SURVEYORS REPORT ON EXTENAL CRACKS TO FRONT ELEVATION

Martin

I confirm that I today visited site and made inspection of the beam arrangement over the 'shop front'.

I deduce that there is steel UB/reinforced concrete within the brick faced beam that supports the wall above. The steel/reinforced concrete effectively spans party wall to party wall. This remains level and true and there is no evidence to indicate any inadequacy.

A sizeable timber baulk is present directly over the brick faced beam, and this was probably the original support to the facade before the shop front was modified and widened.

The timber shows evidence of decay, probably related to long-standing water ingress around the shop front flashing. The decay has caused weakening, and the timber is slowly been crushed by the weight of the wall above. This, in turn, is causing distortion and cracking to show in the wall above. Significant cracks show above and below upper floor window openings.

Whilst the front wall is not in imminent danger, remedial action is required to stabilise. Sections of the timber need to be removed and replaced with brickwork to create a series of props along the length of the shopfront. It is suggested that minimum 4No 563mm (two and a half bricks) sections of beam are cut out, evenly spaced along the length of the shopfront, and engineering brickwork (with1:3 cement sand mortar) inserted in lieu. The sections should be cut out and replaced one at a time, with a minimum curing time of 5 days before the next section is replaced. Once this work is completed the cracks can be filled and the render made good externally. The flashing to the shop front should also be checked and overhauled to ensure leakage free.

I hope that this information is of assistance.

Kind regards

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