Structural Site Inspection Report



The Bull,
Goring Street,
Goring-by-Sea,
Worthing,
BN12 5AR

Prepared by: Thomas Busby (BSc, MSc)
Reviewed by: Charles Davenport (CEng MICE)
Project No.: 24202
Date: 07/05/2025 Rev B

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KTA Structures Site Inspection Report

Project: **The Bull, Goring Street, Goring-by-Sea, Worthing, BN12 5AR**

Client: **Greene King**

Project Number: **24202**

Date: **07/05/2025 Rev B**

Present: **Thomas Busby (BSc, MSc) – KTA Structures**

Purpose: **KTA Structures have been appointed by Dan Atkins to visit the above site to view, inspect and report on the following:**

1. The condition of the existing solid flint stone garden wall to the rear terrace area which has recently cracked and bowed around an adjacent large tree.

Note: This report follows the convention of denoting left, right, front and back whilst viewing the property from the front/street.

Note: The conclusions expressed in this report represent our professional opinion, based on an experienced assessment of the visible features in areas of the building having reasonable access and where clear visual inspection was possible.

Existing structure observations:

1. The Bull Inn is a Grade II listed pub in Goring-by-Sea consisting of several flint stone and brick masonry buildings to the front.
2. There is a 1.6m high boundary garden wall to the rear of the property separating the rear terrace and garden areas.
3. The rear garden wall is of solid flint stone construction, approximately 250-300mm wide with a curved flaunching to the top.
4. A large 20+m high tree is situated in the garden directly adjacent to the rear face of the wall. This tree appears to have been leaning onto the rear face of the wall for a substantial period.
5. Several large vertical and diagonal cracks were observed to the rear section of the garden wall where the wall has bowed due to pressure exerted from the large tree to the garden side of the wall.
6. The cracks to the garden wall propagate fully through the wall and extend from ground level up to the top of the wall.
7. Several large cracks were also observed to the left side section of the flint stone wall propagating up from ground level to the top of the wall and are also believed to have been caused by the adjacent large tree.

Refer to the photo table below for the specific observations made during our survey.

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Discussion and recommended actions:

1. The large cracking observed to the rear garden flint stone wall has been caused by the bowing/leaning of the wall inwards towards the terrace at the position of a large tree directly adjacent to the rear face of the wall. The extensive movement to the centre of the wall is believed to be attributed to pressure exerted from the roots of the large 20+m high tree during periods of heavy rain causing both the roots and adjacent ground area to swell substantially.

   Action: Due to the extent of the lean to the wall and continuing pressure exerted by the adjacent tree, we recommend carefully removing the section of existing wall which is leaning before rebuilding on a like for like basis around the tree (see KTA Structures sketch 24202-SK-240926-001 for details). Any cracking to the remaining areas of the wall is to be carefully raked out and filled using an appropriate lime-based mortar.

Refer to the KTA Structures sketch 24202-SK-240926-001 for details on the required repair works to the existing damaged flint stone wall to the garden.

Signed



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Photo 1: Front elevation of The Bull Inn in Goring.	Photo 2: View of the external flint stone wall separating the terrace and garden area to the rear of the property. 2No. large vertical cracks have occurred to the left side portion of the wall adjacent to the rear store staircase.
	
Photo 3: Same as Photo 2 showing the large crack to the left side section of the flint stone wall propagating up from ground level to the top of the wall.	Photo 4: View of the rear face of the external flint stone wall. Large vertical and diagonal cracks were observed along this face in addition to the wall bowing inwards substantially towards the terrace area around a large adjacent tree situated to the garden side of the wall.
	
Photo 5: Same as Photo 4 showing the extent of the tree which is believed to be the root cause of the movement and cracking to the flint stone garden wall.	Photo 6: Same as Photo 4 showing a large diagonal crack to the outer face of the flint wall where the bowing commences around the adjacent tree. This crack propagates from ground right up to the top of the wall.

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Photo 7: Same as Photo 6 showing the extent of the diagonal crack to the rear corner of the wall.	Photo 8: Rear view of the garden wall situated around the adjacent tree. The bowing/leaning of the wall towards the terrace away from the tree is most pronounced at this position.
	
