

Our Ref: BSL-2025-058

24 January 2025

Mrs C Bradbury  
28 Spinney Drive  
Kirby grange  
LE9 9FG

by email to: [Claire.bradbury55@btinternet.com](mailto:Claire.bradbury55@btinternet.com)

Dear Mrs Bradbury

**Re: 28 Spinney Drive, Kirby Grange, Leicestershire LE9 9FG**

Thank you for your instructions to carry out a Specific Defect Survey of the above property. We can confirm that the property was inspected by Andrew Gamble on Friday 6 December 2024.

## **1. Introduction**

### **1.1. General description**

- 1.1.1. The property is a semi-detached 2 bedroomed bungalow constructed in 1980. The property has masonry cavity walls with a facing brickwork, surmounted by a pitched clay pantile covered roof. There is a conservatory to the rear right of the building, which was added in 2013, this being of brick construction, surmounted with a Upvc double glazed frame and a pitched polycarbonate sheet roof.
- 1.1.2. The site slopes down from front to rear and right to left, there are no unusual topographical features.
- 1.1.3. All directions are stated as though standing at the front of the property, facing rearwards.

### **1.2. The site inspection**

- 1.2.1. The weather at the time of our visit was fine.
- 1.2.2. Access was provided by Mrs Bradbury.
- 1.2.3. Our inspection report is a specific defect survey only covering cracks the rear elevation wall and conservatory. We have not examined any site features or any other areas of the site unless expressly identified within this report.
- 1.2.4. We understand that the geology of the area is of a silty clay soil type.
- 1.2.5. To the rear left-hand corner of the rear garden is a large Pine tree of up to an approximate height of 20m and distance 6m from the conservatory.

## **Bradgate Surveying Limited**

Office 2, The Dairy, Newtown Grange Farm Business Park, Newtown Unthank, Leicestershire, LE9 9FL

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### **1.3. Background**

- 1.3.1. We understand that in August 2023 damage to the conservatory was noted, this consisting of cracking and movements to the brickwork.
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Additionally, there was some difficulty operating the patio doors of the conservatory.
- 1.3.3. We understand that Mrs Bradbury logged a claim for subsidence damage with her insurance company.
- 1.3.4. Investigations were undertaken by Auger on 10 September 2023, with the report of their findings being issued on 17 October 2023.
- 1.3.5. The insurance claim was declined due to the foundations of the conservatory being too shallow.
- 1.3.6. Site investigations consisted of trial pits and boreholes which were successful in retrieving samples of the soil for testing which confirmed a shrinkable clay soil and roots which were found to emanate from the nearby Pine tree. The investigations also confirmed that the depth of the foundation for both structures is 1000mm.

## **2. Observations**

### **2.1. Internal – Cracks to conservatory**

- 2.1.1. Viewed internally, to the right-hand side wall of the conservatory at the abutment of the bungalow, arising up from ground level to soffit height is a vertical crack of up to 10mm in width (Now been repointed). Distortion to the frame can also be seen in this area, indicating rotation and a drop in level to the rear corner of the structure.
- 2.1.2. We observed the frame of the double-glazed unit to the right junction had been pulled away from the brickwork. To the left junction a gap in the region of 10mm had also formed indicating rotation and a drop in level to the rear right corner.

### **2.2. External - Cracks**

- 2.2.1. Externally, to the rear elevation wall of the property, we noted a raking/diagonal crack leading down from soffit level for approximately 8-10 brick courses. This cracking was not visible internally.
- 2.2.2. To the adjacent road we noted extensive cracking to the surface, most likely due to the tree roots.

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### 3. Conclusions and recommendations

- 3.1.1. Importantly we can conclude the damage to the rear extension is the result of subsidence, caused by root induced clay shrinkage from the water uptake of the nearby pine tree. This has caused a downward and rotational movement to the conservatory relative to the original bungalow.
- 3.1.2. We recommend removal of the Pine tree, namely the tree at the left of the garden, this should be followed by a period of up to 6 months through a winter, to allow the ground to rehydrate and stabilise. During this time, the cracking may reduce in width and begin to close up as rehydration and beneficial heave naturally occurs to the clay soil.
- 3.1.3. Repairing of the cracks at the junctions of the conservatory will be required, with the glazed framed being loosened, packed and refitted. This can be repointed in a cement-based mortar. Or alternatively, a Polysulphide sealant could be applied along the crack, this allows more flexibility within the mortar joint should any unsightly minor movement shrinkage/thermal occur in the future.
- 3.1.4. To the rear elevation of the property, the minor cracking can be raked out and repointed in a mortar colour match as closely as possible.

Should you have any queries in connection with any of the above, please do not hesitate to contact the writer who will be happy to help.

Yours sincerely

**Bradgate Surveying Ltd**



Andrew Gamble  
Building Surveyor & Subsidence Specialist

Countersigned by:



Lee McMullen  
Chartered Building Surveyor

Encs Photographs

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Front Elevation



Left Elevation



Rear Elevation



Minor cracking to rear elevation from the pull of the conservatory as a result of the rotational movements.

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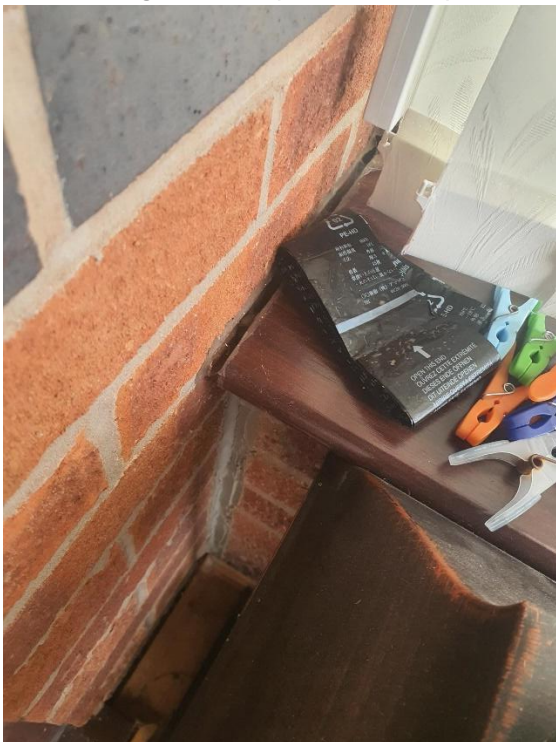
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General view of right junction of conservatory to main bungalow – Gap has been repointed



Close view of pulling of the double-glazed frame



Gap which has formed at left junction of conservatory, floor slab has also pulled away



Pine tree to the rear left of the building

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Damage to the adjacent road from tree roots.

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