Reid Jones partnership

Consulting Civil & Structural Engineers

STRUCTURAL INSPECTION

Of

45 & 47 WHALLEY ROAD, CLITHEROE

For

STANTON ANDREWS

Project No.: 12175				
Issue Date	**Revision**	**Status**	**Issued By**	**Checked By**
10.07.2025	---	First Issue	SJ Reid	T Fryars

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QMS ISO 9001 : 2015 REGISTERED QUALITY MANAGEMENT

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1.0 INTRODUCTION

Acting on instructions from Stanton Andrews Architects, Reid Jones Partnership carried out an inspection of 45 & 47 Whalley Road, Clitheroe.

A structural inspection was required to establish the general structural condition of the building, the structural implications of its conversion to residential use, and the repairs required during refurbishment and conversion.

S John Reid BSc CEng MICE FIStructE of Reid Jones Partnership Ltd carried out the inspection on Thursday 19th April 2025. This report details the observations made during the inspection and gives recommendations on the work required during conversion. A key plan is included within Appendix A, and photographs taken during the inspection in Appendix B.

The inspection was of a visual nature only, and no opening up of the building fabric was carried out.

This report shall be for the sole use of Stanton Andrews Architects and their professional advisors and shall not be relied upon by any other party without the full written consent of Reid Jones Partnership Ltd.

2.0 DESCRIPTION

The building is located at the corner of Whalley Road and Turner Street. For orientation purposes, reference will be made to the four compass points, with the Whalley Road side of the building facing west. When viewing a wall or other structural element from inside or outside the building, reference to left and right relates to the element as viewed.

The two parts of the building are of traditional stone construction, two storeys high, both dating from the early to mid-1800s (photos 1, 2, & 3). The building is Grade II listed.

No. 45 to the north provides mainly residential accommodation over both storeys. Part of No. 45 at ground floor and the whole of No. 47 has been used most recently as function and meeting rooms with ancillary bar and toilets. A cellar is located below the northern part of No. 45. A single storey stone-built store is attached to the rear of No.45, on the north side of an enclosed yard accessed from Turner Street.

The outer walls are stone, rendered or part-rendered to the south and west. The roof is of timber rafters, purlins and trusses, with a Welsh slate covering. The roof covering of the store is part slate, part sandstone slabs. The upper floor is timber, and the ground floor is of solid stone or concrete construction, with a stone vault over the cellar.

3.0 OBSERVATIONS

Internal – First Floor

- Damp was noted on the north wall of No.45, at ceiling level near the chimney breast (photo 4). Penetrating damp was noted on the east and west walls (photos 5, 6 & 7). The original ceiling of the rear (east) bedroom had been removed and replaced with plasterboard, with insulation above (photo 6).
- A horizontal crack was noted in an internal wall between two bedrooms on the west (photo 8).
- Signs of water ingress were noted at the rear re-entrant corner, with damage to the plaster wall finish and decay in the timber floor evident (photos 9 & 10).
- Penetrating damp was noted in the walls of the main function room (photos 11 & 12).
- The roof structure could be viewed where part of the ceiling had been removed. No signs of decay in the central part of the trusses could be seen (photo 13).

Internal – Ground Floor

- Water ingress was noted at the re-entrant corner between No.45 & No.47 (photo 14). The first floor joists and boarding were decayed and the plaster damaged (photo 15).
- There is a crack in a wall in the toilets on the west side of No.47 (photo 16).
- Penetrating damp was noted on the west wall of No. 45 (photos 17 & 18).

Cellar

- Some damp patches were noted on the floor and at the bottom of the walls (photo 19).

Outbuilding - Internal

- No defects of structural significance were noted (photo 20).

External

- Water staining from leaking rainwater goods was noted at the re-entrant external corner (photo 21).
- The south wall of No.47 shows a slight outward bulge at around first floor level (photo 22). A single tie-bar and pattress plate has been installed at approximately ground floor window head height.
- There is a gap between the top of the stone wall and the edge of the roof along the verge line to the east wall of No.47 (photo 23).
- Some exposed timber lintels have decayed.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The building is in reasonably good structural condition. The problems noted were in the main caused by water ingress through blocked or failed gutters and flashings, or dampness penetrating through the solid stone walls.

The crack in the bedroom wall is due to it being built off the timber first floor, which has moved. Similarly, the cracked toilet wall at ground floor has most likely been built off the stone slab ground floor.

