

THE PETERBOROUGH ARMS, DAUNTSEY LOCK, WILTSHIRE, SN15 4HD :-
WORKS TO REINSTATE SUPPORT TO FIRST FLOOR BEAM END
4648-SCHEME-01

REVISION A - ISSUED FOR CLIENT COMMENT 09/02/26
REVISION B - ISSUED FOR LISTED BUILDING CONSENT 12/02/26

JOB NO: 4648 DATE: JANUARY 2026 CLIENT: WILTS & BERKS CANAL TRUST

SCOPE OF WORKS

MLDE WERE COMMISSIONED TO PROVIDE STRUCTURAL ENGINEERING ADVICE WITH RESPECT TO A SUSPECTED DEGRADED BEARING TO ONE OF THE FIRST FLOOR BEAMS.

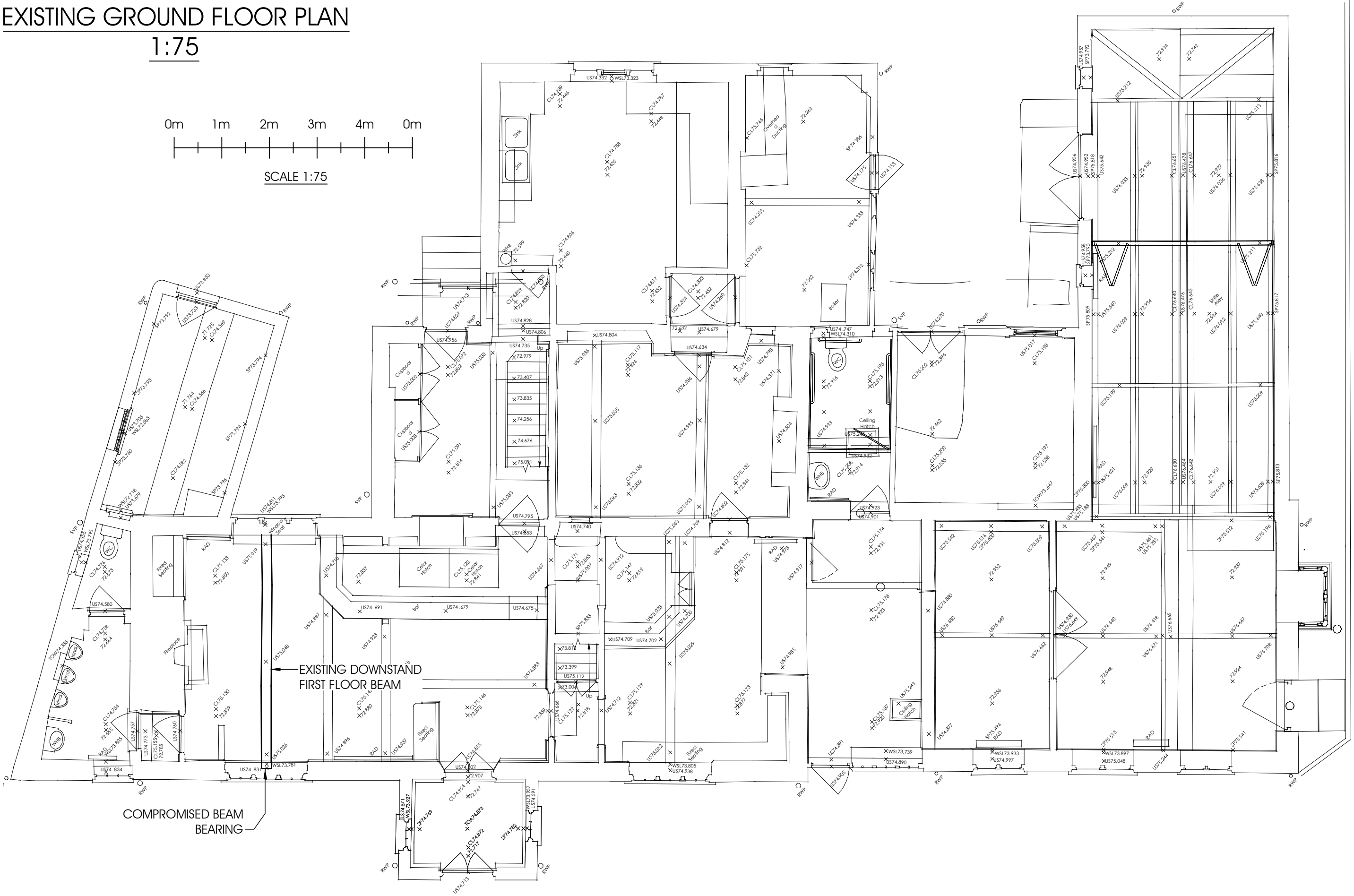
THE TIMBER FLOOR BEAM BEARS ONTO A TIMBER LINTEL OVER ONE OF THE FRONT ELEVATION GROUND FLOOR WINDOWS. IT WAS BELIEVED THAT A PROLONGED LEAK ABOVE THE WINDOW MAY HAVE MAINTAINED THE END BEARING OF THE BEAM WITHIN THE WALL FABRIC TO HAVE SUFFERED SIGNIFICANT DEGRADATION.

