



Hogan Asphalt Limited

Hendre Mine, The Nant, Rhydymwyn, Mold CH7 5QD

Structural Inspection

Inspection Report for Planning Application Support

9922-ECL-XX-ZZ-RP-S-0001 Rev: 01

November 2023

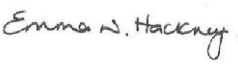
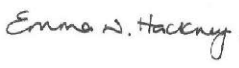
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1.0 INTRODUCTION

1.1 Purpose of Survey

1.1.1 Egniol Consulting Limited (Egniol) of Llys Onnen, Parc Menai, Bangor, Gwynedd have been appointed by Hogan Asphalt Limited to undertake a structural inspection at Hendre Mine, The Nant, Rhydymwyn, Mold CH7 5QD.

1.1.2 The inspection was requested by Client's Consultant (Christine House – House Associates Ltd.) on behalf of Hogan Asphalt Limited (Client).

The proposal is to develop the existing industrial yard with proposed demolition of some existing buildings and retention and renovation of others.

The purpose of the report is to establish the structural condition of the buildings in support of a Planning Application paying due regard to the general condition of the buildings and their suitability for demolition, retention and renovation.

The proposal includes demolition of Buildings A and C. Renovation / re-use of Building B and retention of Building D (chimney).

None of the buildings on the site are deemed to have significant historic value with no record of any buildings being 'Listed' structures.

1.2 Brief

1.2.1 Brief received from Client's Consultant (Christine House) on behalf of Hogan Asphalt Limited and confirmed in Egniol email dated 31st October 2023.

Instructions to proceed provided by Client's Consultant in email dated 02nd November 2023.

Brief requested inspection and report on four existing buildings at the site (three buildings and one large chimney structure).

1.2.2 Brief confirmed as

- Site visit to review condition of existing four buildings (including chimney)
- Provide report on findings including any recommendations for further intrusive investigations or specialist inspections.
- We assume that all parts of the existing buildings are accessible and that access will be available should our fee quote be acceptable.

1.3 Survey Details

1.3.1 Survey was undertaken by Mr Wayne Price on Tuesday 14th November 2023 at which time the weather conditions were changeable with sunny spells and rain showers.

1.4 Occupancy

- 1.4.1 The site is a former cement works and the three buildings and chimney are currently not in use.

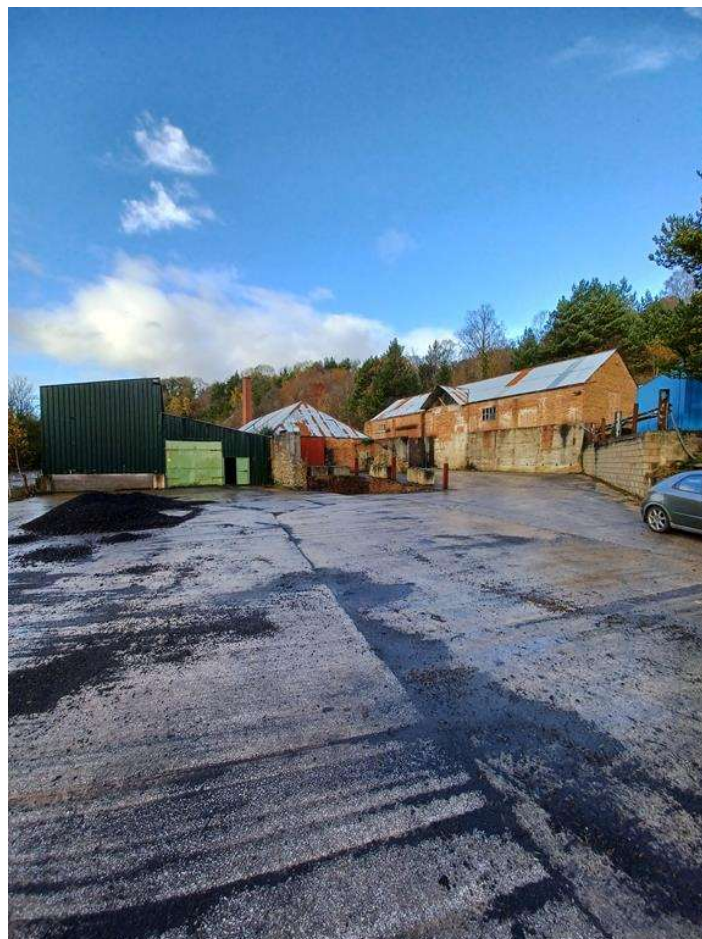
1.5 Extent of Survey

- 1.5.1 Our observations are based upon a visual inspection only; no intrusive investigations were carried out at the time of the inspection.
- 1.5.2 All external observations undertaken from ground level; the report should be read taking account of this.
- 1.5.3 Inspection and appraisal of boundaries was not included in this survey.
- 1.5.4 Manhole/inspection chamber covers were not lifted to any extent during the survey.
- 1.5.5 This report does not include for a damp survey, and damp meter readings were not undertaken.
- 1.5.6 This report does not include for a full insect infestation survey, where signs of worm or insect activity is noted, a full specialist survey is advised.
- 1.5.7 Inspection and appraisal of service installations (gas, electric, water etc) was not included in this survey.
- 1.5.8 We did not undertake an asbestos survey and specialist advice should be obtained in respect of any asbestos based materials.
- 1.5.9 Roof and chimney inspections were carried out from ground level where possible. Our report and recommendations are based on a visual inspection only with no analysis of the existing structure undertaken at this time.
- 1.5.10 The results of the survey are set out below and illustrated, where appropriate, by photographs in Appendix 1.
- 1.5.11 See plan below for building and elevation references.



2.0 Survey Results

2.1 General Property / Site Description



2.1.1 All three buildings are single storey.

Buildings A and B are large open plan industrial type / warehouse / workshop structures.

Building C is a smaller 'domestic' style building that is likely to have been used as office / welfare facilities.

Building D is a large industrial chimney. We understand the site was originally used by the adjacent mines and the chimney was likely to have been used during the smelting process.

2.1.2 Building A –

- Building A appears to be two differing aged buildings connected together with an infill section
- Elevation 1 has a steel framed building to the left-hand side and a brick structure to the right-hand side. The steel frame section appears to be a more recent 'extension' to the likely original brick / masonry building
- Steel frame has profiled metal cladding
- Brick masonry section has a corrugated metal sheet roof
- Building A is generally on a site level from front to rear. The site steps up from left to right. The right hand ground floor slab of the building is at a higher level than the left hand steel frame section

2.1.3 Building B –

- Building B appears to be two differing aged buildings connected together with an infill section
- Elevation 1 has a steel framed building to the right-hand side and a brick / masonry structure to the left-hand side. The steel frame section appears to be a more recent 'extension' to the likely original brick / masonry building
- Corrugated / profiled metal sheet roofs
- Building B is located in an elevated position when compared to the other buildings on the site. Large retaining walls along Elevation 2
- Former electricity transformer / substation building connected to the right hand side of the building
- Former electricity building has brick walls with an insitu concrete flat roof
- Right-hand side (Elevation 4) of this building is inaccessible due to the sloping site levels and woodland

2.1.4 Building C –

- Stone masonry building with a pitched slated roof
- Generally, the building appears to be in a poor condition and state of repair
- Located on a site that is level from left to right and slopes / steps up from front to rear

2.1.5 Building D (Chimney) –

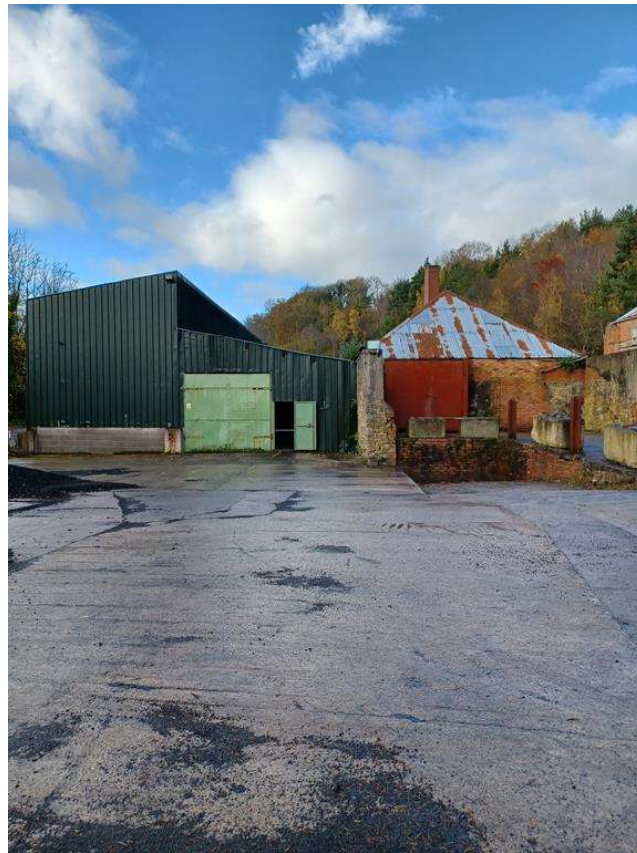
- Large industrial type brick built chimney. At this stage height not possible to establish
- Elevation 1 facing Building B, Elevation 2 facing sloping woodland, Elevation 3 facing away from site, Elevation 4 facing Building C
- Access for inspection restricted due to the surrounding woodland / sloping topography
- Extensive vegetation growth on Elevations 3 and 4

3.0 BUILDING A

External Inspection

3.1 Elevation 1

Photos 1 - 10



- 3.1.1 Left hand steel frame structure has vertical profile sheeting
- 3.1.2 Facing blockwork wall at low level to left hand steel frame structure between concrete pads surrounding the steel frame columns
- 3.1.3 Large double door centrally to the steel frame with a single personnel door to the right-hand side. Evidence of impact damage at the door head
- 3.1.4 Stone and brick dividing wall between the steel frame and the brick / masonry section. The dividing wall leans towards the steel frame structure and appears to be in a poor condition
- 3.1.5 Right hand side brick / masonry section of the structure has a large double door
- 3.1.6 Corrugated metal sheet roof appears to be in a poor condition
- 3.1.7 Evidence of bricked up opening to the right hand side
- 3.1.8 Plant growth top left and right-hand corners of the brickwork section
- 3.1.9 Loading bay / ramp to front on right hand side

3.2 Elevation 2

Photos 10 – 19



- 3.2.1 Elevation 2 is along the brick / masonry section of Building A
- 3.2.2 Elevation is a stone masonry wall with 10 courses of brickwork above
- 3.2.3 Timber door towards left hand side with low headroom
- 3.2.4 Two timber framed windows towards the right hand side in poor condition with decayed frames and broken glass
- 3.2.5 Steel corrugated sheet roof appears generally to be in a poor condition
- 3.2.6 Some plant growth through the upper level brickwork
- 3.2.7 When viewed from the side the wall generally appears to be plumb

3.3 Elevation 3

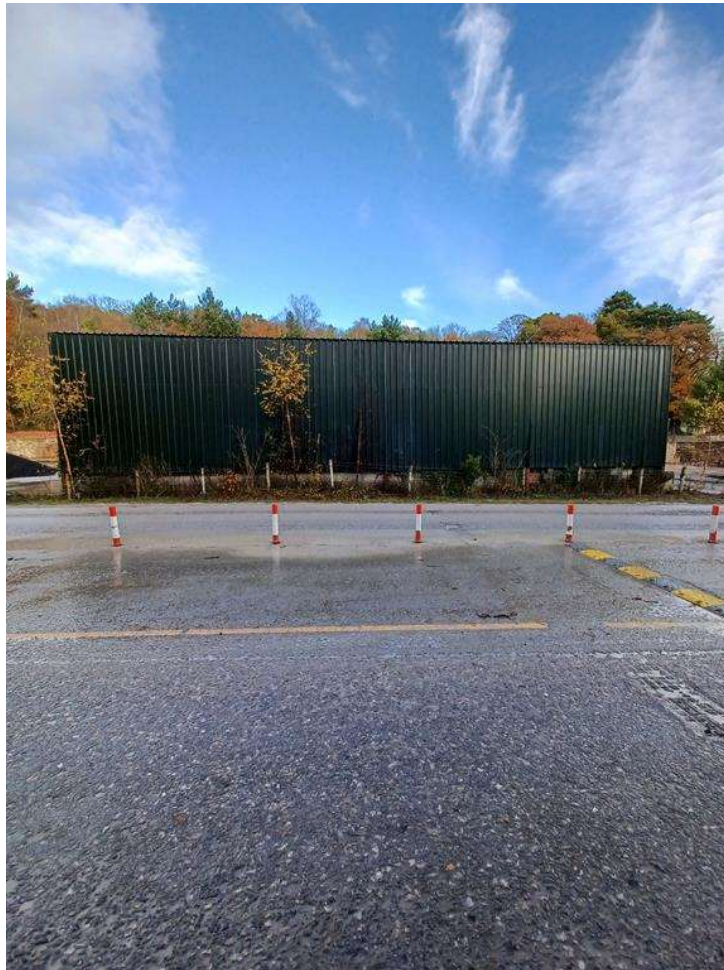
Photo 20 – 28



- 3.3.1 Left hand masonry / brick section of the building has stone wall with brick courses above. Some pockets missing from the brickwork at high level
- 3.3.2 Masonry wall generally appears to be plumb
- 3.3.3 Corrugated metal sheet roof appears to be in a poor condition
- 3.3.4 Right hand side steel frame section of the building has vertical cladding and facing blockwork at low level. Evidence of impact damage to the cladding
- 3.3.5 Large double door towards the left-hand side of the steel frame

