

**McCombie Smith Architects**  
71 Main Street , Greetham , Rutland , LE15 7NJ

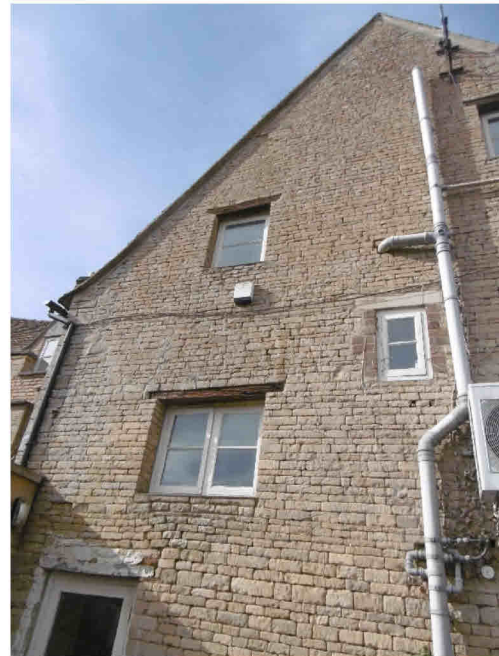
---

Site visit with Noel McLaughlin, structural engineer  
14 March 2023

Structural issues have been identified by Palmers of Oakham , who have been instructed to clear out the building in preparation of carrying out remedial works once approved. All works potentially require Listed Building Consent if the works are anything more than repair and maintenance.

### **Ground floor**

X1 On viewing the rear elevation it is clear that there is movement on the rear wing of the building. Coursing is non level and cracks in the masonry are visible in a vertical line approximately above the entrance door. Further evidence is visible internally .



X2 Masonry pulling apart at doorway.



X3 Masonry pulling apart to RH side of door opening



Action X1, X2, X2:

Movement at corner requires investigation. Drain CCTV to be undertaken to confirm condition of drains that may be exacerbating problem with subsoil. The construction of the proposed extension should consider underpinning the corner of the original building, along with stonework repairs (helifix should be considered to stitch the cracking).

X4 Masonry Pulling apart at opening. This opening is planned to be closed up.

Action X4: bond in opening to stabilise panel.



X5 masonry not coursed, facing stone presumably removed previously, with projecting steel beam at high level.

Action X5: add masonry to tie in.



X6 timber lintels over opening, supported by across.

Action X6: replace with small section steelwork 152UC set side by side, face with oak on both sides.



Timber lintels over opening, X6



oak lintels to front door, X7

X7 new oak lintels over door opening

Action X7: replace with small section steelwork 152UC set side by side, face with oak internally.

X8 steel beam LH bearing missing at LH end

Action X8: rebuild bearing



X9 Front corner of building not tied together. Crack opening up.  
Action X9: tie in corner with helifix type repair.

X10 low arch to fireplace opening. This has been there some time.  
Action X10: add soft joint under oak lintel (above stone arch), to relieve loading on shallow arch.



Fireplace when in use



Lintels over fireplace

X11 Floor joist over in poor condition.  
Action X11: repace or sister joists in poor condition.



X12 Cracking at door opening in cellar area. It is planned to block up this opening following removal of lean-to.

Action X12: bond in opening and repair as required.



### First floor

X13 and X14 Movement cracks over window and to RH side of window in corner of staircase.

Action 13, X14: Repair cracks with helifix after stabilising corner foundation.



Cracks on landing X11, X12 cracking at abutment of masonry to timber framed wall. X15

X15 Movement crack at junction of masonry to rear extension to main building.  
Action X15: Repair cracks with helifix

X16 Movement crack in masonry at high level  
Action X16: Repair cracks with helifix

X17 Floor missing.  
Action X17: replace flooring to match existing.

X18 Movement at High level around lintel to window at both ends. May be slightly aggravated by the fact that the stone window surround is slightly proud to enable plaster to be finished flush.  
Action X18: form helifix lintel above existing lintel



X19 modern floor beam split in two and currently supported by remnants of timber partitioning.  
Action X19: support beams to be replaced and bearing reinstated.

