



PHILIP WRIGHT
ASSOCIATES

**STRUCTURAL APPRAISAL
OF
STABLE,
WHIPNEY HOUSE,
WHIPNEY LANE,
GREENMOUNT**

CONTRACT NO. 3567	PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN
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STRUCTURAL APPRAISAL REPORT
STABLE, WHIPNEY HOUSE, WHIPNEY LANE, GREENMOUNT, BL8 4HT

1.0 INSTRUCTION

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

The scope of my brief was to determine and report upon the general structural condition of the stable to determine its suitability or otherwise for conversion to habitable accommodation.

It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works nor to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. It was not within my brief to undertake any works to expose the foundations of the property.

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.

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.

2.0 THE PROPERTY

2.1 THE STABLE

The stable is a detached single storey building and incorporates single skin exposed blockwork being painted and with a mono-pitch corrugated asbestos clad roof sloping down to the rear. The right hand side of the stable projects forwards towards the front.

The stable incorporates full height door openings being framed with timber posts which are supported and restrained to the timber ridge beam.

3.0 OBSERVATIONS

For the purpose of this report, the front elevation with the stable door openings is that termed facing the fields, the rear elevation faces Whipney Lane.

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3.1 EXTERNAL OBSERVATIONS

3.1.1 FRONT ELEVATION

The front elevation incorporates four door openings to the main wall with a further two door openings to the front face of the projection. All the panels between the doors were noted to be plumb and the coursing level. The paint was peeling in places and extensive damp was evident to the bottom two courses and also to the left and right hand corners.

3.1.2 RIGHT HAND ELEVATION

The elevation has been locally raised for the infill of the sloping roof by the installation of four brick courses to the front and two to the rear. Extensive damp ingress was evident to the bottom of the wall.

3.1.3 LEFT HAND ELEVATION

The wall has been infilled to the roof incorporating three brick courses to the front, reducing to normal blockwork to the rear. Horizontal disturbance to the blockwork was noted to the top corner at the junction with the rear wall. The blockwork to the rear corner was noted to lean outwards by approximately 12mm.

3.1.4 REAR ELEVATION

Vertical cracking was evident to the left hand corner for the full height at the junction with the left hand wall. To approximately the middle of the wall, vertical cracking was evident for full height being approximately 20mm to the top then running downwards over three courses, then stepping downwards to the left to ground reducing to around 3-5mm. The right hand side of the elevation was covered in ivy for approximately 2-3mm. The gutter had collapsed with rainwater falling onto the blockwork. Multiple eroded faces of the blockwork were noted with deformation of the blockwork being up to 50mm at the worse position.

3.2 INTERNAL OBSERVATIONS

Internally, the stable incorporates blockwork division walls. Generally, the blockwork showed no evidence of distress except to the rear wall where the cracks noted externally to the rear left hand corner and towards the middle of the rear wall were noted. Damp ingress to the rear wall was noted to the full length of the wall.

3.3 ROOF

The roof incorporates asbestos sheeting supporting on two purlins per stable with the right hand projection incorporating three purlins. Water ingress and extensive damp staining was evident to the purlins to the majority of the stables.

4.0 SUMMARY AND RECOMMENDATIONS

In summary, from the findings from my visual inspection, I would advise that with some remedial works the property would be suitable for conversion to a habitable property. As part of the works required to make the property habitable, a summary of the extent of works required would be as follows:-

- Due to the extent of water ingress, eroded blockwork faces and vertical crack, it would be considered the rear wall is to be taken down and rebuilt in its entirety incorporating also the left hand corner.
- For the roof to be replaced.
- The openings to the front elevation are to be altered, the existing door openings are required to be infilled and will require the timber posts to be replaced and new lintels provided. Where the proposed window openings and new double doors are proposed to the left hand side of the elevation, it would be prudent that this part of the wall is taken down and rebuilt rather than to form additional openings within the piers between the door openings.
- The existing ground floor slab will require to be taken out and replaced to suit current Building Regulations requirements.

In order for the additional leaf of the cavity wall to be constructed, the construction of the existing foundations will require to be checked by undertaking trial pits to expose the foundation construction.



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