



Mrs Cynthia Barlow
7 Blenheim Road
Deal
CT14 7AJ



Our ref: 12946/tb

12th July 2023

Dear Mrs Barlow

Re: 7 Blenheim Road, Deal, CT14 7AJ

Further to your instruction to inspect the above property and report on the two chimney stacks on the south elevation, I report as follows.

Limitations:

I would advise you that this report is made and is deemed to be accepted on the understanding it is based on the following assumptions:

This report has been prepared by Carré Consultancy Limited with all reasonable skill and care based upon my visual inspection. I have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and I am therefore unable to report that any such part of the property is free from defect or deleterious materials.

I was not requested to inspect parts of the dwelling other than as set out above and did not do so.

Description:

The property is a three storey dwelling that faces east onto Blenheim Road dating from circa 1820. There are two chimneys on the south façade (photograph 1), the front chimney having three flues, the rear chimney having four flues.

Report

Inspection Date:

The inspection of the property was carried out on Thursday 6th July 2023.

Inspection:

Locations given as viewed front façade of the dwelling containing the main entrance door, descriptions given as facing the element being described.

Both chimneys are of yellow stock bricks laid and jointed in gauged mortar, the front and outer cheeks being rendered and painted.

Refer to drawing 12946sk1

Front Chimney

The render has been removed from the outer face of the stack above eaves level and from the front face to 1200mm above eaves level. Where the render has been removed it was observed that ferrous nails had been driven into the mortar bed joints at between 100mm and 150mm pitch to key the render to the stack (photograph 2). There is extensive fracturing of the bricks for the top 10 courses below the oversailing courses (photographs 4 & 5). It was possible to inspect the internal faces of brickwork to the two front flues (photograph 6). The flues are not parged, the withes between all three flues are eroded some 12 courses below the top of the stack. The fracturing of the brickwork and erosion of the withes has weakened the stack to the extent that it could fail

Rear Chimney

The render has been removed from the outer and front faces of the stack to a metre above eaves level (photograph 7, 8 & 10). Where the render has been removed it was observed that ferrous nails had been driven into the mortar bed joints at between 100mm and 150mm pitch to key the render to the stack (photograph 9). There is an inward rotation of the top 2 metres of the stack of 15mm/600mm (photograph 7 & 13). There is a fracture of the brickwork to the front face for the 5 courses below the oversailing courses (photographs 11 & 12). It was not possible to inspect the internal faces of the flues.

Conclusions & Recommendations:

Front Chimney

There is potential for the stack to fail.

It is recommended that the stack be carefully taken down to below where the withes are eroded and the stack below this level inspected. Subject to the lower part of the stack being serviceable, the stack can be rebuilt from this level using sound bricks from the stack the shortfall being made up with similar bricks. The mortar joints of the outer and front cheeks should be raked out to receive the render.

Rear Chimney

There is potential for the stack to fail.

