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Subject: Castle Inn - Confirmation of remedial works required
Date: 25 April 2025 at 11:47
To: Olivia Moune olivia@landivar-architects.com

Olivia – I am writing to confirm that the structural measures carried out at Castle Inn were absolutely necessary to maintain the stability of the building:

1. Stair Well – the external walls and window adjacent to the stairs and landing were in danger of collapse, as a result of old alterations. The internal wall parallel to the stairs was only supported on rotten timber joists ends. The new steel beams and posts provide support and stability to the original structure.
2. Ground floor joists – the floor joists over the cellar were in poor condition and not of adequate size to meet the load requirements expected for Building Regulations. We would expect the floors to collapse without remedial action. Existing joists have been kept, with beams added below to reduce the span distances.
3. Roof – The main pitched roof has spread outward due to inadequate connection at the eaves and/or in the centre of the ceiling joists. We have seen mortice and tenon joints pulled completely apart. The original structure remains in place, but we have proposed additional tying timbers above ceiling level. In addition, parts of the roof were found to be leaning perpendicular to the rafters. This movement would have continued until the roof collapsed. We have proposed diagonal bracing screw fixed to the underside of the existing rafters to prevent further movement.
4. Chimneys – the existing chimneys were not connected to the roof structure making them unstable. Movement appeared to be ongoing. We have proposed strapping in accordance with Building Regulations so that the chimneys and gable walls are tied to the existing rafters.
5. Kitchen – we found historic alterations to the roof that were not structurally sound. Additional timber beams are added to hold up the existing rafters.

Kind regards

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