

MOUNTEER LIMITED

Building Survey

18 & 20 St Mary's Place

Bury

Maximising the Value of Heritage Assets
www.munteer.co.uk

Munteer Limited co. 9352984 Registered in Cardiff
e|smg@munteer.co.uk t| +44(0) 7826 938 315
Trading: The Business Centre, Hyde Park House, Cartwright Street, Hyde, Cheshire, SK14 4EH
Registered: Heron House, 39 Higher Bents Lane, Stockport, Cheshire, SK6 1EE

Contents

1	Introduction	2
2	External.....	3
3	Internal	7
4	Cost Schedule (For guidance only)/Further Investigations/Conclusion	10
5	Photographs	11

1 Introduction

Conflict of Interest

We are not aware of any conflict of interest with regard to this property.

Current Occupation/Restrictions

The property is unoccupied with no furnishings but mainly fixed floor coverings.

General Description

This is a pair of townhouses, number 20 being an end terraced property and number 18 being the mid terraced property. In effect the properties have been combined as one occupied area.

The original property being late Georgian period in a row of similar terraces which is within a conservation area.

Location

The property is located in Bury Centre and St Mary's Place forms a quadrangle of similar type mid Georgian properties in a suburban environment and boundaries onto the East Lancashire Railway Line.

Construction

The property is primarily constructed in 337mm solid brickwork to the external walls, however the gable wall has been rebuilt in cavity construction and the side wall facing onto the railway which is part of the original two storey outrigger has also been reconstructed. There has been an extension to the rear of the property following the line of the double outrigger, the date of which is approximately 1980's/1990's. The extension therefore is constructed in cavity brickwork.

There are solid and timbered ground floors with a timbered floor in the front rooms and the hallway as there are basement areas to those areas.

There is a pitched roof covering to the main building on the outrigger of blue slate. There is a timbered roof construction which comprises of timber purlins giving intermediate support to rafters.

There is a large joint chimney stack between number 16 and number 18, however the chimney stacks/breasts were removed when the gable wall was rebuilt to number 20.

The property currently has softwood sliding sash windows and retains the raised and fielded panels and fan lights to the front elevation which is a common detail to these properties.

Weather Conditions

The property was inspected on a bright but cold day of -6 degrees. This gave some restrictions in terms of the surface of the slate which has a frost covering.

2 External

Limits to Inspection

It was difficult to completely see the full angle of the rear elevation roof as its interface with the outrigger around number 20. Only a far distant view across from the car park on the other side of the railway to inspect the outrigger roofs.

There is a lead lined parapet gutter which could not be viewed on the internal face due to restrictions with surveyors ladders.

There is still frost on the blue slates so the actual surfaces of the slate could not be assessed.

Due to the condition of the fire escape, the first floor door could not be inspected.

The front elevation has a lead lined box gutter. The internal fascia which could not be inspected due to restrictions in surveyors ladders, although there were no signs internally of any leakages. The lead gutter is possibly created with a timber upstand off a faced stone corbel. It is common detail to the whole of the front elevation with no deviation from one property to the other.

Defects may exist and unless inspected there may be additional repair costs.

Chimney Stacks

There is a large joint brick chimney stack between number 16 and number 18. This is generally in reasonable condition, lead flashings being relatively intact.

There has been some vents inserted just below a concrete coping to ventilate redundant chimney stacks.

There is currently no actual active flues to this particular property, with the chimney breast on the ground floor on the party wall with number 16 and 18 having been removed.

There is no chimney stack to the gable wall as this has been removed when the gable wall was rebuilt.

There are two small chimney stacks which would have formed part of the original outrigger wall. These are in brickwork and in reasonable order.

Roof

The roof coverings are of large ton blue slate and are laid in irregular horizontal coursing.

There has been an obvious settlement to the gable wall in the past which can be seen by brickwork being air brick joint on the stone corbel being disturbed on the front elevation. This means that the ridge line drops to the new gable end from the party wall position between number 18 and number 20. There is no indications externally that this is continuing movement.

The blue slate roof covering to the front elevation has one or two chipped slates that require renewal. There is also two clipped blue slates on the party wall position between the two properties.

The ridge tiles are reasonably well bedded and generally the slate roof on that elevation is in reasonable order.

Main Rear Elevation Roof

This is undulating due to the drop in the gable wall along the party wall line to number 18. The slates however appear in reasonable order.

