



PLAN IT JUPITER

STRUCTURAL
DESIGN & DETAIL

info@plan-it-jupiter.co.uk
Tel: 07884 933 123

On behalf of Mr Lohr and Ms Van Velzen.

C/O

Mr S. Way

2nd June 2026.

Re: Easton Cottage, Water Street, Berwick St John, Shaftesbury, SP7 0HS.

We have been requested to provide a brief appraisal and opinion of the existing remaining dwelling, and potential solutions related to footings and inherent stability issues encountered.

The property is located on the east side of water street and slightly elevated on the existing sloping face inclined up to the east. Water street, as the name suggests has a brook / stream running along it, with culverts and ditches assisting the flow down towards the north. The land slopes down with obvious ground water filtering through the head material overlying the silty clay.

At the time of our inspection, all timber roofs and floors have been removed. Internal walls have also been taken down, with only the front and side elevations remaining. There is chimney flues noted to the two end gables. Scaffold has been installed to brace the walls in the temporary case.

The walls appear solid, although built with inner and outer stone and rubble infill. The walls are not considered to be adequately bonded and inherent to delamination and movement particularly where bridging stone have flaws or liable to fracturing where settlement occurs.



The lack of bond is a concern, with obvious signs of damage and debonding, as this typical exposed section clearly shows and, in our opinion, any substantial re-modelling would be reliant upon an inherent defective wall construction for stability.

©PLAN IT JUPITER LTD STRUCTURAL DESIGN & DETAIL

©PLAN IT JUPITER LTD; REGISTERED IN ENGLAND & WALES UNDER COMPANY NUMBER 11827545

REGISTERED COMPANY ADDRESS; BRUNEL HOUSE, 340 FIRECREST COURT, WARRINGTON, CHESHIRE WA1 1RG.

PLAN IT JUPITER

continued

Even any associated dead weight or restraint afforded by floors and roof ties and even cross walls cannot prevent potential failure.

Typically, with this type of wall construction, mortar becomes friable and moisture penetration will tend to destabilize the wall with progressive bulging likely where migration of the rubble settles. The inner and outer leaves will tend to move apart.

In our opinion, significant amount of retro tying in and rebuilding would be required to the remaining walls. As the section indicates, inner and outer masonry do not tend to have a common level bed joint, and as such installing Helibar or similar ties may prove extremely difficult.

With respect to footings, the walls themselves appear to be built directly from ground with no obvious footing evident. The walls have very shallow penetration below external ground levels.



The topography of the site also suggests that the back of the property is built onto probably natural undisturbed material, but the front has most probably been built up, forming a typical plateau associated with cut and fill.

The Internal ground floor was most likely original flag stones built directly off the levelled ground.

The soil appears to be a matrix consisting of topsoil and organic material with very silty soil. This we believe lies over weak saturated clay.

Although dry at the time of our visit, we have been advised that the contractor inserted a pike below footing level, which was inserted by hand very easily, when the ground was wet.

PLAN IT JUPITER

continued

We therefore conclude that if the existing walls were to be retained, then considerable amount of underpinning would be needed. The extent and depth of any underpinning would be dependent upon any geotechnical advice, but we would not be surprised if the advise was deep and even piling considered as an option. The wall construction, being of a rubble form, does not lend itself easily to traditional underpinning.

Considering all of the above, We conclude that the existing is not fit for purpose. Our recommendation is that the most appropriate action would be to demolish the existing remaining walls and salvage materials for any new building where appropriate.

New building to have new foundations with we anticipate a suspended ground floor. New foundations, potentially piles, but only following the advice of Geotechnical Engineer.

Yours sincerely

Julian Swift

For and behalf of
Plan IT Jupiter Ltd