



R4240

CLOUGH FARMHOUSE, CLOUGH LANE
PRESTWICH

JANUARY 2025

Brunel House Milnrow Rochdale OL16 3NJ

t: 01706 343961 e: office@healeyconsulting.co.uk

REPORT ON STRUCTURE

CONTENTS

1.00 INTRODUCTION

2.00 DESCRIPTION

3.00 DISCUSSION

4.00 CONCLUSIONS

5.00 RECOMMENDATIONS

6.00 EXCLUSIONS

1.00 INTRODUCTION

- 1.01** We were requested by Mr & Mrs Kelly to carry out a survey and to provide a report on the structure of the property known as Clough Farmhouse, Clough Lane, Prestwich.
- 1.02** The purpose of the report was to assess the structural suitability of the property for continued use as a dwelling and, where necessary, provide recommendations for the rectification of any defects.
- 1.03** For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from Clough Lane.
- 1.04** This report has been carried out on a purely visual basis. We have not inspected parts of the property which are covered, unexposed or inaccessible and such parts are assumed to be in good repair and condition.

The report does not purport to express an opinion about or to advise upon the condition of any uninspected parts and should not be taken as making any implied representation or statement about such parts.

We have not inspected nor tested the drains and other services and are therefore not in a position to advise upon any defects.

- 1.05** The inspection was visual and non-invasive in nature and included both internal and external elevations, as well as accessible elements of structure.
- 1.06** This report has been carried out for guidance of the person named overleaf and where recommendations are made these should not be used as a specification for carrying out the works.
- 1.07** Attached to the rear of this report is a diagram indicating various elements of a domestic property, some of which may be referenced in this report.
- 1.08** This report has been carried out for the person named overleaf to be used in connection with their purchase, selling or repair of the property and should not be copied or sold to any other persons without the agreement of Healey Consulting.

This report remains the property of Healey Consulting and is copyright.

INTRODUCTION TO BRIEF

This report has been prepared following a detailed structural inspection of Clough Farmhouse, Clough Lane, Prestwich. The inspection was undertaken to assess the structural condition of the existing dwelling, identify defects, and provide professional commentary on the practicality and viability of repair, reinstatement, or replacement.

The property is accessed via a single rural lane and is located in a designated Conservation Area. This report is intended to form part of the technical evidence base supporting planning and heritage considerations.

2.00 DESCRIPTION

2.01 Property Description

The property comprises a detached farmhouse of two-storey construction with historic alterations and later extensions. The building is of traditional masonry construction beneath pitched slate roofs and incorporates a mixture of solid ground-bearing floors and suspended timber floors. The plan form reflects incremental development over time rather than a single coherent construction phase.

2.02 External Description

West-Facing Elevation (Photographs 1-4): The principal elevation faces Clough Lane and presents as a rendered symmetrical gable with a centrally positioned entrance porch. The render appears to be a relatively recent application and was observed to be in very good condition, exhibiting no visible cracking or debonding. Window openings are symmetrically arranged at both ground and first-floor levels. These have stone cills and arched heads. The latter likely a brick arched soldier.

North-Facing Elevation (Photographs 5 – 17): This elevation is constructed in brickwork, presumed to be cavity wall construction. The masonry has been historically repointed and is largely free from cracking. Occasional bricks show surface erosion attributable to weathering. The elevation is generally plumb with only mild outward bellying at mid-height. Significant moss growth is present at low level, indicating persistent damp conditions.

Several of the ground-floor openings within the north-facing elevation are detailed with brick arched soldier-course heads, providing structural load distribution over the openings and reflecting traditional construction detailing. Associated window openings incorporate projecting stone cills, some of which exhibit surface weathering consistent with age and exposure. No distress cracking was observed emanating from these arched heads at the time of inspection.

South-Facing Elevation – Main Building (Photographs 18 & 19): The rear elevation of the principal dwelling is rendered. The render is in very good condition and free from cracking, suggesting the underlying masonry is also largely intact. Green staining is evident toward the right-hand corner, attributed to the absence of effective rainwater drainage.

South-Facing Elevation – Right-Hand Two-Storey Section (Photographs 20 - 25): This elevation is brick-faced and presumed to be cavity wall construction. The brickwork exhibits surface erosion consistent with age and exposure but remains free from significant cracking. The rebuilt right-hand elevation is well toothed into this section, indicating reasonable construction practice. (Photographs 22 – 25).

