

The Clock Face
54 Derby Street
Prescot
L34 3LL

1st June 2022

RE: Letter Report outlining structural remedial works at The Clock Face, Prescot

J B Langley Associates Ltd (JBL) have been instructed by IMD & Associates Ltd on behalf of Daniel Thwaites PLC to carry out an inspection of an existing outbuilding, on the site of the above public house. There are 2No. outbuildings located north of the main pub building, one of which is double storey and one is single storey. Both are adjoining with duo-pitch roofs and are traditionally constructed.

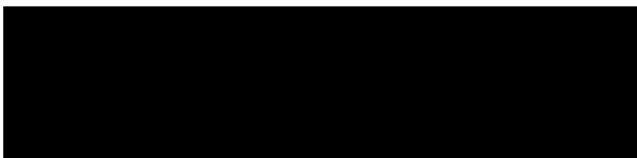
Adjacent to the side elevation of the two storey building is another mono-pitch structure located on the neighbouring land. This outbuilding is almost completely covered in vegetation to the extent where the roof structure and high-level masonry is barely visible. It is, however, clear that the central section of roof has failed and collapsed inwards. The moisture has been removed from the mortar causing the joints to recede. Again, this is particularly true at high-level. Only a small area of brickwork was visible where the two buildings meet, however the two exposed courses appeared to simply butt up to the face of the main outbuilding. Due to the age of the structure, it is highly unlikely wall starter ties would have been installed within the bed joints.

At the time of the inspection, the interior was not surveyed due to the risk to health and safety.

It is clear that the structural integrity of this section of the outbuildings has been compromised by the extensive vegetation growth. It is also our opinion that any attempt to remove said vegetation would further weaken the bonding of the masonry causing further collapse. Therefore, it is our recommendation that the mono-pitch outbuilding be carefully demolished taking special precautions where it adjoins the other outbuilding.

Refer to Appendix A for the site photographs provided.

