



26 – 30 Elm Hill, Norwich

Elm Hill, Norwich

170 High Street
Gorleston
Great Yarmouth
Norfolk
NR31 6RG

T: 01493 800 655
e: info@technicusconsulting.com

Sector: Conservation & Heritage; retail; residential

Client: NPS Norwich Ltd

The narrow, cobbled roadway to Elm Hill has featured in many television and film scenes and is considered to be Norwich City's "jewel in the crown". The majority of properties to Elm Hill are classified as Listed, as this is a very historic part of the city. The properties surveyed comprised a range of 2 and 3 storey shops, offices and flats, in various ownership, with complex layouts, over historic, 15th Century, undercrofts. These buildings are classified as Grade II and II*.



Technicus was commissioned to carry out a combined Building Survey and Structural Engineer's Report on the numerous units, including reporting on services, drainage, alarms and fire protection. The report was carried out in general accordance with the RICS Practice Standard 'Building Surveys and Technical Due Diligence of Commercial Property' 4th Edition Guidance Note and Technicus' Conditions of Engagement for Building Survey and Engineer's Reports.



The main façade of 28 – 30 Elm Hill has a rare form of construction, comprising mathematical brick tiles to a timber frame to the first floor jetty.

Our report provided an overview of the condition of all areas, details of significant deterioration, initial budget costings, and recommendations for improvements to the accommodation, fire protection and access, to inform a strategy for remedial works and future management of the buildings.



During the inspection problems were encountered with a large section of loose destabilised flint and brick wall. Technicus designed a scheme of emergency shoring to secure the masonry until permanent repairs can be carried out.