

Our Ref: 251461/CTGale/ldu  
Your Ref: 1861763

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3 July 2025

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B1 2LP

**by email only: magdalena.grubb@crawco.co.uk**

**For the attention of Magdalena Grubb**

Dear Madam

**Re: 1A, 1B & 1 HIGH STREET, RUISLIP HA4 7AU**

Thank you for your recent instruction when you asked us to carry out an inspection on the damaged front elevation following impact at the subject property.

We confirm our engineers, Mr Connor Tové-Galey and Mr Sharif Ibrahim, visited the property on Wednesday, 18 June 2025 and met with some of the tenants and with Mr Neil Robertson, the Conservation Officer from the local council.

This report is based on a visual inspection only, with no opening up or exploratory works carried out within the property and is limited to the nature of instruction.

For property 1, all references to left and right-hand sides are as facing the front door of the property unless otherwise stated. For property 1a, all references to left and right-hand sides are as facing the front door of the property unless otherwise stated. For property 1b, all references to left and right-hand sides are as facing the front door of the property unless otherwise stated.

## **1.0 PROPERTY DESCRIPTION**

1.1 The subject building is a two-storey grade II listed property which has been converted to a commercial property. As the building has become a commercial property, the property has been divided into three units: 1, 1a and 1b.

1.2 Property 1 comprises of a small reception area on ground floor.

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## **1.0 PROPERTY DESCRIPTION CONT'D.../**

- 1.3 On entry through property 1, there are a set of stairs on the left which lead to the first floor.
- 1.4 At first floor there is an open space, with a room towards the far end of the property.
- 1.5 1a is a single-storey property located at ground floor level. This property is used as a café.
- 1.6 The property is constructed with solid brick external walls, with timber posts in between panels of the masonry. The property also consists of a pitched timber roof with tiles.
- 1.7 Parts of the timber purlin rafters and joists have been exposed internally as a design feature of the property.

## **2.0 BACKGROUND INFORMATION**

- 2.1 A vehicular impact has caused significant damage to the front elevation of property 1a. A medium sized car failed to stop when driving through the roundabout and significantly impacted the front of the property.
- 2.2 As a means to make the property safe, Acrow props have been installed. Five Acrow props have been installed at the front elevation of the property, with two additional props installed on the right-hand side elevation, propping the side window.
- 2.3 Gateley Smithers Purslow have been instructed to advise on any necessary make-safe works and also to provide a report on the damage caused and advise any remedial works required to return the property to a pre-loss condition.

## **3.0 OBSERVATIONS**

- 3.1 The majority of the damage can be seen on the front and side elevations of property 1a.
- 3.2 The impact has caused almost the entire front elevation to be destroyed, leaving a large void in the front elevation of the property.
- 3.3 As a result of the impact, the right-hand side of the pitched roof can be seen to have moved and has lost support, due to the missing masonry.

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### **3.0 OBSERVATIONS CONT'D.../**

- 3.4 Cracks can be seen on the top two courses of masonry at the front elevation, this is above where the door and window would have been located. This crack is a medium sized crack, which forms through the brickwork and mortar.
- 3.5 Small cracks can be seen on the lower, left-hand side front elevation of the property, underneath the existing window. The crack starts directly below the window frame and ends as it reaches the floor of the property. This crack forms through the brick and mortar.
- 3.6 The flue located to the right-hand side of the front elevation has been completely destroyed as a result of the impact.

#### **Left-Hand Small Store Building**

- 3.7 A large crack can be seen under the window frame on the left-hand side elevation of the property. The impact has caused this part of the property to have some deformation. The impact has caused large cracks to be seen, these cracks forms through the brick and mortar. These cracks starts under the window and ends towards the ground.
- 3.8 The left-hand side elevation is constructed with masonry, with vertical and horizontal timber posts in between the masonry. As a result of the impact, the left sided timber post has shifted. However, cracks could not be seen on the timber post.
- 3.9 Cracks can be seen on the masonry underneath the lower horizontal timber post. The masonry in this area has been displaced as a result of the impact.

