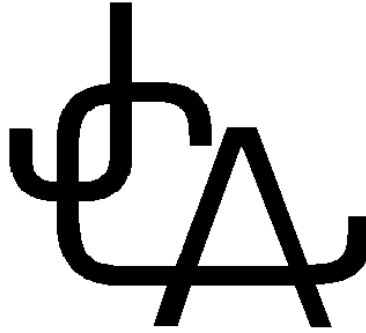




**STRUCTURAL APPRAISAL
OF EXISTING DWELLING
LAKE HILL, WALSHAW ROAD,
BURY, BL8 1PU**

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1.0 INTRODUCTION

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

The survey was instigated to determine the suitability or otherwise for conversion of the existing dwelling into apartments. The scope of our brief was to inspect and report upon the general structural condition of the property, this report is restricted to this specific matter. It was not within the scope of our brief to prepare a detailed schedule/specification of remedial works, or to supervise any such works. We did not have the opportunity to monitor the condition of the property over a period of time, nor was it within our brief to undertake any works to expose the foundations of the house. At the time of our inspection the property was occupied and partially furnished.

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.

2. THE PROPERTY

The property is a substantial two storey detached house with an attached single storey garage accessed via a single storey link building. The main house was built circa late 1800's and has been substantially extended with a part single storey/part two storey extension to the rear of the property. The original house is of traditional construction with solid brickwork external walls, slated duo pitched hipped ridged roof and timber board and joist ground and first floor construction. The original property incorporates a small cellar which is accessed in the middle of the building with the main cellar accommodation to the front left hand corner of the house.

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The extension is of likely cavity brick with slated hipped roof and solid ground floor construction.

The property is a stand-alone house being remote from adjacent properties.

The garage and link are of single storey with likely cavity brickwork and a duo pitched slated roof. The garage appears to be of much more modern construction than the original building.

3. FINDINGS

3.1 EXTERNAL INSPECTION

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

3.1.1 Front Elevation

The front elevation incorporates two traditional bay windows with slate roofs. Openings at ground and first floor incorporate soldier course heads, that to the side of the door being arched. The main front door incorporates a modern overhanging canopy. First floor windows incorporate overhanging stone slab cills supported on brick corbels. A feature brick dentil course is evident adjacent to eaves.

The elevation was in general in a fair and reasonable condition except to the side of the left hand bay window where previous substantial water staining was evident likely from a leaking gutter or rainwater pipe. The wall was noted to be reasonably plumb within acceptable tolerance and the coursing was level.

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3.1.2 Left Hand Elevation

This elevation incorporates the side of the original house and main wall of the extension. The left hand elevation incorporates a single storey traditional bay window towards the front of the property, a single storey box bay towards the middle of the property and with a veranda over incorporating a mono pitched slated roof supported on cast iron columns. Openings at first floor to the original property incorporate soldier course heads and overhanging stone slab cills supported on brick corbels. A feature brick dentil course is evident adjacent to eaves. Openings to the extension incorporate large glazed openings with traditional heads.

The wall to both the original house and extension was generally in a fair and reasonable condition except to the cill to the box bay which was noted to slope quite extensively downwards towards the rear. To the double doors to the extension the lintel was noted to have locally deflected downwards and the coursing was noted to be uneven and correspondingly dropped.

3.1.3 Rear Elevation

The rear wall incorporates a stone band with the first floor wall having been rebuilt. We understand that this part of the property originally incorporated a flat roof which has subsequently been extended upwards to create two storey accommodation. The rear elevation of the extension projects outwards.

To the left hand short return wall cracking was evident to either side of the head of the ground floor window with cracking extending to the near side upwards towards the front and to the far side downwards towards the rear. This cracking extended further around the rear

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corner. Cracking was also evident to the ends of the lintel to both the ground floor windows.

3.1.4 Right Hand Wall to Extension

To the right hand side of the two storey extension are further single storey extensions which are to be demolished as part of the proposed works. Externally these areas showed no evidence of any significant distress.

