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Professionals working at height

Report of structural survey of North and North East elevations of Hughenden Court, Mount Pleasant Road, Hastings, East Sussex, TN34 3ST.

Attended the above mentioned property on Friday 18th March 2022, after being authorised by Steven Collinson, Company Secretary of Hughenden Court, to perform a detailed survey of the North elevation of this building.

All photographs taken have been labelled and sent to Steven Collinson and Barry Foster, Director of the same address. These photos show the full North elevation from the West corner to the East corner as instructed with an explanation of my findings. Along with a survey of the East at the far end above the top balcony in this location.

I found no loose brickwork in any of the areas surveyed, however the upper brickwork in these locations need attention as I have found the capping cladding on the top of the building has weaknesses in the joints which is allowing water to flow and egress into the brickwork causing discolouration of the brick due to the wetness and in hand this is eroding the pointing and is lacking in areas. If this is not treated, in time it will cause the brickwork to loosen up and break out.

Obviously this will then cause a danger to property damage and injury to persons, depending on its location to the building.

As previously mentioned with the photographs the North and North West elevation is in fairly good condition with the brickwork and pointing, however there are some areas that need attention, which will need raking out and re-pointing.

The North and North East corner again are in good order, however as in the first two sections surveyed and mentioned above need attention. There is moss along with other growth to be removed and then raked out prior to pointing to these areas.

The method should be to wire brush the brickwork to take off the discoloration and growth, prior to raking out the affected areas and then re-pointing. Then once the brickwork has been rectified move onto the cladding above and seal the joints with mastic to ensure a weatherproof bond.