



20 May 2026

STRUCTURAL INSPECTION REPORT

Annes Cottage, Bishops Cannings

Visual Inspection of Rear Elevation Cracking and Structural Stability

This report records a visual inspection carried out on 14 May 2026 in response to cracking around the ground-floor windows and door on the rear elevation of the cottage. The property is a two-storey building with a thatched roof supported by masonry external walls. The inspection considered the visible condition of the structure, including wall stability and the condition of the principal structural elements. As no trial holes were excavated, the adequacy of the foundations could not be confirmed.

The external walls are approximately 500 mm thick and appear to be of cavity construction with rubble infill. The outer leaves of the wall panels between the door and windows have rotated about their base and bowed outwards by approximately 30 mm over the height of the door. The affected walls are now out of plumb by approximately 7 degrees, which has caused movement in the door and window frames.

We expect the foundations beneath these walls to be minimal at best.

There do not appear to be any effective lintels above the door and one of the windows.

In our opinion, these wall panels are at risk of collapse unless immediate remedial works are undertaken.

We recommend that the outer leaf of the affected wall panels, together with the areas beneath the windows, be dismantled and rebuilt on suitable foundations. New timber lintels of an appropriate specification should also be installed above the door and window. This opinion is based on a visual inspection only.

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