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Mr K. Stopforth
4 Higher Pitt Lane
Radcliffe
Manchester
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Dear Sirs,

RE: COACH HOUSE, KNOWSLEY ROAD, AINSWORTH, BOLTON, BL2 5PT

STRUCTURAL APPRAISAL REPORT

I would confirm having attended the above property and have carried out a visual inspection as you instructed.

The survey was instigated to determine the overall condition of the existing property. The scope of my brief was to inspect and report on as to whether any structural movement has occurred to the property, this report is restricted to this specific matter. It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works or to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. As part of my inspection, a single trial pit has been undertaken to the side of the existing property to expose the foundation of the property. At the time of my inspection, the property was vacant and unfurnished and internally had been stripped.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors' report which would cover in detail such items as serviceability, damp proof course, gutters, roof finishes, electrical goods and the like which represent the fabric of the building.

The property is part of a former hospital complex, the property being one arm of the original 'U-shaped' building to form the Coach House. The property was built in early 1900's in a traditional manner being single storey with load bearing external walls being of a 215 outer skin and 102 inner skin external brickwork walls and hipped duo pitched slate roof.

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For the purpose of this report, the front elevation is that termed facing the courtyard and the other arm of the former hospital.

To the right hand side of the property is a single storey more modern flat roof extension.

The exterior of the property has been examined and the following observations were recorded.

The wall to the front elevation of the property incorporates a projecting entrance with a door and arched head. The more recent extension runs in line with the wall of the porch downwards towards the right. The ground floor to the building is raised above the external ground by 6 courses.

To the wall to the front entrance, the wall below damp proof course progressively leans out up to the left hand return corner, the projection below damp proof course running from approximately 10mm to the left hand corner along to the door. The main wall from damp proof course to eaves was noted to be reasonably plumb. The brickwork below damp proof course was noted to continue to progressively project outwards up to the right hand corner, leaning outwards at the corner by approximately 6mm. From the return corner of the entrance projection up to the main left hand corner, the wall below damp proof course was noted to progressively lean outwards by 8mm to the corner. The wall above the damp proof course was noted to be reasonably plumb within acceptable tolerance.

To the left hand wall, the wall below the damp proof course was noted to progressively lean outwards from the front corner over a length of approximately 2m. The coursing was noted to be reasonably level although was locally noted to slope downwards towards the front to the front corner. The wall above the damp proof course was noted to be reasonably plumb within acceptable tolerance.

The wall to the rear elevation of the property incorporates three tall windows with a centre projection containing two windows. The damp proof course to the rear elevation was noted to be two courses above ground level. The wall below the damp proof course was noted to be undulating however, the wall over the damp proof course was noted to be plumb and the coursing level within acceptable tolerance. To the projection to the middle of the elevation, the brickwork below the damp proof course had perished with all the faces of the brickwork having eroded. Localised undulation of the brickwork below the damp proof course was also evident. To the right hand side of the projection, the ground had been locally raised, consequently the wall behind could not be inspected.

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To the extension to the right hand side of the property, the wall steps downwards towards the right with a 12mm gap between the main wall and the extension to the rear. It is understood that the single storey extension would be demolished as part of the proposed works.

The roof when viewed from the courtyard was noted to be to a reasonable alignment.

The interior of the property has also been examined and the following observations were recorded.

All of the internal fittings had been removed as part of any proposed works. To the entrance hall, vertical cracking was evident in the arch above the opening into the sloping corridor, together with stepped cracking at high level with the junction between the right hand wall and the front wall. To the left hand side of the entrance, cracking was evident in the joint to the soldier course head of the door adjacent to the front wall running up at the junction between the left hand wall and the front wall.

Internally, the main accommodation is split into three rooms, there was no evidence of any significant structural distress to the main three rooms.

Due to the extent of distress noted below damp proof course to the front wall, a trial pit was undertaken to the front corner of the left hand wall which revealed the brick wall to be constructed off a stepped brick footing, the footing having an overall projection of 180mm from the face of the wall and founded at a depth of 600mm below ground level. The footing was noted to be founded on shale.

I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect. I have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

In conclusion from the findings from my visual inspection, I would advise that foundation movement has occurred to the property, to the whole of the front wall including the projecting entrance. In addition, the brickwork particularly below damp proof course to the rear elevation and in particular to the rear projection was noted to be severely eroded.

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To the extent of movement below damp proof course noted to the front elevation, in order to make good the wall it will be necessary for the brickwork below damp proof course to be taken down in its entirety to the foundation and to be rebuilt. I would advise that due to the wall construction, height and consequent weight of the wall above damp proof course and due to restricted working space up to damp proof course, I would consider it would be extremely difficult for the brickwork to be replaced and underpinned and as such I would consider it would be prudent that the front wall incorporating the projection entrance and to the main wall to the left hand side of the entrance is to be taken down in its entirety and to be rebuilt incorporating a new foundation.

To the rear elevation, the brickwork below damp proof course particularly to the projection and also immediately to the left hand side of the projection will require the brickwork below damp proof course to be replaced. Similarly as the front elevation, due to the wall construction and restricted working space, it would be very difficult for the wall to be propped in order to replace the brickwork and I would consider it would be prudent that this wall would also be required to be taken down in order to facilitate the replacement of the brickwork below damp proof course.

In addition, to the front entrance projection, the front brick wall having moved outwards to the top of the wall which has caused the cracking noted, will require the front wall to be tooth bonded into the return walls.

This report is my opinion of the conditions as they existed at the time of my inspection, I have not inspected foundations or tested drains.

I trust that this correspondence is of assistance.

Yours faithfully



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