#### **Right-Hand Side Elevation**

- 3.10 The masonry on the lower left-hand corner of the right side elevation can be seen to have been destroyed as a result of the impact.
- 3.11 The impact has caused the masonry arch located on the right-hand side of the property to slightly lose structural support, hence why two Acrow props have been installed to provide support to the window and the remaining structure above.
- 3.12 Cracks can be seen along the masonry on the right-hand side elevation of the property. These cracks form through the mortar and brickwork. A few cracks can be seen starting to form underneath the window frame, spanning downwards to the floor. Other cracks can be seen at about halfway to the left of the window near the black chalkboard, spanning vertically to the window sill and below.

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### **3.0 OBSERVATIONS CONT'D.../**

#### **Internal**

- 3.13 Since the majority of the debris was left on site, we were unable to enter the property. However, from what we can see from outside, all the internal damage can be seen to the right-hand side elevation of the property.
- 3.14 A large crack can be seen to the near side of the right-hand elevation of the property. A horizontal crack can be seen on the left-hand side of the window. This crack forms through the plaster and ends where the flue is located.
- 3.15 A crack can be seen on the wall/ceiling of the property. This crack is a horizontal crack which forms through the plaster.
- 3.16 A third crack can be seen on the lower portion of the wall. this horizontal crack can be seen on the lower left-hand side of the window. The crack forms through the plaster ending at where the flue is located.

#### **Property 1**

- 3.17 As part of our inspection, we made our way into property 1 to inspect the structure.
- 3.18 From our investigation, no cracks or displacement can be seen on the ground floor of the property 1.
- 3.19 At first floor, we were limited in what we were able to see as the majority of the property was occupied and the tenant's business activities were ongoing. However, from what could see there was no structural cracks and displacement seen on the first floor of the property.

#### **Property 1B**

- 3.20 We also looked in property 1B and from our investigation no obvious cracks or displacement can be seen in the property.
- 3.21 We were informed that the front door of the property had been jammed since the impact, however, we were able to open and close the door without too much effort. The door did feel 'tight' in its frame but we believe that this is unrelated to the recent impact as there were no obvious signs of movement of the masonry around the door.

### **3.0 OBSERVATIONS CONT'D.../**

#### **Low-level boundary wall**

- 3.22 There is a very small wall located to the front of the property 1a. This previously acted like a boundary between the property and the pavement. The right section of this wall has been destroyed as a result of the impact.

#### **Desk Study**

- 3.23 Shortly after our site visit, we reviewed images available on the Google Maps, which for this property went from July 2008 to August 2024.
- 3.24 It became apparent when reviewing the images between 2022 and 2024, that the cracks seen below the windows at the front elevation of property 1 have been present since ~2021
- 3.25 We also noticed that part of the masonry seen on the left-hand side elevation of property 1a has been repointed over time with a Portland cement mortar, despite the original mortar joints being lime mortar.

### **4.0 CONCLUSIONS & RECOMMENDATIONS**

- 4.1 We recommend the introduction of additional propping to the front elevation of property 1a. Scaffold poles should be used to brace the Acrow props to increase stability and an external timber hoarding should be installed to prevent unauthorised access to the property and to prevent weather ingress.
- 4.2 The damage is localised to the front elevation of property 1a. As such, we would recommend a phased localised reconstruction of the front elevation and a phased deconstruction and reconstruction of the damaged masonry of the left-hand small store building. However, due to the nature of this property being a listed building, we cannot simply deconstruct the right-hand side elevation of property 1a. We will need to retain as much of the existing structure as possible.

