

Reference 20347.02HS

Heritage Statement reference 23 Old End, Padbury, Buckinghamshire MK18 2BE

Introduction

The statement accompanies a Listed Building Application to restore the integrity of the building due to serious subsidence having occurred to the right hand side of the building where cracking in the rear wall is in excess of 30mm wide.

The property is owned by “All Souls College” located in Oxford and managed by Savills PLC, who appointed us to carry out reports, intrusive below ground geotechnical investigations and produce a schedule of works which has been tendered.

The subsidence has resulted in bulging of the rear wall distortions internally where floor joists have pulled away walls and gaps at ceiling wall junctions.

Detailed reports and a intrusive external site investigation have been carried to determine the cause of the damage which has shown to be insufficient bearing capacity of the subsoils to the right hand side of the building consequently a scheme of partial underpinning has been designed which will not affect the appearance of the building.

Site inspection

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY

SF21/v2/28/05/2014

Description of Building

23 Old End, Padbury, Buckinghamshire is a detached Grade 2 thatched cottage consisting of part colour washed rubble stone and part colour washed brickwork.

The building is 2 storeys with the 1st floor being within the roof having eyebrow thatching above the 1st floor windows.

A timber lean-to shed with modern overlap boarding to the external walls to the right hand side of the property.



Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY

SF21/v2/28/05/2014

Drainage was noted to collect around the front of the property and we believe connects to the public sewerage system with in the public highway.

Small trees and bushes were within proximity of the building.

The rear elevation of the building consists of 1/2 of the wall having timber framing with colour washed brickwork between, with the remaining section of the rear elevation up to the rear right hand corner having just colour washed brickwork and colour washed rubble stone having the appearance of originally being two separate cottages with a repair having been carried our in the distant past to the rear right hand side..



Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY

SF21/v2/28/05/2014

Reason for Repair Works.

Serious structural damage has occurred to the right hand side of the building where cracking has occurred and appears to be progressing both internally and externally.



Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY

Other cracks are also present within both front and rear elevations of a tapering nature indicting that the right hand gable wall is sinking and pulling away from the main body of the property.

Structural Reports have been prepared on the damage (Appendix A) along with a site investigation (Appendix B)to determine depth of foundations and soils structure beneath the building.

I has been conclude that the movement has occurred to the right hand side of the building is due to insufficient bearing capacity of the subsoils to support the structure.

A claim was initiated against the Owners Buildings Insurance Company under the subsidence section of the policy and accepted.

Following which Tenders were sort for the underpinning and repair of the building using specialist techniques so as not to intrude on the historic nature of the building.

Damage is progressing evidenced by photographs taken 6 months apart.



September 2023



April 2023

Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY

To carry out the underpinning works the gable wall will need to be made safe and to this extent we will have to erect a shoring system to prevent its collapse whilst works are being carried out.

This will mean removing the timber shed that is attached to the left hand gabled wall.

The shed has a modern overlap boarding externally.



Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY

SF21/v2/28/05/2014

Inside there are some original and some new timbers.



Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY

SF21/v2/28/05/2014

STRUCTURAL ENGINEERS & SURVEYORS

We propose to remove the boarding leaving the frame standing so that we can photograph and number the timbers in order to erect back in its original format.

There are some new timbers and we also noted worm and rot to some timbers and we aim to take specialist timber advice on these timbers for reuse.

The underpinning is below ground and sequenced so as to protect the building whilst works are being carried out and scheduled to be carried out by a Notional Underpinning and Foundation Specialist "Morcon Foundations Ltd" who are members of ASUC (Association of Underpinning Contractors) who provide a 10 year Insurance backed guarantee.

On completion no external appearance will have changed as all works are below ground.

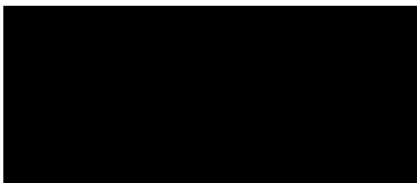
Internal and external repair works will be necessary to restore the integrity of the building with the only visual change of appearance being a pattress plate to both front and rear elevations to restrain the bowing of the walls.

Minor crack repairs will be carried out using the various Helifix techniques so as not to be seen.

Cracked and debonded plaster will need to be removed internal and replaced with a lime based plaster to prevent damp issues.

Floors will need connecting to the main outer walls which may require some new timbers and door frames beyond economical repair will need to be replaced with similar section timbers to resemble existing.

Decoration will be with a lime based paint both externally and internally to match existing.



Eur. Ing. **David J Allcott** BSc (Hons), C.Eng, C.Build.E, MICE, FCABE, MIWEM, AssocRICS
Principal Building Consultant and Specialist Subsidence Engineer.
For and on behalf of **Allcott Associates LLP**

Warwick Office: Allcott Associates LLP, Unit 1 The Fosse, Fosseway, Radford Semele, Leamington Spa, Warwickshire, CV11 1XN, 01926 812380
Office throughout the UK

www.allcottassociates.co.uk

Allcott Associates LLP is a limited liability partnership registered in England and Wales with registered number OC354330
Our registered office is Ladbroke Farm, Banbury Road, Ladbroke, Warwickshire, CV47 2BY