stepped cracks as well as outward leans.
- 1.3 There are stumps of large trees very close to the building and it appears that the garage has been damaged by the tree growth (probably from root growth under the foundations) as well as possible volumetric variations in the sub-soil, resulting from variations in moisture content.
- 1.4 From the extent of the damage and the proximity of the trees, it is likely to need underpinning to below any significant root growth. The cracks within the walls would need to be stitched repaired and some local rebuilding may be required.- especially of the south west corner of the building
- 1.5 The structure to the roof has been subject to alterations and modifications in the past. The roof shows signs of structural distress and with some sagging and bowing of structural members. A refurbishment of the building should include a review of the existing structure and strengthening as required.
- 1.6 Overall, the structure is in a poor condition. A refurbishment will require a large extent of structural repair and reinstatement. Given the extent of the repair, it is likely that the building is beyond economic repair and reconstruction should be considered.

We trust we have confirm our discussions but if you have any queries please do not hesitate to call

Yours sincerely



**Martin Liddell**

Director

