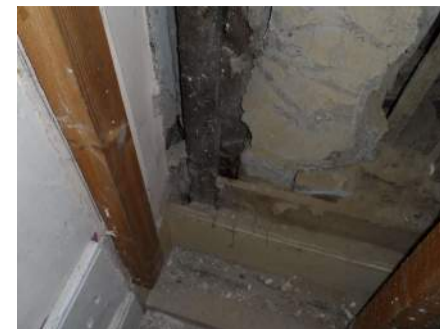
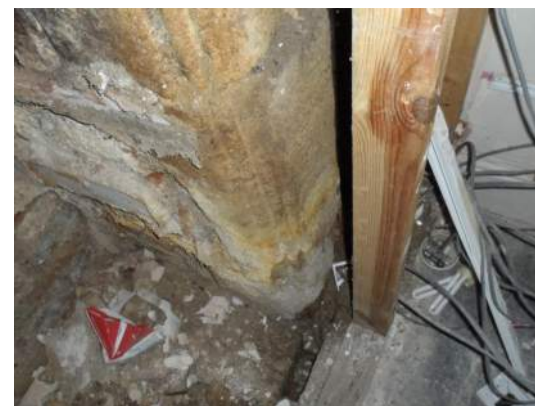




Span A:
Span A consists of 120dp x 150 timber Joists at varying (410 - 450) centres. Joists are in a generally good condition.



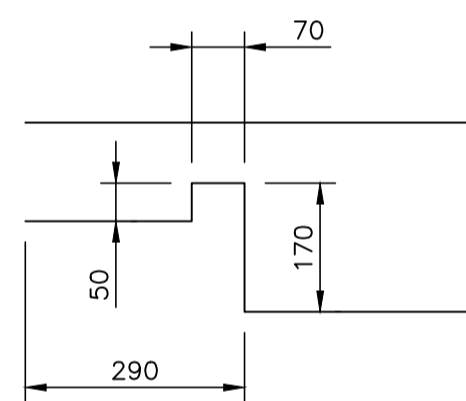
Original wall found to have severe rot to soleplate and base of studs, condition to be inspected by timber specialist. The original studwork is leaning outward at the top. (see images above and to the right)



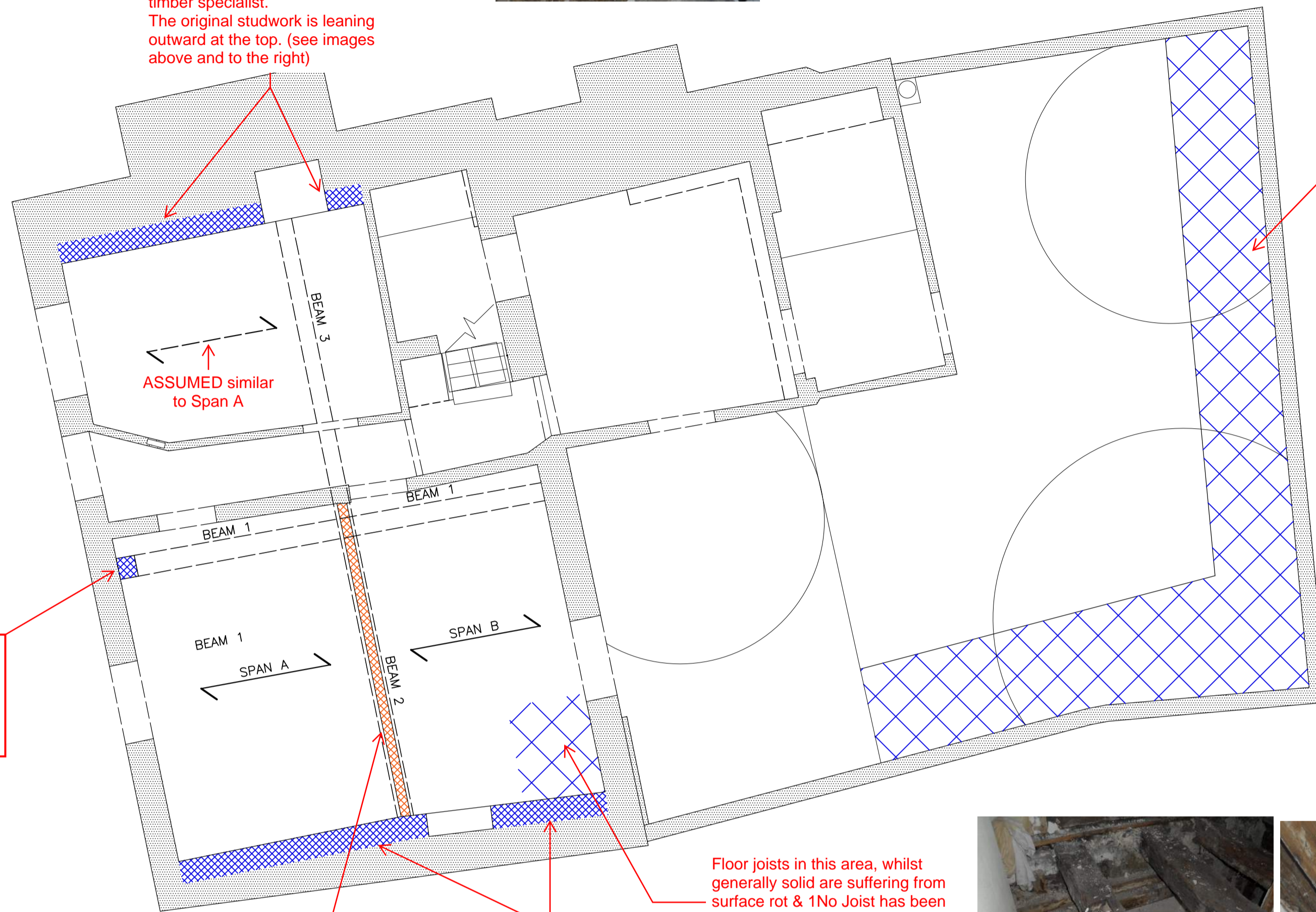
Stepped concrete slab assumed to form the top of mass concrete retaining wall (see image above). Refer to the section detail below for further info.