Again, due to that movement there is some clips around the slates to the valley position.

Outrigger Roof Yard Facing

The slate here again in reasonable order with one or two clipped slates.

The section which is a new outrigger roof is of blue slate in reasonable condition.

Rainwater Goods

Rear Elevation

This is of half round pvc guttering in reasonable condition.

It was mainly dry and therefore no comment upon serviceability.

Outrigger

The outrigger roof is of half round pvc guttering in reasonable order.

There is a cast iron rainwater pipe which shows some signs of corrosion below the hopper head at the lower level, but nothing of significance.

The outshot to the rear has a timber gutter which has dropped off and requires refixing.

Windows

The windows are timbered sliding sash windows.

There is a small 10mm double glazed units.

The windows are free from major defects, although there is some minor wet rot to the ground floor window to the outrigger. The main issue of the windows is that they require the paintwork burning off and redecoration.

External Doors

The front door is a raised and fielded panel door, although I believe it is probably not original and requires carefully sanding down and redecoration.

The Pallisters and lantern light are original and require some minor repairs.

There are some relatively new doors to the gable of the gable end which is currently a fire door and redecoration is required.

There is a fire door which is in the outrigger section which is a plywood door. This is rotten and the bottom requires renewal.

The rear elevation fire door which is in the new extension has the threshold which has split and requires splicing works, the side door in the outrigger which has peeling paint but is at such a point that renewal should be considered.

External Metalwork

A fire escape and staircase from the first floor of the outrigger has peeling paintwork, although the actual steel structure is probably reasonably safe. There is damaged and dangerous step going into the timber stringer. The timber stringer may also require some splicing works and may need additional support.

External Walls

Front Elevation

The front elevation wall appears from the bonding and the thickness to be of 337m brickwork.

It has stretcher headers which is a Flemish bond brickwork.

The walls are free from major bulges or settlement, but there is a distinctive line of breakage the window to number 20 which is above the fan like window where there has obviously been some structural movement, possibly settlement of 30mm to 40mm.

This in my view has probably necessitated the rebuilding of the gable wall. There is no indications that the movement has progressed, although there is some minor cracking in the brickwork at that particular point it is not significant.

There are areas where bricks have suffered from shaling and these have been replaced with a modern brick but with a speckled finish.

There is still some further shaling, but it is not sufficient to warrant any refacing.

The pointing is on a very small pointing section and generally in reasonable condition.

There are stone heads and sills which are in reasonable order for age and type.

There is a sill course that runs through which is in reasonable condition.

The plinth stonework at lower level is in reasonable order.

The lightwells have been built up in brickwork which are in reasonable condition.

The original stone surround to the lightwells is intact but it has been concreted over.

Left Hand Side Elevation

The gable wall has been completely rebuilt to the property in normal cavity construction with cast concrete sills.

The sill to the main window on the gable has been crudely laid so it projects out at an incorrect angle, but this does not affect structural stability.

The brickwork jointing is not particularly well laid, but does not affect any structural stability.

The original outrigger has been either refaced or rebuilt in modern brickwork, again this is in reasonable condition.

The extension again continues but has been built at a different period and whilst there is some misalignment on the stone head to the first floor fire escape, it is not considered a particular structural problem.

Rear Elevation (Main Building)

This is constructed in what appears to be 225m brickwork which has been recently re-pointed.

This is in reasonable order.

There is an outshot to the lower section, again in brickwork, that appears to have been built at a slightly different period from the original, but is in reasonable order.

Left Hand Side Elevation (Outrigger and Extension Facing Yard)

The first section is of 225mm brickwork.

This is free from major bulges or settlement.

There has been some slight alterations by the creation of the larger sliding sash window at the ground floor level, and the windows have been adapted with the insertion, particularly on the ground floor, of concrete head which is situated to reduce the window down from the original splayed head.

The windows that have been created for the toilets have been done so at a later stage with a catnic type lintel supporting the opening.

The remainder of the new outrigger is similar concrete heads and sills generally in reasonable condition.

3 Internal

Limits to Inspection

The basement ceiling structure to number 18 was under drawn partially which limited our inspection of the binder beams.

There was no access to the roof structure above the two storey extension to the rear.

The support system for the chimney breast on the party wall between number 18 and number 16 was not available for inspection.

There was a dry lining system in the kitchen to number 20 which prevented any damp meter readings in that area.