The roof structure could not be fully inspected. There may be decay at the ends of the timber trusses, purlins and rafters in contact with damp external walls and close to blocked perimeter gutters.

The south wall of No.47 shows a slight outward bulge at around first floor level. The tie bar may be ineffective in arresting this movement, as it is at a level lower than the floor.

The proposed refurbishment involves converting No.45 into a 4-bedroom house, the ground floor of No. 47 into commercial units, and the first floor into four flats, each with a upper mezzanine floor. There are no structural implications for the conversion of No. 45, as the internal layout is generally unchanged. No structural walls are to be removed at ground floor in No.47. The existing first floor should be adequate to support residential loadings, which are less those arising from use as a function room. The new mezzanine floor can be supported on steel beams spanning the full width of the former function room; the beams will also support the relatively heavy partition walls between the flats.

The following repairs will be required as part of the refurbishment and conversion process:

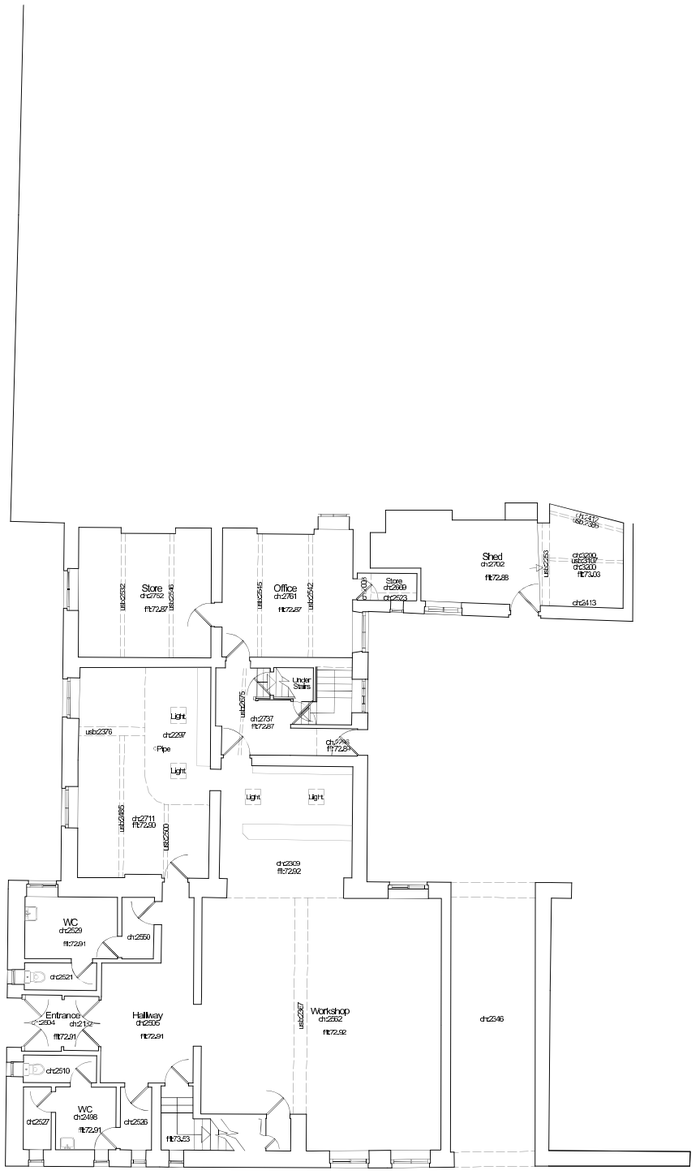
- The roof covering may be original and should be removed and replaced. This will give opportunity to make a full inspection of the structural roof timbers. Timber members which have decayed should be repaired or replaced.
- The existing first floor joists to the function room should be checked for new loadings.
- The gutters and other rainwater goods should be repaired or replaced, along with all flashings.

- Penetrating damp through the external walls should be prevented by providing new waterproof costings or linings. Consideration should be given to removing modern cement-based pointing, then re-pointing with natural hydraulic lime mortar and allowing the stone walls to breathe.
- The outward movement of the west wall could be arrested by providing additional ties between the wall and the existing first floor. Tying the proposed mezzanine floor to the walls will also improve the overall robustness and stability of the building.
- The stonework should be consolidated and repaired where required, and the gap along the roof verge filled.
- Timber lintels in the external walls should be removed and replaced with new stone items.

