

Ref: 154986-JBL-XX-ZZ-900 01

Daniel Thwaites PLC
Myerscough Road
Blackburn
BB2 7LB

6th October 2023

RE: The Clock Face, 54 Derby Road, Prescott, L34 3LL

Following our report at the above premises (dated 1st June 2022) we have been asked for further comments; the survey was carried out by Ben Jagger MEng(Hons) and the weather at the time was dry and clear.

The report in question was in relation to the mono pitch barn section that abuts the rear of the main barn building. The construction of the lean too section is solid brickwork (225mm thick), and underneath the vegetation growth there are clear areas of new brickwork indicating areas have been added on to and rebuilt previously.

The vegetation is of such size and growth that it has engulfed the building and caused irreparable damage. The roof structure is clearly struggling with the weight of vegetation and excessive deflection is visible externally, with the central section having failed and collapsed inwards. Previously in March 2022 the chimney breast has had to be removed due to the vegetation causing movement to the brickwork and the chimney partially collapsing from movement of the masonry; the chimney was removed externally in full, to ensure no further damage was caused.

The extent of the defects to the building and uncertainty of the roof structure, in our opinion, make it extremely unsafe for any person to enter the building and carry out surveys in a safe and controlled manner. To allow access, the vegetation would need to be first removed, and a further external inspection carried out to ascertain if it would then be safe to enter. However, due to the extent of the vegetation, its removal will most likely cause further damage to the masonry, as it would cause additional cracks and joints to opening up, weakening what little strength remains and result in collapse.

Our recommendation to remove the section of mono pitch building in full was not taken lightly, however due to its current structural condition, it is our opinion that its removal will make the site safer and not adversely affect the listed status of the main building, as the small section of mono pitch in question currently detracts from the overall condition of the site.

Any removal / demolition work should be carried out by a suitably qualified contractor, with all works being done from the outside and ensuring no damage is caused to the main barn.

Trusting the above meets your requirements, however, if you have any queries or do require anything further, please do not hesitate to contact us.



Director
J B Langley Associates Ltd