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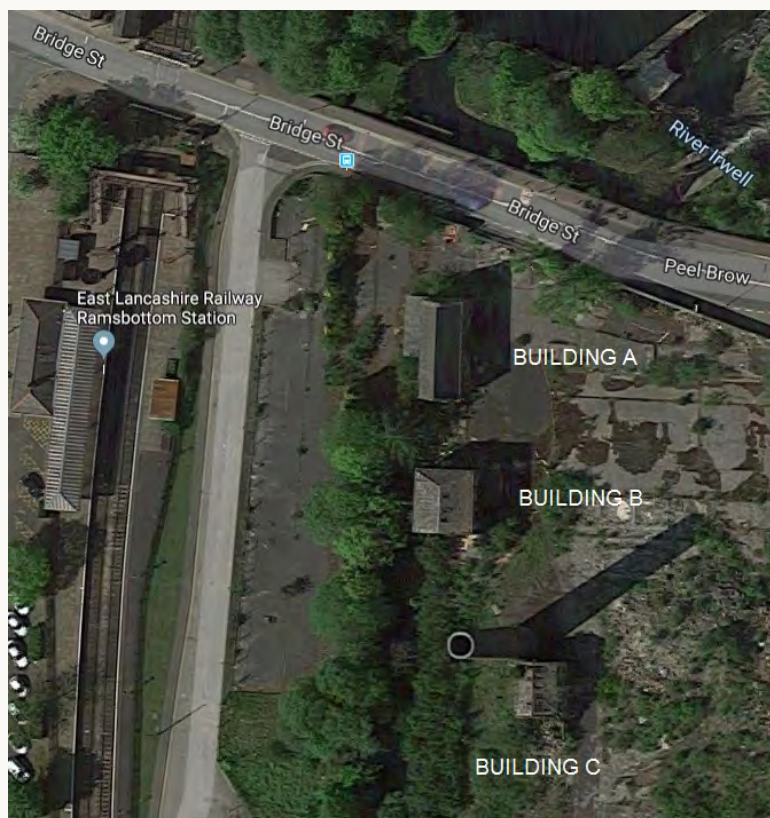
23rd December 2019

Mr A Tee
Eccleston Homes Ltd
Suite 114
Newton House
Birchwood Park
Warrington
WA3 6FW

Dear Sirs

FORMER MONDI SITE BRIDGE STREET RAMSBOTTOM

Further to your instruction Betts Associates visited the above site in July 2019 to review the condition of existing buildings as shown on the aerial photograph.



As the structures were boarded up, and in some cases in a dilapidated condition, the review of the buildings was limited to a visual inspection. At the time an asbestos survey had not been carried out on the buildings.



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BUILDING A



Of the three buildings assessed this structure was in the best condition.

Dense vegetation has grown all around the building which restricts the access.

The roof condition appears reasonable with flashings in place. The line of the ridge appears to have dropped at the front left hand.

The external wall is dressed stonework with stone lintels generally in reasonable condition, however there is a noticeable bulge in the left hand front elevation (east side) at roof level. See photograph below. This position coincides with the dropped ridge line. It is possible that the roof movement had pushed the external wall outwards. An inspection of the internal structure is necessary to confirm this.

The north end wall appears satisfactory with large full storey windows infilled.

The rear elevation (west side) has had a single storey extension built at one end the roof tile of which have been damaged.

The south end elevation appears satisfactory. A dilapidated single storey outbuilding for pipe valves abuts the end wall however this appears detached and easily removed.



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BUILDING B



This building was inaccessible due to dense vegetation and being in a dilapidated condition.

The front elevation (shown above) could not be accessed but from photographs it can be seen to be random stonework in the main which has been modified with steelwork and infill stonework. Corrosion of the steelwork is occurring at the supports and distorting the masonry. A single storey extension has been added to the frontage.

The north end wall is random stonework which appears in reasonable condition. There are infill panels of brickwork to windows. An external steel staircase gives access to the first floor. It was possible to view inside the building at this level which revealed a second floor built into the roof trusses, and demolished partitions.

The west elevation was not accessible due to vegetation and a mill pond.

The south elevation has previously had a single storey unit attached. Dislodged stonework is apparent where previous roof purlins were installed. At the rear of the elevation visual access was available which showed timber first floor joists spanning onto steelwork.



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The roof has a hipped end on the north whilst the remainder is a standard pitch roof. Tiles have been removed showing sarking boards below. The removal of tiles would lead to weather ingress and damage to timbers.



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BUILDING C

This building is a two storey structure with stone facing masonry. The building is derelict and not safe to enter.



The photograph above shows the front (east facing) elevation.



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The north end of the building is also stonework however the tall brick chimney is in close proximity. A steel section connects this elevation and the chimney at first floor level and below this, in the northwest corner, Building C merges with the chimney.



The rear of Building C is brick construction. At the base of the chimney access to the main shaft is formed where the two buildings meet. Due to limited access it is not clear which is the original structure of the chimney and this requires further investigation, particularly due to the potential instability of Building C.



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The south end of Building C is in a dangerous condition with brickwork being unbonded.



An inspection of the first floor construction could be made from outside the building which showed rotten floor joists in danger of collapse



Whilst Betts were on site a separate survey was being conducted by another Engineer who was reviewing the condition of the chimney by drone. It was not clear if the extent of this survey included the chimney condition at low level, particularly where the chimney adjoins Building C.



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CONCLUSION

The appraisal of the existing buildings is limited to a visual report due to buildings being boarded-up, lack of asbestos report and the dangerous nature of buildings.

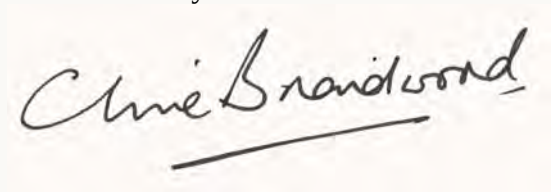
From this we would comment as follows.

Building A - Has a reasonable building envelope but would need further investigation into the bulging of masonry, possibly due to potential roof distortion. Roof, floor joists and ground floor would require further investigation.

Building B – Has a disjointed envelope construction. Corroded steelwork is causing cracking in masonry joints. The roof tiles have been removed leading to water ingress and potentially rotted timberwork.

Building C – In a dangerous condition with large holes in masonry and unbonded brickwork, particularly on the rear and south side elevation. It is not clear how this building is connected to the chimney at ground level. Further investigation is required in this area before any remedial works are undertaken.

Yours faithfully



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