East-Facing Elevation (Far Right Gable) (Photograph 26): This gable appears to have been rebuilt using newer brickwork. The elevation is broadly plumb but exhibits an unusual outward projection of the outer leaf at mid-high level (photograph 23) and slight outward bellying at mid upper storey-height, likely reflecting construction detailing rather than active movement. A single first-floor window serves Bedroom 2.

Right-Hand Main / Principal Gable (Photographs 27 - 44): The principal right-hand gable exhibits severe structural distress, including vertical and stepped cracking extending to mid-height, advanced masonry weathering, distortion at the junction with the rear elevation, and a pronounced and destabilising outward bulge at the apex.

Single storey rear outrigger (photographs 45 – 47). The lean-to extension comprises single skin brick construction with a lean-to roof. The roof is covered with a felt fabric. This structure is considered to be of poor quality and of limited to no amenity value.

Roof and Chimneys (Photographs 48 – 50, 43 & 44): The roof is pitched and slate-covered. The north-facing slope exhibits sagging at mid-slope and slate kick-up near the left-hand gable. (Photograph 48). Chimney stacks are in poor condition, including a rebuilt engineering brick stack with pronounced lean and a ridge-straddling chimney exhibiting advanced deterioration. Both these structures are considered generally unstable.

2.03 Internal Description

Ground Floor – General Arrangement: Access is gained via the front entrance porch into a reception / dining room (photograph 51) positioned at the North of the property. This room contains a chimney breast located within the internal wall (photograph 52) and a timber staircase rising left to right against the north-facing elevation. (Photographs 53).

Reception / Dining Room (Photograph 51 – 53): The reception/dining room incorporates a solid ground-bearing floor. A door opening on the right-hand side provides access into the kitchen, while a further opening to the (South) leads into the lounge.

Lounge (Photographs 54 & 55): The lounge is located to the rear South of the property and incorporates both left-facing and South-facing windows, providing dual aspect daylight. A chimney breast is located against the right-hand side wall.

Kitchen (Photographs 56 – 59): The kitchen is accessed from the reception / dining room and contains a large chimney breast along the left-hand wall, separating it from the reception space. The room incorporates North and South-facing windows together with a forward access door. A further door provides access to a store and WC.

Store and WC Areas (Photographs 60 – 63): The storeroom and WC occupy the far right-hand side (East) of the property. These spaces include north and south facing windows. Walls and ceilings exhibit cracked plaster finishes throughout, i.e. failure of finishes probably due to damp.

First Floor – General Arrangement: The first floor is arranged around a central landing corridor running in a north to south direction (photograph 64). This provides access to three bedrooms, a bathroom, and a WC via intermediate lobby spaces. Ceiling finishes are predominantly lath and plaster. The hall ceiling exhibits multiple cracks associated with sagging distortion of the ceiling joists.

Bedroom 1 (Photographs 65 – 69): Located at the front North-West corner of the property, incorporates suspended timber flooring. The left facing window opening exhibits slight falls consistent with historic settlement in a North to South direction.

Bedroom 2 (Photographs 70 – 72): Bedroom 2 is located toward the right-hand (East) side of the property and is accessed via a small internal lobby. (Photographs 73 & 74). The room incorporates suspended timber flooring and is served by the rebuilt east-facing gable. The ceilings are suffering from partial collapse.

Bedroom 3 (Photographs 75 – 85): Bedroom 3 occupies the south-west corner of the property and incorporates west-facing and South-facing windows together with a chimney breast on the right-hand wall. A slight vaulted ceiling is present along the South elevation, reflecting the underside of the roof slope, presumably uninsulated. There is damp staining evident, collapsed plaster finish beneath the South facing window cill and a crack north of the chimney breast. (Photograph 79). Ceiling cracking is commensurate with ceiling joists exhibiting excessive sagging distortion.

Bathroom and WC (Photographs 86 – 89): The bathroom is located centrally along the north elevation at first-floor level and is finished with ceramic wall tiling. The main bathroom walls are free from cracking at the time of the survey.

3.00 DISCUSSION AND OBSERVATIONS

3.01 External Discussion and Observations

The property exhibits a historic north–south settlement profile, evident in sloping floors, misaligned openings, and roof geometry. This settlement appears longstanding and stable, with no evidence of active progression at the time of inspection.