APPENDIX A

KEY PLANS

revision	date	note
A	09.02.24	pre-application enquiry
B	13.08.24	planning application



3 First Floor Plan
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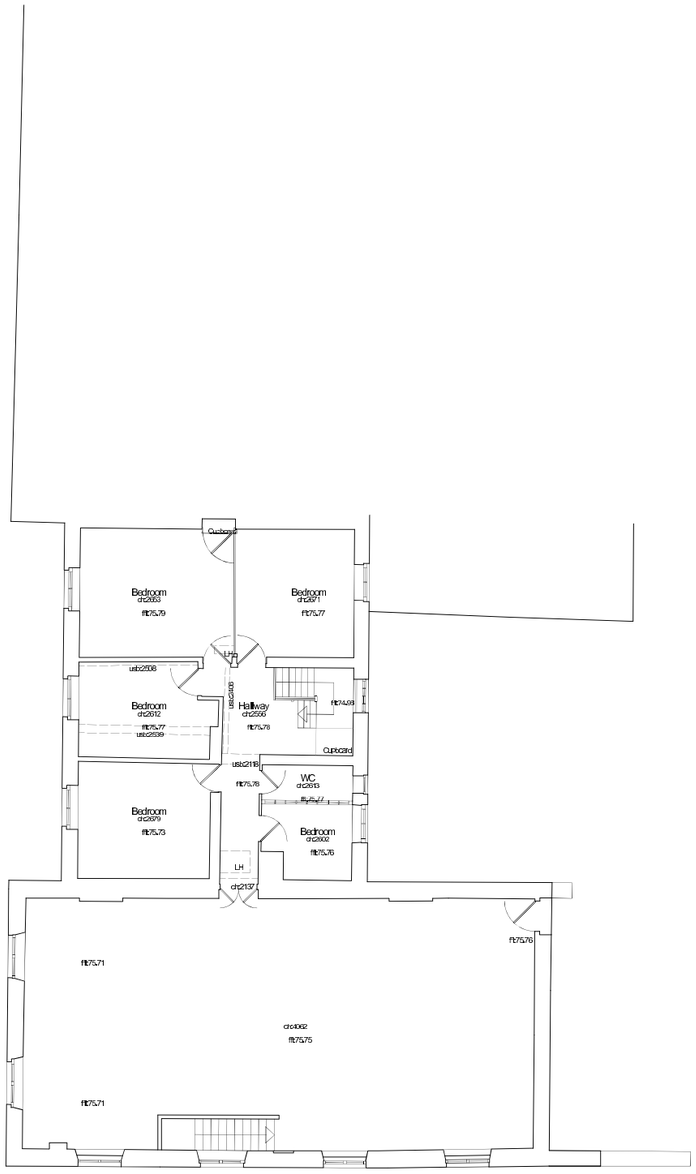

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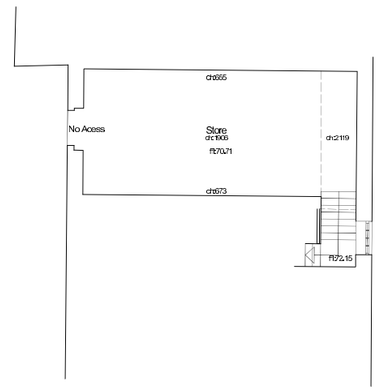

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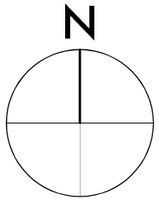

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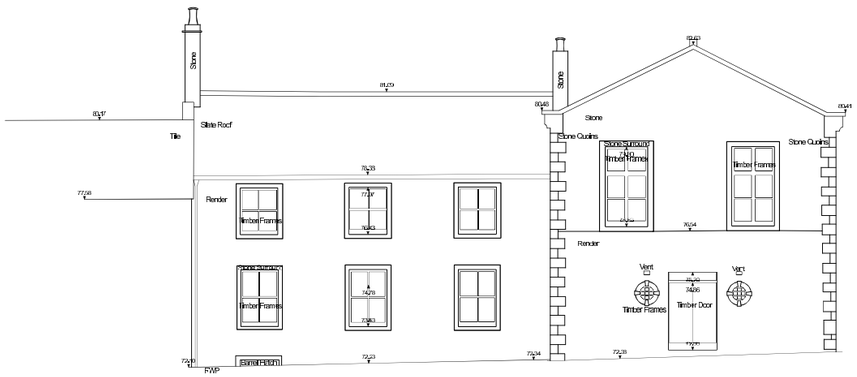
Chartered Practice

project: Wheatsheaf		project number: 2431	drawing number: ex02
name: existing plans			
scale: 1 to 100 @ A1	date: february 2024	status: information	revision: -



