

21st November 2020

200516-C2C -XX-XX-LTR-S-01A

Mr J Murphy
C/o Whitehead Solicitors
6 Water Street
Newcastle Under Lyme
Staffordshire
ST5 1HR

Re: Structural inspection of Dymock Arms, Penley, Wrexham, LL13 0LS

Dear Mr Murphy,

C2C Consulting Engineers were appointed by Mr J Murphy to carry out an assessment of the structural condition of the 16C section of the Dymock Arms, Penley, Wrexham.

The inspection was to concentrate on the 16C section of the property.

Our Engineer visited the property on Friday 20th November 2020 to carry out this inspection. The inspection comprised a general, visual examination of the exposed accessible surfaces and areas of the 16C area of the building. We have not examined in detail the woodwork, finishes and other parts of the structure concealed at the time of inspection and we are, therefore, unable to comment on the condition of such areas. We have not consulted with the Local Authority or other statutory bodies.

The Dymock Arms is the premises of a former public house which experienced a fire in January 2010 resulting in considerable structural damage.

The original building is believed to date back to circa 1550 and is a Grade 2 listed building.

Access onto the first floor was not possible as it was considered too dangerous, with the floors likely to collapse under footfall. Observations were carried out where possible from inside the ground floor structure through gaps in the collapsed floor and also from around the building perimeter, where elements of the first floor and roof structure can be seen as a result of the roof having fallen in.

The first-floor structure is in extremely poor condition with significant water damage resulting in extensive rot and considerable vegetation growth. Several joists supporting the floor to the bedroom areas above have become dislodged from their bearings and in various locations have broken completely.

Much of the timber support members at first floor and roof level are noted as being compromised, having been severely damaged as a result of the fire, in addition signs of wet rot was also noted.

Areas of masonry are exposed at first floor where plaster finishes have become detached exposing the timber framework behind much of which is badly charred with areas of rot noted.

Two of the 3no. support trusses can be seen at first floor level. The trusses are significantly charred, we would estimate that at least 25mm of section has been completely compromised and as a consequence no longer has any suitable structural capacity.

The perimeter walls generally appear to be in reasonable order, however, some distortion is noted above first floor level where the masonry panel to the right hand section is leaning out slightly up to eaves level.

The timber first framed structure is now inaccessible, the continuous damp ingress and vegetation growth has resulted in the failure of several timber floor beams and joists.

The timber framework in general is significantly charred and considered structurally inadequate and may no longer be utilised as load bearing members.

In conclusion, it is of our professional opinion that the timber elements of the 16C area of the property no longer have any structural capacity and are not considered adequate to support any future floor or roof loading.

Given the current condition of the building it is considered likely that the property is no longer economically viable.

We trust the above provides the information required, however, should you have any queries please do not hesitate to contact the writer at the above office.

Yours Faithfully



Tim Wright
Associate Director
BEng.(Hons) IEng AMIStructE
For and on behalf of C2C Consulting Engineers Ltd

Standard Scope and Limitations

This report has been prepared to provide guidance on the structural condition of the property.

We have only inspected and reported upon the defects within the property, as instructed by the client.

The report is based upon a visual inspection of those areas of the property that were readily accessible at the time of the inspection. It is not normal practice to remove internal finishes, lift carpets or move furniture etc. As such, comments cannot be made on those parts of the structure that were inaccessible or hidden from view at the time of the inspection.

We have limited our report to the most important aspects as stated in the text. The report does not provide a checklist of all repairs and improvements that might be desirable.

Our inspection did not include:-

1. The excavations of any trial holes to establish the depth of foundations and bearing strata.
2. Inspection of non-structural items such as doors, door frames, windows, floor, wall and ceiling finishes, other than where they are relevant to structural movement.
3. We have not inspected any services such as electric, gas, water and drainage.
4. We have not inspected those parts of the structure, which were covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from defect.

This report is for the private and confidential use of the client for whom it is prepared.