

	STRUCTURAL INSPECTION RECORD DERELICT BUILDING at BIRDS HILL, LETCHWORTH GARDEN CITY						REFERENCE:
							7040 – IR-02
PROJECT	BIRDS HILL, LETCHWORTH GARDEN CITY, SG6 1JE						
INSPECTION DATE	13/05/2026	TIME ON SITE	Arrival 12:00pm Departure 13:30pm	KSA ATTENDEES	Jordan Stephenson	CLIENT REPRESENTATIVE	Craig Webb
BRIEF	KSA carried out a non-intrusive structural inspection on 13 th May 2026 on behalf of Greenchurch Developments Limited.						
	The inspection was requested to assess the structural condition of the derelict building highlighted in green below and to report on the findings and recommendations for the building.						
							
	This inspection was limited to a visual appraisal from accessible locations and drone survey.						
STRUCTURE DESCRIPTION	No intrusive investigations, material testing, or structural analysis have been undertaken. As such, concealed defects may be present.						
	The building appears to be a traditional masonry structure with a loose formed timber roof supported on load bearing masonry.						
	One side of the building abuts the fire damaged units covered in report IR-01.						
	The remainder of the building is bounded by grassed areas with a retaining wall present along the footpath of Birds Hill.						

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STRUCTURE OBSERVATION SITE NOTES	It was clear that the building has been unsecure for some time and has been subject to vandalism. We could only inspect externally, but it could be seen that all of the windows had been damaged and potential unanticipated occupants had forced entry inside. There was a large amount of rubbish and debris surrounding the building. The ridgeline appear to undulate along its length. Large areas of roof tiles were damaged and a large amount of moss/vegetation was growing on the roof tiles and in the rainwater guttering. Some of the rainwater pipes had become dislodged or damaged and not connected into the positive drainage system. The facing brickwork was showing signs of efflorescence, sulphate attack and spalling in many areas. The mortar was also perished. There was significant vertical cracking recorded in the facing brickwork on the Birds Hill elevation. The masonry retaining structure along the footpath of Birds Hill appeared to be very poor condition. The brickwork was showing signs of efflorescence, sulphate attack and spalling in many areas. The mortar was also perished. There was also vegetation growing out of and along the wall. The ground level also banked up towards the building and it is unknown whether both the retaining wall and external wall of the building had been originally designed to act as a retaining structure.						
STRUCTURAL CONCLUSIONS AND RECOMENDATIONS	The building is considered to be in a significantly deteriorated and structurally compromised condition based on the visual inspection undertaken. Key factors informing this conclusion include: • The roof structure is clearly defective, with an undulating ridgeline indicating likely deformation and/or failure of the underlying timber roof structure. This suggests a loss of structural integrity and potential overloading or decay of primary roof members. • Extensive deterioration of the building envelope is evident, including widespread damaged roof coverings, failed rainwater goods, and prolonged water ingress, which will have accelerated degradation of both timber and masonry elements. • The masonry walls are affected by efflorescence, sulphate attack, spalling brickwork, and perished mortar, indicating long-term exposure to moisture and chemical degradation, with a corresponding reduction in strength and durability. • Significant vertical cracking to the Birds Hill elevation is indicative of structural movement and potential foundation instability. • The building has been left unsecured and subject to vandalism, with all windows damaged and evidence of forced entry. This raises concerns regarding internal structural condition, which could not be inspected but is likely to be substantially worse than externally visible, as it has been open to the elements for some time. • The adjacent retaining wall is in a very poor structural condition and may be interacting with the building. The unknown design relationship between the retaining wall and building introduces further uncertainty and risk. • The building is also influenced by the adjacent fire-damaged units, where gable walls are now laterally unrestrained and at risk of collapse, posing a direct threat to the stability of this structure. Taken together, these defects indicate that the structure has undergone long-term deterioration, loss of structural capacity, and likely ongoing movement, and can no longer be considered stable or safe.						

	Although isolated repairs could theoretically be contemplated, the observed defects are: • Widespread and systemic, affecting multiple primary structural elements • Likely to extend to concealed areas, particularly within the roof and internal loadbearing walls • Of a nature that would require substantial reconstruction rather than repair, including replacement of roof structure, extensive masonry rebuilding, and potential foundation intervention Furthermore: • The ongoing risk presented by the adjacent fire-damaged structures and retaining wall significantly increases uncertainty • The building has been subject to prolonged exposure and neglect, meaning hidden defects are highly probable Accordingly, any repair strategy would be technically complex, high risk, and economically unjustifiable. Therefore, it is our professional opinion that the building should be demolished in full at the earliest practicable opportunity. This recommendation is based on: • The extent of structural deterioration and instability • The risk of partial or progressive collapse, particularly in relation to the roof structure, cracking masonry, and adjacent fire-damaged units • The lack of structural resilience and inability to reliably restore the building to a safe condition Demolition should be: • Undertaken by a competent specialist contractor • Carried out in accordance with a detailed demolition plan and risk assessment • Coordinated with measures to address the adjacent fire-damaged structures and retaining wall stability.
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We trust the above comments are of assistance, but if you have any queries or wish to discuss any matter further, please do not hesitate to contact the undersigned.

REPORT PREPARED BY

Jordan Stephenson BSc (Hons) MSc CEng MICE
Chartered Engineer



REPORT CHECKED BY

Martin Simpson BEng (Hons)
Director



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