

Site Visit Report

Project No: 0000
Project: **Horton Court - wall stability to
out building.**
Engineer: JWS
Date of visit: 17.07.23
Present: Kath Campbell Hards

Report No: **0000SVR-JWS-01**

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Weather: Good

Site Notes

1. Stripping vegetation from the coursed, rubble stone outbuilding, adjacent the Cotswold Way to the west of the estate, has exposed fractures within the wall that appear to signify movement towards the road.



2. On close inspection, the fractures appear to be old but have increased in width over time. The fractures and the core have weathered due to water ingress and woody growth vegetation and the core work has been washed to the extent that binder loss has resulted in the core work being voided with stone-on-stone jointing.

Distribution Client
Architect
Landscape Architect
File

Project Manager
Quantity Surveyor
M&E
Contractor

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3. The failures have occurred near door openings on both the north and east elevations which creates a weakness in this corner of the building. The timber lintels to the north door are decaying and deflecting, causing the wall over to settle whilst the timbers over the east door have been replaced relatively recently, say within the last 10-15 years.



4. At a high level over the east door, the rubble stone wall has dislodged and is being held in place by vegetation. This area is dangerous as falls of stone from high level are likely over the door position.
5. The wall in its current state would be difficult to repair as the mortar loss is substantial and any stitching would have little to hold on to. Any attempt to repair is likely to require the wall to be taken down and re-built.
6. The structure is in an unpredictable state. The wall requires immediate attention which should involve the taking down of the east wall up to the south reveal and the north wall down to the decayed lintels over the door and possibly the later door infill. As vegetation is cleared and the wall removal has started, it may be come clear that more wall needs to be removed and the point of effective consolidation will be found.

