

737/03

2 December 2021

Susanna Miller
Miller Architects and Associates Ltd
Medway House Studio
High Street
Cowden
Kent
TN8 7JQ



52 Foundling Court
The Brunswick Centre
Marchmont Street
London
WC1N 1AN

T: 020 7278 6136

W: standengineers.co.uk

Dear Susanna

Lockskimmers Farm

We attach photos taken during a visit on 19 November 2021 to look at the areas of proposed works to the east end of the house, together with marked-up extracts of your proposed plans. These note initial comments on the structural implications of the proposals and the investigations required to progress the structural design.

At the end of our visit we also noted a lean to the chimney on the east elevation, photos 12 to 17. Close access is needed to measure the deformations and review the condition of the brickwork in order to prepare proposals for remedial work.

Please let me know if you have any questions or comments.

Yours sincerely


Stuart Tappin

cc John Coldman
Marlene Goldsmith

Stand Consulting Engineers Ltd
Registered Office:
133 Foundling Court
The Brunswick Centre
London WC1N 1QF
Registered in England & Wales
No 6421869



1. Investigate if posts and beam provide support to floor above



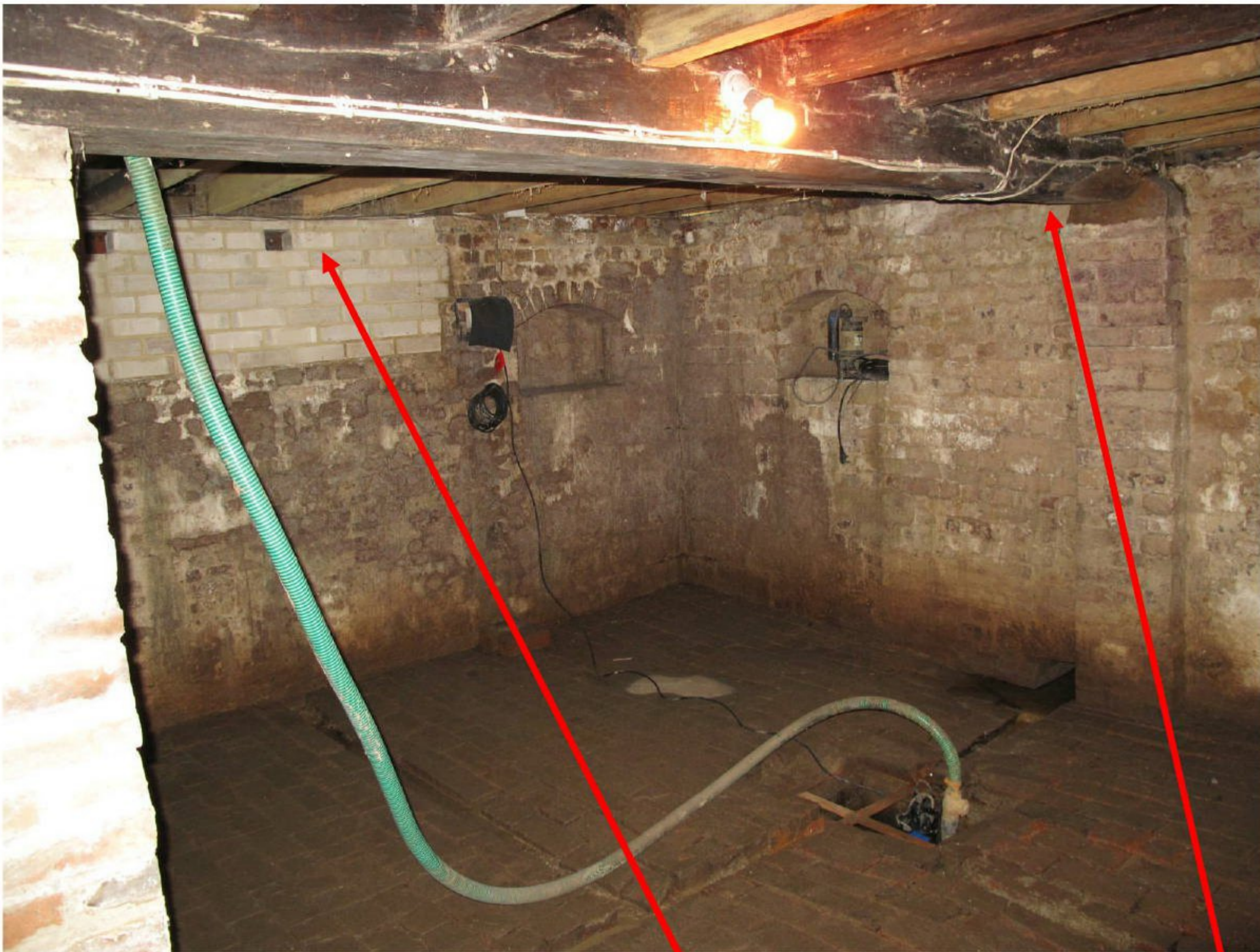
2. Proposed door in existing window opening



3. Stair enclosure and finishes to stud wall to be removed



4. Stud wall removed and infill to floor where stair removed



5. New lintel where brickwork to be removed and support to decayed end of beam



6. Ceiling finishes to be removed to investigate structure above



7. Roof structure to be repaired to allow props to be removed.
Details to follow access after removal of insulation and ceiling finishes



8. Roof void above



9. Extensive repairs needed to roof structure



10. Room S2. Tie beam and raking props to purlins to be replaced with new structure



11. Timber beam in ceiling in line with truss in room S2, above, to be removed



12. Proposed reinstated opening at cellar



13. Brick arch above reinstated opening to remain with new lintels on inside face



14. Chimney on east elevation leans towards the south



15. Chimney also leans towards the west



16.



17. Detail of chimney