3.4 Elevation 4

Photos 29 – 35



- 3.4.1 Elevation facing the access road to the adjacent quarry
- 3.4.2 Elevation has vertical profiled metal sheeting with facing blockwork at low level
- 3.4.3 Boundary fence with vegetation growth along the whole elevation

3.5 Internal Inspection

Photos 36 – 79

- 3.5.1 Building accessed through personnel door in Elevation 1
- 3.5.2 Access into the higher level right-hand masonry section of the building is through the dividing wall between the two buildings
- 3.5.3 Steel frame section of the building is a large open plan area comprising of four bays
- 3.5.4 Centrally there are three steel columns with concrete surrounds
- 3.5.5 Facing blockwork to Elevations 1, 3 and 4 at low level
- 3.5.6 Timber side rails and roof purlins with profiled metal sheeting
- 3.5.7 The dividing wall between the two areas of the building is of stone construction for the majority of its height with brickwork above
- 3.5.8 There are blocked up openings within the dividing wall which would likely have been external
- 3.5.9 Concrete floor slab to steel frame area which appears to slope and is cracked in areas
- 3.5.10 Timber lintels above two openings in the dividing wall are in extremely poor condition with severe deflection centrally allowing downward movement of the brick shallow arch and infill above
- 3.5.11 The dividing wall between the two areas of the building appears to visibly lean outwards towards the steel frame section
- 3.5.12 Floor level to the masonry section of the building is higher than the steel frame section with four steps up from the personnel door between the two building areas
- 3.5.13 Masonry section has a large open plan area with concrete floor slab
- 3.5.14 Two windows in Elevation 2
- 3.5.15 Large door to the front Elevation 1
- 3.5.16 Timber framed roof structure with five lines of timber truss spanning left to right. Timber appears to be in a reasonable condition although lighting was only available via torch
- 5.17 Corrugated metal sheet roof

3.6 Building A – Conclusions and Recommendations

3.6.1 The re-development of the site includes the proposed demolition of Building A.

3.6.2 Inspection noted a number of defects that would need to be addressed if the buildings are retained.

This list itemises the main defects and is not exhaustive. The main defects noted are as follows –

- Extensive water ingress within the steel frame section of the building
- Impact damage to the steel frame cladding and steel structure around / above doors
- Missing cladding
- Sloping and cracking to concrete floors
- Generally, the stone / brick / block masonry to the right-hand section of the building is in poor condition with plant growth, missing sections, spalling faces, poor / missing pointing, out of alignment etc
- Extension damp ingress to masonry walls, plant growth, missing masonry
- Metal corrugated sheet roof to the masonry section appears to be in a poor condition
- External and internal dividing walls to the front elevation in poor condition with a noticeable lean

3.6.3 No buildings on the site are designated 'Listed' buildings.

Due to the likely extensive remedial works required to fully upgrade and re-develop the building, we would suggest that Building A is considered for demolition as proposed.

4.0 BUILDING B

External Inspection

4.1 Elevation 1

Photos 81 – 99



- 4.1.1 Left hand side is a masonry / brick building (likely to be the original). Right hand side has a steel framed building and attached former electricity transformer building
- 4.1.2 Ground level in this area slopes and steps steeply from left to right upwards
- 4.1.3 Brick gable with mortar pointing to left hand side of elevation with bricked up opening centrally. When viewed from the side the wall appears to be plumb. Headers and stretchers visible indicating 215mm thick solid brickwork wall
- 4.1.4 Concrete retaining walls at low level to the left-hand section
- 4.1.5 Attached transformer building to the right hand side brick built with an in-situ concrete flat roof
- 4.1.6 Diagonal crack bottom right-hand corner of the brickwork gable elevation
- 4.1.7 Damp staining to the top right hand corner of the brickwork gable (likely to be due to run-off from the steel framed roof and lack of rainwater goods)
- 4.1.8 Large double door to the steel frame section of the building
- 4.1.9 Plant growth in wall to the right hand side of the double door



- 4.1.10 Single skin profiled metal sheet roof to the steel frame section with blockwork infill walls. Walls built over the brickwork transformer / substation (indicating that the steel frame was added after the construction of the substation)
- 4.1.11 Transformer and all electrics have been removed from the substation with large channels remaining in the concrete floor slab
- 4.1.12 Where visible all brickwork to the substation appears to be in a good condition
- 4.1.13 Evidence of fire damage within the front section of the substation with black staining to the soffit of the concrete roof slab
- 4.1.14 Appears to be slightly spalling concrete from a central steel beam which spans from left to right in the area of fire damage. No rebar exposed
- 4.1.15 Roof slab appears to be in situ concrete and not precast
- 4.1.16 Vent holes at high level on Elevations 1 and 4
- 4.1.17 Spalling roof slab concrete exposing corroding steel rebar above the open doorway to the front section of the substation

4.2 Elevation 2

Photos 113 – 138



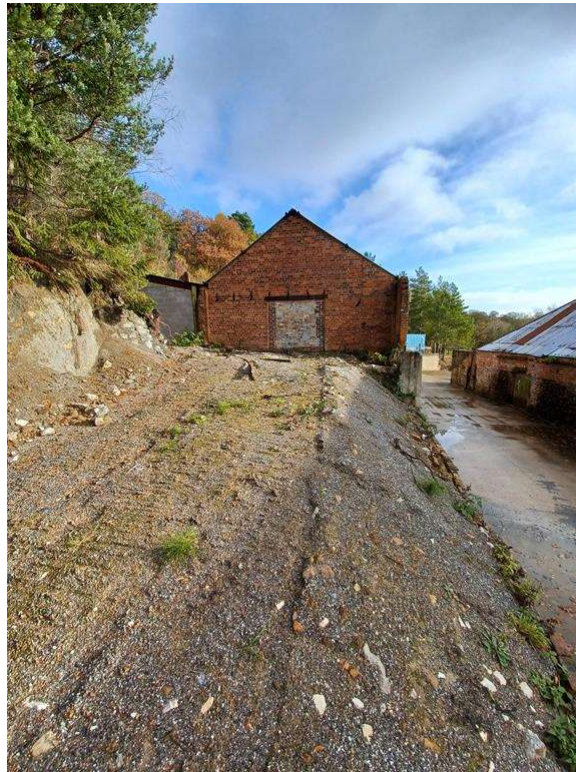
- 4.2.1 To the right-hand side of the building there is a block faced retaining wall with a storage container positioned above. The retaining wall appears to lean and bulge on the front corner with an extensive stepped crack visible. It is likely that remedial works will be required to this retaining wall
- 4.2.2 Large concrete retaining wall along the lower level of Elevation 2
- 4.2.3 Internal floor level to Building B appears to be approximately at the head of the concrete retaining wall
- 4.2.4 Brick wall above the concrete retaining wall with headers and stretcher courses visible
- 4.2.5 Bricked up former openings within the top level of the concrete retaining wall
- 4.2.6 Some openings to the top brick wall have been infilled
- 4.2.7 Weep holes visible in the concrete retaining wall
- 4.2.8 All rainwater goods appear to be in a poor condition
- 4.2.9 Two windows on elevation with timber lintels over. Windows appear to be in a very poor condition and it is likely that the windows and lintels will need replacement
- 4.2.10 Glazed gable peak centrally to the elevation appears to be in poor condition
- 4.2.11 Diagonal cracking in the brickwork below the left-hand side of the gable. Appears to be top left hand corner of a bricked up opening
- 4.2.12 Five brick buttresses / piers along the elevation above retaining wall
- 4.2.13 Retaining wall appears to lean inwards towards the top (considered likely to be an original construction detail)



- 4.2.14 Brickwork wall above the concrete retaining wall appears to possibly lean out towards the top (this could be an optical illusion due to the slope of the concrete retaining wall below). Not possible to measure with a spirit level externally due to height and elevation of wall
- 4.2.15 Regular vertical joints in the concrete retaining wall indicating day joints during construction
- 4.2.16 Generally the corrugated metal sheet roof appears to be in a poor condition
- 4.2.17 Brick retaining wall to the left-hand side of the elevation supporting an access ramp above is in poor condition with an extensive lean out at the top

4.3 Elevation 3

Photo 139 – 152



- 4.3.1 Elevation accessed via a ramp from the rear yard area
- 4.3.2 Brick gable to the right-hand side with a large bricked up opening centrally
- 4.3.3 Facing blockwork to left hand side in steel frame section
- 4.3.4 Appear to be excavations for possible removal of trees and plant growth at the foot of the brick gable
- 4.3.5 Diagonal cracking to top left and right-hand corner of the steel beam above the bricked up opening in the brick gable. To the left hand side the cracking continues horizontally to eaves level at the junction of the brick built building and the steel frame section
- 4.3.6 Step / lateral movement of blockwork at the head of the facing block wall to the steel frame (this could possibly have been original at the time of construction with a reduction in block thickness as mortar is visible at the step)

4.4 Elevation 4

- 4.4.1 Inspection of elevation was not possible due to adjacent woodland

4.5 Internal Inspection

Photos 153 – 208

- 4.5.1 Entry into Building B is through the large double door in the steel frame section of the building
- 4.5.2 The floor plan within Building B is open plan and it appears likely that the original right-hand wall to the brick section of the building has been removed when the steel frame building was erected
- 4.5.3 There are five bays within the building between steel frames
- 4.5.4 The brick section of the building has steel RSA trusses over. Noticeable twist / distortion to the bottom member of each of the trusses. The trusses are supported off brick piers on Elevation 2 and off steel columns on the right hand bearing
- 4.5.5 Masonry to Elevation 4 appears to be a combination of blockwork and brickwork. There is also a section of infill profiled metal sheeting towards the front Elevation 1
- 4.5.6 Running water audible in the corner of Elevation 1 and Elevation 4 with ponding in the right-hand corner leading to what appears to be a gully adjacent to the large double door
- 4.5.7 When viewed internally all walls appear to be plumb
- 4.5.8 Appears to have been settlement of the concrete floor slab in the corner adjacent to Elevation 1 and 2 with cracking visible in the slab. This is directly above the concrete retaining wall. There does generally appear to be settlement and cracking to the floor slab throughout the masonry section of this building
- 4.5.9 Generally appears to be a water ingress issue along Elevation 4 (this is likely to be due to run-off from the slope immediately adjacent to the building)
- 4.5.10 The concrete retaining wall on Elevation 2 has bricked up openings visible externally. Internally at ground slab level there appears to be steelwork spanning over the bricked up openings. There is also evidence of infill concrete to the floor slab. Evidence appears to indicate possible previous use as loading chutes.

4.6 Building B – Conclusions and Recommendations

4.6.1 The re-development of the site includes the proposed retention and re-use of Building B.

Anecdotal evidence provided by the Client would appear to confirm that the building would be re-used as light storage / workshop areas.

4.6.2 Inspection noted a number of defects that would need to be addressed if the buildings are retained.

This list itemises the main defects currently visible and is not exhaustive. The main defects noted are as follows –

- Localised spalling concrete to the electricity building insitu concrete roof slab (generally the brick walls and floor slab appear in a good condition).

Remedial concrete repairs are recommended.

- Appears to be settlement / cracking to the floor slab. Particularly adjacent to the concrete retaining wall along Elevation 2

The floors can be re-levelled using self-levelling screed if deemed necessary.

Consideration will need to be given to the proposed end use of the building with only 'light' use and no heavy storage allowed along the top of the existing concrete retaining wall on Elevation 2.

This is to avoid further floor slab settlement and possible over-stressing the existing concrete retaining wall.

Consideration should be given to localised coring / probing to establish if there is excessive settlement of backfill to the retaining wall which could require re-compaction and replacement of slab or possible injection of compound to fill voids.

- Water ingress issues along Elevation 4

A system of drainage channels and gullies has been provided with running water audible at the time of our inspection. There does still appear to be damp / water ingress issues along the rear wall (Elevation 4).

Without extensive remedial works / damp proofing it is likely this defect will be ongoing. The end use of this section of the building will need to be considered.

- Twisting / buckling to the steel roof trusses over the left hand section of the building. Also poor condition of the roof finishes in general.

We were informed by the Client that the building will likely be re-roofed.

