
TOM HENRY & ASSOCIATES



Our Ref: TCH/LD/28140

Mr D Marsh
House 6
17a Vernon Road
Barnsley
South Yorkshire

all correspondence to
42 SACKVILLE STREET
BARNSELY S70 2DB

Tel: 01226 201951
01484 604807
01924 509901

Fax: 08712 423859

Mob: 07850 793028

email: office @ tomhenry.co.uk

Dear Mr Marsh

Structural Inspection - 17a Vernon Road, Barnsley

Acting upon your instructions, I have, on carried out a Structural Inspection at the above property. The purpose of the inspection was to comment on the integrity of the property with reference to the presence of a substantial tree in close proximity to the right (gable) elevation

I would advise that my inspection was limited to the above aspect of the property and related structural elements. I have not examined the property as a whole in detail and I am therefore unable to comment in detail on the structural condition of the building as a whole. I must also advise that no inspection was carried out of the woodwork or other parts of the structure which were hidden, unexposed or inaccessible at the time of the Inspection, and I am, therefore, unable to report that any such part is free from defect.

The Report of the Inspection is for the sole use of the Client and the Client's professional advisers and should not be reproduced in whole or in part or relied upon by any third parties for any use without the express written approval of Tom Henry and Associates.

I would report as follows:

General:

For the purposes of this Report, all references to front and rear, right and left, are as viewed from the communal courtyard area . This was consistent with the main highway being located to the right of the property.

At the time of the inspection, the property was unoccupied and unfurnished.

The property under consideration No 17a Vernon Road, Barnsley was a traditionally constructed property, built in local stone masonry externally beneath a twin pitched roof and attached to neighbouring properties to the left.

The natural topography in the vicinity of the property was of land falling from front to rear and right to left.

There was a substantial willow tree located to the right of the building, in elevated ground at that location as compared with the land to the front of the building. There was also a significant tree towards the rear left of the property.

External:

The right gable elevation to the property was being approximately 5 metres from the willow tree. There was evidence of continued movement to longstanding cracking to the top rear of the door opening extending up to approximately 1.25 metres, and indication of some older cracking which had weathered. The cracking at the time of the inspection was not such as to have prejudiced structural integrity.

Stone steps leading through to the entrance hallway at the first floor level displayed some settlement in relation to the main building.

Inspection at the rear of the property revealed cracking above the ground floor left window. The remainder of the randomised crazy paved-type masonry walling was intact, other than the third-from-right first floor level window, where there was stepped cracking rising up through to the eaves.

Internal:

The bathroom at the front right of the property had full ceramic tiling to the walls and emulsion to the ceiling.

There was hairline to plasterboard joint cracking to the ceiling, and although this was of slight magnitude it was relatively extensive. No significant grout loss was noted to the tiling, other than at

wall/ceiling intersections and also between the ceiling and fitted cupboards /shelving, where there appeared to be a slight drop to the floor. The floor was timbered.

The room to the immediate left had emulsion to the walls and to the coved ceiling.

There was pronounced horizontal plasterboard joint cracking to the right cross wall. The rear wall was of solid construction. There was movement between the ceiling and the coving, displaying recent activity and also some possible disturbance to the rear right between the skirtings and the lower section of the wall. Plasterboard joint movement was noted to the ceiling parallel to the right elevation.

The bedroom at the rear right had a sauna and boiler room to the right side of the room. Some slight wall/ceiling cracking was noted within the boiler room. The nature of timber panelling within the sauna precluded assessment.

The bedroom itself had emulsion to the walls and to the coved ceiling. There was coving/ceiling disturbance to the mid front of the room and over the stud walling separating the room from the boiler area. Further coving/ceiling cracking was present to the left cross wall which separated the bedroom from the en-suite shower room. This displayed recent activity.

The small box room to the mid rear had light embossed paper to the walls and a coved ceiling. There was some slight plasterboard joint movement to the ceiling.

Internal, First Floor Level:

The entrance hall to the front right had emulsion decoration to the walls and to the coved ceiling. There was relatively pronounced coving/ceiling cracking and, in addition, vertical cracking at the rear right corner, extending full height. There was cracking over the door leading through to the rear room and vertical cracking between the solid front wall and the left studded cross wall.

The kitchen at the mid front had emulsion to the walls and to the coved ceiling.

There was coving/ceiling disturbance to the mid front, more pronounced to the full length of the rear wall, especially towards the right end. Plasterboard joint movement was noted to the ceiling generally.

The main room at first floor level, this being at the mid rear of the property, had emulsion to the walls and to the coved ceiling.

Vertical cracking was present to the rear right, full height, at the intersection between the solid rear wall and the right stud cross wall. There was horizontal cracking following plasterboard joint positions to the top right of the rear window, with additional diagonal cracking and tapered characteristics at both.

Further movement indications were noted at the lintel position over the rear left window.

Conclusions:

The property under consideration although stable at the time of the inspection has been affected by differential structural movement and this has resulted in cracking to masonry jointing externally and decorative finishes and plaster surfaces internally.

The movement is considered based upon current information to be related to seasonal changes in the sub-strata resulting in volumetric changes to the (presumed) shrinkable clay beneath the foundations. This

The significant tree presence, especially to the right of the building will, assuming standard type/depth foundations, be exacerbating any tendency for seasonal changes in the clay and it would be reasonable to assume that the removal of the willow would in the long term result in improved stability.

The removal of the tree could however result in increased damage in the short term caused by heave.

The potential for future foundation movement (and heave if the tree were to be removed) can be better assessed by means of a limited trial hole investigation to determine foundation details and the plasticity characteristics of the supporting strata.

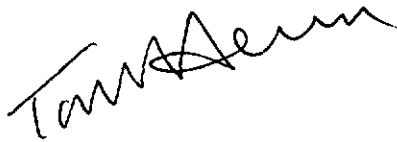
As an alternative to a reduction in the vegetation, and in order to allow the intended sale of the property, reference could be made to the Insurers to facilitate the continuance of Buildings Insurance for the benefit of a future owners of the building.

This would cater for a possibility that the level of the damage increased and significant structural upgrade/remedial works are required.

It needs however to be appreciated in this respect, that the minor damage currently visible will most probably recur seasonally even after decorative restoration measure have been implemented.

I trust that the above report is sufficient for your present requirements, but please do not hesitate to contact me again if I can be of any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Henry', written in a cursive style.

Thomas C. Henry
for and on behalf of
TOM HENRY & ASSOCIATES