

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

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27 October 2025

Crawford Building Consultancy
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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 a second survey on impact damage at the subject property.

We confirm our engineer, Mr Connor Tové-Galey, visited the property on Wednesday, 15 October 2025 and met with Chris Heeds from Expert Property Care Ltd.

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.

All references to left and right-hand sides are as facing the gable elevation of the 1A High Street (The Priory Café) unless otherwise stated.

1.0 NEW OBSERVATIONS

1.1 Gable Elevation

1.1.1 Additional cracking was noted around the junction of chimney structure with the gable wall. This cracking was significant and suggests a notable rotation and displacement of the masonry chimney located in the front left corner of the of the café.

1.1.2 Both internally and externally, significant cracking and displacement was noted in the masonry above the gable window. The external decorative masonry arch, which previously had some minor cracking, is now showing evidence of a much more substantial displacement.

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1.0 NEW OBSERVATIONS

1.1.3 Where internal finishes have come away from the internal face of the gable wall, it is possible to see the left-hand bearing of a small timber lintel above gable window. This timber lintel appears to have shrunk during over the many years since it's installation and it now appears to have a very minimal bearing.

1.2 Left-Hand Side Elevation

1.2.1 The small portion of masonry that previously existed above the destroyed main entrance to the café has displaced downwards significantly and, in some areas, collapsed away entirely exposing the timber wallplate.

1.2.2 The newly exposed timber wallplate does not appear to be in a good condition. The surface of the timber appears to have been affected both by rot and insect attack.

1.3 Café WC

1.3.1 The damage within the Café WC appears to be more notable than what it appears from the outside. The damage and significant displacement of the timber frame around the window has caused subsequent damage to the internal window frame.

1.3.2 The impact has clearly caused significant disruption to internal fixtures and finishes within the WC.

2.0 REVISED CONCLUSIONS & RECOMMENDATIONS

2.1 Gable elevation will require further deconstruction than what was advised in our initial report due to the greater displacement of the masonry above the gable window and deterioration of the decorative arch. We suggest that the entire chimney stack on the front left-hand corner of the café will need to be deconstructed and reconstructed as part of the remedial works. The deconstruction and reconstruction of the gable wall will need to extent from the left-hand corner to midpoint on the gable wall. As this portion of the gable wall includes approximately 50% of the gable window, we suggest that the gable window frame and window cill will need to be removed temporarily and then reinstalled once the masonry reconstruction is complete

2.0 REVISED CONCLUSIONS & RECOMMENDATIONS

- 2.2 The recommendations for remedial works around the main entrance of the café in the left-hand side elevation remain relatively unchanged. We would strongly advise that the condition of the existing wallplate is checked by a timber specialist prior to reconstructing the masonry. This is because if the existing timber wallplate has been significantly weakened by rot or insect attack then we will need to replace it and this task will be easier achieved earlier in the remedial works programme.
- 2.3 The timber upright to the left of the window in the café WC will need to be removed and reinstalled as it has been displaced too far to be retained in its current location. We strongly suggest the removal of all fixtures and finishes within the WC to allow a more thorough assessment of the damaged wall. The timber frame can likely be retained with some minor remedial works but the masonry panel beneath the window will need to be completely deconstructed and reconstructed.
- 2.4 This will require further consultation with the local authority's conservation officer as this revision to the proposed works will likely meet some resistance initially. Listed Building consent will need to be obtained prior to the undertaking of any non-emergency building work.

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

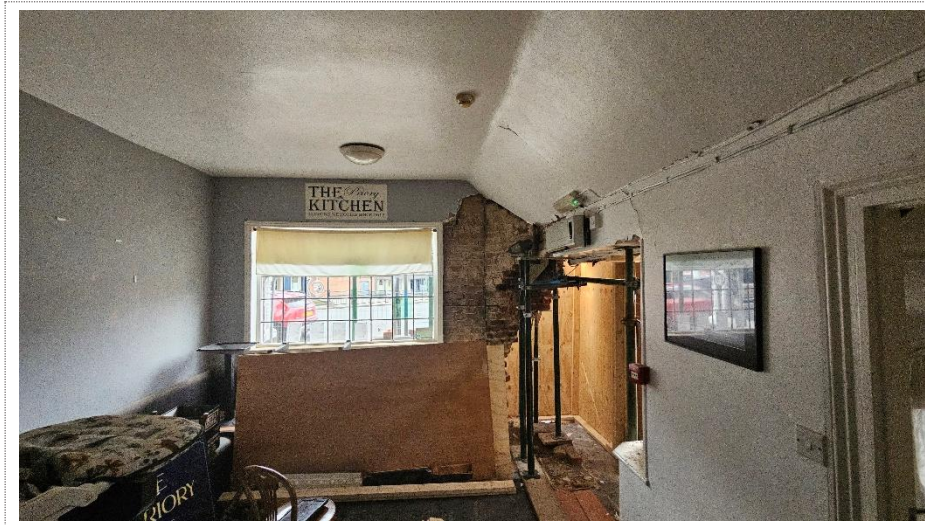


Plate 1.