The north-facing elevation performs relatively well structurally, with historic repointing evident but no significant cracking. The presence of brick arched soldier-course heads above several openings is considered structurally beneficial, providing effective load distribution and likely contributing to the absence of distress cracking above openings despite the wider settlement profile. Stone window cills exhibit weathering consistent with age and exposure but remain structurally serviceable. Excessive algae, lichen, moss growth along lower brickwork courses is due to poor masonry conditions and poor resistance to damp in time these courses will fail structurally.

In contrast, the right-hand main gable elevation exhibits structurally significant distress, including vertical and stepped cracking, advanced masonry weathering, distortion at junctions, and pronounced outward displacement at high level. These features indicate a loss of stability and represent a significant material structural concern.

The lack of visible weepholes over all external openings gives a clear indication that cavity trays are not present in the external wall construction. Long term this generally leads to issues relating to trapped water within the cavity leading to long term issues relating to damp.

Roof distortions, particularly sagging to the north-facing slope, are consistent with traditional roof construction and deterioration of restraint and excessive sagging distortion of the principal elements of the roof structure. The absence of an under-slate membrane increases the risk of moisture ingress and associated degradation of roof timbers.

3.02 Internal Discussion and Observations

Internally, widespread damp ingress and black mould growth were observed, particularly affecting suspended timber floors and ceiling structures. The lounge was particularly affected. As such, the whole of the property had an overwhelming damp / mould odour. These conditions suggest prolonged moisture exposure and raise significant concerns regarding the durability and residual capacity of timber elements, including floor joists, wall plates, and bearings ceilings and stud walls.

While floor structures generally appear stable, historic settlement-related falls are evident. In areas of suspended construction, environmental distress (damp and decay) is such that wholesale removal and replacement of floors would likely be required to ensure long-term performance, whilst also

achieving level floors and square door openings.

Ceilings are predominantly of lath and plaster construction and exhibit widespread cracking, deflection, damp staining and collapse failure. These defects are consistent with age-related failure, excessive joist deflection, and moisture ingress. In several locations, ceiling failure is advanced, indicating the need for wholesale replacement.

The roof structure (photographs 90 – 95) is of traditional form with a nominal ridge board and reliance on ceiling joists for restraint. Although the roof space appeared relatively dry at the time of inspection, the combination of roof sagging, chimney instability, lack of under-slate membrane, and internal damp staining indicates that comprehensive roof reconstruction would be required. There were a few areas of the roof where daylight was visible.

4.00 CONCLUSIONS

4.01 The property comprises an older detached dwelling exhibiting a combination of historic settlement, material deterioration, moisture-related defects, and localised structural distress. The north–south settlement profile identified throughout the building appears to be longstanding and stable, with no compelling evidence of active or progressive ground movement at the time of inspection.

4.02 In isolation, a number of the defects observed—including sloping floors, misaligned openings, and minor internal cracking—would not ordinarily justify large-scale structural intervention. However, the building must be assessed holistically, taking account of the interaction and cumulative effect of all identified issues.

4.03 Extensive damp ingress and mould growth were observed internally, indicating prolonged moisture exposure. As a result, the condition and long-term performance of primary timber elements, including suspended floor joists, ceiling joists, and roof timbers, cannot be reliably verified without extensive intrusive investigation. Based on the observed conditions, it is considered likely that a significant proportion of these elements would require renewal or replacement. This in itself leaves a situation where external and internal walls would be unrestrained and therefore unstable.

4.04 The majority of lath and plaster ceilings are in poor condition, exhibiting cracking, deformation, damp staining, and localised failure. These elements are considered to have reached the end of their serviceable life and would require wholesale removal and replacement as part of any reinstatement works.

4.05 Externally, while several elevations perform reasonably, the right-hand gable elevation exhibits structurally significant defects, including stepped and vertical cracking, advanced masonry weathering, and a pronounced outward displacement at high level near the roof apex. The associated chimney

structures are also in poor condition. Stabilisation of this part of the building would necessitate major dismantling and rebuilding works, together with extensive temporary works and consequential disturbance to adjacent structural elements.

