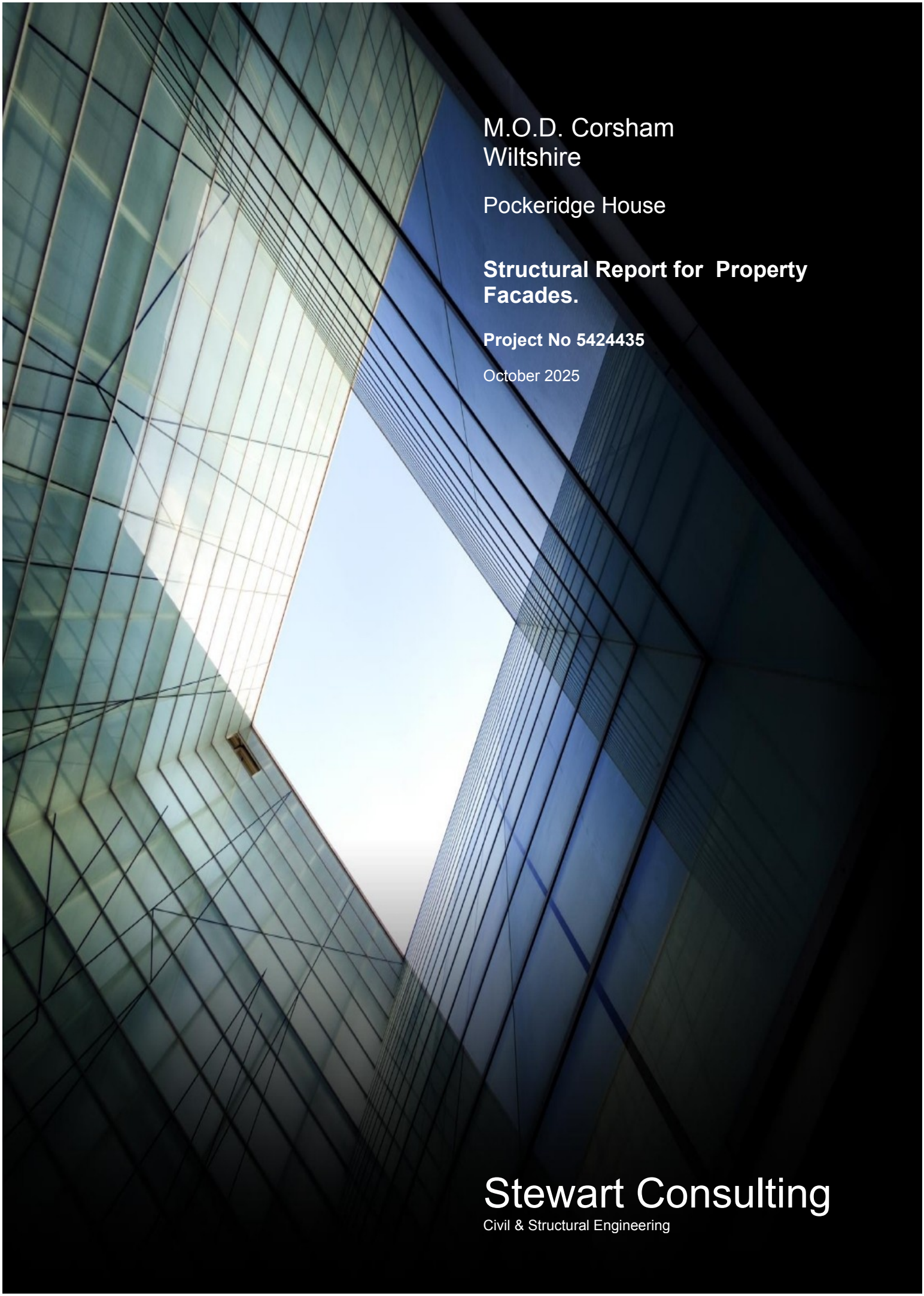

M.O.D. Corsham
Wiltshire

Pockeridge House

Structural Report for Property Facades.

