

Our Ref: SCK/AMC
Date: 11th June 2026

Dear Sirs

Re: Structural Survey of 11 High Street, Prescott L34 3LD

Introduction

We have been instructed to provide a structural survey to accompany Planning Application Ref. 26/0155/LBC and to demonstrate that the proposed works can be undertaken without major structural alteration or rebuilding.

The proposal relates solely to the ground floor of this three-storey property and involves the conversion of one apartment and an isolated store room into two self-contained apartments.

Description

The property is a three-storey Georgian building, Grade II Listed, which was converted into apartments under a planning approval granted in 1986.

The existing ground floor layout is somewhat unusual. Access to the apartment is currently gained via a side entrance, resulting in one room becoming isolated and effectively redundant. The original front entrance door has consequently been sealed.

Condition

The property appears to have experienced historic structural movement, and substantial tie bars and anchor plates are evident to the external elevations, presumably installed as part of previous stabilisation works.

The external walls appear to be reasonably plumb, with no evidence of ongoing structural movement. No signs of significant structural distress to the external fabric were observed as part of our inspection.

The building is currently undergoing cosmetic repairs and redecoration.

We have also been advised that an outbreak of dry rot has affected the rear ground floor store room. As a consequence, part of the timber floor structure will require repair or replacement in conjunction with appropriate dry rot treatment works.

Proposal

The existing ground floor layout comprises masonry walls running front to rear on either side of what would originally have formed the entrance hallway, together with the staircase enclosure. There is also a masonry wall running laterally across the building.

All remaining internal walls at ground floor level are later additions constructed from stud partitioning.

The proposed layout seeks to bring the currently redundant space back into beneficial use. From a structural perspective, the works required are minimal.

A new opening will be formed within a masonry wall to provide access from the reinstated front entrance hallway to the staircase. In reality, it is considered likely that an opening previously existed in this location as part of the original layout.

It is anticipated that the original lintel may remain in situ above the proposed opening. Whilst a new concrete lintel has been specified, we would be pleased to inspect any existing lintel should it be exposed during the works.

Two existing internal door openings will be infilled with masonry to accommodate the revised layout.

Apart from these alterations, the proposals involve the removal of some later stud partitions and the construction of new lightweight partitions to form shower rooms and associated accommodation. These works are not considered extensive.

No loadbearing walls are proposed to be removed and the works will not adversely affect the stability of the upper floors or roof structure.

Conclusion

The property appears to be in reasonable structural condition for a building of its age and type and is considered suitable for the proposed ground floor conversion works.

To facilitate the proposed layout, only minimal structural alterations are required. These comprise the infilling of two existing door openings, the reinstatement of an opening within the original entrance hallway, alterations to existing stud partitioning, and the construction of a limited number of new lightweight partitions.

The works are therefore considered minor in nature and can be undertaken without any significant structural intervention or rebuilding. Accordingly, it is our opinion that the proposed development can be accommodated without adversely affecting the structural integrity of the building.

Yours faithfully
Sutcliffe

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