



Our ref: 5323/01/PS/dd

Date: 17th June 2025

Mr. A. Roda,
RRAK Properties Ltd
2 Churchill Court
58 Station Road
Harrow HA2 7SA

Dear Mr. Roda,

RE:19 Beacon Close Uxbridge UB8 1PX

We write following our recent visit to the above property and would like to confirm that your instruction was to inspect and report on whether the demolition of the garage adjacent to the public footpath would have a detrimental effect on the public footpath.

When engaged to produce such reports, we are required by our professional indemnity insurers to inform you that: -

- only the area described above was inspected so it is not possible to report that any other parts of the property are free from defect,
- no parts of the structure which are covered, unexposed or inaccessible were inspected and it is therefore not possible to report that any such part of the property is free from defect,
- no investigation was made into the presence of asbestos or any products or waste that contains asbestos,
- no investigation was made into the underlying ground conditions nor the serviceability of the foul and surface water drainage systems,
- this report is a Structural Engineer's report and does not deal with those matters such as adequacy of services, ingress of damp, wood rot etc., which are normally the province of a Building Surveyor, except insofar as these aspects affect the structural stability of the building or foundations,
- this report remains the copyright of MMP Design Limited and has been prepared solely for the benefit of RRAK Properties Ltd as the instructing Client.

The site was visited on 17th June 2025 and the weather conditions were sunny. Although no investigation of the underlying ground conditions has been carried out, reference to the geological map for the area indicates that the property is close to two types of strata being Black Park Gravel and London Clay.

Where external observations make reference to the 'left' and 'right', these are as they would be seen by an observer looking directly at the building.

The garage is a double width building with a flat roof and half brick masonry external walls. The left hand flank wall of the garage is approximately 1700mm away from the masonry boundary wall which separates the public footpath from 19 Beacon Close.

This masonry boundary wall was built in English Bond (one brick thick) for approximately height of 750mm from ground level, then the thickness reduced to a half brick thick in stretcher bond to a height of approximately 1725mm from ground level. One brick thick square piers were spaced at approximately 1800mm centres along the length of the wall.

The garden side of the boundary wall was densely overgrown so no detailed inspection of this side of the wall could be undertaken during our site visit.

Given that the ground between the boundary wall and garage was level, along with the distance between the two structures, and the probable shallow foundations to the garage; it is considered that the controlled demolition of the garage will not have a detrimental effect on the stability of the public footpath.

There will also be the requirements of the Party Wall etc Act 1996 to comply with before the construction phase of the site's redevelopment, which should also safeguard the interests of the concerned parties.

We trust you find the foregoing in order but if you should have any queries or require additional information, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Phil Seastram".

Phil Seastram
For and on behalf of
MMP Design Ltd.