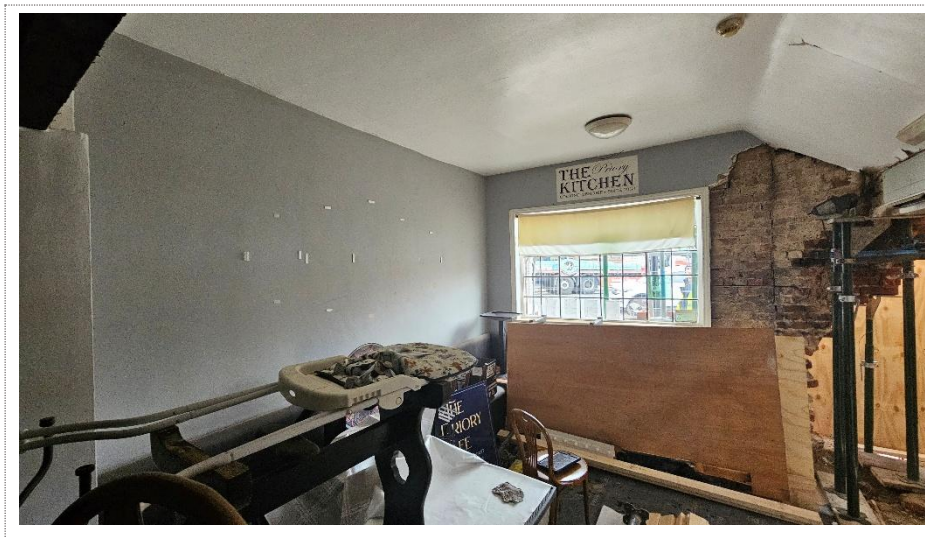


Plate 2.



Plate 3.



Plate 4.



Plate 5.

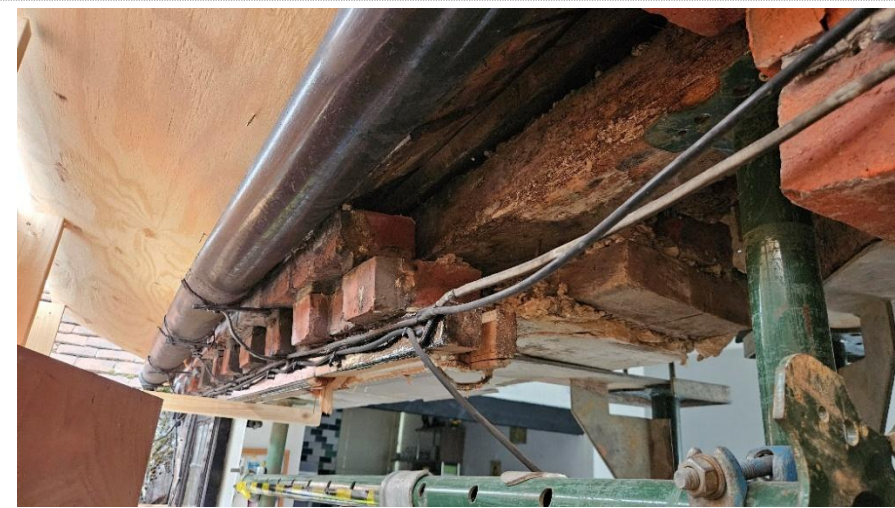


Plate 6.



Plate 7.



Plate 8.

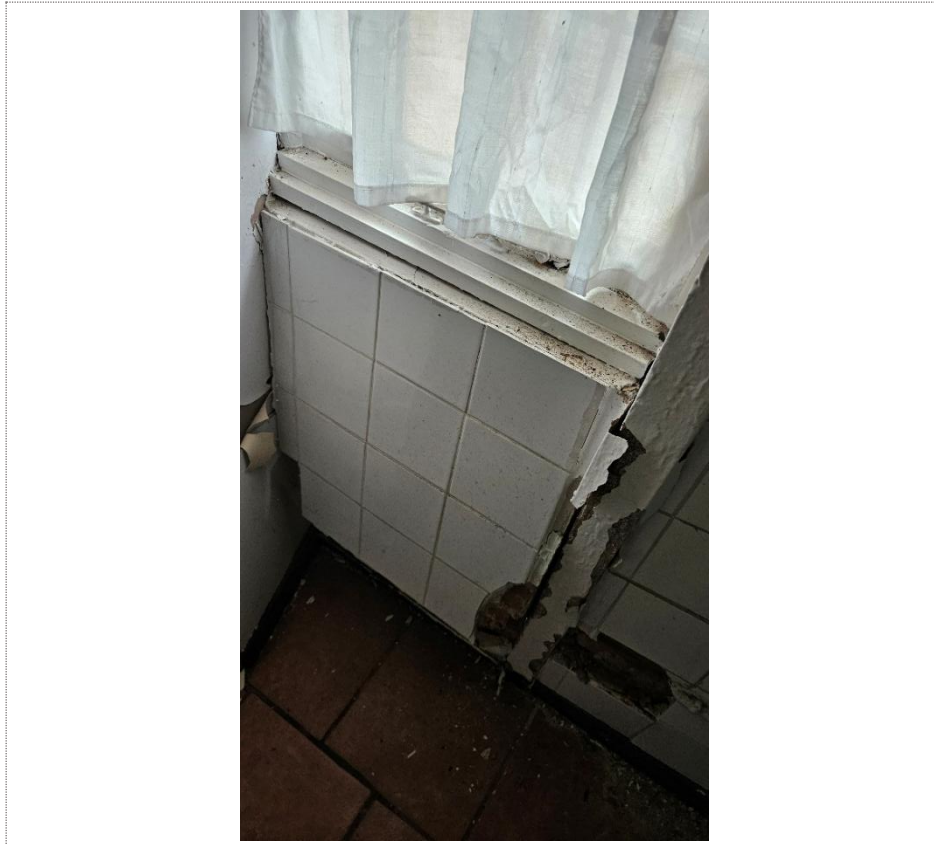


Plate 9.



Plate 10.