#### 4.0 CONCLUSIONS & RECOMMENDATIONS CONT'D.../

4.3 In terms of returning the building to pre-impact condition, we believe the following structural works need occur:

- 4.3.1 Using 4No Acrow props and a 2No 152x152x23 UC Needle beams prop the front elevation of property 1a. The needle beams should be installed to support the underside of the existing wall plate and arranged such that 1No needle beam is located in line with the right-hand corner of the front door and 1No needle beam is located equidistant between the front door and the old (partially destroyed) flue. Props should be braced together with scaffold tubes where possible and the needle beams are to be bolted to the prop heads with Gr8.8 bolts. Props should be fixed down with M10 coach screws to a 38mm x 225mm C24 sole plate and the sole plate should bear on to solid ground. Contractor will need to assess the floor/ground conditions beneath the props, prior to installation, for suitability to bear the propping loads.
- 4.3.2 Using Acrows with strongboy heads, provide additional support to the existing flue structure and front right-hand corner of property 1a.
- 4.3.3 Remove all debris left over from the impact from site. Ensure to salvage, clean and store any bricks that can be reused.
- 4.3.4 Construct an external weatherproof timber hoarding structure around the damaged area of property 1a. The hoarding needs to provide a safe working area from which contractors can rebuild the structure, prevent unauthorised access to the property and prevent weather/water ingress.
- 4.3.5 Locally deconstruct the damaged and displaced masonry beneath the window seen on the left-hand store building. We would recommend the use of Acrows with strongboy heads internally to support the existing wall plate above the window.
- 4.3.6 Make local repairs to displaced timber members adjacent to the deconstructed masonry panel.
- 4.3.7 Reconstruct previously deconstructed section of the left-hand side elevation with reusing salvaged original bricks where possible. If necessary, source new bricks to match existing.

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#### 4.0 CONCLUSIONS & RECOMMENDATIONS CONT'D.../

- 4.3.8 In terms of the right-hand side elevation of property 1a, the arch above the window will need to be carefully and slowly jacked up into its original location. Once back in its correct position, we would recommend the use of Helifix Helibars in the horizontal mortar joints to reinforce the arch and the masonry above the arch. We would then suggest using Helifix CemTies to retrospectively tie the masonry of the arch back to the masonry wall. We would suggest getting specialist advice from Helifix's technical department with regards to this work.
- 4.3.9 Repoint any cracked or damaged mortar joints on the right-hand side elevation of property 1a with a suitable lime-based mortar. Ensure mortar mix is compatible with the existing and match the colour as closely as possible.
- 4.3.10 Reconstruct the existing flue and corner of property 1a, to match the existing, with salvaged bricks.
- 4.3.11 Reconstruct the front elevation with any salvaged bricks and, where necessary, new bricks to match existing. Opening locations and sizes for the 2No windows and front door are to be agreed between the conservation officer and property owner. Existing wall plate is to be inspected/surveyed during the works for defects and/or issues. Any defects/issues to be remediated prior to the completion of the reconstruction of the external wall.
- 4.3.12 Remove previously installed propping at front elevation of property 1a as necessary during the reconstruction of the external wall.
- 4.3.13 In property 1a, introduce additional stainless steel straps between the right-hand gable wall and the roof structure to further provide lateral support to the gable wall following the impact damage. Refer to NHBC guidance on roof strapping.
- 4.3.14 Install new front door to property 1a to match previously existing.
- 4.3.15 Install new window on the front elevation of property 1a to match existing.
- 4.3.16 Inspect existing roof coverings of property 1a and renew fixings, if necessary. Ensure roof remains water-tight following works.

This list is not an exhaustive list of all the necessary works but it does cover the larger and more important structural tasks.

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#### 4.0 CONCLUSIONS & RECOMMENDATIONS CONT'D.../

- 4.4 Once the proposed propping and hoarding is in place, the building can be considered safe and stable. This will be necessary to ensure public safety and prevent further losses whilst obtaining the required statutory consents. As the building is a Grade II listed building (List Entry No 1194387), this remedial work will require listed building consent. The process of obtaining listed building consent can take a long time and therefore, we would recommend starting the process as early as possible once the propping and hoarding is in place. The conservation officer attended site with us and seemed to be fairly pragmatic and received our proposals for remedial works well. This suggests that the process of obtaining consent should be fairly simple.
- 4.5 Additionally, there is a damaged pipe within the affected area of masonry on the left-hand small store building. This appears to have been capped off by those who attended to install the initial propping but will need to be reinstated once the remedial works are completed.

