



Gledsdale Associates
Consulting Structural Engineers

40A Dartford Road
Sevenoaks
Kent TN13 3TQ

Tel: (01732) 456531

**Addendum to
Structural Appraisal
Report
on
T J's
15 Milton Road
Gravesend
DA12 2RF**

INTRODUCTION

This report is issued as an addendum to the Gledsdale Associates structural appraisal report issued in April 2021.

ADDITIONAL COMMENTARY ON FINDINGS

South Elevation:

This section of the building is referred to elsewhere as the Southern Outrigger. The previous report identified the minimal timber framing forming this part of the structure, the issues with the deterioration from water ingress, and the possible issues with the foundations.

FUTURE EXTENSIONS

The future first floor extensions are proposed over the area of the Southern Outrigger.

As referred to in the previous report there are probable issues with the foundations to the existing structure and these are more than likely to be unsuitable for supporting a two storey structure. The depth of the existing foundations is not likely to meet current building regulation requirements.

The existing timber framing has been identified as having damp ingress issues at plate level at the bottom which would require replacement timbers at low level. The support detail would also need to be revised to avoid further damp issues in the future, which means replacement all the way along the elevation.

The timber framing itself, as existing, is insufficient to support a two storey structure and has further damp issues at eaves level which would need to be addressed.

CONCLUSIONS

Due to all of the issues with the structure to the Southern Outrigger, it is thought that this part of the structure would not be financially viable to repair. If a new two storey structure is proposed it would mean demolition and rebuilding of the Southern Outrigger.



I. D. Gledsdale B Eng, C Eng, M I Struct E