Beam 1:
Beam 1 is a 250x300 timber beam, it is in good condition, there is a large notch at its bearing (highlighted blue), the dimensions of this notch can be seen below on the "Notch detail" (see image above).



NOTCH DETAIL
(Scale 1:10)



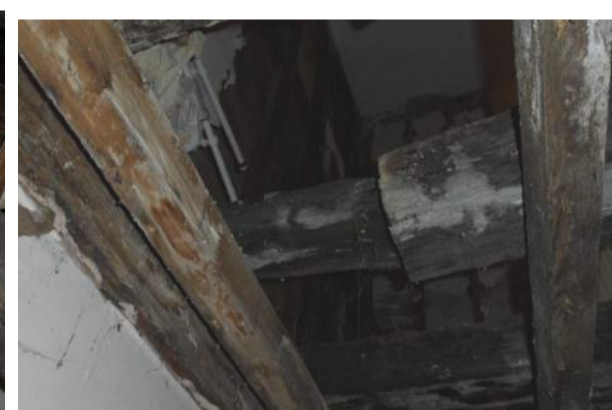
PLAN AT GROUND FLOOR LEVEL
SHOWING EXISTING STRUCTURE OVER

New wall built beneath beam, wall is non load bearing (see image below).



Original wall suspected to have severe rot, due to similar conditions to the other side of the building and its current condition.

Floor joists in this area, whilst generally solid are suffering from surface rot & 1 No Joist has been badly spliced and has failed (see images to the right).



Span B:
Span B consists of 140dp x varies (140 - 190) timber Joists at 450 centres. Joists are suffering from surface rot, but are generally solid. see local notes for more info (see images below).



Face of existing property

The exterior of the retaining wall can be observed from the lower car park and from the patio on the property. It is heavily assumed that the concrete slab below the patio makes up the top of the mass concrete retaining wall and extends in to the ground as shown (depth unknown, see images below & above for context).



SECTION THROUGH RETAINING WALL
(Scale 1:20)

Beam 2/3:
Beam 2 is a 220x250 timber beam, and it is in a reasonable condition. From observations it is assumed that Beam 3 is a continuation of beam 2, meaning that it should be a similar size and of a similar condition. (see image above, beam is behind new timber)

ALL EXISTING TIMBER IS TO BE INSPECTED BY A TIMBER PRESERVATION SPECIALIST, WHO WILL ADVISE ON THE CONDITION & REQUIRED REMEDIAL TREATMENT.

Rev	Date	Description	By
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Project 11 HIGH BAXTER STREET, BURY ST EDMUNDS			
Title STRUCTURAL CONDITION SURVEY SHEET 1 OF 2			
Drawn	JMR	Checked	JP
Scale	1:50 @ A1	Date	JULY 2019
Drawing No	E272-S-01		Rev