

	STRUCTURAL INSPECTION RECORD FIRE DAMAGED UNITS at BIRDS HILL, LETCHWORTH GARDEN CITY						REFERENCE:
							7040 – IR-01
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 fire damaged units and to report on the findings and recommendations for the units.						
	The green hatched area denotes extent covered by this report.						
							
STRUCTURE DESCRIPTION	This inspection was limited to a visual appraisal from accessible locations and drone survey.						
	No intrusive investigations, material testing, or structural analysis have been undertaken. As such, concealed defects may be present.						
	The units comprised of an external masonry façade with a series of steel trusses and purlins forming the roof structure.						
	The steel trusses were supported on the external walls and internally via columns within the unit layouts.						
STRUCTURE DESCRIPTION	The front façade faced onto Birds Hill and there was another single storey vandalised building on the front of Birds Hill, which is covered in report IR-02.						
	The remainder of the units where bounded by a grassed courtyard area, boundary retaining walls and an area of hardstanding.						

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STRUCTURE OBSERVATION SITE NOTES	It was clear to see that the units had been severely damaged by the fire. Most of the roof covering (believed to be asbestos) had been destroyed and had fallen onto the ground floor slabs below. There was a lot of structural debris covering the ground floor slab. The structural members of the roof included purlins and trusses, and these had been significant damaged by the fire, with signs of deformation or complete sectional loss. Where the distorted members remained, the majority were now loose and exposed to the elements. During our visit, there was a period of moderate wind, and the loose members became further dislodged and began to fall. Significant bowing and cracking were observed to external masonry along the front face of Birds Hill. This was caused by the internal roof truss deforming during the fire and pulling the masonry wall inwards causing out of plane instability. The gable walls to the courtyard area and to the existing adjacent buildings had now also been left unsupported causing loss of lateral restraint. There was significant cracking observed in the gable walls. A vast level difference was also recorded between the external ground and the internal floor slab on eastern elevation of the units. The external ground appeared to have been built up over time, and it is not known if the external wall of the building was originally designed to act as a retaining structure.						
STRUCTURAL CONCLUSIONS AND RECOMENDATIONS	The building has sustained severe structural damage as a result of fire exposure, including deformation and loss of section to steel roof members, resulting in a significant reduction in load-bearing capacity. The associated loss of restraint has led to cracking, bowing, and instability within the external masonry walls, including unsupported gable walls now at risk of out-of-plane failure. There is a significant and immediate risk of partial or total structural collapse, particularly to the front elevation adjacent to Birds Hill, posing a danger to the public realm. Given the extent of damage and global structural instability, the buildings are considered unsafe and beyond viable repair. It is therefore recommended that the structures are demolished in full as soon as practicable. We'd also suggest an asbestos survey is carried out and the safe removal and disposal of any asbestos containing materials is carried out as part of the demolition works. Urgent measures should also be implemented to secure the site, including exclusion zones and protection to the public. 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.						

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.

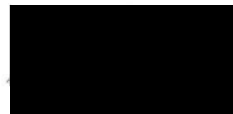
REPORT PREPARED BY

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Chartered Engineer



REPORT CHECKED BY

Martin Simpson BEng (Hons)
Director



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