

STRUCTURAL CONDITION SURVEY

EXISTING BOUNDARY WALL

AT

THE OLD STABLES

LOWERGATE

CLITHEROE

LANCASHIRE

BB7 1AD



Sunderland Peacock and Associates Ltd

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USE OF THIS DOCUMENT

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This document is for the purpose of obtaining planning permission and listed building consent only and must be read in conjunction with all other planning documents.

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GENERAL NOTES:

RESIDENTIAL PROPERTY

The condition inspection and subsequent report have been based upon RICS Practice Standards (UK) Surveys of Residential Property, 3rd Edition Guidance Note, dated May 2016.

Health and safety responsibilities including all procedures and recommendations set out within the RICS Practice Standard (UK) Surveying Safely, 2nd Edition, Guidance Note, dated November 2018 were followed and adhered to where appropriate.

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I.0 INTRODUCTION

I.1 Scope of Instructions

Conduct a non-intrusive visual inspection upon the existing condition of the wall fabric.

We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.

We note in our report if we cannot check any parts of the structure that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

I.2 Property Address

The Old Stables
Lowergate
Clitheroe
Lancashire
BB7 1AD

I.3 Client's Details

Mr Taylor and Ms Smith
Stanley House
Lowergate
Clitheroe
Lancashire
BB7 1AD

I.4 Date of Survey

The survey took place on Monday 27th July 2026.

I.5 Weather Conditions and Temperature

The weather on the day of the inspection was overcast with some sunny spells. The temperature at the time of inspection was approximately 15°C at the start of the inspection.

I.6 Limitations of Inspection

We have not inspected parts of the structure which were covered, unexposed or inaccessible at the time of inspection and we were therefore unable to confirm that such parts of the structure are free from defects.

The foundations of the structure have not been inspected as this will require extensive investigation to form trial holes. We cannot confirm the stability of the walls from their support but have drawn any conclusions based upon the visible evidence to the external walls at the time of inspection.

Any opinions provided within this report as to the likely occurrence or recurrence of past movement is given in good faith in an attempt to assist. However, where such opinion is that further movement is past/long standing in nature and unlikely, this should not be taken as a guarantee.

Specific limitations also as stated.

1.7 Information relied upon in this report

Given the limited nature and specific extent of the survey undertaken a desk study of the site was not deemed necessary.

2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Age

The Old Stables is expected to be an early 18th century stables or coach house associated with the adjoining property, known as 'Dower House'. The Old Stables now serves as a meeting place for St Michael's and St John's (Loyola) Scout Group.

3.0 SETTING

3.1 Location

The application site is located in the town of Clitheroe, in Lancashire. The building is located on the south east side of Lowergate with the application site located to the rear (south east) of the building.

3.2 Orientation

The boundary wall is orientated in a north west to south east direction.

3.3 The Site and Surrounding Areas

The application site is located to the south east side of The Old Stables and consists of a stone boundary wall which separates the rear garden of No 41 Lowergate (Dower House) and the yard area to the rear of The Old Stables. The yard area is comprised of a loose gravel and tarmac hardstanding and provides access from the driveway to the nearby Stanley House through to the rear of No 41 (Dower House) and the rear of St Michael and St John's Parish Centre. Stanley House is located immediately east of the site and is separated by a metal fence. A metal staircase is present to the rear of The Old Stables and provides a means of emergency escape from the first floor of the building. Candlemakers Court, a modern housing development built in the 1980's is located immediately to the south of the site and is separated by a fence line comprising of concrete posts and timber fence panels.

3.4 Local Factors

The Old Stables and No.41 Lowergate (Dower House) are Grade II listed buildings and are designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The buildings were designated on the 30th September 1976. Given that

the subject boundary wall adjoins the rear of No 41, it is likely to be considered as part of the listed building and its curtilage is therefore also considered to be grade II listed.

4.0 SURVEYOR'S OVERALL ASSESSMENT

4.1 BOUNDARY WALL

Description:

The structure is a substantial stone retaining wall constructed from randomly laid natural rubble stonework, with roughly dressed triangular weather copings. The wall varies in height from approximately 3.2m at the south east end to approximately 4.2m where the wall adjoins the rear elevation of The Old Stables. The overall thickness of the wall varies and increases from approximately 300mm in width at the north west end of the wall and increases towards the south east end of the wall where it appears thickest. A small stone shed is located at the south east end of the wall on its south west side.



PL01: Views of the wall from the north east yard area.



PL02: Views of the wall from the south west within the garden to No 41 Lowergate.

Current Condition:

