

Coach and Horses
Bolton by Bowland
BB7 4NW

Dated 07.06.2022

Dear Sir, Dear Madam,

I enclose here an explanation of our request to remove the render on the west elevation of the Coach and Horses in Bolton by Bowland.

The rooms sharing this external wall have an extreme problem with damp. (photo 1) We have contacted experts in the industry to solve this issue. We have added drainage at the foot of the wall (photo 2) and repointed the roof as instructed to solve the problem. Unfortunately, the problem persists. Photo 1 is a current photo of the interior wall. During winter months we need to repaint the inside of the room fortnightly to be able to use it. Our current contractor Jigsaw, owned by Mr. E. Ronchetti, advised the issue could be solved with repair to the edges of the roof. Our plan was to repaint the west elevation at the same time as the repair.

However, when we started the work, we saw the render was loose against the wall, hollow (3. Statement from Mr. Ronchetti) and causing a danger to customers below.

The render was in parts no longer attached to the stonework. We have continued to remove the render, the render being acrylic and so new. (4. A sample is provided of the render) We will repair older damage to the stone work, made before we purchased the Coach and Horses with what looks like house bricks (photo 5), and with the stone being as the front of the building would like to leave the stone visible.

I enclose an old photo of the Coach and Horses, which shows the stonework.

With kind regards
Susan Lord