X20 modern floor beam unsupported at one end; bearing has been removed and end bearing been reduced by end cutout. Currently supported by timber props  
Action X20: reinstate bearing.



X20 with missing bearing,

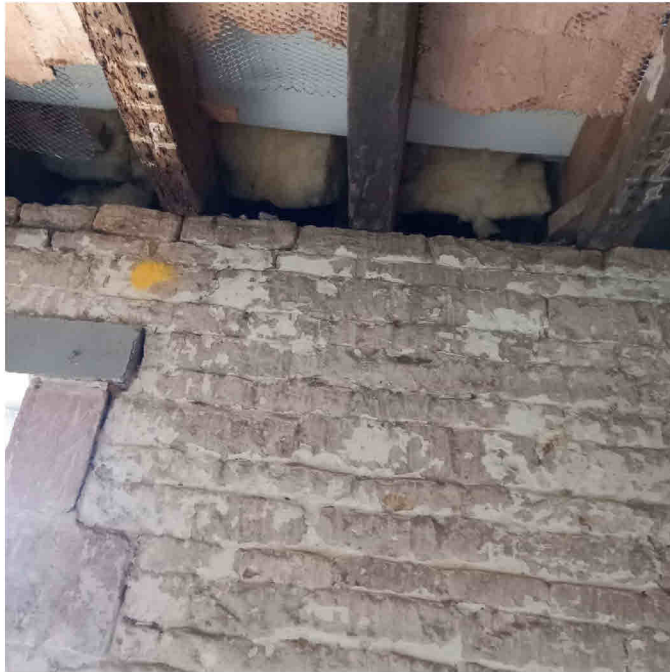
X21 Masonry bearing for lintels over opening questionable.  
Action X21: rebuild bearing

X22 Floor joist above ceiling joists undersized  
Action X22: strengthen existing joists as required.

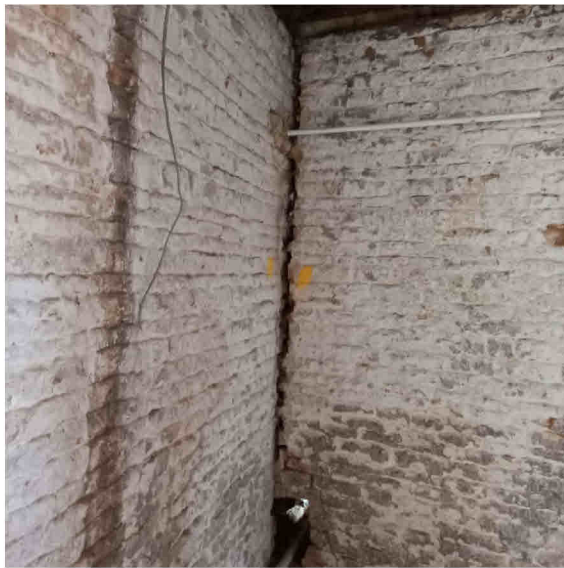


X23 Bearing for floor joists above (ceiling joists) minimal.  
Action X23: sister joists to extend to provide sufficient bearing.





X24 Corner of building not tied together, and crack opening up. Note tie bar.  
Action X24: helifix repairs.



X25 Movement cracks in masonry over lintel  
Action X25: form helifix lintel above existing lintel.



## Second floor

X26 Movement cracks in masonry over window  
Action X26: helifix repairs.



X27 Bearing on purlin has failed and ceiling joists require replacement  
Action X27: new purlins to be added from gable to principle truss, and restate ceiling joists to resist spread.



X28 Ceiling joists have been removed and require replacement.  
Action X28: reinstate ceiling joists to resist spread



X29 Modern floor laid above existing floor undersized: currently 100 x 50 at 400mm centres.  
Action X29: replace floor construction (above existing ceiling joists below).