A structural assessment is recommended of the existing structure for any proposed roof loadings.

- Cracking / open joints to all masonry walls

Consideration will need to be given to carrying out crack masonry repairs. This may include localised re-building / repairs incorporating Helibar type crack stitching.

- Mild surface corrosion noted to some steel members internally.

Treatment / remedial work may be required to some internal steelwork.

At the junction of the two sections of building there is an upturned steel channel section acting as a rainwater gutter. This channel is displaying evidence of corrosion.

We would suggest consideration is given to improvement of the buildings rainwater drainage system.

- Leaning / cracking external retaining wall from the corner of Elevations 1 and 2

The wall adjacent to the existing storage container is displaying evidence of structural movement towards the end of the panel.

We would suggest allowance is made for remedial works to the wall along with consideration to the use of the hardstanding above as to not add excessive surcharge load to the wall.

4.6.3 The re-development currently includes proposed retention and re-use of Building B.

Generally, the building is in a relatively poor condition with extensive remedial works required as addressed above.

It is likely that the building can be retained but upgrading and re-development may prove to be uneconomic.

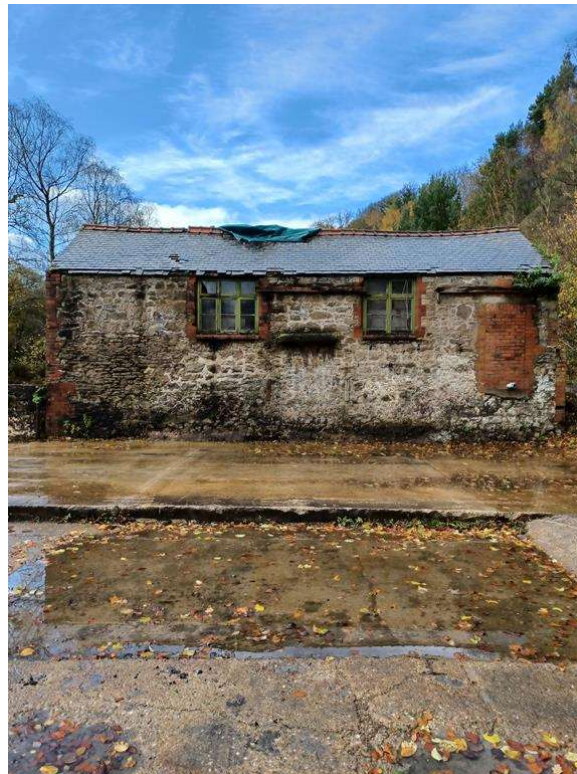
It may be prudent to consider demolition and re-build of Building B.

5.0 BUILDING C

External Inspection

5.1 Elevation 1

Photos 209 – 223



- 5.1.1 External ground level is lower than internal floor level and it appears that the lower section of the stone elevation is retaining
- 5.1.2 Stone masonry elevation with brickwork to the corners and surrounding the two windows
- 5.1.3 Slate roof in poor condition with extensive undulation of the ridge line. Sheet covering to central part of ridge. Holes visible in slate finishes
- 5.1.4 Plant growth top right hand corner above bricked up former opening. Former opening appears likely to have been a door
- 5.1.5 Timber wall plate with extensive decay visible
- 5.1.6 Wall appears to be plumb when viewed from the sides

5.2 Elevation 2

Photos 224 – 230



- 5.2.1 Gable stone elevation
- 5.2.2 Ramp up to side elevation level
- 5.2.3 Blocked up opening with personnel door to the right hand side within the gable
- 5.2.4 Shallow brick arched lintel above blocked up opening with timber framed window
- 5.2.5 Open joints to the stonework on the top left-hand corner with plant growth
- 5.2.6 Block buttress on the corner of Elevation 2 and 3

5.3 Elevation 3

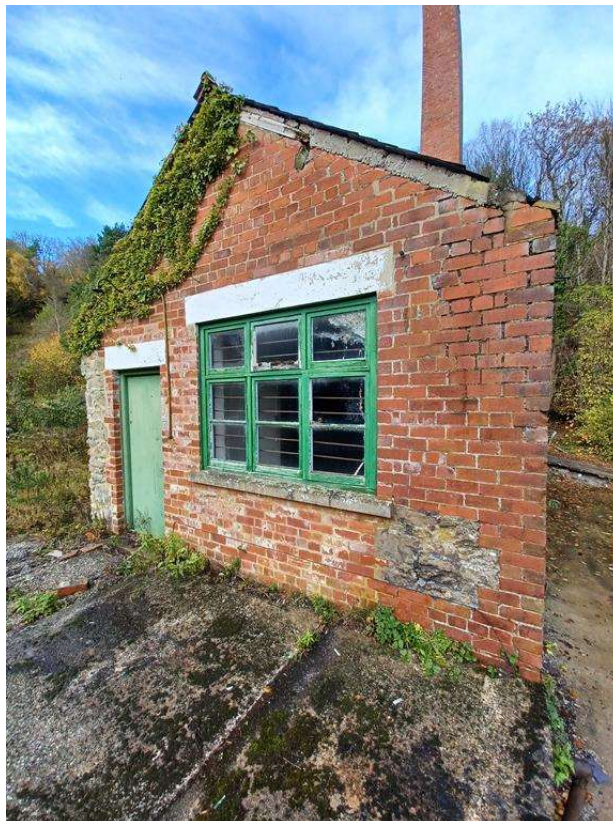
Photo 231 – 242



- 5.3.1 Lean-to extension to Elevation 3 constructed from brickwork. Part pitched slate roof and part felted flat / shallow pitch
- 5.3.2 Lean-to extension has extensive plant growth which restricts inspection
- 5.3.3 All roof generally appears to be in a very poor condition. Holes visible in slate finishes
- 5.3.4 Stone masonry wall to the main elevation appears to be in a satisfactory condition and appears to be plumb when viewed from the sides
- 5.3.5 Timber cladding to the lean to extension decaying at the junction of the slate roof

5.4 Elevation 4

Photos 243 – 246



- 5.4.1 Large timber framed window and personnel door in the brick gable elevation
- 5.4.2 Stonework on corner to Elevation 3
- 5.4.3 Plant growth at high level on gable
- 5.4.4 End of timber purlin visible on the front roof pitch with decay evident
- 5.4.5 Concrete lintels above the two openings appear in reasonable condition
- 5.4.6 Open mortar joints top right hand corner

5.5 Internal Inspection

Photos 247 – 279

- 5.5.1 Internal area accessed via small overgrown door in the rear lean to extension
- 5.5.2 Concrete floor slab throughout at the same level
- 5.5.3 Single-storey throughout
- 5.5.4 Extensive plant growth within the lean to area with the ceiling falling away
- 5.5.5 Main 'office' room open vaulted to the roof with two timber trusses visible spanning from Elevation 1 to 3. Trusses appear in a reasonable condition but high level inspection was not carried out
- 5.5.6 Sections of the ceiling covering missing from above 'office' area
- 5.5.7 Hole in roof on front elevation with masonry debris on the floor
- 5.5.8 Extensive damp staining to majority of wall area
- 5.5.9 Central WC area has a suspended ceiling, painted blockwork walls and concrete floor
- 5.5.10 Locker room has painted finish to walls and timber cladding to roof
- 5.5.11 Hole visible in rear roof pitch
- 5.5.12 Timber lintels appear to be in poor condition with deflection noticeable

5.6 Building C – Conclusions and Recommendations

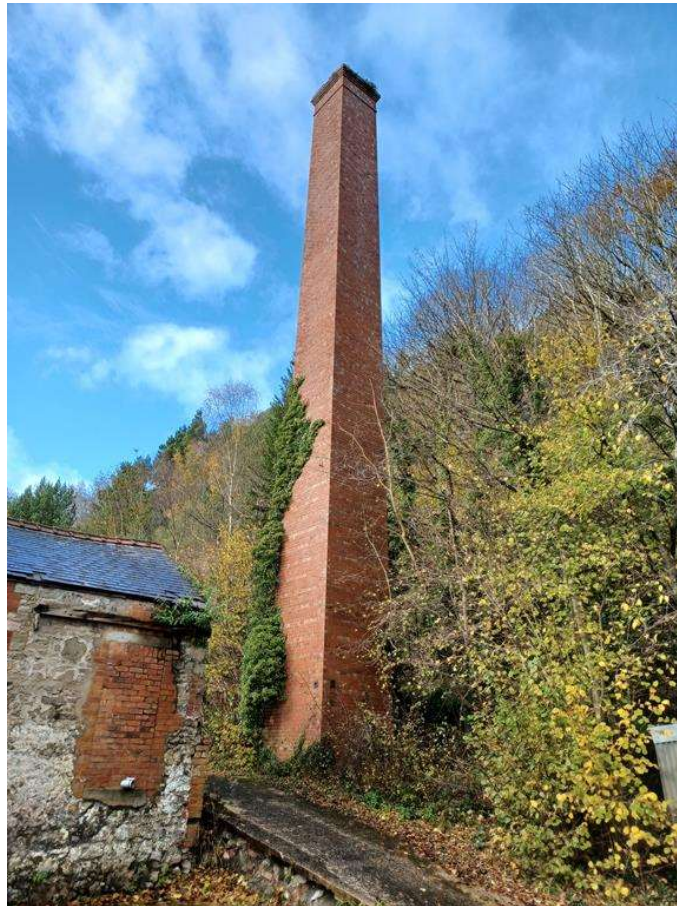
- 5.6.1 The re-development of the site includes the proposed demolition of Building C
- 5.6.2 Generally the building appears to be in a very poor condition with extensive remedial works deemed necessary to floor slabs, walls and roof if it were to be retained.
- 5.6.3 No buildings on the site are designated 'Listed' buildings.

Due to the likely extensive remedial works required to fully upgrade and re-develop the building, we would suggest that Building C is considered for demolition as proposed.

6.0 BUILDING D (CHIMNEY)

6.1 External Inspection

Photos 280 – 319



- 6.1.1 Chimney constructed from red brick with mortar pointing
- 6.1.2 Header and stretcher courses visible for the full height of the chimney indicating possible 215mm thick, or thicker, construction
- 6.1.3 Patress plates visible at approximately 1.8m from ground level. The purpose of the patress plates and tie bars are not clear – there does not appear to be any visible historic movement in the chimney so they may be an original construction feature to “hold together” the brickwork where the bottom opening interrupts the brickwork continuity which could otherwise have led to cracking of the masonry on heating / cooling.
- 6.1.4 Chimney tapers in height narrowing towards the top with a corbelled brickwork detail at the head. At the base the width is approximately 11 bricks wide, at the narrowest point at the head the width is approximately 8 bricks wide
- 6.1.5 Extensive plant growth surrounding the chimney restricts inspection
- 6.1.6 Arched opening at ground level on elevation facing Building B
- 6.1.7 Plant growth visible at the head of the chimney

- 6.1.8 Appears to be loose and missing brickwork at the head of the chimney
- 6.1.9 With the exception of 6.1.8 generally the brickwork appears to be in a satisfactory condition with no evidence of cracking or defects
- 6.1.10 Inspection from the woodland side confirms that the patress plate towards the front is missing along with the bolt. The rear patress plate is suffering from extensive corrosion. No evidence of any cracking or bowing to the brickwork at the patress plate locations
- 6.1.11 Slight surface erosion of the brickwork above the ground level arched opening

6.6 Building D – Conclusions and Recommendations

- 6.6.1 It is proposed to retain the chimney on the site if possible.
- 6.6.2 Generally the brickwork visually appears to be in a satisfactory condition with no visual evidence of any significant structural defects noted.
- 6.6.3 We recommend that a high level inspection is carried out as there does appear to be missing / loose brickwork and plant growth.

All plant growth should be removed, and the loose / missing high level brickwork repaired.

- 6.6.4 Consideration should be given to replacement of the patress plates and through bolts as it appears these may have suffered from corrosion to the rear of the chimney.

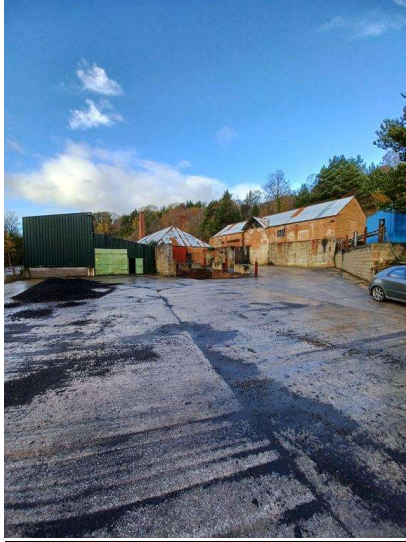
It should be noted however that there is no evidence of any cracking or brickwork defects in the vicinity of the patress plates.

- 6.6.5 In our considered opinion the chimney would appear to be in a satisfactory structural condition and is suitable for retention on site.

