

**THE DUKE OF YORK, GRINDLETON  
STRUCTURAL REPORT**

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**PROJECT NO. 7994**

**DATE: 8<sup>TH</sup> AUGUST, 2024**

# **STRUCTURAL REPORT**

## **THE DUKE OF YORK, GRINDLETON**

### TERMS OF REFERENCE

A structural inspection of the above property was carried out on 7<sup>th</sup> August, 2024 to examine and report on the structural integrity with regard to its suitability for conversion to dwelling.

The survey comprised a visual inspection of the elements and fabric of the superstructure but did not include an inspection of areas covered, unexposed or inaccessible.

This report has been prepared for the Client and no responsibility is accepted to any third party for its content.

The report has been prepared as part of a Planning Application submission and is to be read in conjunction with drawings prepared by Sunderland Peacock Architects, Clitheroe and Photograph Numbers 1- 4.

### INTRODUCTION

The property is a Grade 2 Listed two-storey building together with adjoining cottage, and grounds with large parking area. The main building was previously a Public House and Restaurant which has been vacant since 2016.

The main property has additionally a basement, and an attic floor in the roof space. It has also historically received modern extensions to the westerly and southerly elevations which are to be demolished to restore the character of the building.

The main property has duo-pitched blue slate roof supported by rafter and purlin construction on timber trusses of special interest. The external walls are approximately 600mm thick faced in coursed stone masonry. The ground floor is solid floor construction and the first and attic floors are suspended timber construction.

## OBSERVATIONS

An external inspection of the westerly elevation showed diagonal shear cracks to the rendered finish of the flat extension side wall fronting the car park. Otherwise, walls were reasonably plumb with no evidence of significant recent movement (See Photograph 1).

An external inspection of the southerly elevation showed walls to be reasonably plumb with only minor displacements and no evidence of significant recent movement (See Photographs 2-3). The blue slate roof coverings displayed reasonably good alignment

An external inspection of the easterly elevation showed walls to be reasonably plumb with only minor displacements and no evidence of significant recent movement (see Photograph 4).

An external inspection of the northerly elevation showed walls to be reasonably plumb with only minor displacements and no evidence of significant recent movement. The blue slate roof coverings displayed reasonably good alignment

An internal inspection of the property at ground-storey level showed walls to be reasonably plumb compatible with the minor displacements determined from the external inspection. No signs of any recent significant movement were evident.

An internal inspection of the property at first-storey level showed walls to be reasonably plumb compatible with the minor displacements determined from the external inspection. No signs of any recent significant movement were evident.

An internal inspection of the property at Attic level showed roof timbers to be generally sound with no signs of rot or infestation being evident.

### CONCLUSIONS

The property is free from subsidence related defects.

The property is free from settlement related defects except to the westerly extension which is to be demolished and replaced with new in-character extension occupying the same footprint.

The roof structure is sound requiring only minor repair, but under the proposals is to be re-roofed on new roofing felt on existing or repaired timbers as necessary.

The property is suitable for conversion to dwelling with no part of the original structure requiring rebuilding work.



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