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29th March 2021

Mr P. Hitchen
14 Church Lane
Whalley
Clitheroe
BB7 9SY

Dear Sirs,

RE: 14 CHURCH LANE, WHALLEY, CLITHEROE, BB7 9SY

STRUCTURAL APPRAISAL REPORT

I would confirm having attended the above property and have carried out a visual inspection as you instructed.

The survey was instigated to determine the general structural condition of the roof. It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works or to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time, nor was it within my brief to undertake any works to exposure the foundations of the house. At the time of my inspection the property was occupied and furnished.

This report deals essentially with the structural aspects of the property.

The property is a two storey mid terraced house built circa mid to late 1800's in a traditional manner with solid stone external walls, stone slab duo pitched ridged roof, suspended timber ground floor construction and solid ground floor construction. The property is situated within a terrace of similar type houses, its external condition is in general reasonably representative of the other properties within the terrace although the remainder of the properties do appear to have been re-roofed utilising slate coverings.

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A cursory inspection of the front and rear walls indicates the property to be in good order with no evidence of any structural distress.

A visual inspection of the roof undertaken from the adjacent road to the front and to the car park to the rear shows that the roof has a general downward undulation which has resulted in the stone tiles being distorted over the line of the party walls and with the adjoining slate coverings.

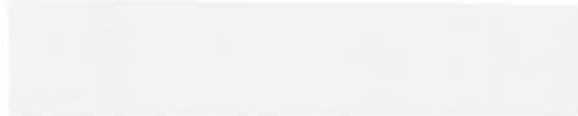
An internal inspection of the property was undertaken at first floor which reveals that the property incorporates exposed purlins with a plastered ceiling between, the roof incorporating two purlins per slope. The ceiling and alignment of the purlins was noted to undulate with a visual appearance of the purlins having a general downward deflection towards the middle of the property.

I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect.

In conclusion from the findings from my visual inspection, it is evident that the roof is suffering from a general downward deflection which is not clearly evident to the adjoining properties with a slate covering. It is my opinion that the weight of the stone slab roof is causing the deflection of the timber purlins as noted. The extent of the deflection is such that rainwater ingress could well manifest itself through the joints in the tiles and indeed I do understand that recent roof leaks have been encountered and subsequently repaired. I would consider that replacement of the stone slabs with a lighter slate would alleviate future visual distortion of the roof and associated potential leaks.

I trust that this correspondence is of assistance.

Yours faithfully



P G Wright BSc.(Hons) CEng. MStructE.
PHILIP WRIGHT ASSOCIATES LTD

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