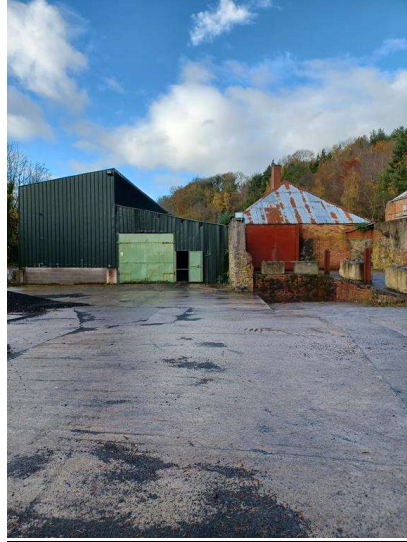


Appendix 1 - Photographic Index

Photographs taken 14th November 2023



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003



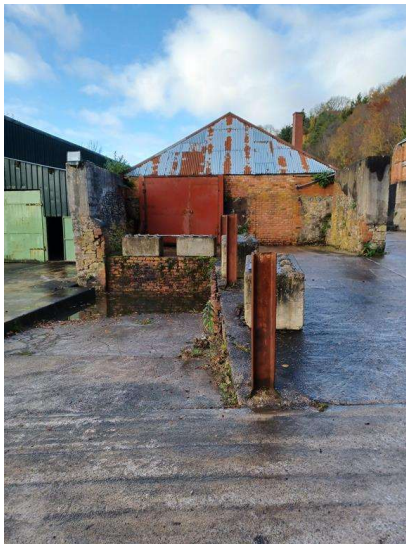
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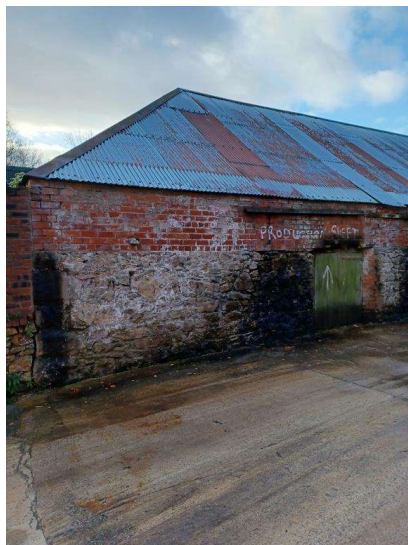
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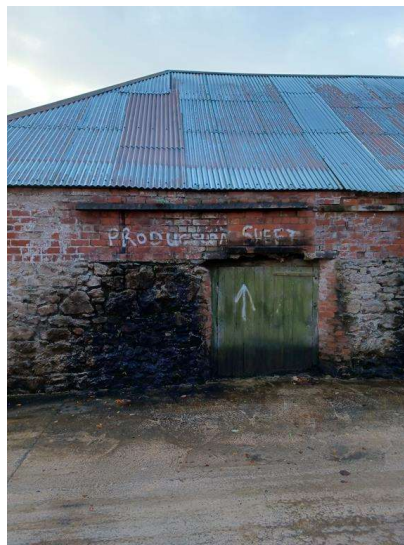
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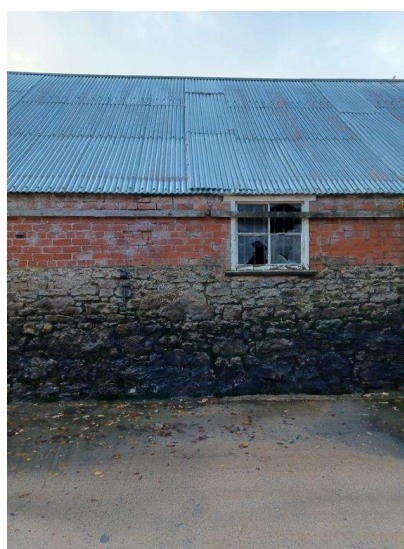
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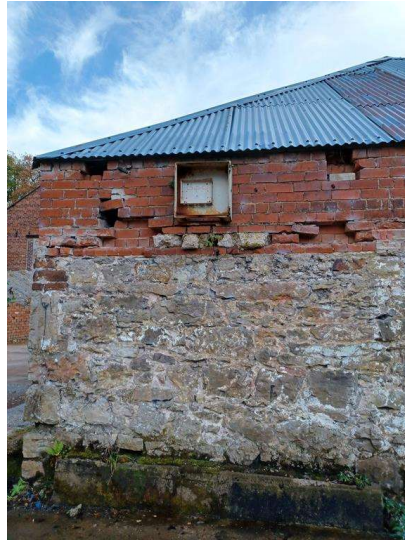
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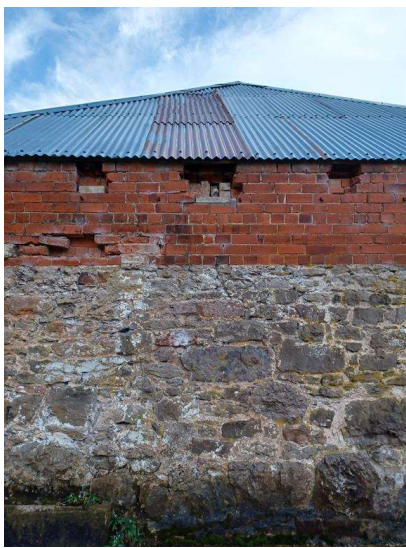
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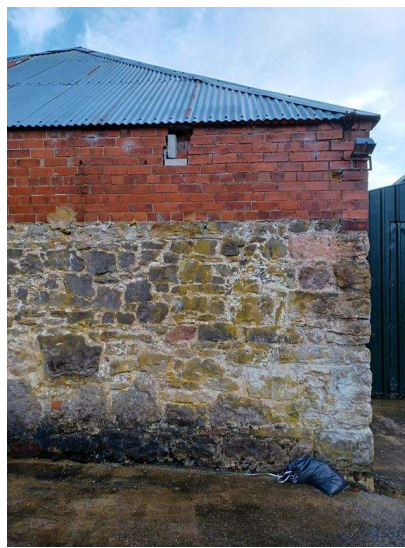
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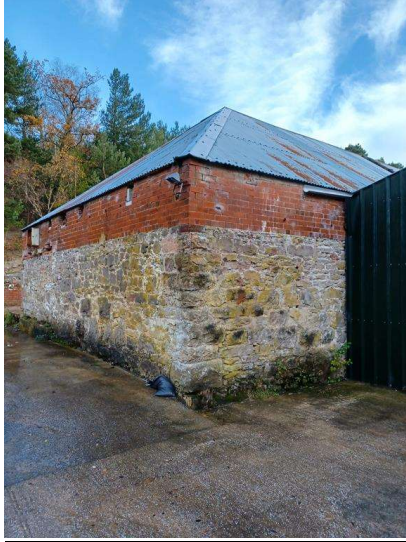
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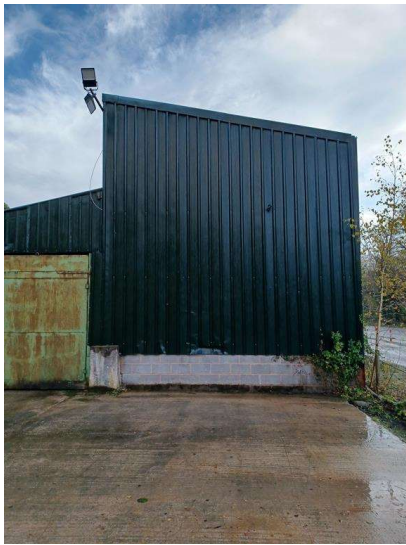
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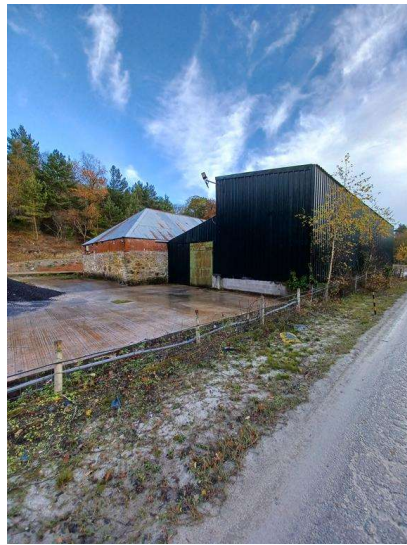
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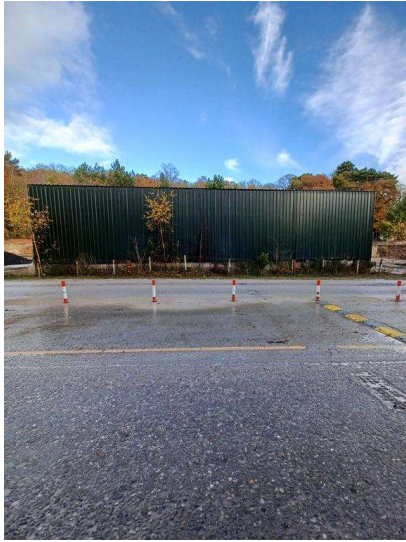
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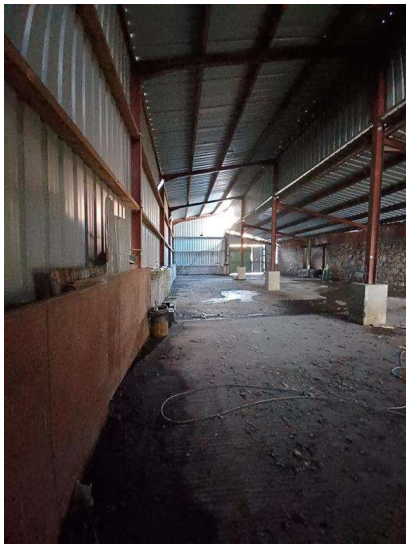
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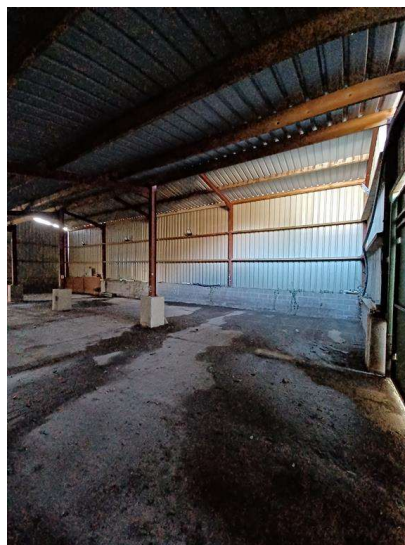
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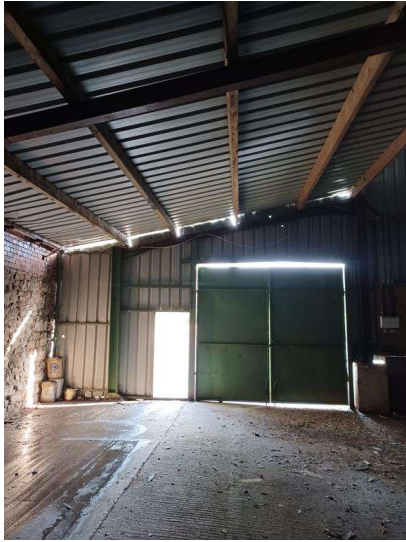
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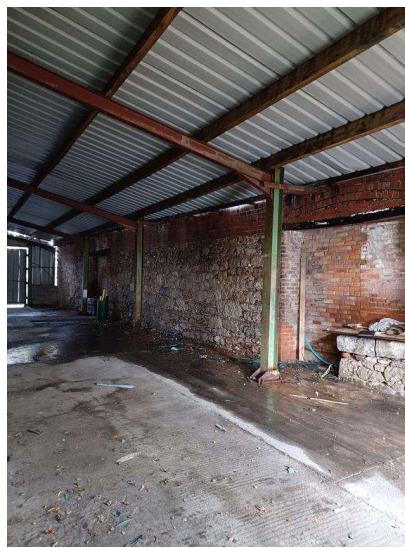
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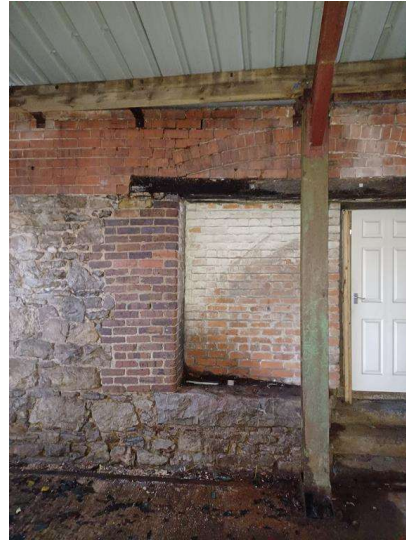
