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

Dear Sirs,

RE: 35B KING STREET, WHALLEY, CLITHEROE, BB7 9SP

STRUCTURAL APPRAISAL REPORT

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

The survey was instigated following a planning application which has been made on the property. The scope of my brief was to inspect and report upon the general structural condition of the external wall and to determine its suitability and any required remedial works for inclusion within the proposed works. I did not have the opportunity to monitor the condition of the wall over a period of time, nor was it within my brief to undertake any works to expose the foundations of the wall.

The wall forms the northern boundary to the existing premises and directly fronts Back King Street, being a cobbled access road to properties to the East of the site. Part length of the wall forms the external wall to the existing single storey property and part to the enclosed yard to the eastern side, this part of the wall being curved to the left hand side which returns to the adjoining premises where a doorway is formed.

The wall is 2.4m high and is of natural random stone being 420mm thick. To the left hand side and directly fronting the adjoining property is a door opening with stone head, a substantial crack is evident to the near face of the reveal to the door. To the curved section, the wall has an outward lean

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of 100mm and with a vertical crack evident at approximately the middle of the curved section. To the front section of the wall are four vertical joints, suggesting that previous openings have been formed within the wall and have since been infilled. The joints to the previous openings all remain tight with no evidence of any distortion. The wall was noted to have an outward lean of approximately 60mm but with the wall being restrained at the head was considered to be within acceptable tolerance. The remainder of the wall contained no evidence of any significant distress, the coursing remained reasonably level within acceptable tolerance.

In consideration, from the findings from my inspection I would advise that the following works to the wall would be required for the proposed works:-

- For the curved section to be taken down up to the existing door opening to the left hand side to the adjoining building and to be re-built. It is proposed for the door opening to be infilled.
- For the new curved entrance to be formed, if possible, between the lines of the vertical joints from the previous openings.
- For any new openings and for the bonding of the re-built section to the remaining wall to be in toothed joints with the random stone.

This report is my opinion of the conditions as they existed at the time of my inspection, I have not inspected foundations.

I trust that this correspondence is of assistance.

Yours faithfully



P G Wright BSc.(Hons) CEng. MStructE.
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