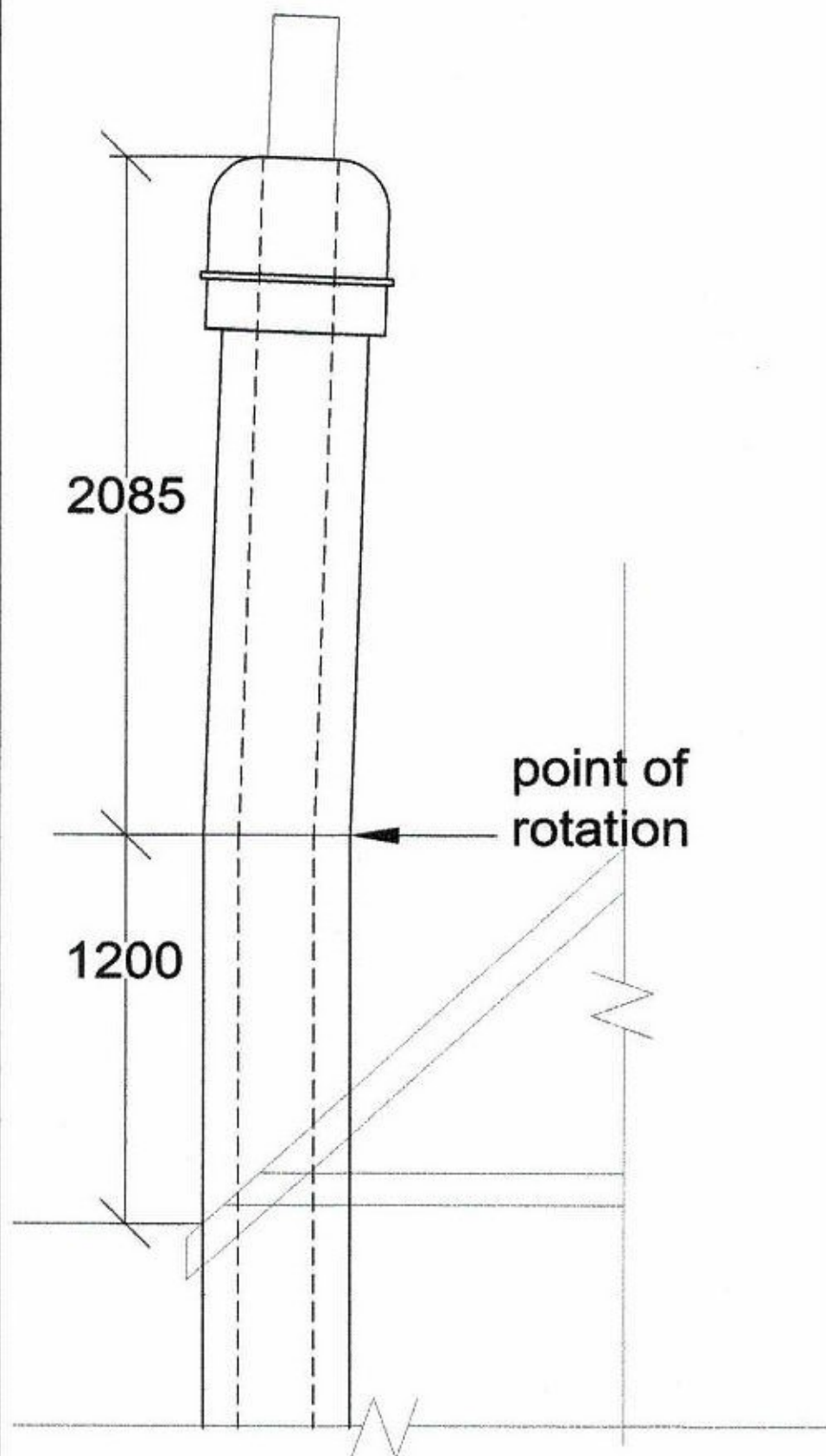
It is recommended that the stack be carefully taken down to the point of rotation and the stack below this level inspected. Subject to the lower part of the stack being serviceable, the stack can be rebuilt from this level using sound bricks from the stack the shortfall being made up with similar bricks. The mortar joints of the outer and front cheeks should be raked out to receive the render.

I trust this is satisfactory, however, should you require any further assistance in this or any other property related matter, please do not hesitate to contact me.