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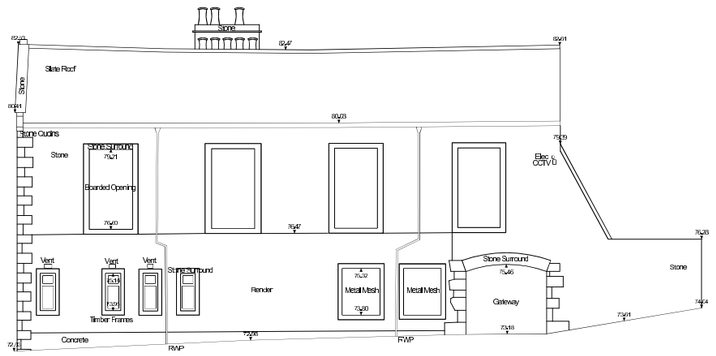

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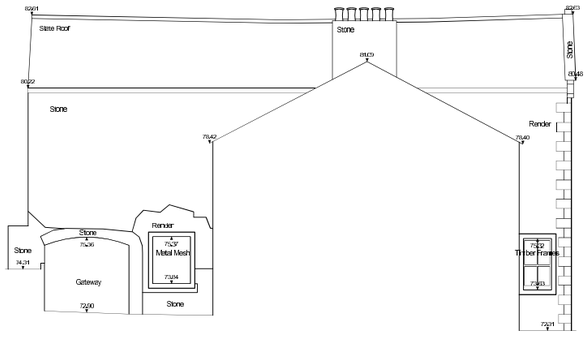

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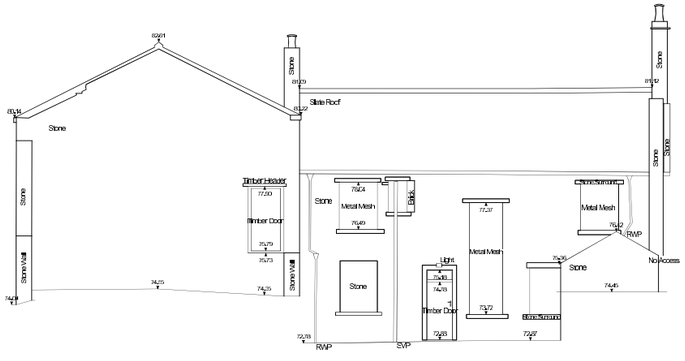

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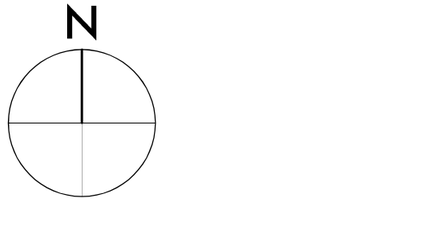

0m 10m scale

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APPENDIX B

PHOTOGRAPHS

Photo 1 – View from west

Photo 2 – View barn from south west

Photo 3 – View from south east

Photo 4 – Damp around chimney breast

Photo 5 – Penetrating damp

Photo 6 – Penetrating damp; ceiling replaced

Photo 7 – Penetrating damp

Photo 8 – Crack in internal wall

Photo 9 – Water ingress at internal corner

Photo 10 – Decayed floor timbers

Photo 11 – Penetrating damp

Photo 12 – Penetrating damp

Photo 13 – Roof structure over function room

Photo 14 – Ground floor – water ingress

Photo 15 – Ground floor – decayed first floor timbers

Photo 16 – Ground floor toilets – crack in wall

Photo 17 – Ground floor – penetrating damp in west wall

Photo 18 – Ground floor – penetrating damp in west wall

Photo 19 – Cellar – damp patches on floor and walls

Photo 20 – External store room

Photo 21 – Leaking gutters and downpipes

Photo 22 – Outward bow to south wall

Photo 23 – East wall – gap along roof verge