**HBL ASSOCIATES LTD.**

# STRUCTURAL INSPECTION FOR PROPOSED DEMOLITION AND ALTERATION WORKS

**For**

**THE KNOT INN**

**STATION ROAD**

**RUSHTON SPENCER**

**CHESHIRE**

**On Behalf Of**

**PUNCH TAVERNS**

## Revision Schedule

| Rev | Date | Details | Prepared By | Reviewed By | Approved By |
|---|---|---|---|---|---|
| 01 | January 2015 | Final | **M. Wood** Consultant | **M. Wood** Consultant | **M. Wood** Consultant |



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# 1. Introduction

Further to instructions received via. e-mail from 'Core Design (UK) Ltd. - Architects (dated 07/01/15), acting on behalf of 'Punch Taverns', we confirm our visit to the above licensed premises on Wednesday 14th January, 2015 to undertake a visual inspection and advise on the structural implications of proposed demolition and alteration works to the existing building.

The building has listed status.

# 2. Limitations

*Our inspection was confined to the subject areas of the property, relating to the proposed demolition and alteration works.*

We have not undertaken a full structural inspection of the property or made intrusive investigations in the form of 'opening up' works or the removal of claddings, finishes and decorative linings to expose areas of the substrate or supporting structure.

We are therefore unable to report on the condition of structural elements which were hidden (covered), unexposed or inaccessible at the time of our visit.

Internal finishes and fittings prevented a full view of the structural fabric on the inside of the building.

No access was made into the roof space.

Our report is therefore based generally on a visual inspection of the exterior, masonry elevation(s) and interior layouts - at the subject locations.

# 3. Brief Description

The main two storey building appears to be of traditional loadbearing masonry wall construction, supporting an arrangement of duo-pitch roofs (profiles) of conventional timber rafter and purlin frameworks, with suspended floors of timber board and joist construction. Roofs have tile cladding and external elevations present coursed brickwork.

The age of the property is likely to date back to the early part of the 18th century, or possibly older, but this is not confirmed.

There are lower level and single storey, pitched roof 'wings' to the side (front corner) and rear. A single storey structure, with felted roof construction, adjoins the side wall of the rear Dining area.

Openings on the main elevations have stone lintels and sills and the front entrance has a feature stone surround.

The side entrance lobby projects out from the main building line, under a felted flat roof.

Chimney stacks are located above the two storey gable elevations.

From a summary inspection of the external elevations the building appears to be in a reasonable condition and there is no obvious evidence of significant masonry cracking and structural movement.

External masonry has suffered general weathering and decay, notably at the base of walls - but this is as would be expected considering the type and age of the property.

# 4. Proposed Demolition and Alterations (Structure)

The proposed works are briefly noted as follows:

- Small lean-to demolished - to facilitate Kitchen extension.
- Side entrance lobby modified and external canopy structure added.
- New Kitchen extension + facilitating works.
  N.B.
  This will include removal of a section of existing external walling, at ground floor - to form an opening through to the new extension.
- Minor internal alterations e.g. formation of new (small) openings in internal walls and removal of existing (partition) wall to Kitchen store.

# 5. Findings and Discussion

With the exception of the removal of part of an existing external wall (ground floor) for access into the propose Kitchen extension, the structural works are relatively minor and have no significant implications on the stability and integrity of the existing listed building structure.

- The existing lean-to structure is a later, comparatively recent addition and is of basic single storey construction comprising imitation (cast) stone walls and a translucent, corrugated sheet roof.
  It is of no obvious aesthetic merit and can be removed without detriment to the remaining, adjoining structure.

- The works to modify the existing (projecting) side entrance lobby and construction of the external canopy will, again have no significant influence on the existing building structure.
  A nominal additional load will be transferred to the existing external wall, from the canopy roof, but this will be accommodated by provision of a timber trimmer member against the wall face.

- The new Kitchen extension will be constructed with a timber flat roof on external cavity wall construction and concrete strip / trench-fill foundations.

- The new opening ('break through') in the existing external wall of the existing Kitchen will require installation of new, purpose designed steel beam members with intermediate support on a new engineering brick pier or cased steel column with, subject to further investigation, a new concrete pad base foundation.

N.B.
Existing wall foundations will be exposed and inspected for depth and structural adequacy to support the altered superstructure (wall) arrangement above.

- The proposed new openings in internal walls are relatively short span and will be trimmed with new proprietary, pre-stressed concrete lintels of appropriate size - number to suit existing wall thickness.

# 6. Summary

The proposed demolition and alteration works will have only limited impact on the existing building structure.

Where required, structural members will be installed to secure adequate support, notably for the new opening through to the proposed Kitchen extension.