The main rear wall of the extension was mainly obscured as a result of the extensions. A cursory inspection of the upper levels did not reveal any evidence of any distress.

3.1.5 Rear Wall to Original Property

The main rear wall of the main house was mainly obscured as a result of the extensions. A cursory inspection of the upper levels did not reveal any evidence of any distress.

3.1.6 Right Hand Wall to Original Property

The right hand elevation to the original property incorporates a projecting chimney. Openings at ground and first floor incorporate soldier course heads. The large opening to the far side of the chimney incorporates a large arched head.

The wall was noted to be in general in a fair and reasonable condition with no evidence of significant structural distress.

3.1.7 Garages

Inspection of the external walls to the garages did not reveal any evidence of any distress.

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3.2 Internal Inspection

An internal inspection of the property was undertaken and the following observations recorded:

Generally the interior of the property shows little evidence of significant structural movement however there was evidence of damp penetration having affected the ground floor of the property and this has significantly affected the following areas:

- To the dining room to the original building over the opening to the bay window.
- To the right hand side of the window to the utility room to the original building.
- Within the extension significant damp penetration was evident just above the skirting board to the left hand side of the link from the original building to the snooker room.
- Extensive damp penetration was evident to the far corner of the box bay window to the left hand side and also to the near front corner of the link towards the snooker room.

Similarly at first floor there was again little evidence of structural distress however damp penetration was noted to the following:

- To the fireplace within bedroom 1.
- To the fireplace within the study.
- At the internal junction on the landing to the original property to the rear left hand corner.
- To the side wall of the secondary staircase.

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4. CONCLUSIONS

From the findings from our inspection, we are of the opinion that the property is in general in a fair and reasonable condition and although there are localised areas of damp penetration and a localised area of movement which will require remedial works to be undertaken, overall the property will be satisfactory for the conversion to apartments

As noted there are isolated areas of the property which require remedial works to be undertaken, these are summarised as follows:

- 4.1** To the far corner of the box bay window the brickwork has locally dropped downwards and this is also at the same location as significant damp noted internally.

We would consider that the cause of the movement being noted may be as a result of a leaking drain having affected the foundations of the property.

In order to determine the cause of the damp penetration and movement noted it will be necessary for a number of trial pits to be undertaken to expose the foundations of the property and local drainage to determine whether the drains are leaking and having an effect on the foundations. This will determine whether the corner of the bay will require locally underpinning and for any drainage repairs to be undertaken.

- 4.2** Damp penetration of the left hand wall of the link to the snooker room is likely as a result of rising damp and will require a remedial damp proof course to be installed.

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- 4.3 Damp penetration noted at first floor to the chimneys to the bedroom and study is likely as a result of damp penetration from the flashings to the chimneys and will require these to be inspected and repaired as necessary.
- 4.4 Damp penetration to the rear corner and side wall of the secondary stairs is likely as a result of either defective rainwater goods or rainwater pipe and will require the roof to be inspected and any remedial works undertaken.
- 4.5 Cracking noted to the rear wall of the extension is likely as a result of corroded lintels which require the lintels to be replaced and brickwork made good.
- 4.6 The localised deflection of the lintel and brickwork over the double doors to the link to the snooker room will require the lintel to be replaced.

This report is our opinion of the conditions as they existed at the time of our inspection, we have not inspected foundations or tested drains. We have not inspected woodwork or any part of the structure which is inaccessible, therefore we cannot report that such part is free from defect. We have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

Yours faithfully



P G Wright

JAMES CROSBIE ASSOCIATES LTD

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APPENDIX

PHOTOGRAPHS

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FRONT ELEVATION

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LEFT HAND ELEVATION



REAR WALL OF ORIGINAL PROPERTY

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**RIGHT HAND WALL OF MAIN EXTENSION AND SINGLE STOREY
EXTENSION**



RIGHT HAND WALL OF ORIGINAL HOUSE