

The Lee, Walmersley Road, Bury, BL9 5JA

Condition Survey

(For refurbishment / repair of the existing roof covering, including leadwork)



**On behalf of
Mr M Pearson**

Dated: 20th June 2024



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A**Premises identification**

Name of premises: The Lee

Address: 635 Walmersley Road
Bury
BL9 5JA

Date of Inspection: 17th June 2024

Particulars of Site

The site lies on the corner of Walmersley Road and Springside Road in Bury. Springside Road lies to the north and Walmersley Road to the east. The building forms an imposing structure and abuts Nos 2 and 4 Springside Road to the west.

Particulars of Premises

The building has been extended and modified over the years, but essentially comprises a 2 storey load bearing stone structure with traditional pitched, slated roofs and is dominant on the corner site. The house is built from traditional coursed stone with a tooled finish, with ashlar features including stone jambs, cills and heads. The Walmersley Road elevation is a fine façade, graced with a central entrance formed with stone pilasters, hood door case and stone cornice. Added to this there is a 6 panel door with arched fanlight. The north gable is more modest and has been altered and adapted over the years and is blighted by a contemporary brick chimney circa 500mm square which rises circa 2m above the verge. To the north of the aforementioned gable is a 2 storey extension which abuts the adjacent terraces on Springside Road.

B**DETAILED CONDITION OF THE ROOF OF THE BUILDING:**

This report is based on the findings of an inspection made within the pitched roof space only and from scaffolding at roof level. Unless otherwise stated the inspection has been purely visual and no enclosed space or inaccessible parts, such as hidden timbers have been opened up for inspection. An inspection of the flat roofed area to the southern section of the house has not been undertaken as no work is proposed in this area.

EXTERNAL FABRIC

B1 Walls

- B1.01 Front, Side and Rear Elevations
Constructed from traditional coursed stone, with a tooled finish, with ashlar features including stone jambs, cills and heads.

B2 Roof coverings, chimney stacks and flues

- B2.01 Hipped and pitched roofs, with covering of traditional Welsh slates and clay hip and ridge tiles. Isolated missing / broken slates but in a very serviceable condition. There is a natural stone coping to a single verge, with missing pointing, with mortar bedded verges everywhere else. The clay hip and ridge tiles have some cracks and missing pieces which have been mortar filled.

There are 4 chimney stacks, three of which are of coursed stone, with a single, brick chimney stack to the north elevation and all have clay chimney pots.

The leadwork (flashings and soakers) is generally in a reasonable condition with no obvious missing leadwork.

The black painted, timber fascia boards are of reasonable condition with no obvious signs of rot.

B3 Rainwater disposal systems

- B3.01 The eaves gutters and down pipes are of black uPVC and are in a serviceable condition.

INTERNAL FABRIC

B4 Roof structures

- B4.01 The pitched roofs of the original house are formed using purlins and rafters, supported on a number of triangulated, timber trusses, spanning onto chimney breasts and cross walls. The timber roof structure utilises traditional jointing methods, with timber pegs, with timber binders supporting the flat, plaster and lath ceilings below. The roof is boarded with plain timber boards (as a typical Scottish detail), with no evidence of any sarking felt above. There is evidence of some water ingress (either through water penetration through cracked / slipped roofing slates and / or through condensation which is evident around galvanised clout nail locations) with some staining / mould growth to the timber boarding. Overall the roof appears serviceable, but with evidence of some water damage to plaster finishes to walls to rooms below. There is currently no evidence of any dry rot to timbers within the roof space, however, a timber survey would be recommended.

There is an area of loft boarding and the flat ceilings to the rooms below which are insulated using quilt insulation laid between ceiling.

B5 Walls and ceilings

B5.01 Water ingress damage is evidenced within one bedroom, with some localised areas of plaster finish having been removed, to allow the masonry walls behind to dry out. Repairs to plaster finishes using renovating plaster will be required to reinstate the internal wall surfaces, with painted finish.

B5.02 The ceilings generally to the first floor rooms are in a serviceable condition.

B6 Internal decorations

C6.01 Well maintained with minor defects and blemishes, with some evidence of water damage to plaster finishes.

B7 Thermal insulation

B7.01 The roof at ceiling level is insulated with fibre glass quilt.

C ITEMS REQUIRING FURTHER DETAILS OR SPECIALIST INVESTIGATION

C1.01 Timberwork to roof structure needs to be inspected by a timber treatment specialist.

D WORKS OF REPAIR IN ORDER OF PRIORITY

D1 Of utmost urgency (within 6 months)

D1.01 Insert breathable sarking felt beneath slate covering and over the timber sarking boards, including new treated timber battens and counter battens – to prevent any further water ingress into roof space below and to protect the existing historic timber roof structure. Use copper clout nails fixed into rafters and avoid fixing into boarding, to avoid risk of condensation and further degradation of the timberwork.

D1.02 Repair any damaged plasterwork to wall faces to rooms below using renovating plaster and repaint.

D2 Essential within the next twelve months

- D2.01 Check lead flashings and soakers for any defects and replace with new.
- D2.02 Undertake any required pointing to stone chimney stacks using a lime (not cement) based mortar.
- D2.03 Redecorate / overhaul timber fascia boards to roof eaves.
- D2.04 Replace any broken clay ridge or hip tiles in matching profiles.

This is a summary report only, as required for Listed Building Consent approval for installation of breathable sarking felt, to prevent any further water ingress into the roofspace. It is not a specification for the execution of the work and must not be used as such. Professional advice should be obtained in determining appropriate repair work.

Signed:*RA Shuttleworth*.....RA Shuttleworth BA, LLB, Dip Arch, APS, RIBA

Dated:20th June 2024.....

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Evidence of water ingress from leaking roof above – with loose plaster removed to allow the masonry wall behind to dry out prior to making good plasterwork.



Evidence of water ingress from leaking roof above – with loose plaster removed to allow the masonry wall behind to dry out prior to making good plasterwork.



Evidence of water ingress from leaking roof above – with loose plaster removed to allow the masonry wall behind to dry. Water damage to timber architrave around opening.



Roof structure includes traditional timber purlins and rafters, supported locally timber truss framing.



Evidence of water damage to timber boarding through water ingress and / or condensation.



Evidence of water damage to timber boarding through water ingress and condensation forming on exposed galvanised clout nails.



Evidence of water damage to timber boarding through water ingress and condensation forming on exposed galvanised clout nails.



Evidence of some localised timber decay which requires further investigation and treatment by specialist timber treatment company.



Evidence of localised mould growth following water ingress through roofing slates.



Evidence of water ingress onto timber purlins through roofing slates.



Evidence of water damage to timber boarding through water ingress and condensation forming on exposed galvanised clout nails.