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G17137/ ALE

28th February 2025

Dear Geraint,

**RE: MARLBOROUGH COLLEGE - 2 PEWSEY ROAD
SURVEY OF SUBSIDENCE DAMAGE**

perega.co.uk

Further to our inspection of the crack damage to the external walls of the above property in November 2024, I can summarise our findings below.



The external loadbearing masonry walls of the house are flint faced and have several historic cracks visible to the front elevation (see photograph above) which have been infilled with mortar.

These cracks also appear internally in the front rooms of the house with clear visual evidence of distortion in the window frames that suggest that there has been on-going settlement of the foundations towards the right hand flank return facing 3 Pewsey Road.

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2 Pewsey Road
Marlborough

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Recent significant cracks have manifested on this flank return, externally and internally in the first floor front bedroom see photographs below.



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2 Pewsey Road
Marlborough

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Historic distortion to front elevation window opening at first floor

2 Pewsey Road
Marlborough

Continued.../

Previous trial pit investigations at 4 Pewsey Road found very shallow footings which required underpinning. This is likely to be the case at 2 Pewsey Road.

It was also noted that the roof rainwater downpipe which is likely to discharge into a soakaway in the rear garden could also have defects that have washed away fines in the soil below the footing which has made matters worse in terms of the wall subsidence viewed.

The following is our recommendations for this property.

Below-ground drainage pipes

Expose the base of the roof rainwater downpipe to ascertain if there are cracks in the pipe at its' junction leading to the soakaway. A CCTV survey may be required to confirm the extent of repairs required.

Underpinning

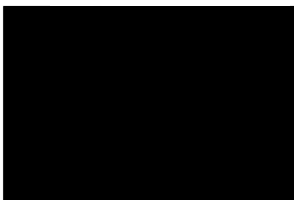
Traditional hit and miss mass concrete underpinning to a depth of 1.2m below ground level is required to the front wall and return of the house. The underpinning should ideally be also continued along the entire walls of the adjoining houses to avoid the likelihood of future differential settlement of footings across the rear walls.

Re-stitching wall cracks

Following a three-month period after underpinning the wall cracks should be re-stitched, exposing the base masonry on internal walls and installing Helifix stitching bars before re-plastering.

The external cracked render can also be repaired using a sand lime mortar.

Yours sincerely,



Alan Lace-Evans BSc(Hons) CEng MStructE
Technical Director
PEREGA