Photo 9: View of another large vertical crack to the rear face of the garden wall further along its length to the other side of the large tree. The bowing around the large tree also commences at this position.	Photo 10: View of the rear portion of the garden wall taken from the terrace side showing the extent of the lean/bow around the large tree.
	
Photo 11: Same as Photo 10 viewed from above. The large cracking to the wall at the position of the bowing can also be seen.	Photo 12: Same as Photo 11 showing a large vertical crack to the terrace side of the wall at the position where the bowing is most pronounced around the large tree. This cracking propagates from ground floor level up to the top of the wall full depth.

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Photo 13: Same as Photo 12.	Photo 14: Same as Photo 12. The base of the wall has also been dislodged due to the pressure from the large tree to the garden side of the wall.
	
Photo 15: Same as Photo 14.	Photo 16: Same as Photo 11.

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Project THE BULL, GORING BY SEA Project No. 24202

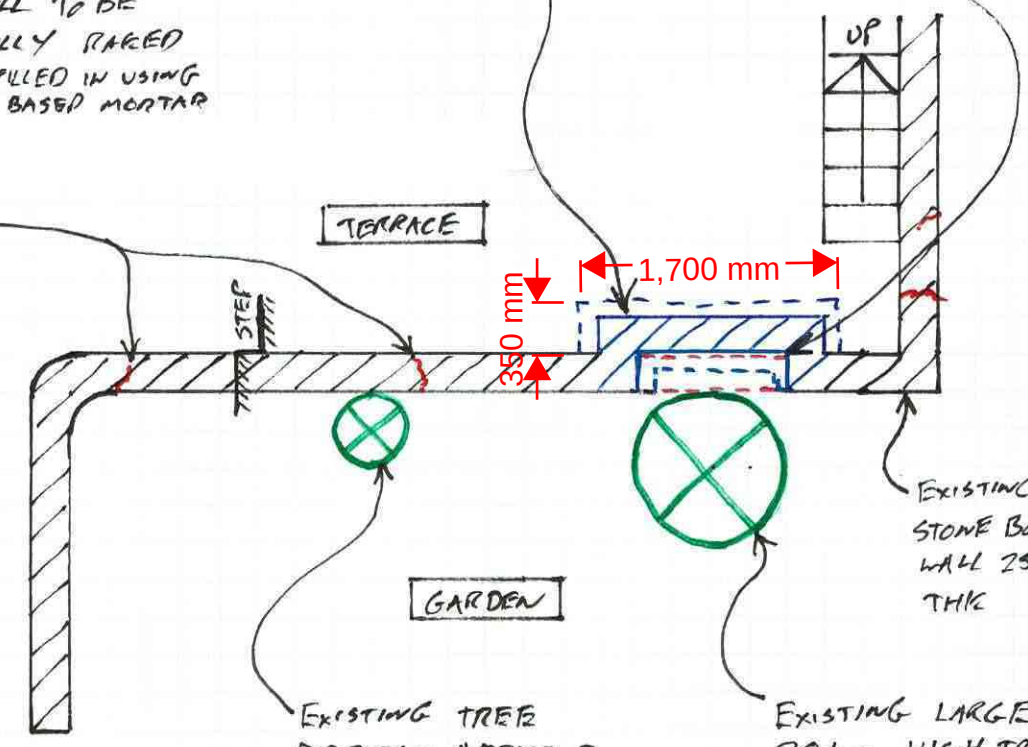
Made by TB Date 09/24 Sheet No. 24202-SK-240926-001

REV B

NEW PORTION OF WALL TO BE BUILT AROUND EXISTING TREE ON A LIKE FOR LIKE BASIS. NEW FLINT STONE WALL TO BE BUILT ON 600mm WIDE x 600mm DEEP MASS CONCRETE FOOTING

EXISTING BOWING/LEANING PORTION OF FLINT STONE WALL TO BE CAREFULLY DISMANTLED

EXISTING CRACKING TO WALL TO BE CAREFULLY RAKED OUT & FILLED IN USING A LIME BASED MORTAR



EXISTING FLINT STONE BOUNDARY WALL 250-300mm THK

EXISTING TREE DIRECTLY ADJACENT TO EXISTING FLINT STONE WALL LINE

EXISTING LARGE 20+m HIGH TREE PUSHING AGAINST EXISTING FLINT STONE WALL LINE

EXISTING FLINT STONE GARDEN WALL REPAIR PLAN