

The Norman Williams Partnership

CONSULTING STRUCTURAL ENGINEERS

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STRUCTURAL ENGINEER'S REPORT ON THE FORMER PUNCH BOWL INN.

at

LONGRIDGE ROAD HURST GREEN , CLITHEROE

on behalf of

BRAMLEY - PATE + PARTNERS CHARTERED ARCHITECTS.

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Introduction

Richard Bramley of Bramley-Pate & Partners asked this office to visit the above site to inspect and prepare a report on the present Structural condition of this existing empty building. The building being the former Punch Bowl Inn which was vacated about four years ago. The present owner of the building wishes to convert the premises into holiday apartments with a café.

Information

Bramley – Pate elevation and floor plans drawings “as existing”, Number 2765 SK/00/1, 2, 3 + 4

Report

The site was visited on the afternoon of Tuesday 24th November 2015. At the time the weather was overcast but fine. The buildings were inspected externally from the ground and internally by walking through all the rooms where access was safe. Where the terms Left Hand (LH) and Right Hand (RH) are used they refer to the view on the front elevation from the main road.

General

The premises formally known as the Punch Bowl Inn is a terrace of buildings adjacent to the road and follows the gradient of same which falls moderately left to right. From a building point of view it can be split into three parts.

1. The LH end is a higher two-storey stone built building with a rear outrigger, at one time possibly a separate house
2. The main terrace of lower two-storey stone built buildings. The central area is thought to have been two houses with a barn at the RH end originally
3. Several higgledy-piggledy single storey outrigger and lean-to brick built extensions at the rear

All the roofs are pitched and slate clad. Only the high end section has hip ends side and rear. There is a pronounced step down in the roof line onto the terrace section which has one further small step down in its length. The rear building roofs have a complex of valleys and boundary wall junctions.

All the external stone walls are built in similar relatively large blocks regularly coursed to suit their individual sizes with stone surrounds to windows and doors. However the two-storey outrigger is cement rendered with the quoin stones and opening features picked out in their original stone. Also the RH gable of the two-storey terrace is “rough cast” rendered.

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The external brick walls to the single storey extensions are all either cement rendered (smooth) or in "rough cast" render. The chimney stacks on the high section and outrigger and are in original stone. The chimney stacks on the terrace are rendered or brick.

Internally all the buildings have similar constructions, that is timber spar and timber purlin roofs, suspended timber floors with some solid ground floors. As an exception the roof over the full height one time barn (internally a function room) is supported by an exposed timber truss. Where they could be seen all the roof slopes were underdrawn with sarking felt.

There is a small cellar with a barrel roof under part of one of the rear extensions.

Survey

The main two-storey buildings were reportedly built in 1725. No date was given for the build of the rear extensions but circa 50 years ago would be suggested. All the roofs from a distance look to have reasonable lines and evenly laid slates with most of the gutters and DP's intact. However having been forewarned it was soon noticeable that most of the lead flashings were missing and there was some vegetation in the gutters.

In general all the external walls appeared up right and square with reasonable lines. There was some minor cracking and slight undulations here and there but all in keeping with the age of the property. The one exception being a noticeable bulge outwards in the gable wall of the middle rear extension. The movement is below a tall brick chimney which is leaning inboard.

On entering the building the extensive internal dilapidation was somewhat of a shock compared with the exterior. It is thought that the lead flashings were stolen about four years ago and vandals have ripped out various fittings in the mean while. The ingress of water and the fact that the internal woodwork is infested with what is believed to be long standing "dry rot" has taken its toll. The ground floor can still be walked through but the first floor has collapsed in places or has become very spongy. In some areas some floor rebuild has been started in the past but is not surviving well.

Throughout many of the ceilings are sagging and wall plastering is damaged. Out of context however where they could be viewed, generally the roof timbers seemed to be in a better condition. However it is thought that the impressive roof truss and spars in the open area may well be modern "timber fake".

As previously stated the presence of sarking felt and the apparent better condition of the roof timbers suggests that the roofs were overhauled in more recent times.

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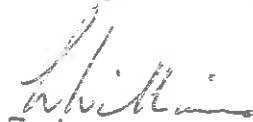
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However with the overall existence of dry rot it is reasonable to assume that those timbers together with the rest of the internals are infected and will have to be removed.

Conclusion

In our opinion from the above preliminary inspection all the external walls with the one small exception highlighted are in a reasonably sound condition. Structurally this means they can be relied upon to accommodate the complete necessary internal rebuild and roof overhaul to reclaim the structure for a useful future.

Given the obvious rapid structural deterioration in such a relatively short time, if this building is to be saved, work should start as soon as it is possible to do so.



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