INVESTIGATION BY MLDE ON SITE HAS FOUND THAT THE END OF THE FLOOR BEAM HAS BEEN SUBJECT TO CONSIDERABLE LOSS OF MATERIAL THROUGH ROT, THE BEARING AREA IS HEAVILY VOIDED AND IS NOT CONSIDERED AS ADEQUATE. THE BEAM WAS DECLARED UNSAFE, AND SOME TEMPORARY PROPS HAVE BEEN INSTALLED TO SUPPORT THE COMPROMISED END OF THE BEAM UNTIL NEW PERMANENT MEASURES ARE IMPLEMENTED.

IT IS PROPOSED TO MAKE GOOD THE SUPPORT OF THE END OF THE BEAM BY INSTALLING A BLACKSMITH FORGED BEAM HANGER, TO TRANSFER THE LOAD FROM THE END OF THE BEAM BACK TO ITS ORIGINAL LOAD PATH.

THIS DOCUMENT ILLUSTRATES THE CURRENT SITUATION AND THE PROPOSAL TO RECTIFY.

EXISTING GROUND FLOOR PLAN
1:75



PHOTOGRAPHS



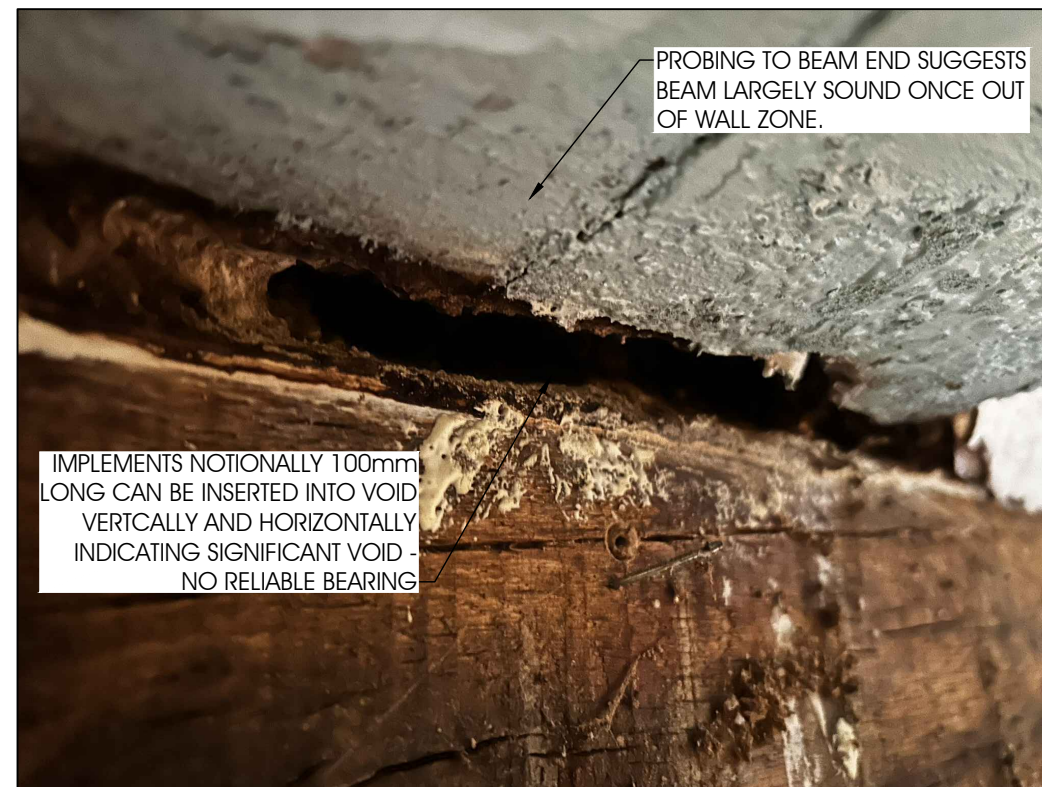