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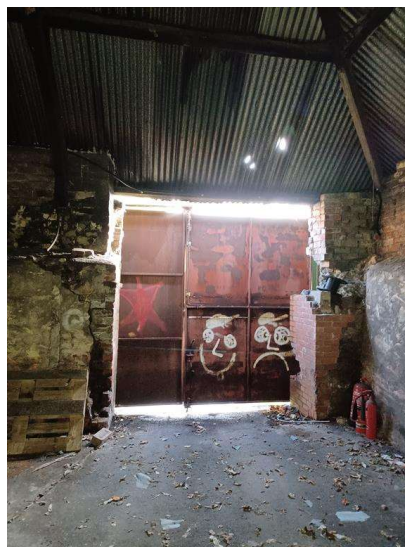
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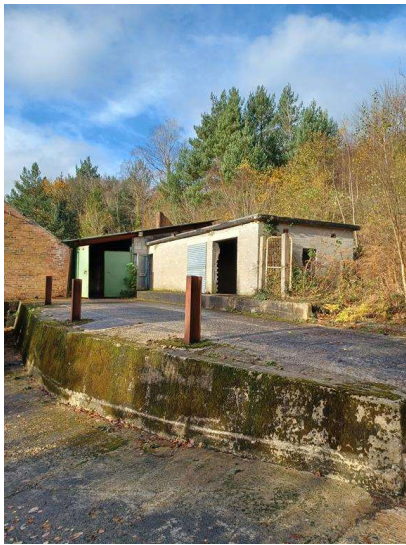
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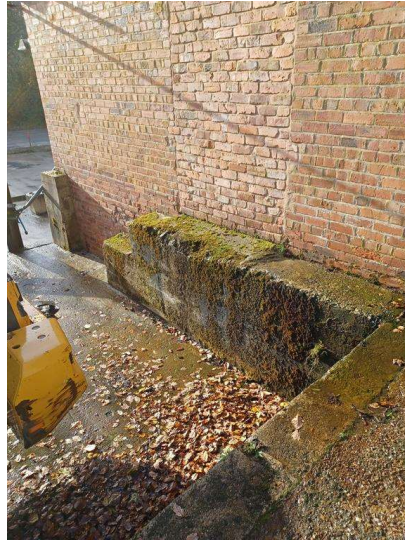
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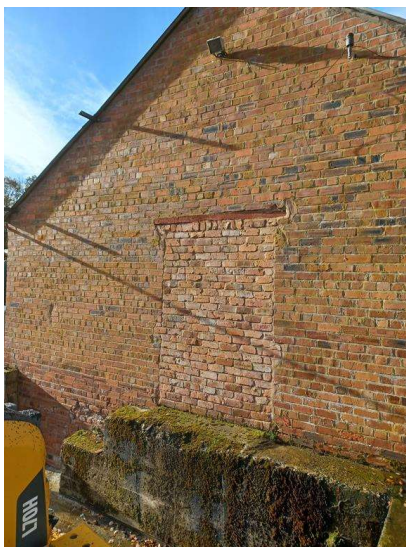
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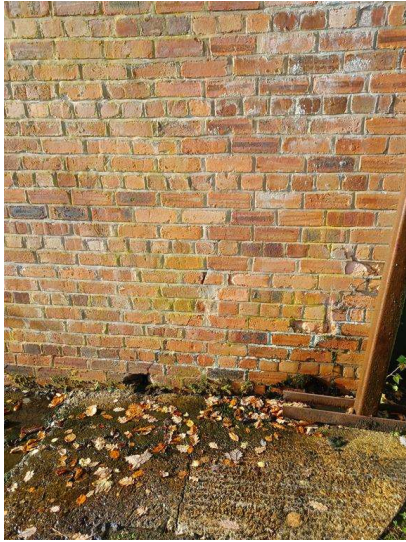
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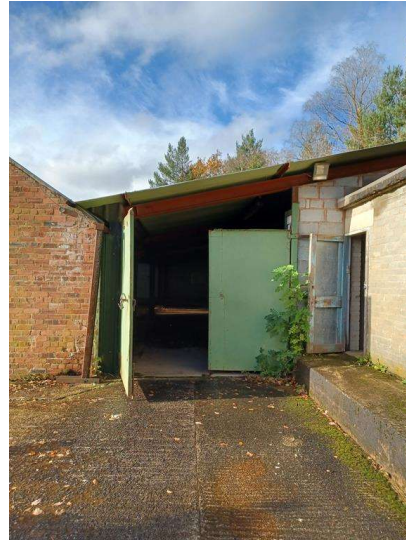
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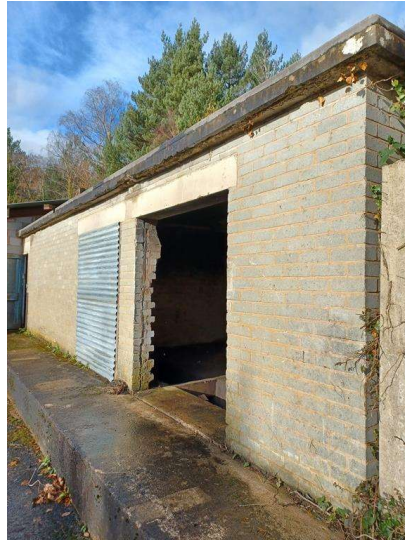
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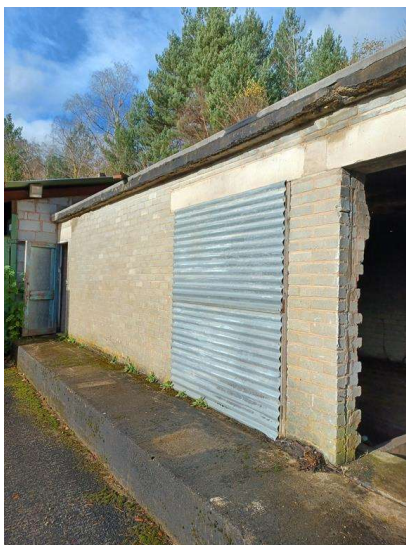
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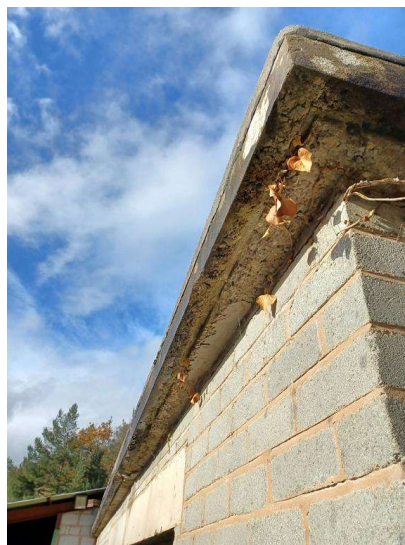
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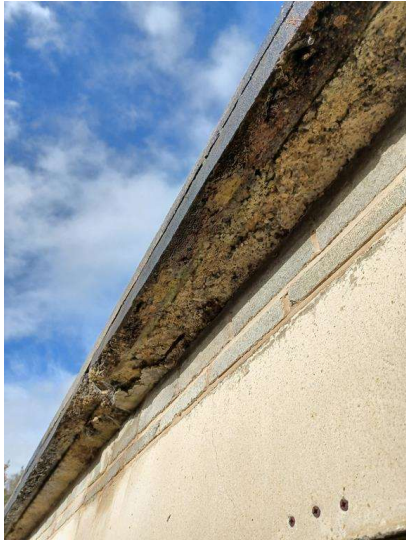
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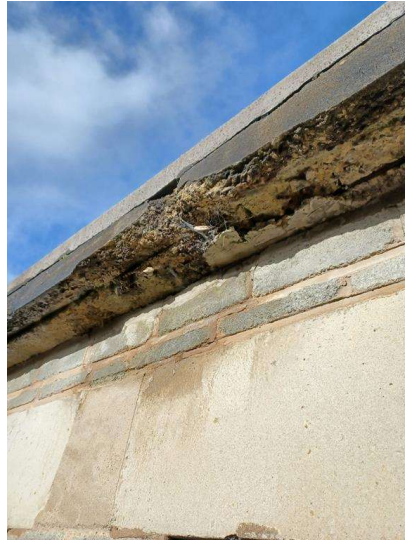
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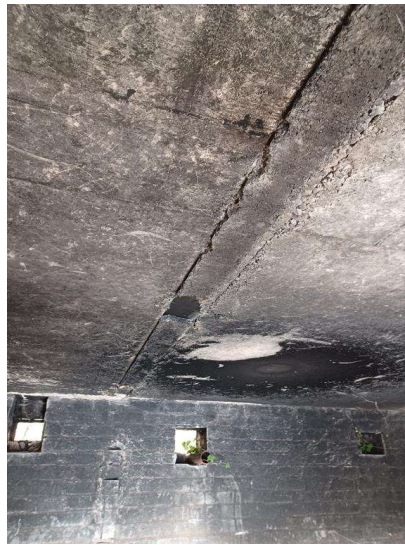
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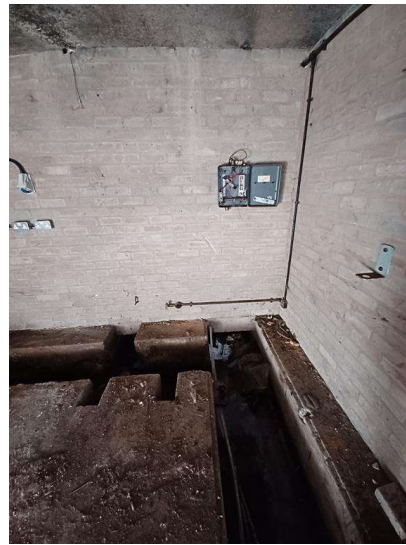
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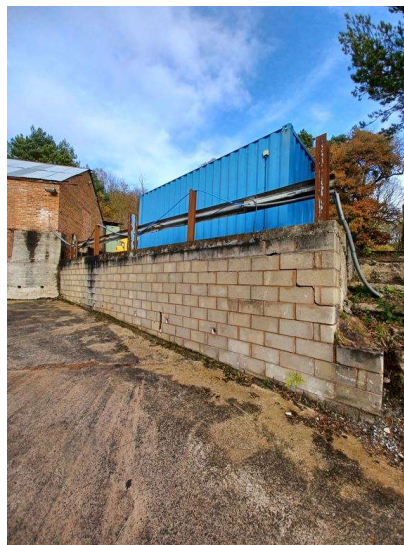
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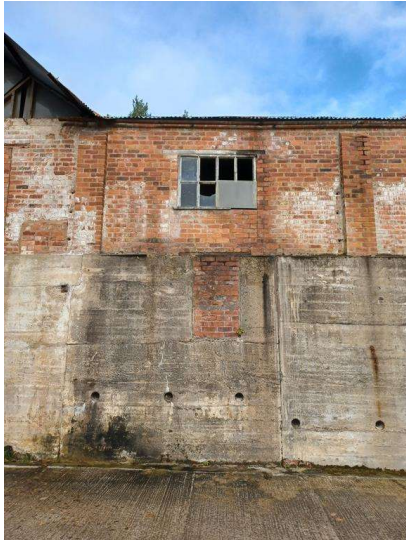
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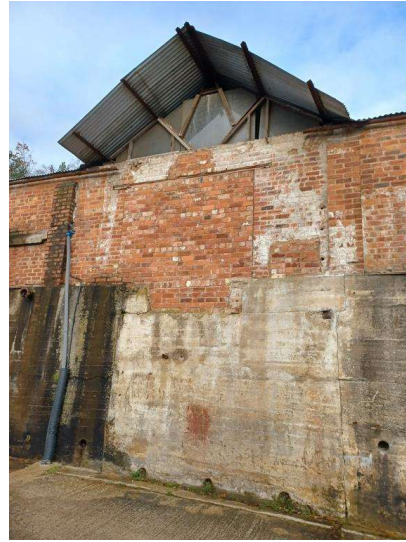
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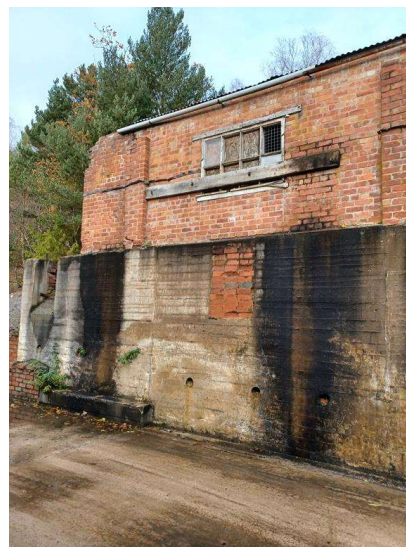
