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Structural Report

Relating to:

24 Stone Road, Broadstairs

Project Preface

Client name: Mr Steve Burgess

Client address: 24 Stone Road, Broadstairs

Document Prepared by: Alan Breck M.I.C.E

Date of inspection: 3rd June 2021



Table of Contents

1	Introduction	3
2	General Description of Property.....	4
3	Observation / Damage	4
4	Recommended remedial works.....	4



1 Introduction

1.1 Instructions / history

In accordance with instructions received from Mr Steve Burgess I have been asked to carry out a Specific Structural Inspection on the dwelling at 24 Stone Road, the inspection was carried out on Thursday 3rd June 2021. All comments are based on visual inspection only and no opening up of areas was carried out.

1.2 Site Inspection

Where the terms 'right hand' or 'left hand' are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

1.3 Terminology

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate: within 1 year

Short Term: within the next 1 to 3 years

Medium Term: within the next 4 to 10 years

Long Term: within 11 to 20 years

Very Long Term: over 20 years

Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

Category 0	'negligible'	< 0.1mm
Category 1	'very slight'	0.1mm - 2mm
Category 2	'slight'	2mm – 5mm
Category 3	'moderate'	5mm – 15mm
Category 4	'severe'	15mm – 25mm
Category 5	'very severe'	>25mm

Table 1. BRE Digest 251 Classification of damage to buildings based on crack widths.



2 General Description of Property.

This building is a typical brick-built structure with cavity brickwork walls, timber floors and cut & pitch timber roof.

3 Observation / Damage

3.1 Rear Sliding Doors

The rear sliding doors at 1st floor level which open out onto the rear balcony have obvious signs of deflection in the supporting beam above.

Upon inspection of the supporting beam, it has been constructed using 2 sections of timber 100mm x 47mm laid flat with small sections of timber installed between; commonly known as a 'ladder beam'

Due to the severe deflection in the ladder beam the internal ceiling has moderate cracking, and both sliding doors have become very difficult to open.

4 Recommendations or Repair Works

The ladder beam installed to support the opening is completely inadequate and will cause long-term deflection.

The beam needs to be completely removed and replaced with a structural beam such as a flitch or steel beam.

I estimate the costs of carrying out the remedial works required to be approximately £5,000 to £6,000.

Disclaimer this report has been written following a single site visit and the views expressed are based on the findings from the visit, there has been no ground investigation carried out.

All comments in the report are for information only.

No liability or responsibility whatsoever, is accepted by parties acting or relying on this report, in whole or in part does so at his or her own risk.

Photo 1 – Showing inadequate timber ladder beam