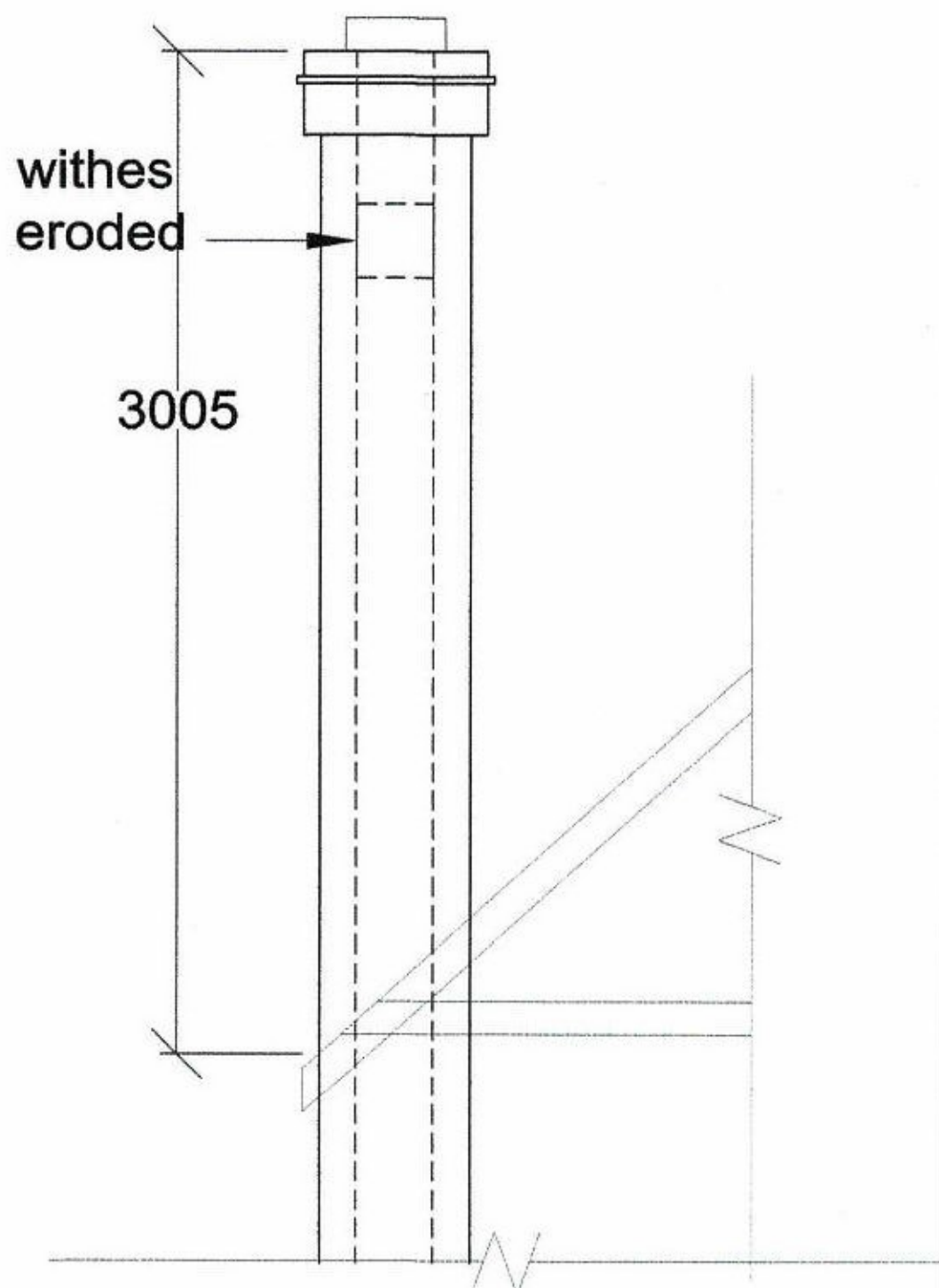
Yours sincerely

A solid black rectangular box redacting the signature of Timothy Baker.

Timothy Baker BSc (Hons) C Eng MStructE
Chartered Structural Engineer



REAR CHIMNEY



FRONT CHIMNEY

NOTES:-

Project: 7 Blenheim Road, Deal,

Scale: n.t.s.

Date: 6 July 2023

Drawn: tb

Drawing title: Chimney stacks above eaves level

Drg. No.

12946sk1

Carré.



12946 – 7 Blenheim Road, Deal
Record photographs
6th July 2023



Photo 1

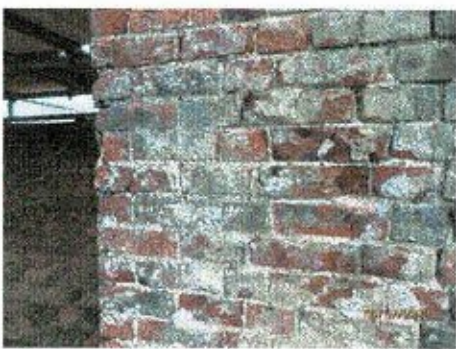


Photo 2

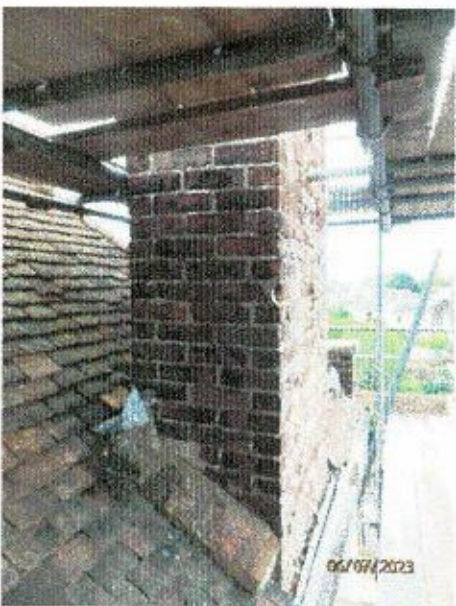


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

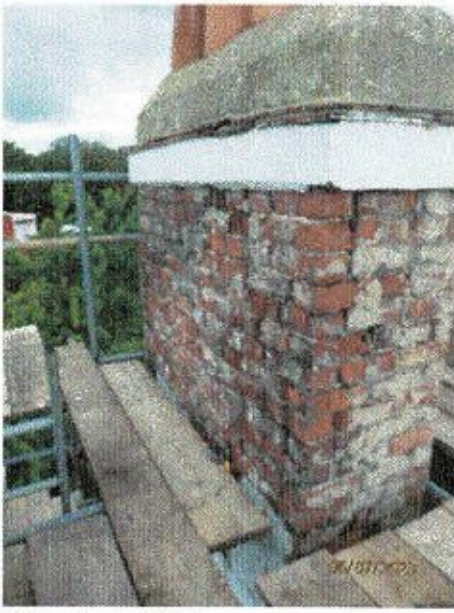


Photo 12



Photo 13