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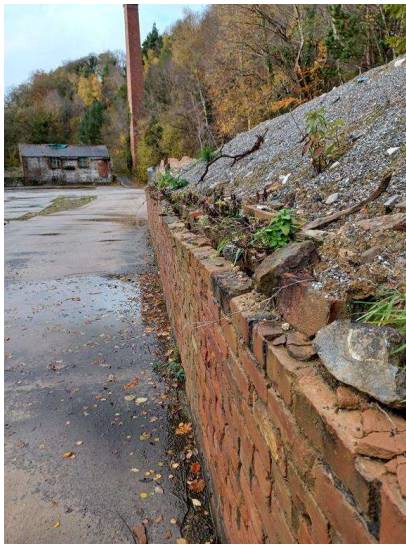
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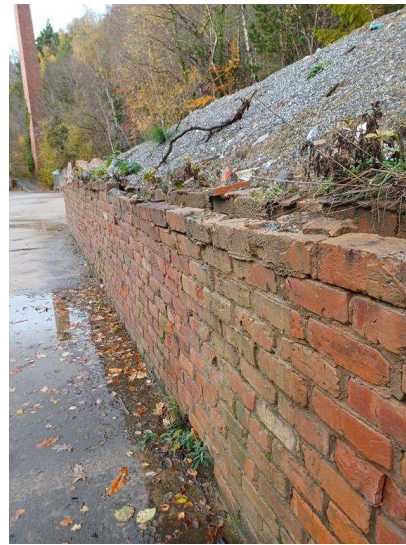
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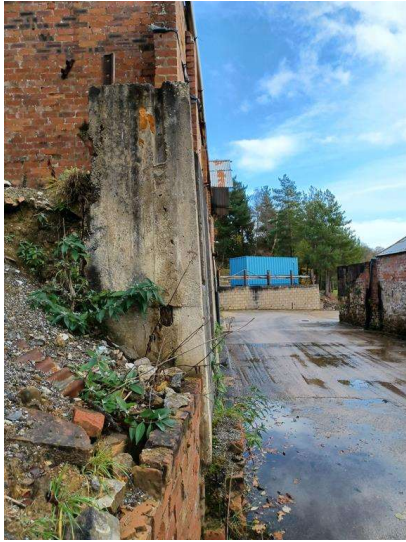
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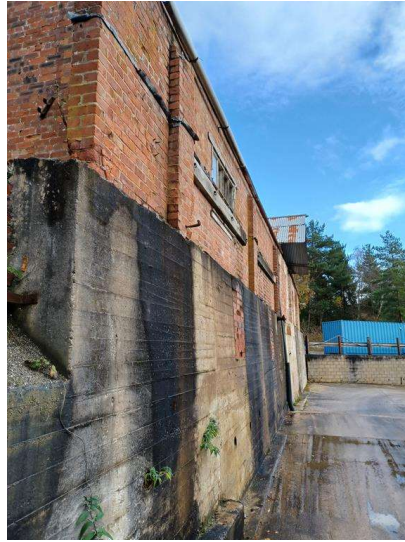
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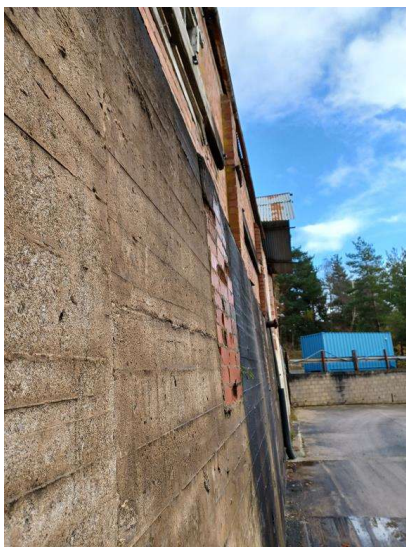
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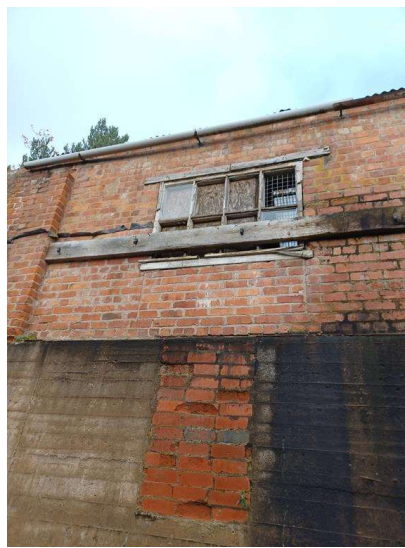
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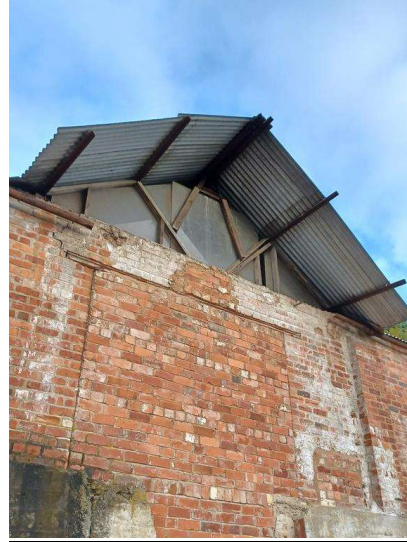
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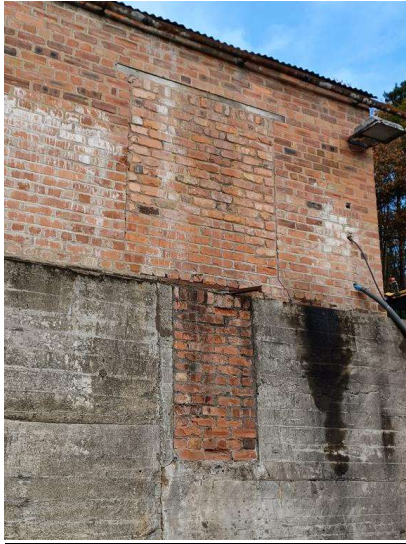
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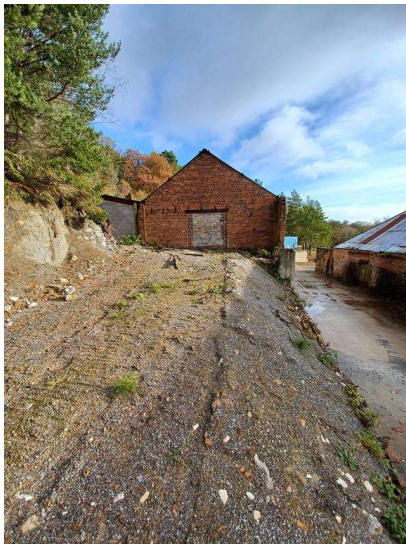
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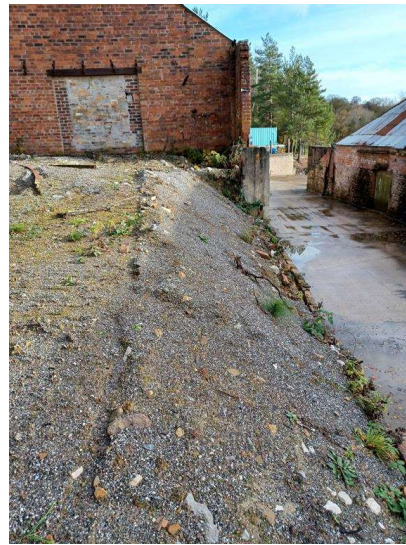
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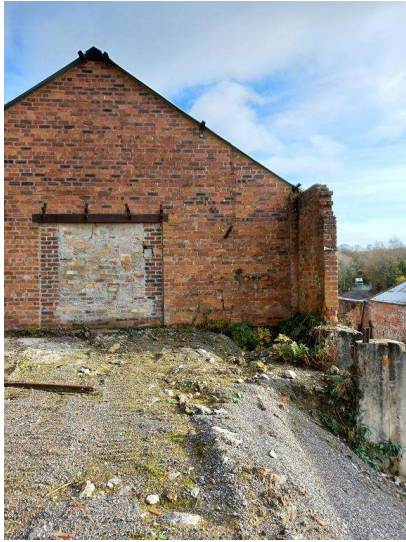
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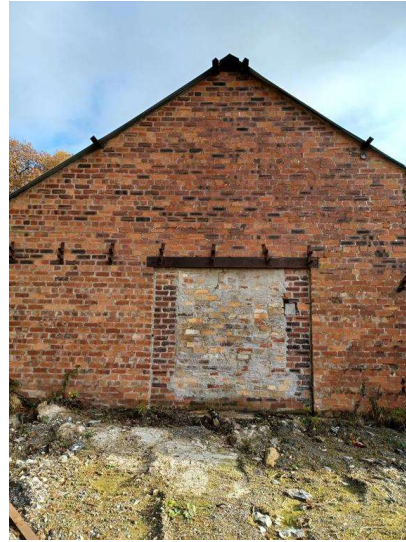
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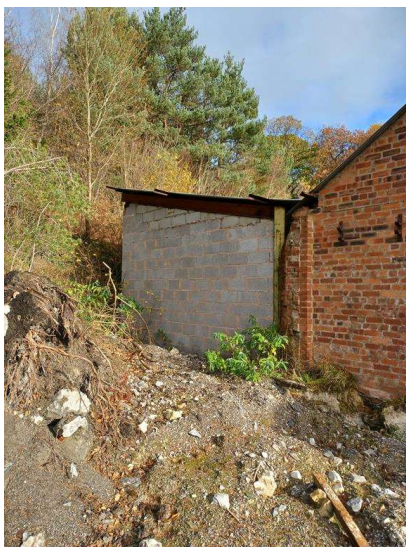
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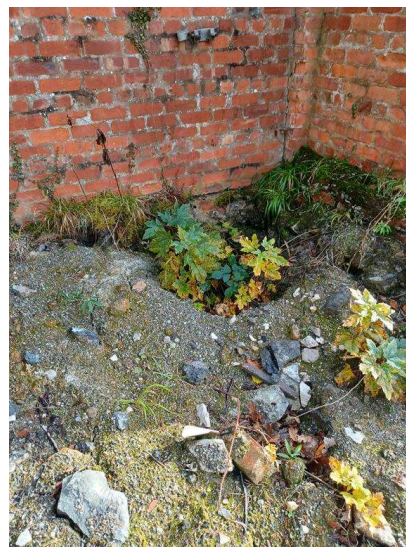
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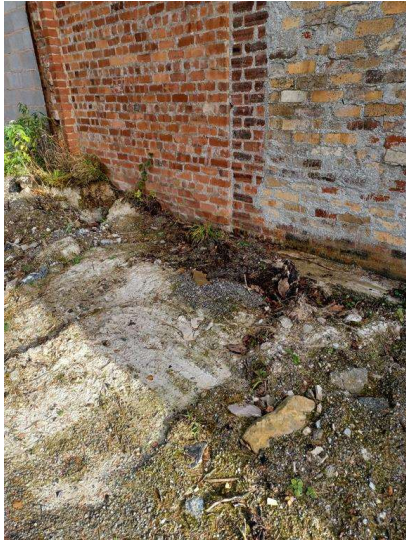
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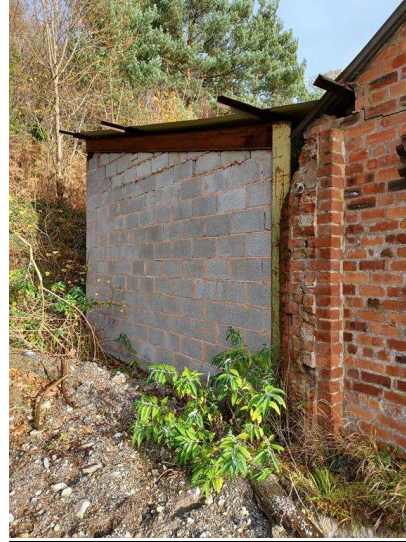
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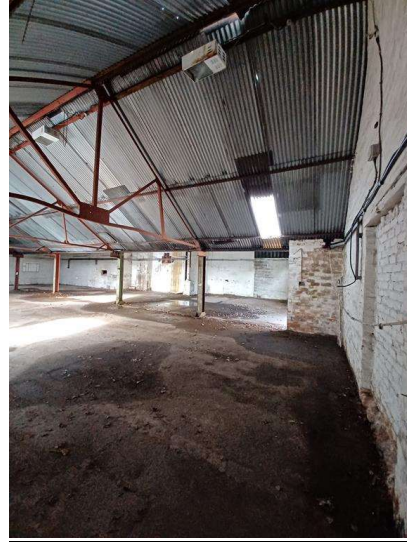
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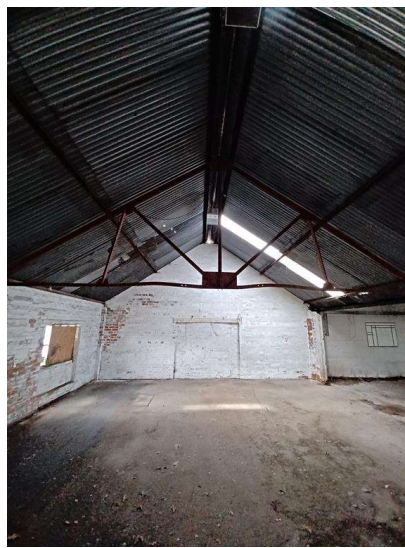
