

**WHINBARROW DESIGN
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15th June 2021

Avison Young
No.4 St Pauls Square,
Old Hall Street,
Liverpool,
L3 9SJ

For the attention of Mrs O Harker

RE: Site Survey, Seascale Hall Farmhouse. Internal Kitchen Wall

Dear Madam

As requested we carried out a structural inspection of the ground floor internal kitchen wall at Seascale Hall Farmhouse and have outlined our comments below:-

1. The wall comprises a brick masonry partition wall with timber spacers built into the masonry. The wall separates the kitchen from the hallway and sits directly beneath a timber floor beam above. The wall does not project above first floor level.
2. The wall is not tied into the front house wall nor rear stair wall but merely abuts. It appears that the wall is not original but was added some years after the property was first built.
3. The wall moves excessively when pushed. The wall is structurally unstable and slender. The lack of tie in between the wall and main house walls and at its head to the first floor structure has rendered the wall unstable and combined with the masonries poor condition may collapse if a lateral load is applied.
4. It is our opinion that the wall is taken down. It appears that the first floor beam is independent of the wall, the timber beam being the original build, and thus the first floor structure does not rely on the wall for support.
5. The timber beam appeared to be in an adequate condition however it is not to any current design standard, however it appears to be the same section size as the beam spanning over the kitchen. It is likely that the first floor structure will be subject to excessive deflection due to the timber section sizes however it is not a requirement to retrospectively apply modern standards to existing structures unless the layout or loading is altered.

I hope you find the above acceptable however should you have any queries please do not hesitate to contact me.

Yours Faithfully

Mr Tom Short B. Eng. (Hons), C. Eng., MICE
For WDS Limited
Cc Mr S Brown