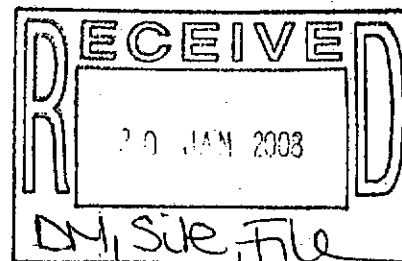
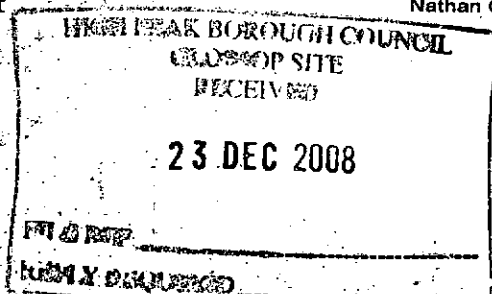


Our Ref: JSD/C14023

29 January 2008

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Dear Sirs

Proposed Residential Development - Kinderlee Mill, Chisworth

Following our recent site visits we confirm having carried out an initial structural appraisal of the existing building shell known as Block B with regards to its proposed 'conversion' and refurbishment and would comment as follows :-

1. The shell is of substantial masonry construction (with no roof or internal raised floors) with an external access scaffold.
2. We understand that the building had been subject to a previous fire, substantially damaging the timber, itself then distressing other parts of the structure.
3. As part of the previous demolition work, damage has occurred to areas of the remaining building, which noting the scale of the works may have been unavoidable however have left areas requiring rebuilding.
4. The removal of the roof and floors will have reduced the weight of the building which is an integral part of the retaining structure 'design', but more importantly the loss of diaphragm and propping action by these horizontal parts of the structure.
5. Distress in the form of relatively recent cracking has been noted to areas of the remaining brickwork suggesting significant structural deficiencies requiring strengthening and rebuilding work.
6. General substantial strengthening and repair works are required to bring the structure up to a satisfactory structural condition for dwellings and the likely Warranty requirements for mortgage purposes etc.

Block B is noticeably different from adjacent Block C, which is currently being refurbished with a steel frame and concrete floors, due to the retaining aspects of the structure which would involve extremely expensive temporary and permanent retention works to stabilise the wall and uphill embankment.



We are very concerned with the temporary stability of the building once further work commences and consider there is a great risk to life of any persons working in the building. Whilst temporary strengthening works can always be carried out, we consider in the case of this building that even installing such (prohibitively expensive) measures would contain an unacceptable risk, noting the likely below ground strengthening works needed.

It is therefore considered that replacement of this existing remaining building shell with a new structure with an independent retaining wall, such as an anchored sheet piled solution, to be the most appropriate structural solution. As such safe operations can be carried out on site by piling from within the existing building to form the new retaining structure in front of the existing, utilising the existing remaining buttressing. The use of ground anchors would be suitable with a new sheet piled wall which could be designed accordingly, but it would be very difficult to justify the existing masonry of variable thickness, condition and strength without exhaustive investigations. A specialist contractor should be appointed who would produce appropriate designs, sequence of operations and risk assessments to enable safe construction and appropriate long-term guarantees to be provided.

We trust the above provides sufficient information at this stage for your consultation with the Planning Department, however if you or they require any further clarification or information in any greater detail please let me know.

Yours faithfully



J S DICKINSON

c.c. Balfour Homes Ltd – FAO: Tom Jones