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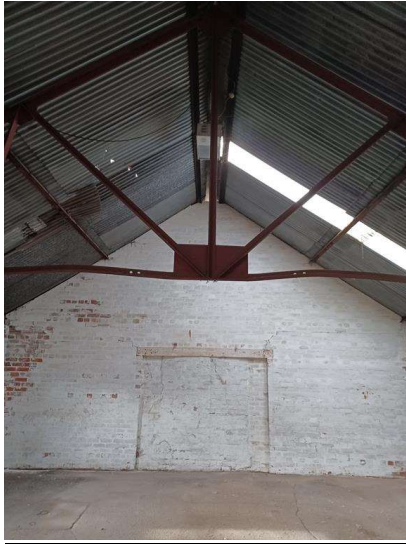
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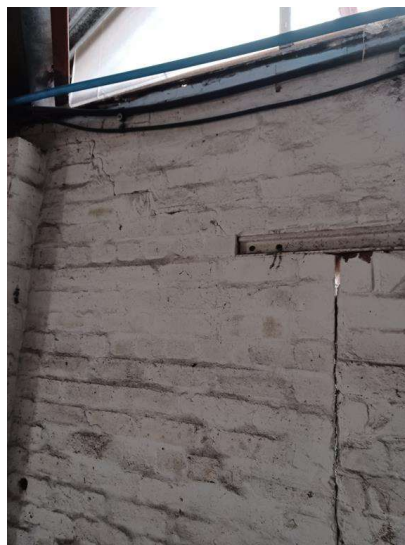
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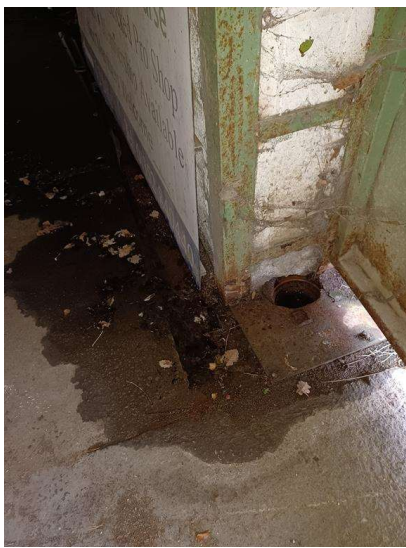
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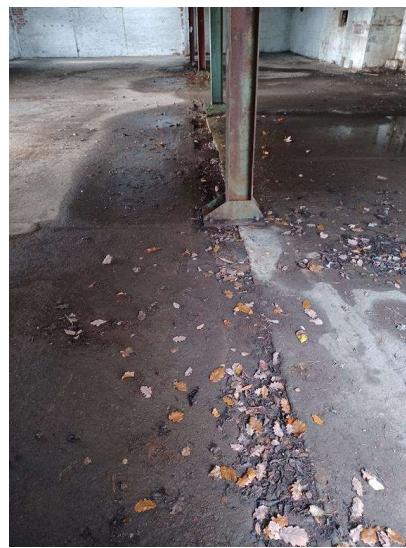
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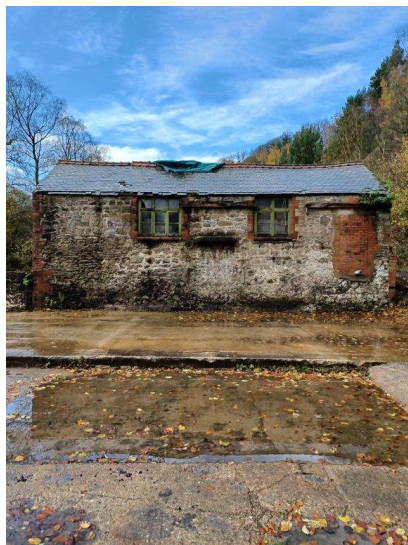
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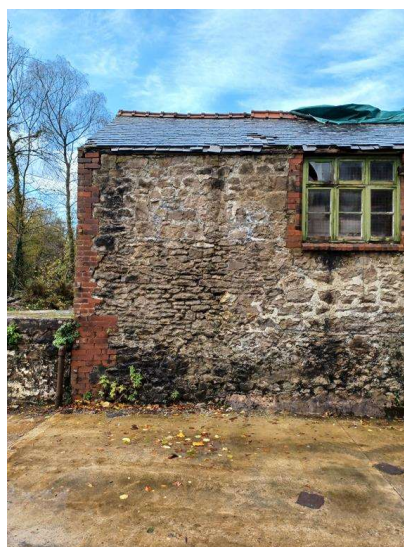
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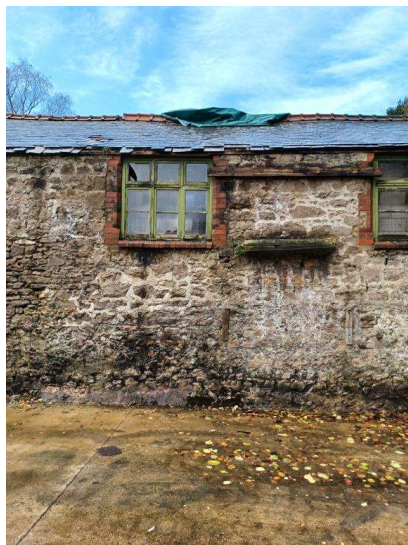
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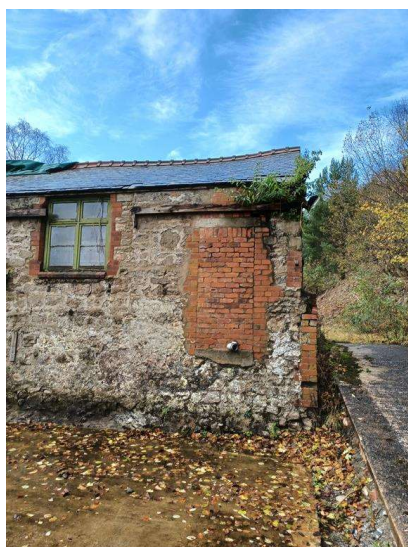
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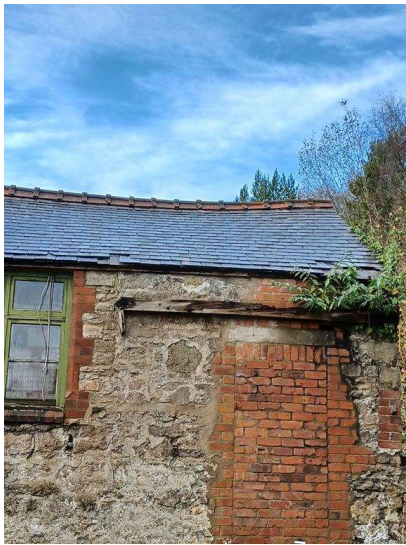
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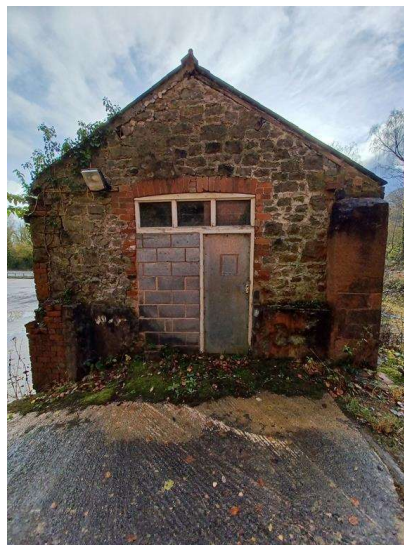
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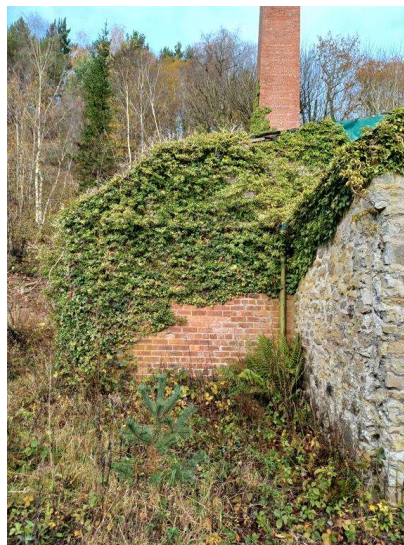
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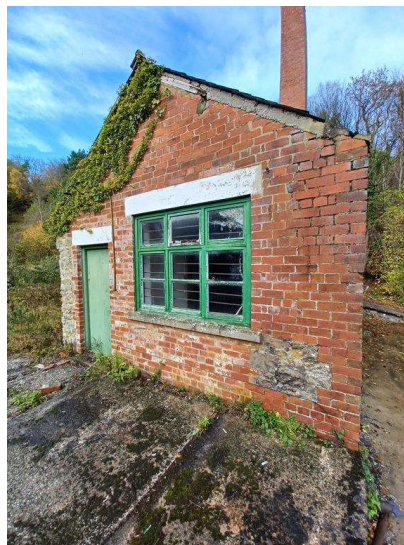
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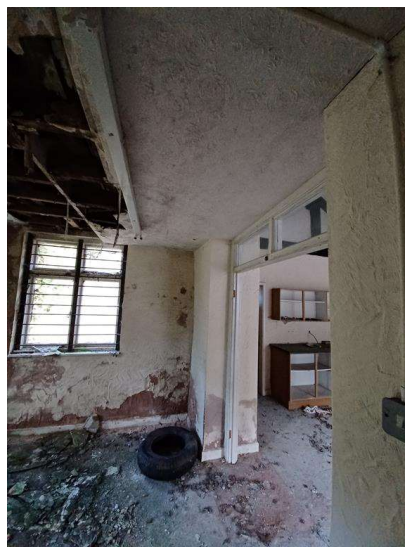
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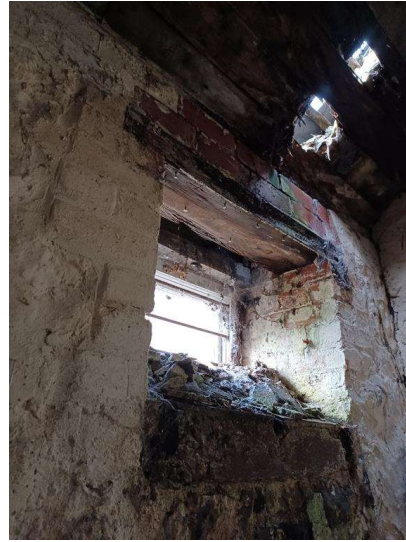
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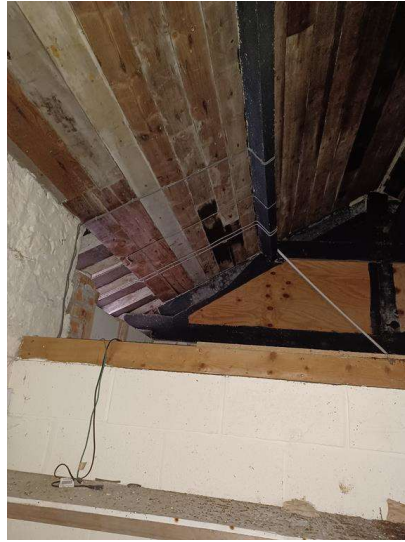
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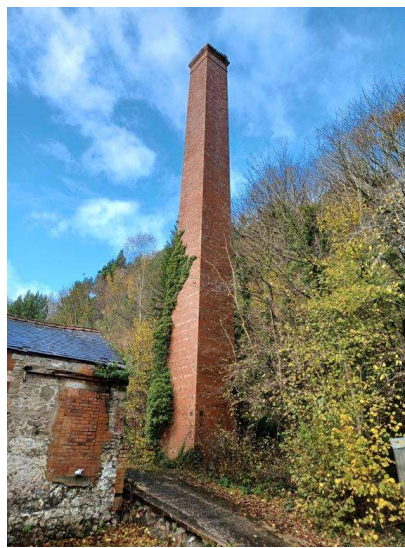
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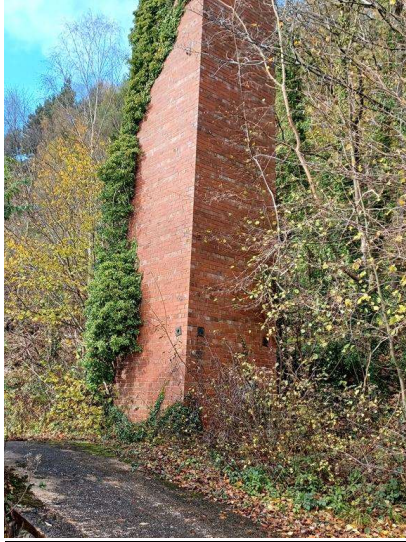