- 4.06** The roof structure is of traditional form, reliant on ceiling joist tie action with a nominal ridge board and no under-slate membrane. Evidence of roof sagging, moisture ingress, and internal ceiling distress indicates that the roof would require a comprehensive overhaul or replacement to achieve acceptable standards of structural performance, durability, and weather resistance.
- 4.07** When the cumulative scope of required works is considered—including extensive timber renewal, wholesale ceiling replacement, roof reconstruction, chimney dismantling and rebuilding, localised gable reconstruction, and damp remediation—the retained proportion of original structural fabric would be substantially reduced. The scale and invasiveness of the necessary intervention introduce significant technical uncertainty and cost risk, with outcomes that are difficult to predict without near-total exposure of the structure.
- 4.08** On this basis, while individual defects may be technically repairable in isolation, the overall extent, complexity, and interaction of the required remedial works mean that retention of the existing building would involve intervention approaching partial reconstruction, with limited benefit in terms of retained fabric or predictability of long-term performance.

5.00 RECOMMENDATIONS

- 5.01** Should retention of the existing dwelling be pursued, it is recommended that this is approached only on the basis of a major and highly invasive structural refurbishment scheme. This would necessitate extensive opening-up works, likely wholesale replacement of suspended floors, renewal of ceiling structures, substantial roof reconstruction, dismantling and rebuilding of chimney stacks, localised gable reconstruction, and comprehensive damp remediation. Such works would carry significant technical risk, programme uncertainty, and cost exposure, with outcomes that would remain difficult to predict until the structure is almost entirely stripped back. Damp ingress due to inadequate detailing of external openings would invariably lead to a concerning legacy issue.
- 5.02** Alternatively, and considered to represent a materially more robust, proportionate, and predictable engineering solution, replacement of the existing structure may be undertaken, subject to the necessary planning, heritage, and regulatory approvals. From a structural engineering perspective, replacement would eliminate the inherent uncertainties associated with hidden timber decay, moisture-affected masonry, unstable chimneys, and compromised roof geometry and continued damp penetration. A new structure would allow full compliance with modern structural, thermal, and durability standards, provide a clear and efficient load path, and deliver a significantly improved long-term performance outcome with reduced construction risk and greater certainty of cost and programme.

6.00 EXCLUSIONS

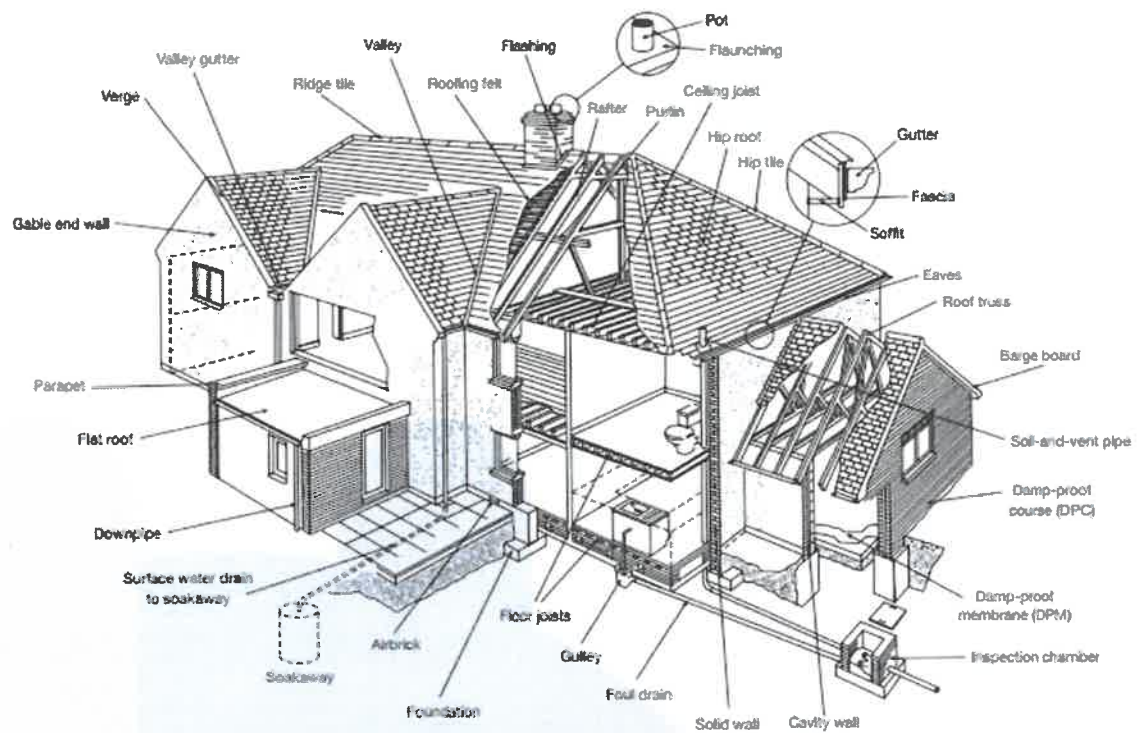
Please note the following exclusions to our report.

