

Date: 29<sup>th</sup> September 2023

Your ref:

Our ref: SD / AS / 13383a

Mr & Mrs Marshall  
30 Athenaeum Street  
PLYMOUTH  
Devon  
PL1 3RQ

## Maurice Parker Structural Engineers Ltd

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Dear Adam & Emma

### **Re: 30 Athenaeum Street, Plymouth PL1 2RQ**

Further to our visit to the above property on the 29<sup>th</sup> March 2023 you have asked ourselves to review a leaning chimney at the above property.

The chimney springing from the north party wall is twisted and leans to the south. Due to the fragile nature of the ceiling within the loft we did not measure the actual lean within the loft space. The lean to the north measured within the second floor rear bedroom was 15mm in 1800mm. The lean on the chimney above the roof when viewed from road or garden level is significantly more than this.

This is a significant chimney formed in brickwork with, we believe, 16 flues.

This chimney is shared with the neighbour to the north.

The cause of the lean could be due to a multitude of effects, however in our opinion weathering and salt crystallisation is the most probable cause. The following website has some useful reference information: -

<https://www.buildingconservation.com/articles/services/chimney.htm>

We understand from the contractor that the brickwork to the chimney is heavily degraded and the lean on the stack above the roof significantly exceeds the limit set out in BRE Good Building Guide 2. Based on this it is our opinion that this chimney should be taken down to competent masonry and rebuilt. We note that other chimneys on the street have been rebuilt or had significant work. It should be noted that the permissions from neighbour et al will be required prior to rebuilding the chimney.

Specification for rebuilding the chimney is beyond the scope of this report.

We trust this is sufficient for your present purposes and you will contact us should you require further clarification or advice.

Your sincerely

Scott Davies B.Eng (Hons)

For and on behalf of Maurice Parker Structural Engineers Limited