We trust the above meets with your approval, however, should you wish to discuss any aspects in greater detail, please do not hesitate to contact the writer.

Yours faithfully

**GATELEY SMITHERS PURSLOW**



CONNOR TOVÉE-GALEY BEng (Hons) MSc GMICE  
Senior Engineer

Encs Photographic Plates (overleaf)

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**PHOTOGRAPHIC PLATES**



Plate 1. Showing internal damage to the chimney flue and right-hand side elevation wall.



Plate 2. Showing damage on the left-hand side elevation.

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Plate 3. Image showing cracks in the right-hand side elevation.



Plate 4. Image showing damaged front elevation.



Plate 5. Another image showing the lefthand small store building.



Plate 6. Image showing damaged boundary wall at front elevation.



Plate 7. Image showing the damage seen on the right-hand side elevation.

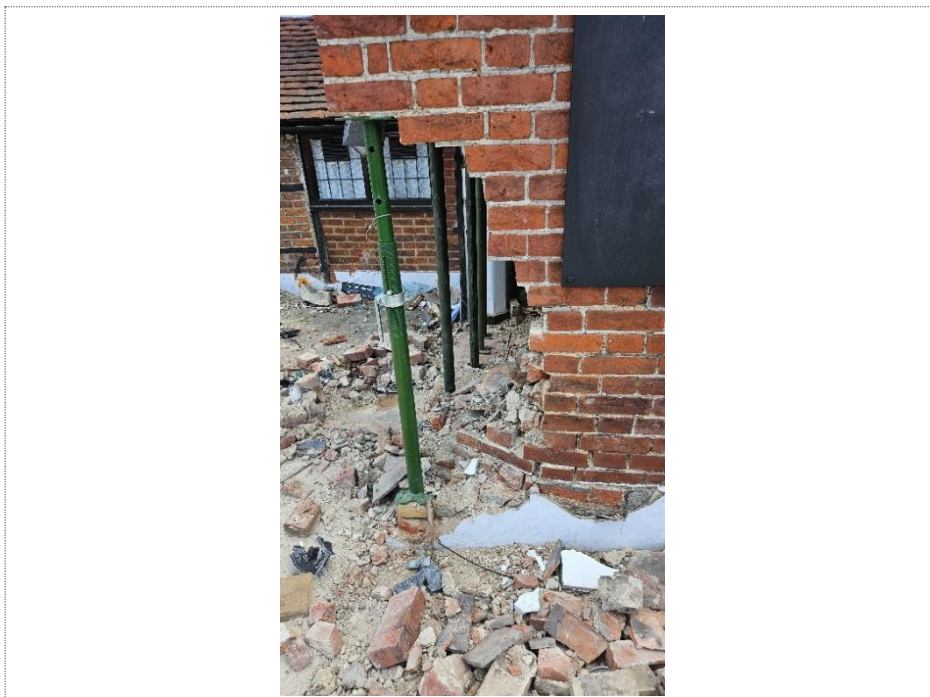


Plate 8. Image showing close up of the damage seen on the right-hand side elevation.



Plate 9. Showing cracks in the arch.



Plate 10. Showing close up of damage seen on the left-hand side elevation.



Plate 11. Overview of the damaged properties.

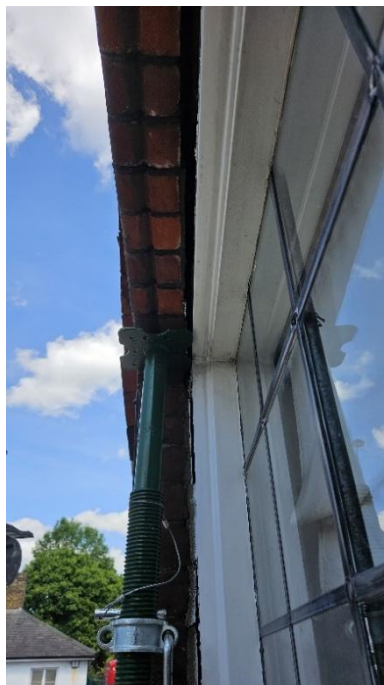


Plate 12. Showing crack in the right-hand side elevation windowsill.



