

5 February 2026

Samuel Fitzgerald

Third Design
Unit F15, Temple 1852
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Bristol BS1 6QA

Dear Sam,

Inspection to GALES COTTAGE, 56-58 HIGH STREET, STEEPLE ASHTON, BA14 6EU

Following your instruction, I attended the site on Monday 26th January 2026 to review damage to the external stone wall forming part of Gales Cottage, located at 56–58 High Street, Steeple Ashton, BA14 6EU.

The external wall is approximately 850mm thick and is constructed of stone masonry comprising an inner and outer stone skin with an internal cavity. The wall is considered to be load bearing, supporting the first-floor structure, which appears to be of timber joist construction. No opening-up works were carried out. This was a visual inspection only.

The damage has been caused by a point loading resulting from an impact by a passenger vehicle. The vehicle struck the side elevation of the building adjacent to the entrance door. As reported by the property owner, the initial damage was not clearly visible externally, other than localised cracking to the stonework. However, the damage was significantly more evident internally, where the inner skin of the stone wall collapsed into the room. Temporary propping was installed immediately following the incident to support the first-floor joists bearing onto the damaged wall. Over time, loose sections of masonry detached, resulting in the formation of a substantial opening and further cracking, as shown on the photographs provided.

The adjacent external wall forming the front elevation exhibits a diagonal crack extending from the top corner of the window opening. In addition, a minor horizontal crack is visible internally along the ceiling line. We inspected the first-floor rooms located directly above the point of impact and found no visible cracks or signs of structural movement. All wall and ceiling finishes were intact, with no evidence of distress. It is noted that these rooms have been recently renovated, and therefore any cracking or movement would be clearly apparent.

We were not able to inspect the main floor joists bearing onto the wall, however, in our view the damage is confined to the stone masonry wall only, and therefore the remainder of the property structure should be free from defects.

We recommend that the damaged section of the external stone wall is demolished and reinstated. Due to the extent of cracking and localised failure within the stonework, we recommend that the affected section of wall is demolished and rebuilt rather than undertaking localised repairs.

The crack to the internal face of the external front wall should be further inspected by the main contractor on site to confirm whether it is limited to surface finishes only or penetrates deeper into the stone wall construction. The findings should be reported back to MG Structures to allow an appropriate repair methodology to be advised. The new wall panel should be adequately tied back to the remaining section of the side wall. The lintel over the entrance door should be inspected and assessed for suitability for reuse; if found to be damaged or inadequate, it should be replaced on a like-for-like basis. Temporary propping must be provided to support the existing first-floor structure for the full duration of the construction works.

Access to the affected area should be restricted immediately and maintained throughout the remedial works.

It should also be noted that localised areas of dark staining and weathering are present on parts of the external masonry, located directly above the area of the impact damage. These observations relate to the existing condition of the wall fabric only and are not associated with the vehicle impact damage forming the basis of this report. The scope of this inspection and report is limited solely to the assessment of visible damage attributable to the reported impact. No investigation has been undertaken into the cause, extent, or significance of the staining in terms of structural performance, material condition, or future behaviour of the masonry, and no reliance should be placed on this report in that regard. Any reference to such existing conditions is provided for context only and should be considered separately from the damage assessment and repair recommendations set out within this report. It is recommended that these areas are reviewed and addressed in a timely manner as part of routine maintenance.

If you have any further queries, please do not hesitate to contact the undersigned.

Yours sincerely



Marcin Golda

Appendix A - Photographs



1. Collapsed section of the side wall with visible black mould and staining.



2. Temporary propping installed internally.



3. Diagonal crack on the internal face of the external front wall