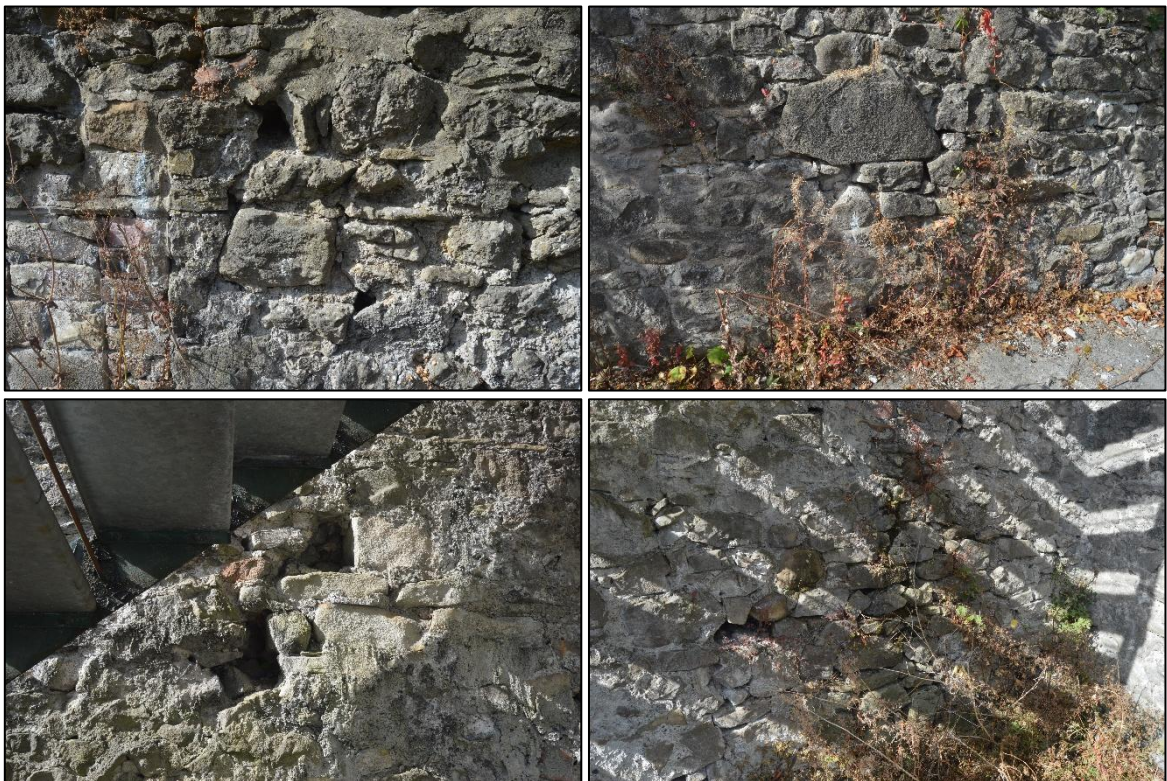
Generally, the wall appeared to be in poor condition at the time of inspection. During our inspection of the wall, we noted the following matters relating to its condition;

- a) The wall surface undulates along its length with bulges noted suggesting some possible separation of the stonework leading to isolated areas of movement to the stonework.
- b) Large areas of perished mortar were noted which leaves the stonework poorly consolidated and susceptible to dislodgement.

- c) Voids were noted to the wall caused by perished mortar and loose / missing stonework. This results in poorly consolidated masonry and an increased risk of penetrating dampness.
- d) Wall climbing plant growth as well as other plant types were noted to the fabric of the wall. This can lead to the plants and roots penetrating into the stonework leading to damage of the stonework and mortar as well as penetrating dampness and the retention of damp conditions.
- e) Isolated cracking was noted to the wall at the time of inspection.
- f) Areas of the wall have been pointed using cement mortar. This type of mortar is not considered to be suitable or compatible for use with historic building fabric.
- g) Areas of stone decay were noted likely caused through a combination of natural weathering and the use of incompatible cementitious materials.
- h) It is clear that different phases of rebuilding have been undertaken in the past which have likely contributed to the poor condition of the wall as some areas appear to be of poor workmanship.



PL03: View of areas of perished mortar pointing.



PL04: View of voids / missing stonework noted to the wall.



PL05: View of missing coping to the wall head increasing the risk of penetrating dampness.



PL06: View of undulations noted along the length of the wall.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusion and Recommendations

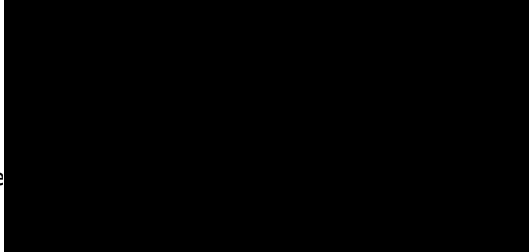
The wall exhibits evidence of its continued decline in condition and if not addressed it will continue to deteriorate further. Given the poor condition of the wall, it is recommended that the wall is carefully dismantled and rebuilt. The wall should be reconstructed using modern methods and built off a new concrete foundation whilst incorporating the existing stonework as a cladding. This should be undertaken in accordance with Structural Engineer's details and specification. The wall should be capped with traditional stone copings in order to shed water away from the wall head.

6.0 CERTIFICATION AND QUALITY ASSURANCE

6.1 Primary Surveyor

Name: Matthew Fish *B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC*
Associate Chartered Architectural Technologist and
IHBC Accredited Historic Buildings Advisor / Surveyor
Sunderland Peacock and Associates Ltd.

Signature

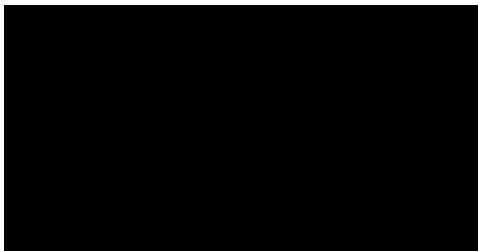


Date: 27/07/2026

6.2 Secondary Surveyor

Name: Philip Cottier *B.Sc. (Hons) M.Sc. MRICS MCIOB RICS Registered Valuer*
Company Director and Chartered Building Surveyor
Sunderland Peacock and Associates Ltd.

Signature:...



Date: 27/07/2026