INTERNAL VIEW OF BEAM PRIOR TO INVESTIGATION AND TEMPORARY WORKS



BEAM END SUBJECT TO DAMP CONDITIONS



TEMPORARY WORKS INSTALLED



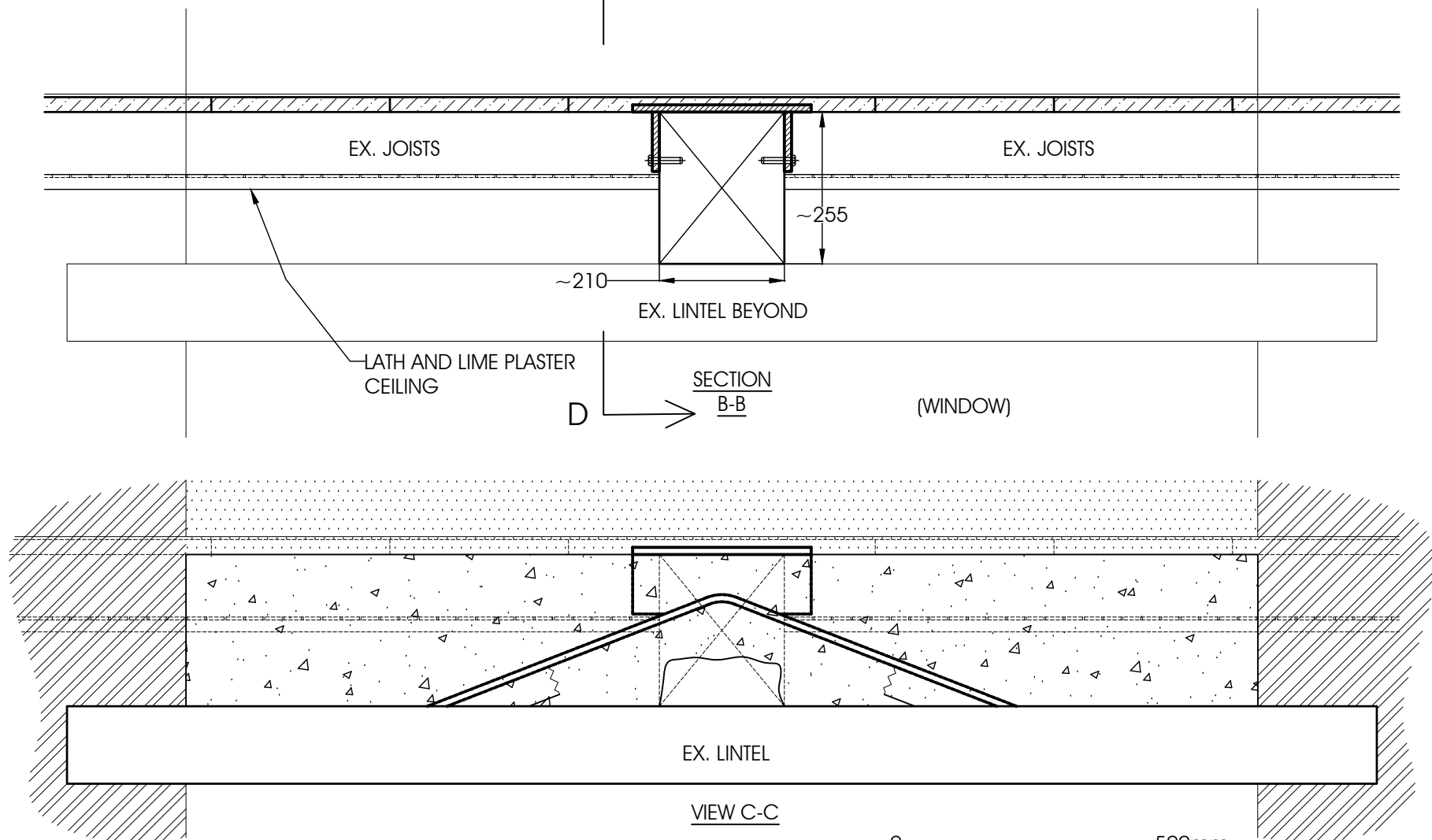
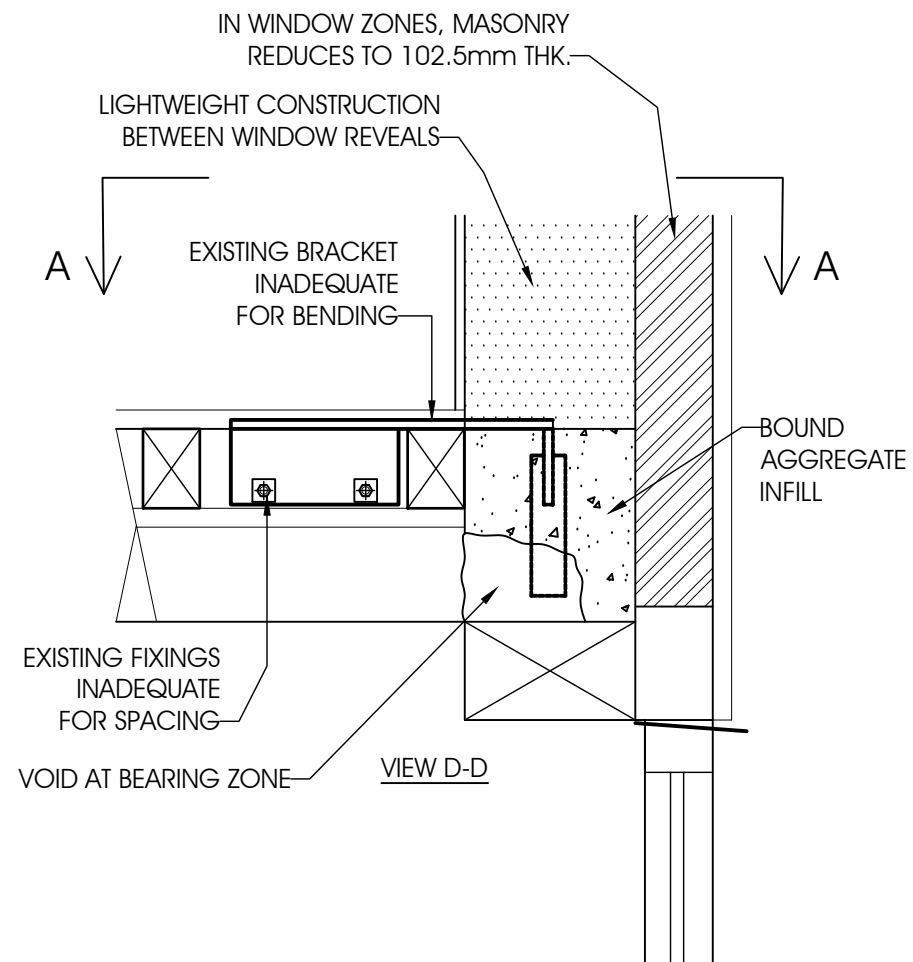
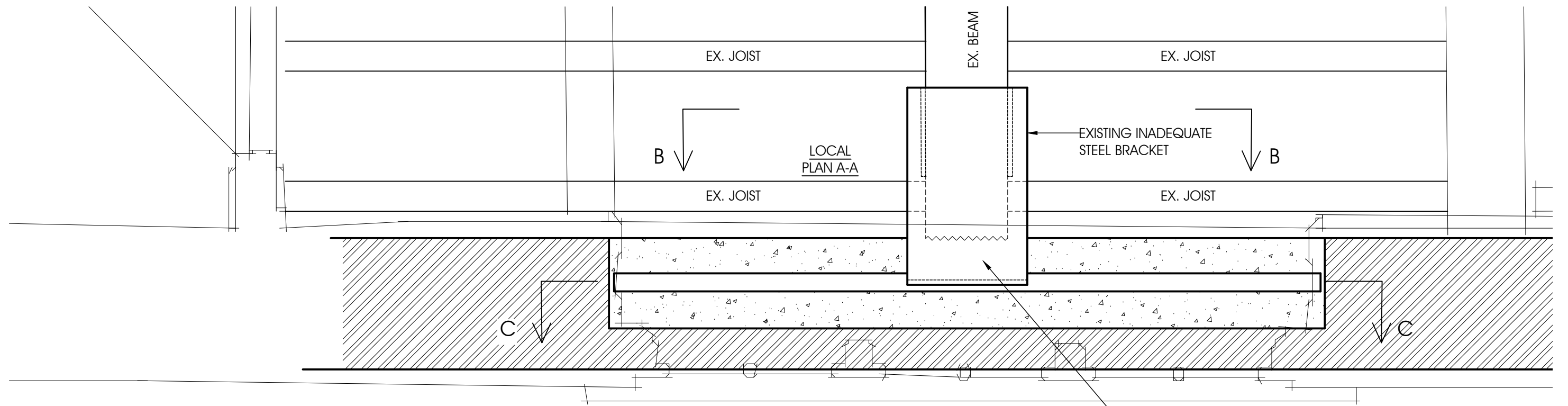
PROBING INDICATES SIGNIFICANT VOID TO BEAM END - INADEQUATE BEARING. LINTEL APPEARS INTACT.