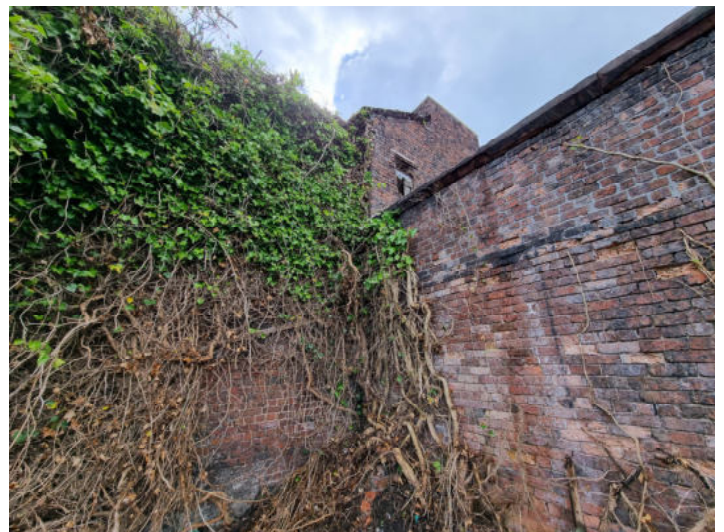
Yours sincerely,



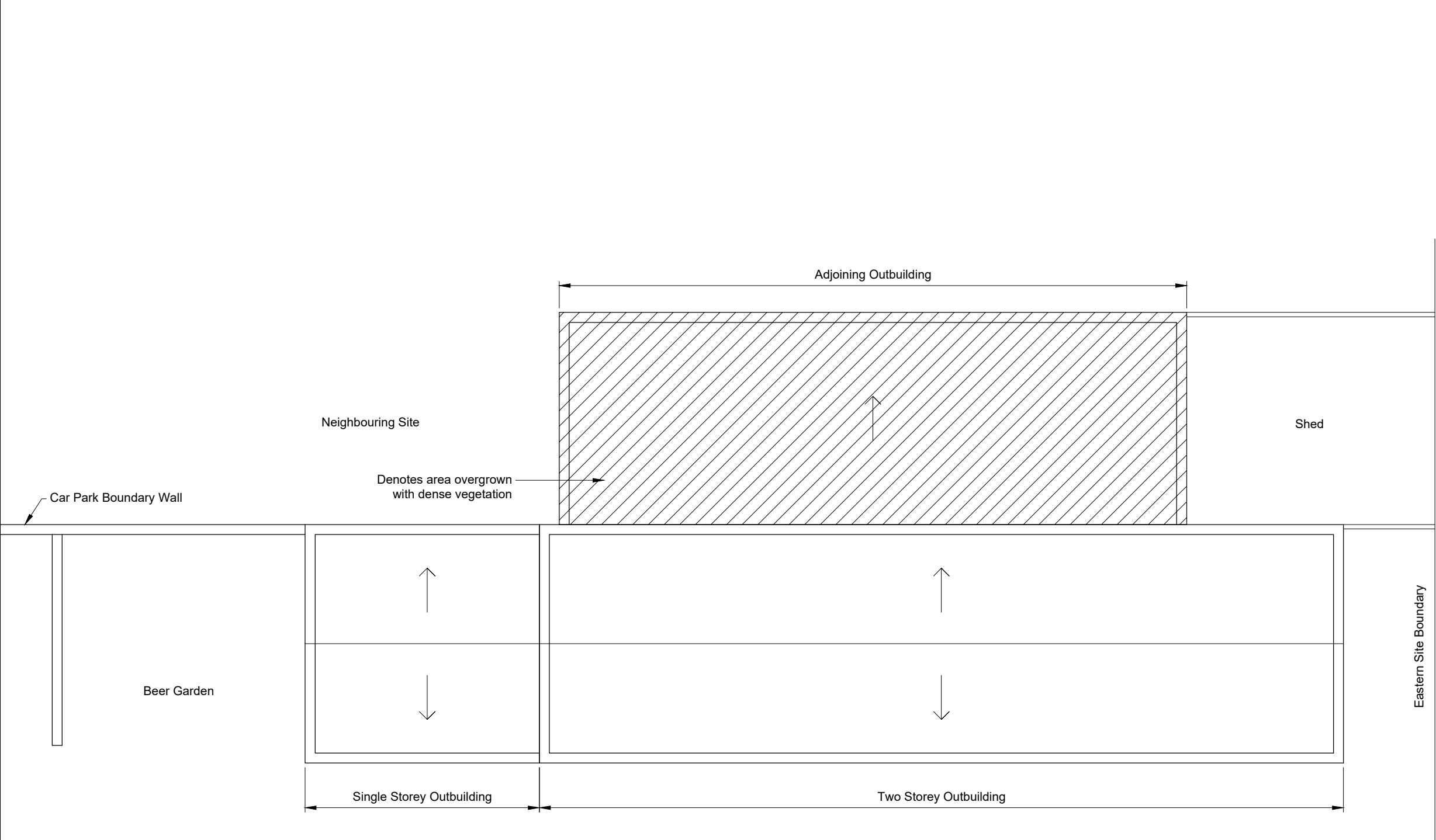
J B Langley Associates Ltd

APPENDIX A Site Photographs





APPENDIX B Existing Part-Site Plan

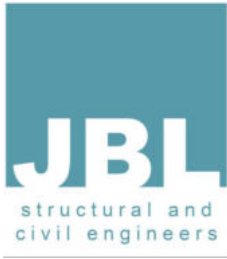


Existing Part-Site Plan
1:100

- Notes**
- Drawing may not be copied without prior written permission.
- Contractor to check all dimensions and report all errors and omissions to the engineer. Do **NOT** scale from this drawing.
- All works are to be carried out in accordance with all relevant CDM regulations, the Health and Safety guidelines and the Building Regulations.
- This drawing is to be read in conjunction with all other architects, engineers and specialists drawings and details.
- Dimensions to be taken from relevant drawings and not from corresponding calculation package
- Contractor to ensure that no asbestos is present, irrespective of an asbestos survey being available, prior to carrying out works to the existing fabric of the building.
- All steelwork to be in accordance with CE marking standards, minimum CC2 and EXC2 classes.
- All steelwork to be minimum Grade S355 U.N.O
- All beams to have minimum 300 x 100 x 215mm deep C30 precast concrete padstones U.N.O
- Steelwork to have minimum 2No coats of high build zinc phosphate primer.
- All steelwork connections to be agreed with fabricator.
- All roof and floor timbers to have solid timber noggins at maximum 1800mm centres.

- CDM Regs 2015 - Designers risk assessment**
- Contractor to ensure all steelwork installations are carried out using appropriate mechanical means with full RAMS document in place.
- Contractor to ensure all adequate temporary propping of existing structure throughout construction phase and consult temporary works engineer if required.
- Contractor and Sub-Contractors to ensure all relevant codes of practice and regulations governing the proposed works are adhered to.

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Rev	Description	Date



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- Client:** Daniel Thwaites PLC
- Designer:** IMD & Assocites LTD

- Dwg Title:** Existing Part-Site Plan
- Location:** The Clock Face, 54 Derby Street, Prescott
- Status:** Preliminary

- | | |
|---------------------------|-----------------------------|
| Project No: 154986 | Scale: as noted @ A3 |
| Dwg No: 02 | Date: June 2022 |
| Revision: - | Drawn: BJJ |

PRELIMINARY