

**RE: EXISTING HISTORIC WALL AT LAND AT THE FORMER KING BILLY PUBLIC HOUSE, 26-28
LONGBROOK STREET, EXETER, DEVON**

As highlighted in the accompanying Heritage Statement, the existing historic wall that runs along the eastern boundary has undergone multiple constructions, repair works and modifications over its lifetime, utilising a range of building materials such as stone, brick, wood, and concrete. Please refer to the Heritage Statement which identifies the dates of these varying interventions.

Although appearing visually stable at the outset of the initial site works, closer visual inspections revealed signs of movement and instability in the wall. Pinpointing the exact cause of this instability proved challenging, exacerbated by inadequate maintenance of the wall by the previous owners of the site who exposed it to the elements, allowed growth of trees and shrubs on and around the wall, resulting in sections becoming loose and unstable.

Facing the wall eastwards from within site, the most vulnerable area was identified to be on the right of the existing doorway aperture that had been formed through the wall (which in itself weakened the wall), approximately 1.5 meters above ground level and just above ground level on the John Lewis side of the wall. It is highly likely that the ground excavation during the installation of underground fuel tanks (and the fuel supply lines on both sides of the wall and in some instances under the wall) within the rear car park in circa 1960 undermined the stability of the wall.

During the demolition of the King Billy Pub, the demolition contractor raised significant concerns about this section of the wall, classifying it as being in 'serious risk of collapse' due to its apparent reliance on the pub building to maintain its integrity and stability.

In the interests of health and safety on site especially with reference to site labour and members of the public using the rear entrance of the JLP building for "click and collect" online goods delivery, a prompt decision was made to seek agreement from Exeter City Council (ECC) for the removal of the dangerous section of wall, which had previously been attended to for similar reasons by ECC in May/June 2020. Written agreement was received from ECC for the removal of the dangerous part of the wall on the basis of the health and safety concerns raised. The section of wall was then removed leaving as much as possible of the stable part untouched.

It is very important to note that only the unstable portion of the wall which posed an imminent threat to health and safety, was removed. All efforts were made to preserve as much of the stable wall as possible. The removal was not undertaken in the commercial interests of the Developer, Main Contractor, or Demolition Contractor but as a necessary measure to ensure the protection of health and safety and the well-being of the public and workers on site.

A Structural Engineer was consulted at the time who notes in his confirmation email received on 06/12/23.

- *With reference to the attached e-mail (see text from 7 March 2023), after commencement of demolition works in the direct vicinity of the historic wall, the specialist demolition contractor thought the wall was unsafe.*
 - *I would revert to their professional opinion on the stability of the wall in this instance.*
- *Hydrock attended site on 20 March 2023 at which point a section of historic wall had been demolished.*
 - *I can confirm that the extent of demotion extended to the edge of an existing opening of the wall (see below yellow box).*

The current proposals seek to preserve the remains of the stable part of the wall as best as possible with conservation and repair works as necessary to allow the wall to be exposed for viewings.

Pure Projects Limited

Trading Address: Oakfield, Oil Mill Lane, Exeter, EX5 1AG Tel: 077304 78969

Registered Address: 59b High Street, Ascot, England, SL5 7HP

Company Reg: 13273207