Please satisfy yourself that condition of the items excluded are known prior to purchase.

We do not cover:

- Electric Services
- Gas Services
- Water Services
- Rain Water Goods
- Drainage.
- Damp & timbers defects were not specifically assessed unless noted.
- Roof Finishes
- Windows – unless structural, e.g., bay windows where structural mullions are present.
- External areas – e.g., detached garages, outbuildings and garden retaining walls unless they appear to offer support to the building, or we are specifically requested to do so.
- Cost Estimates for remedial works.
- For any works carried out to or adjacent to a party wall, the client is advised to seek legal advice with regards to The Party Wall etc Act 1996, and to appoint the services of a qualified Party Wall Surveyor.
- Asbestos.

This report is based on a visual, non-invasive survey from accessible areas only. No Intrusive investigations were undertaken.



VIEW OF DOMESTIC TYPE PROPERTY SHOWING THE VARIOUS ELEMENTS

SIGNED *M. Bradbury*

MARK BRADBURY
B.Eng (Hons) C.Eng M.I.Struct.E

DATED: 23rd January 2026



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



Photograph 46



Photograph 47



Photograph 48



Photograph 49



Photograph 50



Photograph 51



Photograph 52



Photograph 53



Photograph 54



Photograph 55



Photograph 56



Photograph 57



Photograph 58



Photograph 59



Photograph 60



Photograph 61



Photograph 62



Photograph 63



Photograph 64



Photograph 65



Photograph 66



Photograph 67



Photograph 68



Photograph 69



Photograph 70



Photograph 71



Photograph 72



Photograph 73



Photograph 74



Photograph 75



Photograph 76



Photograph 77



Photograph 78



Photograph 79



Photograph 80



Photograph 81



Photograph 82



Photograph 83



Photograph 84



Photograph 85



Photograph 86



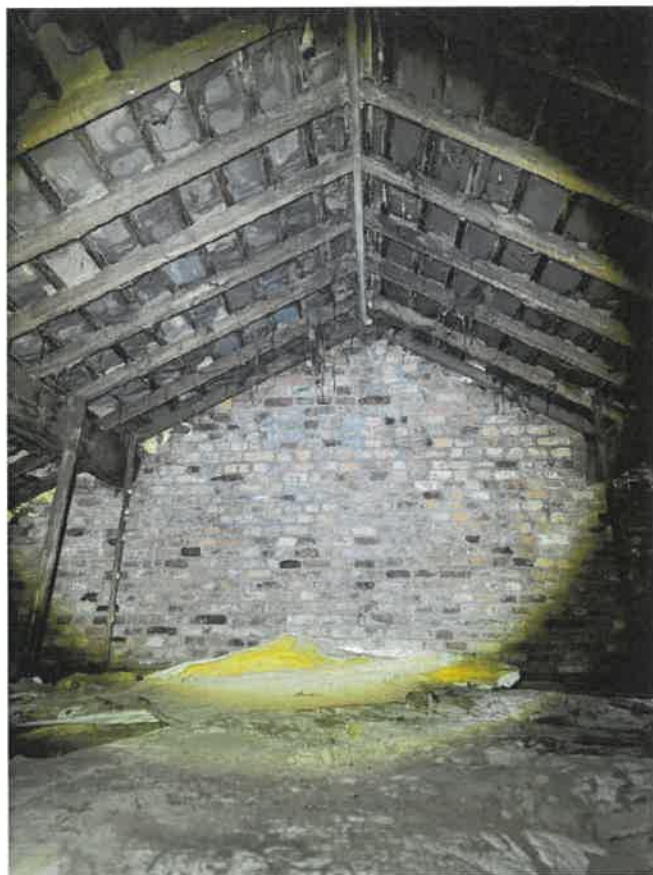
Photograph 87



Photograph 88



Photograph 89



Photograph 90



Photograph 91



Photograph 92



Photograph 93



Photograph 94



Photograph 95