The roof void to number 18 could only be viewed from a standing point on the connecting doorway as there is a sign to say that the ceiling structure is dangerous.

Part of the roof void to number 20 on the front elevation over the entrance area was partly boarded which limited our inspection of that structure.

There are a number of chimney breasts that have been studded over to cover up the fireplaces. These were partially exposed at the time of inspection to analyse whether any fireplaces still exist.

There is a false ceiling in the kitchen area in the original outrigger to number 20 which limited our inspection of the ceiling structure.

Defects may exist and unless inspected there may be additional repair costs.

Roof Structure

The main roof structure consists of two purlin beams per elevation giving intermediate support to rafters.

It was not possible to confirm whether the rear elevation of the main buildings to number 18 and 20 do have roofing felt, as there is boarding on top of the rafters which would be typical of the original construction of that period. Areas could be seen to the front elevation, certainly number 20 that indicated that the roof had been under felted and was in reasonable order.

The roof timbers are of sufficient size and section in the main roof structure to withstand the loads transmitted upon them.

There is access to the roof structure over the two storey outrigger which is continuous between number 18 and number 20.

There is currently a king post truss giving intermediate support to purlin beams supporting rafters. Whilst there is a slight deflection in the roof line which could be seen externally, this is not particularly extensive and not sufficient to warrant any remedial works.

The ceiling joists could not be inspected as these were overlaid with insulation which limited inspection to head and shoulders. However, the roof is under drawn with under felt to act as a secondary barrier which was in reasonable condition.

There are some issues I believe in the valley position to number 18 at its interface with the outrigger as there is evidence within the wc area of dampness and some further investigations are required.

Ceilings

Generally ceilings are in reasonable order.

However, due to the amount of general refurbishment to the property. There are textured ceilings to a number of rooms particularly in the main hallway that spreads on the ground floor between number 18 and 20 and to the rear office which is currently in the original outrigger to number 18.

On the first floor there is further artex/textured ceilings to the landing area of number 18 and to the office to number 18 on the front elevation. Considering the age of the artex and the amount of refurbishment, we would strongly advise that these be tested for asbestos content.

Internal Walls

The dividing wall between number 18 and number 20 in the original building is 225mm brickwork. However, in the extension this is of 105mm brickwork/blockwork.

Internal walls are a mixture of 105mm loadbearing brickwork in the original format but the subdivisions of other rooms are by timber studded walls.

The walls are generally free from major bulges or settlement.

There is however a number of areas where rising dampness is occurring along the front wall in both number 18 and number 20. Further dampness along the corridor area along the side elevation on the rebuilt gable wall which requires further investigations. Also, further dampness in number 20 on the rear elevation wall to the wc area.

Dampness was also recorded along the party wall position in the rear corridor between where the staircase has been removed to number 20 and on the original rear elevation wall behind the stairs down to the cellar in number 18.

We would therefore advise a cautionary timber and damp report in respect of that. Although it may be that the extent of the refurbishment means that the walls will be dry lined to comply with the upgrade in the U value.

Floors

The ground floors are a mixture of timber and solid. Timber mainly in the area over the front basement, solid elsewhere.

Generally the floors are reasonably firm and level, however there is some unevenness in the solid floor where the staircase to number 20 used to be. I suspect this may still have the original floor without any damp proof membrane, so the area here as a minimum requires further investigations with regard to the relaying of that floor slab.

The first floors are timbered.

There is evidence of the floors sloping, indicative of the settlement to number 20 original to the property which was not levelled up at the time of rebuilding the gable end. However, the slope is not sufficient to warrant any major remedial works.

There is further sloping of the floor to number 20 in the outrigger section. But again, not sufficient to warrant remedial works.

Fireplaces/Chimney Breasts

On the rebuilding of the gable wall to number 20, the chimney breasts have been removed. However, the chimney breast still exist on the first floor on the party wall to number 16. There is however no evidence of support within the reception and office to number 18 on the ground floor, and therefore it is important to enquire as to whether building regulation approvals were given for the support of that chimney breast.

Internal Joinery

The internal joinery comprises mainly of replacement skirting boards, architraves, most of which have been upgraded, although there are still some original openings where the architraves are of some heritage value. The majority of the doors are fire doors. In any event, none of these will be replicated as the complete redesign of the interior will be commensurate to comply with the current building regulations.

