[redacted]

2nd December 2025

Dear Sir

10 & 12 PENYBRYN WREXHAM

As requested, we carried out a structural appraisal on the 11th November 2025 of the front façades and vehicle access at No. 10 and No. 12 Penybryn in order to determine their structural integrity prior to replacing the existing shop fronts and windows.

We have previously undertaken inspections to this property regarding the front elevation wall; reports dated 15 April 2015, 25 July 2017 and 22 September 2022. These reports have highlighted historical movement in the first floor brickwork to the front elevation of No. 10. No evidence of further movement was highlighted in these reports. However, it was noted in the 2022 report that replacement of the ground floor windows is not recommended without rebuilding the elevation due to the instability of the wall.

This report is meant to act as an update to the 2022 report and should be read in conjunction with the previously undertaken reports mentioned above.

1. Observations

The lateral movement of the first floor brickwork to the front elevation wall remains clearly evident, where the wall is clearly out of plumb, leaning outward.

There is distortion in the lintel and cill to the first floor window nearest Number 12 Penybryn.

The movement to the lintel over the window nearest Number 12 does not appear to have worsened, see photograph P1 dated 22 September 2022 and photograph P2 dated 11 November 2025.



Photograph P1 – 22.09.22



Photograph P2 – 11.11.25

Inspection of the roof space internally did not reveal any notable structural concerns or evidence of recent movement see photograph P3 dated 11 November 2025.



Photograph P3 – 11.11.25

No significant structural defects were noted to the front facade of No. 12 or the vehicle access between the two properties see photograph P4 dated 11 November 2025.



Photograph P4 – 11November 2025

2. Conclusions

The previously undertaken structural modifications to the roof structure to prevent further roof spread appear to be functioning as there does not appear to be further lateral movement at wall plate level.

No further remedial work has been undertaken to the front elevation wall to date, however, the movement does not appear to be progressive.

3. Discussions

Historical movement on the above, discussed in previous reports, does not appear to have worsened over time. The proposal to install new ground floor double glazing shop front has not yet been undertaken. We feel that the disturbance caused by this work may become problematic to the lateral stability of the wall over. We are not aware of any restraint being undertaken at first floor level to the external wall.

This may be the time to prop the first floor and roof structure and take down and rebuild the front elevation wall. This will enable structural investigation of the ground floor supporting columns and beams above the large, glazed shop frontage, which can be amended, altered or replaced as necessary.

Should you require further assistance moving forward, then please do not hesitate to call.

Yours faithfully

[redacted]

Jared Humphries
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