



320170079P

**STRUCTURAL APPRAISAL**

on

**FURTHER INVESTIGATIONS  
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**

**13 November 2015**

**W/15/110/P2/PGW/LAW**



## **1.0 Introduction**

- 1.01 Our terms of reference are to carry out further investigations at:-  
Hark The Bounty Inn, Town End, Slaidburn  
with regard to the condition of the gable wall, and to report.
- 1.02 We refer to our report dated 24 September 2015 with regard to the initial inspection of the gable wall and to the recommendations therein.
- 1.02 We visited the property on 10 November 2015 to carry out our Further 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**

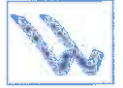
- 2.01 The notation used in this report assumes facing the property from the front (Town End).
- 2.02 An area of the inner boarding to both the left hand wall of the left hand first floor bedroom and the landing were removed.
- 2.03 This exposed the inner stonework face of the left hand gable in both areas, with the following findings:-
- 2.04 Above the landing window the boarding is saturated, and we were informed that water comes through this at times of heavy rainfall.

### **Left hand First Floor Bedroom**

- 2.05 Plywood boarding has been fixed to timber vertical members adjacent to the stonework.
- 2.06 An area of the first floor was also removed to permit a view of the wall at this level.
- 2.07 The stonework appears in reasonable condition in this vicinity and is nominally vertical.
- 2.08 The floor is boarded in chipboard and the timber floor joists (75x225 @ 380mm centres) appear of recent origin.

### **Landing**

- 2.09 An area of the plaster boarding was removed from beneath the gable window.
- 2.10 The wall lining is plaster boarding fixed adjacent to the inner stonework of the gable wall, with timber vertical members.
- 2.11 The plaster boarding was found to be saturated and the timber verticals also saturated.



- 2.12 The opening was extended to permit an inspection of a landing floor joist.
- 2.13 The timber joist exposed is resting on the stonework. The seating of the joist is satisfactory.
- 2.14 There is a significant void around the joist. The immediate opening is approximately 300mm from the face of the inner wall; this void extends approximately another 150mm.



### **3.0 Discussion, Conclusions and Recommendations**

- 3.01 Within the bedroom the inner stonework face was found to be in reasonable condition and nominally vertical.
- 3.02 There is a significant void in exposed inner stonework on the landing around the joist.
- 3.03 The inner stonework from this limited inspection was found to be generally almost vertical; there is significant bulging externally.
- 3.04 This suggests that the outer stonework has moved away from the inner.
- 3.05 The use of steel plates tying back into the building would, in this case be uncertain as the plates would be restraining an element of potentially "weak" wall against of void.
- 3.06 We recommend that scaffolding is installed against the gable wall externally, with internal propping and scaffolding internally.
- 3.07 The areas of wall displaying significant bulging should be carefully taken down from the outside.
- 3.08 Given the findings of this limited inspection if the outer stone work has moved away it may be possible to re-build this and tie it back to the internal stonework without disturbing the inner wall.
- 3.09 This can only be determined at that time.
- 3.10 The wall should be re-built carefully ensuring a satisfactory bond/tie with the remaining stonework and floor/roof.



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 Bedroom-opening showing inner stonework



Front Bedroom – floor opening



Landing - opening



Landing - joist and void in wall



Gable window – water penetration