FLOOR OPENED UP WITHIN FIRST FLOOR ROOM. TEMPORARY STEEL BRACKET HAS BEEN INSTALLED BY OTHERS PRIOR TO MLDE INVOLVEMENT. BRACKET HAS BEEN ASSESSED BY MLDE AS INADEQUATE.

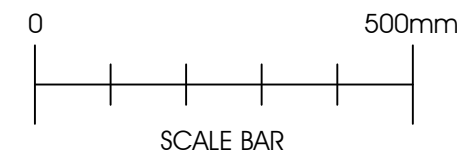
mark lovell design engineers

6 high st. devizes, wiltshire SN10 1AT t: 01380 724 213 f: 01380 721 753 e: team@mlde.co.uk w: www.mlde.co.uk



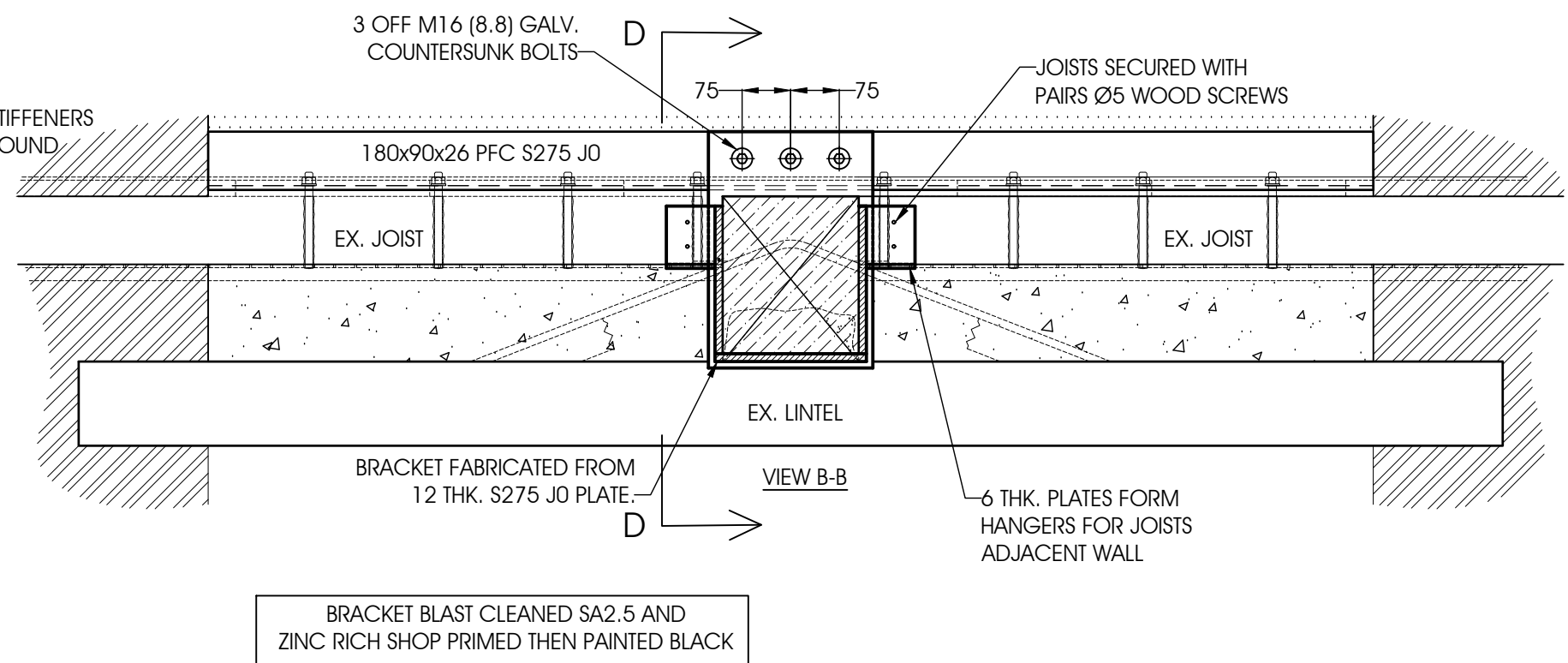
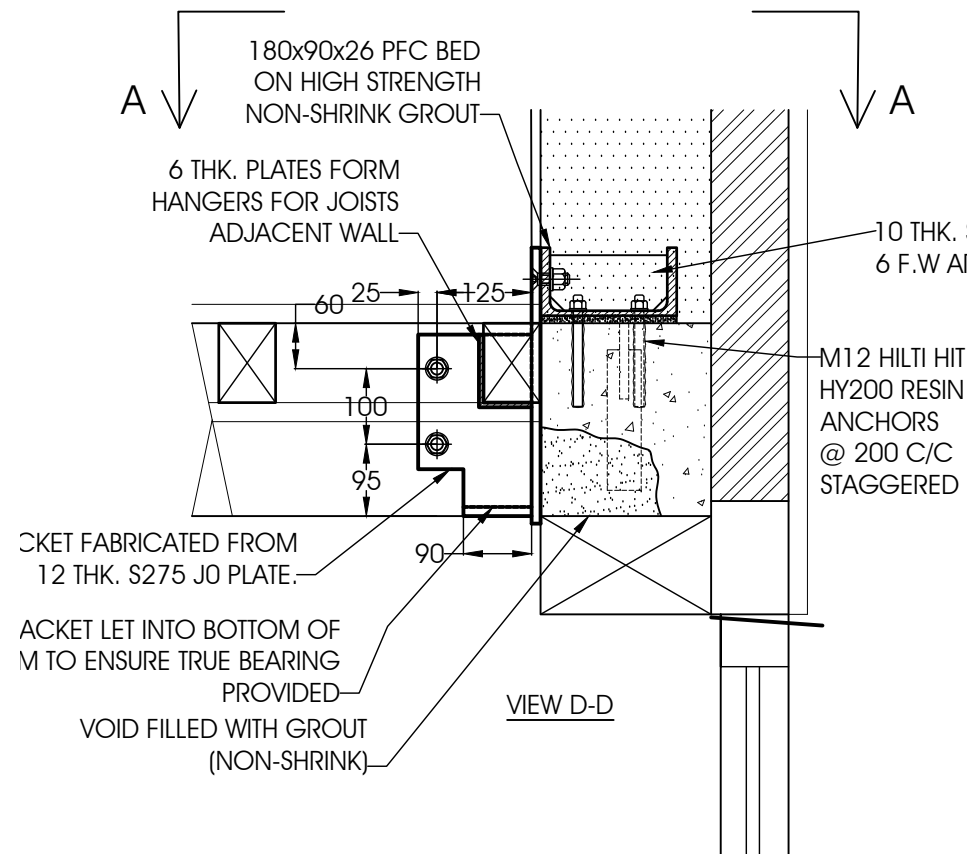