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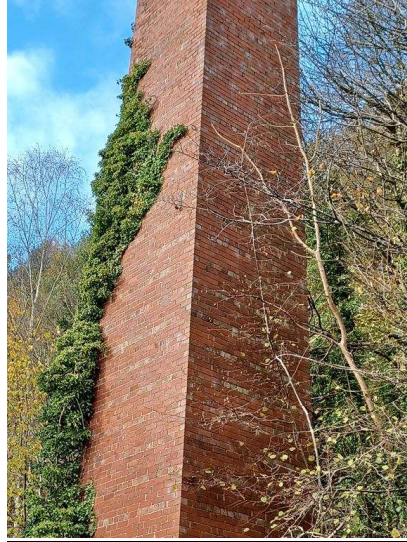
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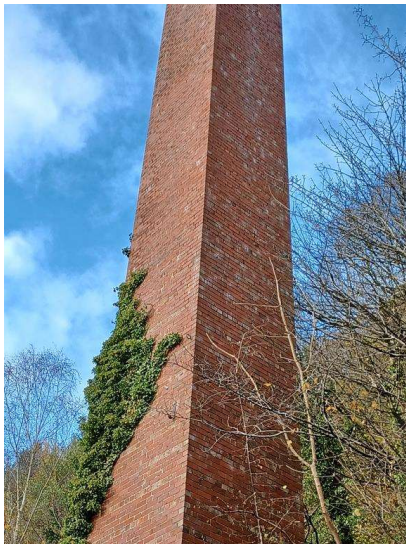
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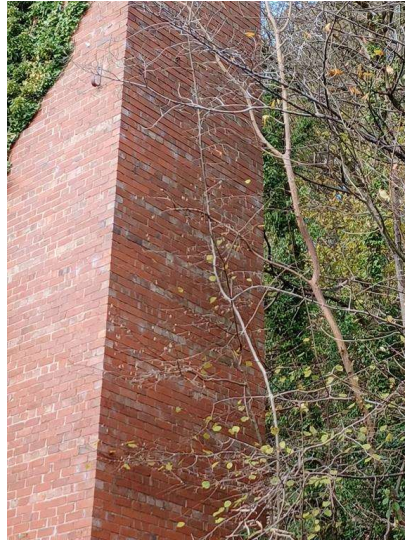
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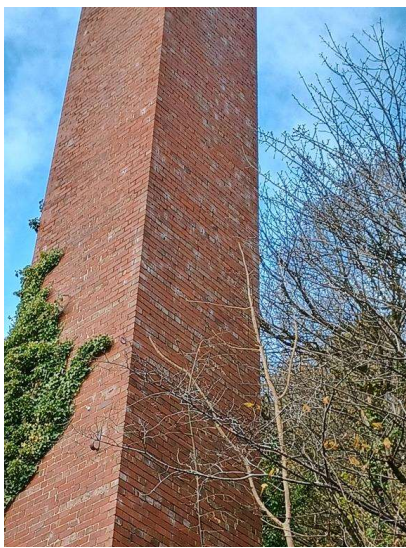
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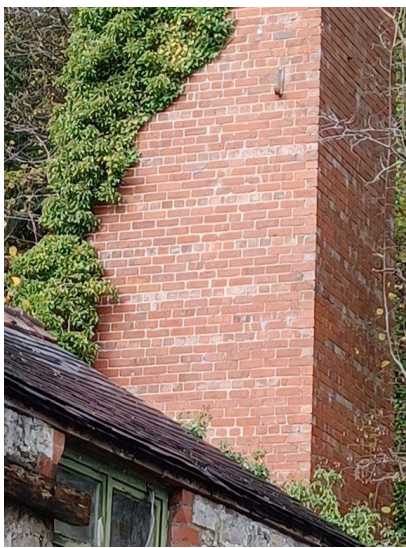
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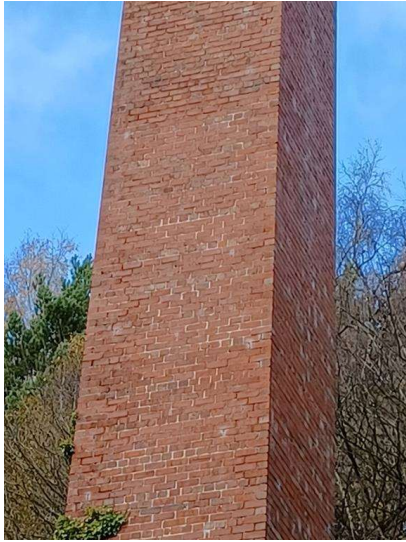
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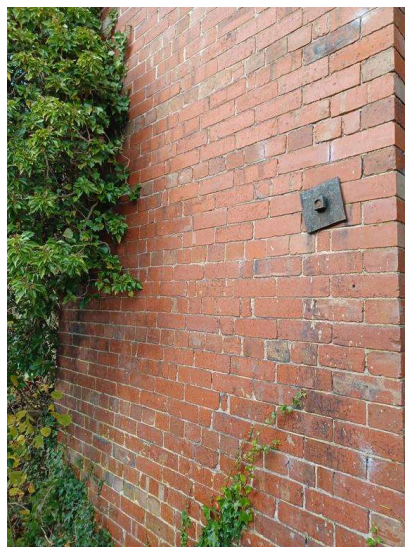
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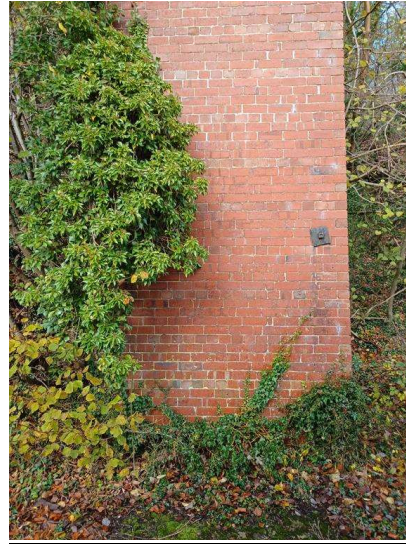
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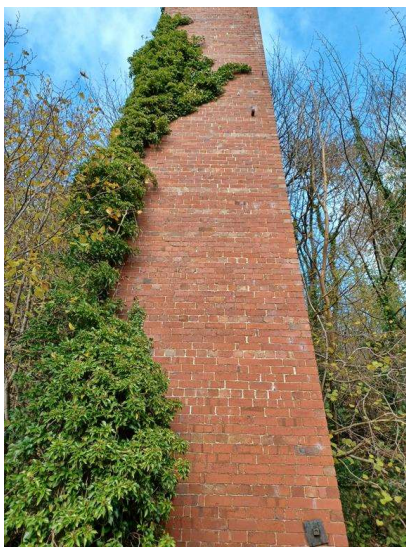
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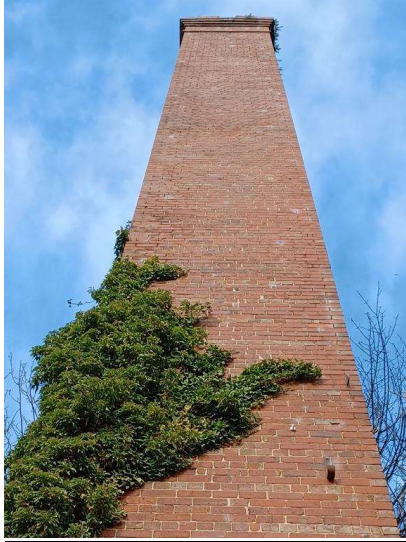
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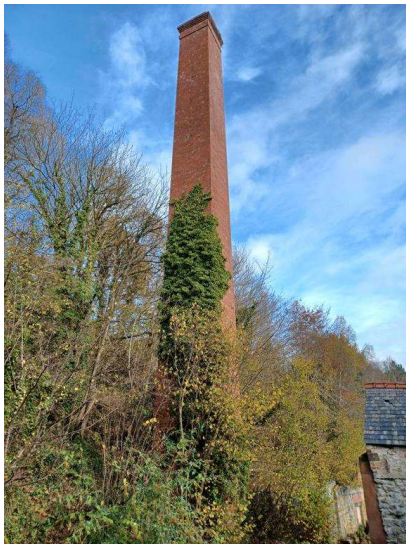
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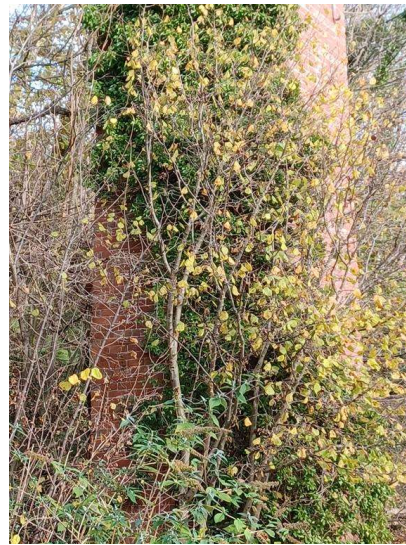
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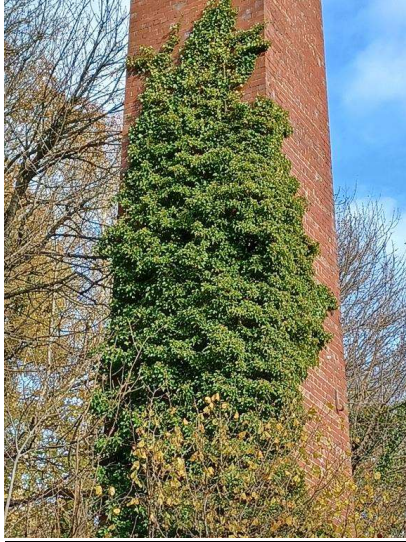
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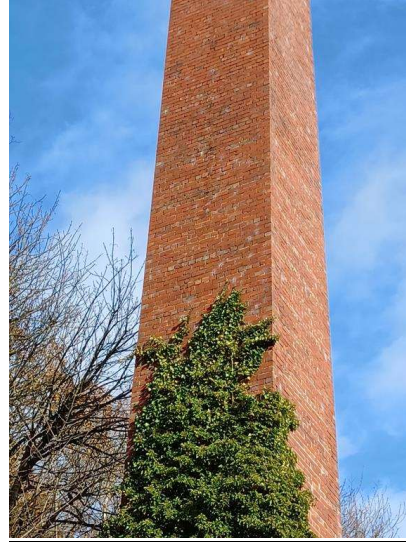
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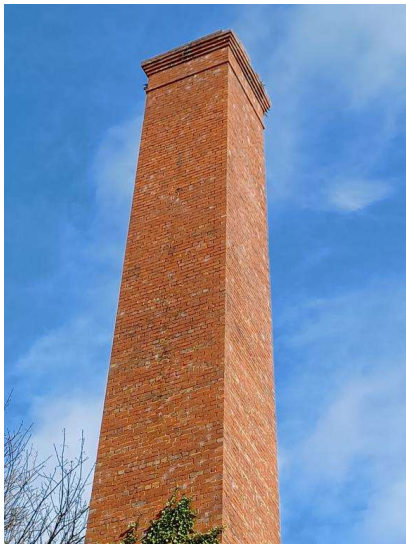
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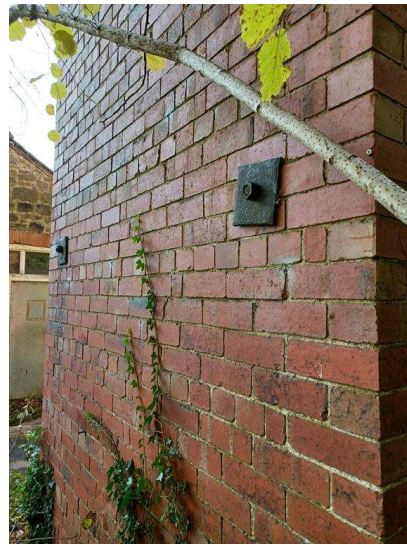
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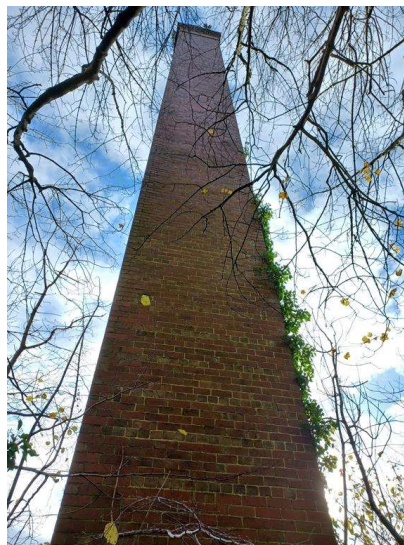
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