Plate 13. Image showing close up of the damage seen on the right-hand side elevation.

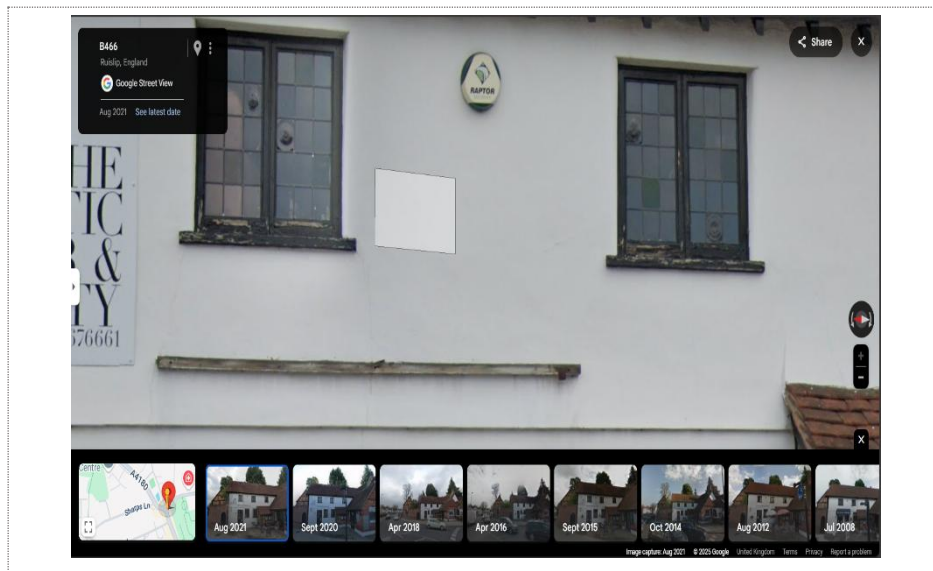


Plate 14. Image showing crack seen on google maps in August 2021.

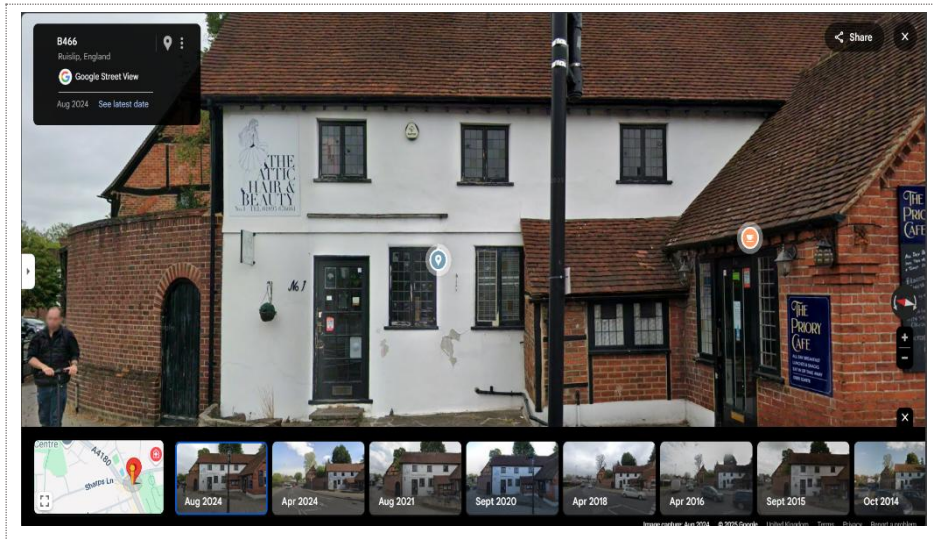


Plate 15. Showing crack seen on google maps in August 2024.