



19<sup>th</sup> March 2024

Peter Hitchen Architects  
Marathon House  
The Sidings Business Park  
Whalley  
BB7 9SE

For the attention of Mr P. Hitchen

Dear Sirs,

**RE: KEEPERS COTTAGE, OLD LANGHO**

Further to recent events regarding the above property and the meeting at the site on 14<sup>th</sup> March 2024, I would confirm having inspected the site following the enforced part demolition of the original building due to structural movement which has occurred to the corner of the building to Northcote Road.

The extent of structural movement and subsequent part demolition noted has been well documented with the extent of walls remaining being a return corner to Northcote Road, together with a projection of the wall beneath the cill of the former window, the whole of the wall directly fronting Old Langho Road, together with the more recent extension to the left hand side and fronting Old Langho Road. To this part, the timber first floor together with the roof remains with the original cottage wall fronting Old Langho Road being laterally supported by a structural scaffold, the first floor and roof have been demolished as part of the recent collapse.

As part of the proposed works, a new first floor together with new roof profile and raised walls are proposed to the cottage wall as part of the overall redevelopment of the site.

It is proposed for the new first floor to be supported on the rebuilt wall to Northcote Road, supported on the proposed intermediate wall and to the division wall between the original cottage and the more recent extension.

To the remaining cottage wall, new fenestration is required, these will likely require for the openings to be formed as a combined unit between ground and first floor and for the infill to be newly built. At present there is a partial loss of stonework to the internal face which requires to be infilled as a matter of urgency.

Due to the present condition of the site and the slope and condition of the footpath directly adjoining Northcote Road, in my opinion, it is prudent that the foundation for the new wall is installed as a matter of urgency with blockwork built up to damp proof course to enable the substructure wall to be locally backfilled to avoid further deterioration of the footpath. It would also be prudent that the division wall between the original cottage and the proposed extension is also installed at the same time to provide a lateral return for the wall. It would also be prudent that the foundation for the internal division wall is also installed at the same time. The footprint of the original cottage which has been locally excavated for the installation of a new slab should be backfilled with hardcore to the required level to the underside of the proposed insulation. This would serve to avoid deterioration of the interior of the substructure of the proposed works.

To the more recent extension, the first floor joists are to be raised to their proposed level, this should be undertaken in a safe and controlled piecemeal manner, such that the whole of the first floor joists are not removed at the whole time.

With regards to the return pier to Northcote Road, the projection of the stonework beneath the original window should be cut back to form a vertical face of the remaining pier, which will require the concrete cill of the remaining opening and the loose stonework below to be taken down.

With regards to the remaining wall directly fronting Old Langho Road, there is an existing chimney breast which is proposed to be removed, it would appear from initial consideration that the chimney breast may have to remain to provide the necessary stability to the wall. The full extent of the stability of the wall and the chimney breast will not be known until the contractor commences work on this part of the works.

It would be proposed that the new built wall directly facing Northcote Road is undertaken in cavity block work with stone facings re-used from the selected pile on site to form the required stone elevation as originally envisaged. The remaining wall elevation to Northcote Road to be a blockwork cavity construction to replace the demolished hollow blockwork wall which was removed following the roof and internal wall demolitions.

This report is my opinion of the conditions as they existed at the time of my inspection.

Yours faithfully,



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