



320170079P

STRUCTURAL APPRAISAL

on

GABLE WALL

at

HARK THE BOUNTY INN

Town End

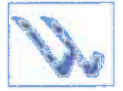
Slaidburn

W/15/110

**John Forrester Ltd
First Floor
9/21 Chapel Brow
Leyland
Lancashire
PR25 3NH**

24 September 2015

W/15/110/PGW/LAW



1.0 Introduction

- 1.01 Our terms of reference are to carry out an appraisal on the property:-
Hark The Bounty Inn, Town End, Slaidburn
with regard to the condition of the gable wall, and to report.
- 1.02 We visited the property on 18 September 2015 to carry out our
inspection, and may now report as follows: -
- 1.03 For clarification this report relates to an inspection only of that noted under
(1.01). We have not examined any parts which were covered, unexposed or
inaccessible at the time of the inspection.
We also have not examined any woodwork and therefore cannot confirm
that this is free from rot or other defect.
It should be noted that this report is for the use of the party to which it is
addressed. No responsibility can be accepted for the use of this report by
a third party.



2.0 Appraisal Findings

- 2.01 The notation used in this report assumes facing the property from the front (Town End).
- 2.02 The original public house apparently dated back to the 16th century.
- 2.03 The area to the left hand side is of more recent origin apparently the 18th century.
- 2.04 The appraisal is restricted to the gable wall of the left hand area.
- 2.05 During our inspection we made the following notes:-

INTERNAL

Ground Floor

a) Pool Room (Front)

The window cill is virtually level.

The left hand wall leans out at 10-15 in 1000; the remaining walls accessible are virtually plumb.

First Floor

b) Front Room

Access was restricted in this room.

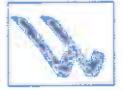
The floor accessible is virtually level.

The window cill and door head are virtually level.

The walls are boarded (dry-lined)

The left hand wall leans in at 5-10 in 1000. The wall boarding is springy.

The remaining walls are virtually plumb.



c) Rear Room

Access was restricted in this room.

The floor accessible is virtually level.

The window cill is virtually level.

The walls are boarded (dry-lined).

Within the en-suite the left hand gable wall leans in at 20 in 1000.

The wall boarding is springy in this area.

The walls accessible are virtually plumb.

d) Corridor/Landing

The window cill falls to the front at 5 in 1000.

There is noticeable damp penetration in this area.

e) Roof Space

Access was limited in this area.

The access hatch was adjacent to the original gable.

The original wall displays a noticeable bulge.

The roof at the front has been re-felted. The slates at the rear have moved and there are open areas apparent.

EXTERNAL

a) Front Elevation (Left Hand Side)

The wall was checked at ground floor level.

The wall is generally virtually plumb.

The window cills are virtually level.

There is diagonal cracking at high level at the junction of the roof and left hand gable wall which spread down to the right.

Beneath the left hand side of the left hand first floor window cill there is cracking which spreads down to the right.

There is vertical cracking to the left hand side of this window.

The roof displays a noticeable sag adjacent to the left hand side.



a) Gable Elevation (Left Hand Side)

The wall was checked at ground floor level.

Adjacent to the front the wall leans out at 0-5 in 1000; in the middle the walls out at 15 in 1000.

At first floor level there is a significant bulge.

There is near vertical cracking at low level adjacent to the front.

b) Rear Elevation

The wall was checked at ground floor level.

Adjacent to the left hand gable the wall leans out at 15 in 1000;

There is a slight bulge at first floor level; above the left hand ground floor window head.



3.0 Discussion, Conclusions and Recommendations

- 3.01 We were informed that the bulge has increased during the last 15 years..
- 3.02 Whilst it is apparent that the lateral movement observed is not recent, the cracking noted to the front and left hand elevations suggest that there has been some recent movement.
- 3.03 The internal boarding (dry-lining) prevent a meaningful internal inspection of this wall.
- 3.04 We recommend that the boarding is removed to permit a closer inspection.
- 3.05 Given the extent of the lateral movement we anticipate that some work will be required to provide lateral support to this wall, possibly in the form of fixing the wall to internal framing fixed back into the building structure.
- 3.06 However, any remedial works required may be determined following the internal inspection recommended.

We trust the above is sufficient for your requirements, however if you require any further information or clarification please do not hesitate to contact us.

Yours sincerely

P G Wallace
WALLACE CONSULTING ENGINEERS



Front Elevation



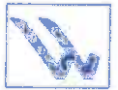
Left Hand Gable



Rear Elevation



Front Elevation – cracking



Left Hand Elevation– bulge



Left Hand Elevation – cracking



Roof Structure