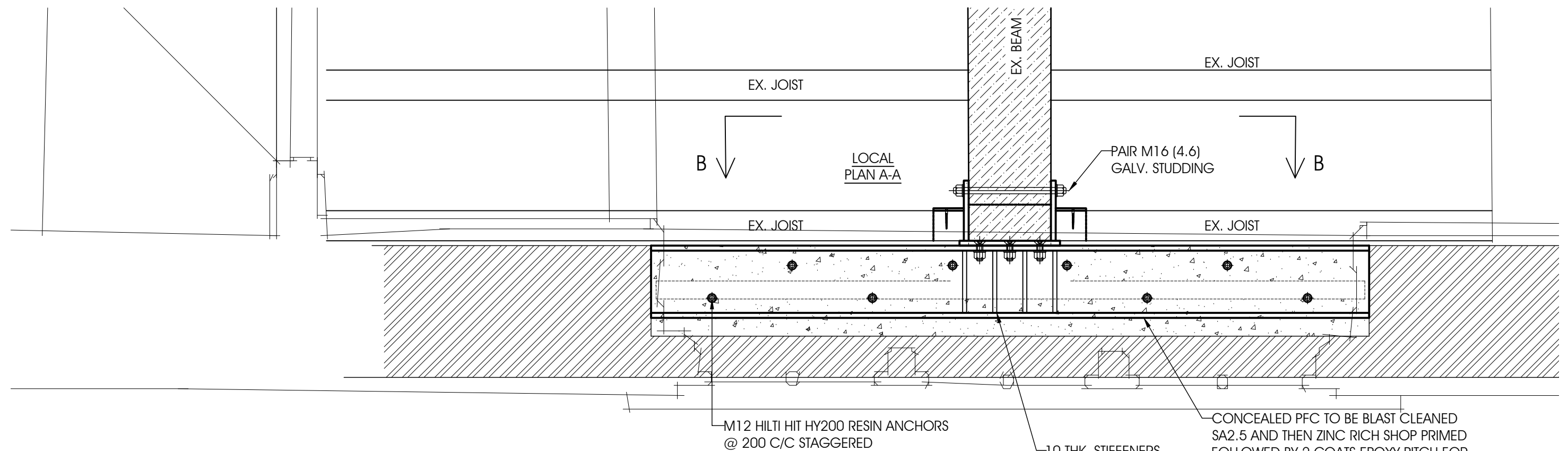
EXISTING BEAM END DETAIL

1:10



mark lovell design engineers

6 high st. devizes, wiltshire SN10 1AT t: 01380 724 213 f: 01380 721 753 e: team@mlde.co.uk w: www.mlde.co.uk



PROPOSED BEAM END DETAIL
1:10