Project No 5424435

October 2025

Stewart Consulting
Civil & Structural Engineering

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Wiltshire

Pockeridge House
Structural Report for Property Facades.

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1.0 Introduction

Stewart Consulting is commissioned as the Structural Engineering Consultant for the structural inspection and assessment of the property.

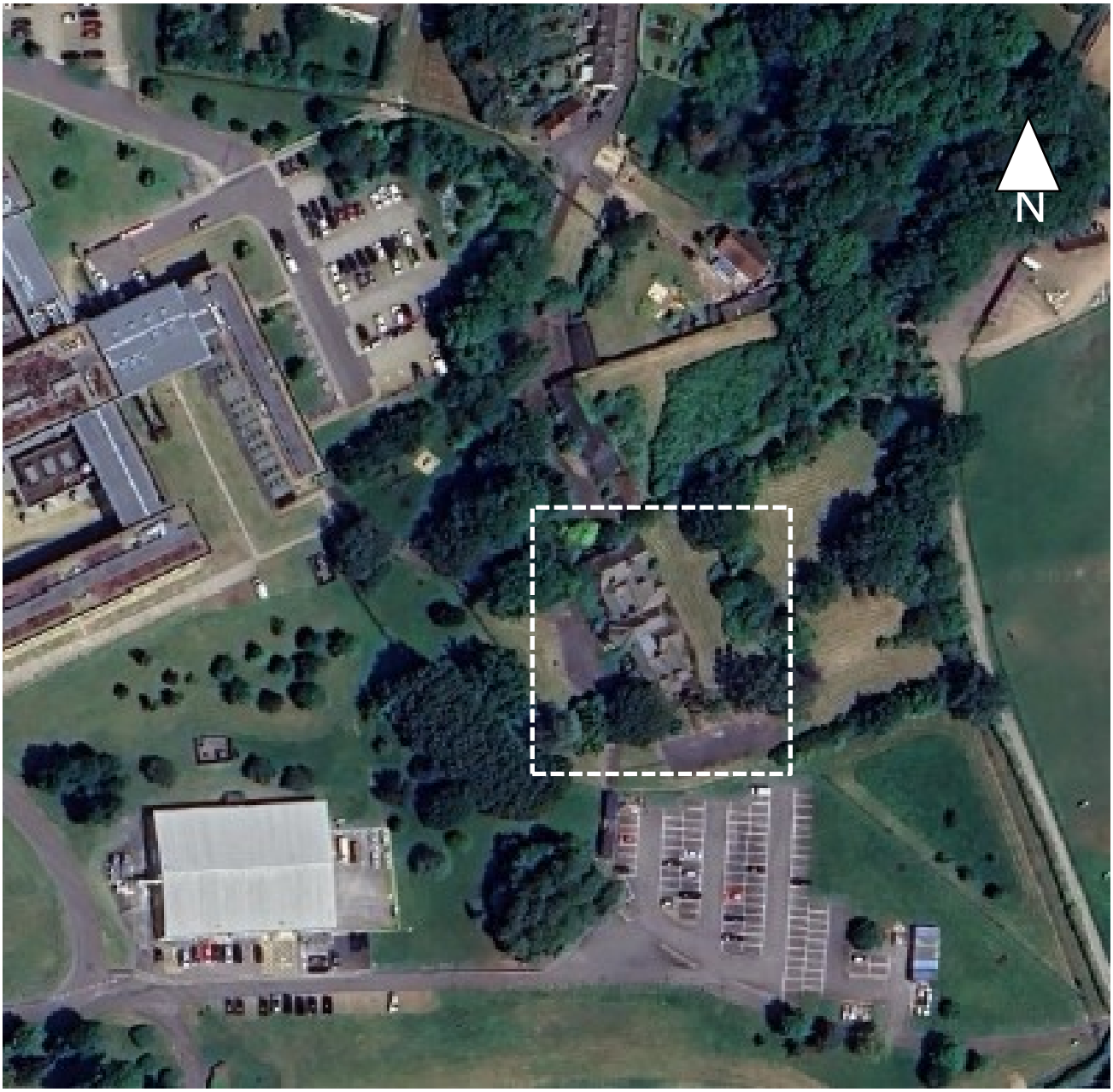
The purpose of this report is to assess the structural condition of the property's external elevations and to identify any structural defects or deficiencies that are currently visible or may cause future issues.

