



RE: 2026/02771 Rattlebone PH Sherston

From Terry McGuirk | Box Construction <terry@boxconstruction.co.uk>

Date Mon 9/7/2026 2:48 PM

To Marsh, Alex <Alex.Marsh@wiltshire.gov.uk>

Cc Tony Foster <tony@conceptdesign.uk.net>; Phil Doughty <phil@conceptdesign.uk.net>

 2 attachments (6 MB)

8332-06-0101 Inspection Report.pdf; 8332-05-0301_A.pdf;

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Good Afternoon,

Just jumping in to help clarify some of the outstanding information.

Unfortunately, the extent of the cracking and movement observed is beyond what could reasonably be addressed through Helifix crack stitching alone. Following further investigation, including trial pits carried out adjacent to the affected rear elevation, the Structural Engineer has confirmed that underpinning works are required to stabilise the structure. Please find attached photographs of the trial pits, which were provided to the Structural Engineer as part of their assessment and formed the basis of their recommendation for underpinning. This supersedes the initial option of crack stitching and monitoring.

We have also attached the proposed underpinning design prepared by the Structural Engineer. The proposal involves mass concrete underpinning installed in carefully sequenced sections beneath the existing foundations to transfer the building loads onto suitable loadbearing strata. The design includes reinforced connections between underpin sections, with the works carried out in a controlled sequence to minimise any risk of further movement.

In summary, the structural inspection identified significant cracking to the dining room elevation, including a principal crack of up to 30mm width. The report concluded that the cause of the movement was likely related to inadequate foundations and/or ground conditions and recommended trial pit investigations to determine the need for underpinning. Following completion of those investigations, underpinning has now been confirmed as the appropriate remedial solution. The report also identified defects associated with poorly functioning guttering, dampness, and localised timber decay, which should be addressed as part of the overall repair works.

Please let me know if you require any further information.

Many Thanks

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From: Phil Doughty <phil@conceptdesign.uk.net>

Sent: 17 August 2026 15:54

To: Terry McGuirk | Box Construction <terry@boxconstruction.co.uk>

Subject: FW: 2026/02771 Rattlebone PH Sherston

Here you go mate

Phil Doughty
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From: Marsh, Alex <Alex.Marsh@wiltshire.gov.uk>

Sent: 29 July 2026 16:34

To: Phil Doughty <phil@conceptdesign.uk.net>
Subject: 2026/02771 Rattlebone PH Sherston

Hi Phil - I have now managed to make a site visit and assess the information provided.

I have a question with respect to the structural repair to the outbuilding dining room.

I note the structural engineers' comments that he considers there are two options either stitching crack with Helix ties or to undertake trial pits to inform the need for underpinning. The application does not make it clear which or if it's both options are being proposed.

With respect to the trial pits - it is possible to undertake the works to investigate the structural defects without need for listed building consent but if it is decided to underpin then this will need consent with details.

With respect to the helix ties and gutter replacement/ refitting we can cover this in the application. I would like a bit more detail for both of these including a detail of the helix ties and a schedule of works of how they would be installed from the structural engineer and to know if the guttering is to be reused and refitted to better fall or replaced with new and or whether additional downpipe installed and elevation drawing would help.

So, I would like to know how you are going to proceed as we could if required sit on this application for a couple of months to undertake the trial pits or you could resubmit later following the investigations if underpinning is proposed.

I would add that now I have made a site visit and think there are also other factors that may be worth looking at this time. Most notably the cement pointing is likely trapping moisture into the building fabric effecting the integral timber especially and is less flexible than lime mortar.

I consider the building would benefit from the removal of the cement pointing carefully with hand tools and repointed in lime mortar. In addition, the ground levels to the side of the building look like they are level or above the internal floor level and it would benefit from lowering to 150 mm below the floor level.

Maybe you could consult with the Structural Engineer on these items, and they could with their input be incorporated into the application.

I look forward to hearing from you and with the additional information as appropriate.

Alex Marsh
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