BETTS ASSOCIATES
CONSULTING ENGINEERS

S1/BEL/125/RMF/MJ/06/R1

05th October 2026

FAO: Chloe Officer
Bellway Homes Limited (Manchester)
304 Bridgewater Place
Birchwood Park
Warrington
Cheshire
WA3 6XG

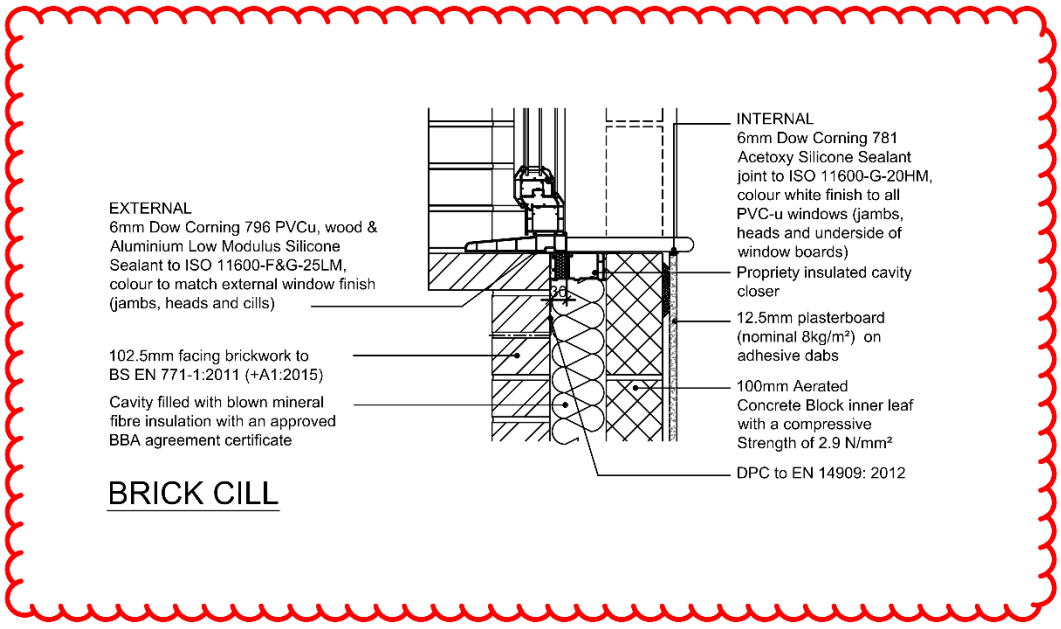
Dear Sirs,

PITSFORD ROAD, MANCHESTER

Having reviewed the detail below, the proposed brick-on-end cill detail isn't a practical or structurally robust solution and should not be constructed as shown.

The arrangement creates a significant projection of brickwork around the window opening with limited lateral support and introduces an unacceptable risk of instability, cracking and long-term durability issues. The detail also presents difficulties in achieving compliance with accepted masonry construction practice and NHBC requirements.

In addition, the proposal would be challenging to construct consistently on site while maintaining the required standards of workmanship, weather resistance and durability expected for a residential development.



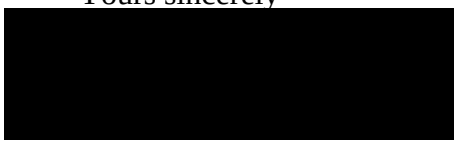
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The Institution of StructuralEngineers
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I trust this provides sufficient clarification for discussions with the Local Authority.

Yours sincerely



Mel Frimston
Chairman
BETTS ASSOCIATES

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