A visual inspection of the above property which was carried out on the 24th October 2025.

This report has been prepared under the specific instructions Mitie Ltd facility managers and should not be used by any third party without prior consent of Stewart Consulting.

This report does not cover any structural components which form part of the building that are covered, unexposed, or inaccessible; therefore, their condition, or whether they are free from defect has not been assessed.

1.1 Site Location



Aerial View

Grid Reference
ST855695
385577E. 169524N

1.2 External Inspection – Observation Notes

East Elevation

The substantial sized building appears to be in a sound condition and has no visible structural issues in the roof structure or external façade walls.

Vegetation primarily ivy is starting to attach to the wall. Other vegetation has been allowed to grow up to the façade.

South End

On closer inspection the external façade has deteriorated due to water staining and especially where services have been fixed.
The fixings have caused the outer surface of the dressed bath stone to absorb water and has delaminated due to freeze / thaw action during the winter months.

North End

The building appears to be in a sound condition and has no visible structural issues in the roof structure or external façade walls.

East Elevation

South End

The elevation has a roof tile missing, vegetation and water staining damage together with the damage caused by service fixings.
All are circled in the following photographs.

The overall general impression of the elevation appears to be in a good condition.

Middle of elevation

North End

South Elevation

Vegetation is growing alongside the building
The building appears to be in a sound condition and has no visible structural issues in the roof structure or external façade walls.

West Elevation

South End

Vegetation is growing alongside the building and is primarily ivy attached to the wall and now at roof level. Other vegetation has been allowed to grow up to the façade.

The building appears to be in a sound condition and has no visible structural issues in the roof structure or external façade walls.

North End

South End

Vegetation predominantly ivy is attached to the façade and continues over the roof level the bedroom area at first floor.

Middle Section

Vegetation is primarily ivy attached to the wall and at roof level over the bedroom area at first floor level.

The building appears to be in a sound condition and has no visible structural issues in the roof structure or external façade walls.

North End

Vegetation primarily Ivy has grown over the façade and roof.

The building appears to be in a sound condition and has no visible structural issues in the roof structure or external façade walls

North Elevation

The building appears to be in a sound condition and has no visible structural issues in the roof structure or external façade walls

Vegetation, predominantly ivy is attached to the chimney stack and over the roof level which is causing damage to the roof covering. Slates are dislodged or missing.

1.3 Conclusions

This inspection survey was to inspect the external façade for any defects or structural issues.

The photographs show that this substantial building appears to be in a sound condition with no visible structural issues in the external walls.

The North end of the building is inaccessible externally. The South end of the building can be accessed by the existing boarded up-front door.
The basement area access is via and external flight of stairs which is overgrown by vegetation.

As highlighted in the observation section of this report, the East elevation façade has deteriorated due to water staining and especially where services have been fixed. The fixings will allow water to penetrate the outer surface of the dressed stonework and absorb water which has delaminated the outer face due to freeze / thaw action during the winter months.

Another concern is Ivy damage, Ivy is detrimental for all types of buildings, especially if the structure is old, vulnerable, or has existing damage. Ivy can dislodge mortar, lift slates, and get into cracks.
The primary risk is when ivy roots grow into existing structural weaknesses, as when the roots grow and thicken, they can worsen the damage, while also concealing or causing problems like damp or decay.