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Rose Hill, Ash

Structural Report

Ref: 22181/KH
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1. INTRODUCTION

- 1.1. H|F-K were appointed by Julian Thatcher to undertake a visual structural appraisal at Rose Hill, 8 The Street, Ash and provide a summary report on our findings. Pursuant to this our inspection was undertaken by Keith Hirst and Guy Foord-Kelcey on 23 November 2022.
- 1.2. At the time of our inspection there was heavy rain.
- 1.3. This report is intended for the use of the client, Julian Thatcher, and no liability can be accepted for use by any third party.
- 1.4. All relevant areas of the property that were safely accessible and/or visible were inspected. No opening-up works were undertaken.
- 1.5. H|F-K previously visited the property in July 2020 and prepared a structural appraisal report.

2. FINDINGS

- 2.1. Rose Hill, 8 The Street, Ash is a two storey Georgian structure situated at the top of a slope bordering the highway.
- 2.2. The property suffered severe fire damage on 5 November 2022.
- 2.3. As a result of the fire the partially suspended ground floor, first floor, and roof structure have been lost, together with their bearings in the walls.
- 2.4. The floor plates and timber lintels built into the external walls have been damaged or lost.
- 2.5. As is usual for typical Georgian construction, horizontal timber wall plates were built into the solid external masonry walls. These have been lost in the majority of areas, resulting in pockets or voids in these walls.
- 2.6. On plan, only the perimeter masonry walls and the central brickwork chimney structure remain. All of the internal walls (believed to have been of timber construction) have been lost.

3. OBSERVATIONS

- 3.1. It should be stated that this report is solely concerned with the current safety and integrity of the structure at Rose Hill, 8 The Street, Ash. H|F-K are not interested in and will not address other issues pertaining to the property such as the cause of the fire.
- 3.2. It is our opinion that the loss of virtually all of the timber structural elements has created in dangerous structure.
- 3.3. The original floor and roof plates were built into the external walls and as such propped and restrained these walls.
- 3.4. With the embedded timber elements (lintels, wall plates, etc.) being lost, the walls have been effectively reduced in thickness by half in places, creating 'hinge points' in the wall at these locations.
- 3.5. The internal wall arrangement contributed to stiffening the envelope of the structure. These too have been lost.
- 3.6. As a result of the above issues, it is our opinion that the remaining masonry wall elements are unstable and present a real risk of collapse.
- 3.7. The focus at this point should be solely on eliminating the risks associated with the remaining structure as expediently as possible.
- 3.8. The remaining walls should either be safely demolished or restrained with a temporary framework. The immediacy of carrying out these works cannot be over emphasised. It is a matter of when, not if, the walls will collapse.
- 3.9. It is our opinion that the safest of these options to carry out would be to demolish the remaining walls in a carefully considered manner:
 - 3.9.1. Clearing the debris within the perimeter walls and installing a temporary framework of steel to restrain the existing facade will potentially be a difficult, if not dangerous, operation in itself;
 - 3.9.2. A structural method statement to demolish the remaining elements of the property can be developed and implemented in a fraction of the time required to design, fabricate, and erect a facade retention scheme.

4. APPENDIX: PHOTOGRAPHS



The partially suspended ground floor, first floor, and roof structure have been lost.



The floor plates and timber lintels built into the external walls have been damaged or lost.



The horizontal timber wall plates built into the solid external masonry walls have been lost in the majority of areas, resulting in pockets or voids in these walls.



Only the perimeter masonry walls and the central brickwork chimney structure remain. All of the internal walls have been lost.