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**Hinton Hall, Tarporley Road, Whitchurch, SY13 4HB**

**Structural Engineer's Further Report 22013-R.2 dated 29th April 2022**

**Introduction**

Hinton Hall is a large hall with outbuildings and a walled garden which sits in an estate of some 103 acres. The hall was Grade II listed on 1st March 1988. List entry number 1294995.

An earlier report No 18008-R.1A was prepared on 18 June 2021.

This report should be read in conjunction with that report and the photographs cited in both reports. Some of the paragraphs from our earlier report have been retained to save the need for unnecessary cross-referencing.

This further report was prepared after significant amounts of undergrowth and trees had been cleared from the site to enable a closer inspection of the outbuildings to take place. This inspection took place on Friday 8th April 2022. The weather was fine

**Observations**

The structural elements consist of the timber roof and floor structures and the brick and stone masonry structures

Timber roof and floor structures, Main Hall

No significant change from previous report

Brick and stone masonry structures and chimneys, Main Hall

No significant change from previous report

Timber roof and floor structures, Outbuildings. See photos Nos. 1296-1301.

No significant change from previous report.

In our opinion, there is no possibility of retaining any of the structural timber elements

Brick and stone masonry structures. Outbuildings. See photos Nos. 1296-1301

No significant change from previous report

Only when a physical inspection has been undertaken can one be sure that a wall is sufficiently sound to remain as part of a renovated building.

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Perimeter walls to the Walled Garden

As in the previous report, the three walls of the walled garden are named as

South Wall: The wall nearest to the Main Hall

North Wall: The wall furthest from the Main Hall

East Wall: The wall which connects the two other walls.

Since the previous report, a large amount of undergrowth has been cleared within and around the outside of the walled garden, enabling more of these walls to be seen

South Wall. See photo 1316

Prior to the clearing of vegetation, this wall was already visible. In our opinion it can be incorporated into the proposed building with some relatively minor remedial works. It is not a retaining wall

North Wall. See photos 1305-1314 inclusive

The clearing of vegetation has greatly improved the visibility of this wall. The level of the ground outside the wall is much lower than the ground inside the wall.

The condition of the eastern 33 metres or so of wall is in general, quite good, the top having been protected by copings. However some of the upper parts will need to be replaced, where the copings have been lost and the brickwork has perished. Although this length of wall leans out of plumb to the outside, it should be adequately stable to remain when restrained by the roof and the proposed internal walls at right-angles to it.

The collapsed section of wall and the short section of remaining wall to the west of it will require rebuilding

It is likely that the proposed floors over the arched areas will need to be designed as suspended floors.

East Wall. See photos 1302-1304, 1314, 1315

The removal of ground vegetation has improved the visibility of the wall, though the figs and other vegetation which have attached themselves to the wall on both sides make it difficult to assess the integrity of the wall. Suffice to say however that the wall remains standing and the addition of a roof and internal walls at right-angles to it will further improve its stability. It is likely that some of the upper parts will need replacing, but how much is yet to be determined

**Conclusions and Recommendations. (Reproduced almost verbatim from the previous report)**

All the buildings and building elements described above are in a state of progressive deterioration. This is more advanced and is more rapid in some cases than in others. The previous report was dated some 4 years 7 months later than the Paribas report and shows evidence of the progression since that time.

Further delay in tackling the issues will result in remedial works becoming more expensive and extensive as time progresses. In some instances, a tipping point may already have been reached where buildings cannot be saved or are not worth saving. We refer in particular to the Outbuildings and some of the walls to the Walled Garden.

The massive masonry structure of the Main Hall is not about to collapse any time soon but the deterioration to the stonework and brick faces is ongoing and should be arrested as soon as in practicable. Chemical building products to repair and protect brick and stonework and companies who specialise in their use are available in the market. Repair is likely to be less expensive than replacement.

The condition of the timber roof and floor structures are a concern with the possibility of sudden collapses occurring such as have happened in the Outbuildings

**Safety**

**It must be noted that the hall and its outbuildings are becoming increasingly hazardous to life and limb as time progresses and deterioration continues. Any works carried out to the buildings must be carried out under the supervision of experienced personnel working to stringent health and safety protocols**

**We understand that a timber specialist’s report was procured for the client by Paribas, though we have not had sight of this. We recommend that a new timber report be obtained.**

Wehave not inspected the parts of the structure which are covered unexposed or inaccessible and therefore we are unable to report that any such part of the property is free from defect.

Peter N Hewitt

C.Eng., M.I.Struct.E

for Peter N Hewitt Associates Ltd

Report No 22013-R.2

29th April 2022

Read with

Our Report No. 18008-R.1A

Our Sketch No. 21013- SK.1

Photos Nos. 1296-1316