Reconfiguration of staircases

There is the original staircase to number 20 which has been removed as the staircase to number 18 both to the ground to first floor and first floor to second being relatively new.

Services

Services have been excluded from this particular survey as stated in the conditions.

This is because the whole of the building will be completely refurbished incorporating new services.

Drainage

There are a number of manholes surrounding the site, some of which could not be lifted. However, some of the manholes were heavy duty and as previously stated, whilst the ones that were inspected were free flowing, I am concerned regarding the drain particularly running along the new gable wall where there has been some differential settlement from the ramp detail. So therefore we would advise for a drain survey to be carried out.

4 Cost Schedule (For guidance only)/Further Investigations/Conclusion

Item	Cost
Replacing timber gutter to rear single storey outshot	£500
Redecoration of windows	£4,000 to £5,000
Minor splicing work to windows	£300 to £400
Renewal of ground floor fire door in outrigger	£500
Renew side door to outrigger	£500
Splicing work to stringer of staircase and tread and redecoration of fire escape	£1,000
Internal damp proof works as highlighted in the report	£3,000 to £4,000
Re-pointing of chimney breast	£500
Renewal of damaged balustrade to front elevation entrance to number 18	£750 to £1,000

Further Investigations

1. Exposure of structure supporting chimney breast to the party wall to number 18 on the first floor.
2. Closer inspection of the valley position near the outlet on the interface between the outrigger and the main roof to number 18.
3. Checking of lead lined gutter to front elevation between number 18 and number 20.
4. Asbestos report on textured ceilings to the property.
5. Timber and damp report.
6. Drainage report due to settlement in ramp detail to gable wall.

Conclusion

The property is free from major structural defects, there has been settlement to the property with the settlement in the gable wall to number 20 in the past. The gable wall has been reconstructed and there is no evidence internally of any recent movement.

Much of the internal fabric will be altered by the internal refurbishment, and therefore areas of damp proofing will be dealt with as part of the general conversion works.

With regard to the roof, I am particularly concerned over the roof to the original main building of 18 and 20. It is not possible to confirm whether it has under felt, but with the installation of the 6 rooflights to the rear elevation, it would be beneficial to re-cover the roof.

This would also allow some realignment of the roof ridgeline, and also checking of the lead lined gutter. Whilst there are no particular signs internally of any damage to that, it will be an area that could cause concern in the future.

With regard to the external windows, it would be beneficial because they are of reasonable quality, to redecorate these rather than renewal as part of the general refurbishment works.

5 Photographs

Photograph 1



Old differential settlement to front wall party wall line to number 20.

Photograph 2



Drop in ridge line due to settlement to number 20.

Photograph 3



Re-pointing of chimney stack to number 18.

Photograph 4



Slipped slate to front roof of number 20.

Photograph 5



General poor external decorations

Photograph 6



Rebuild gable to number 20.

Photograph 7



Two storey extension to outrigger of number 18/20.

Photograph 8



Localised repairs to side door of extension to number 18.

Photograph 9



Gutter required to rear outshot of number 18.

Photograph 10



Clipped slate to main rear roof and original outrigger to number 18.

Photograph 11



Repair single stack to outrigger of number 18.

Photograph 12



Out of line sill to first floor sill to gable end.

Photograph 13



Dangerous tread to first floor fire escape to number 20, also check stringers.

Photograph 14



Wet rot to box section of sliding sash window to wc ground floor extension to number 18.

Photograph 15



Differential settlement to external ramp detail to rebuild gable to number 20.

Photograph 16



Outline of removed staircase to number 20 and area of dampness.

Photograph 17



General poor condition of slate roof to the rear of main building to number 20.

Photograph 18



Rising dampness to wall linking number 18/20 rear cellar steps to number 18.

Photograph 19



Heavy artexed wall and ceiling and staircase lobby to number 18.

Photograph 20



Chimney breast removed to reception office to number 18 (means of support?).

Photograph 21



General dampness to basement 3 cellar to number 20.

Photograph 22



Horizontal cracking to front wall to the first floor small office to number 20.

Photograph 23



Section of rafters replaced to main roof of number 20.

Photograph 24



Rear roof of number 20 showing over boarding and rebuilt gable and rear wall.

Photograph 25



King post truss to roof of outrigger to number 18/20.

Photograph 26



Cracking to brick wall potential cause by drainage (drainage report required).

Photograph 27



Roof of rebuilt outrigger extension to number 20 front roof covering.