



R3838

244 HARBOUR LANE, MILNROW, OL16 4EN

JULY 2024

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REPORT ON STRUCTURE

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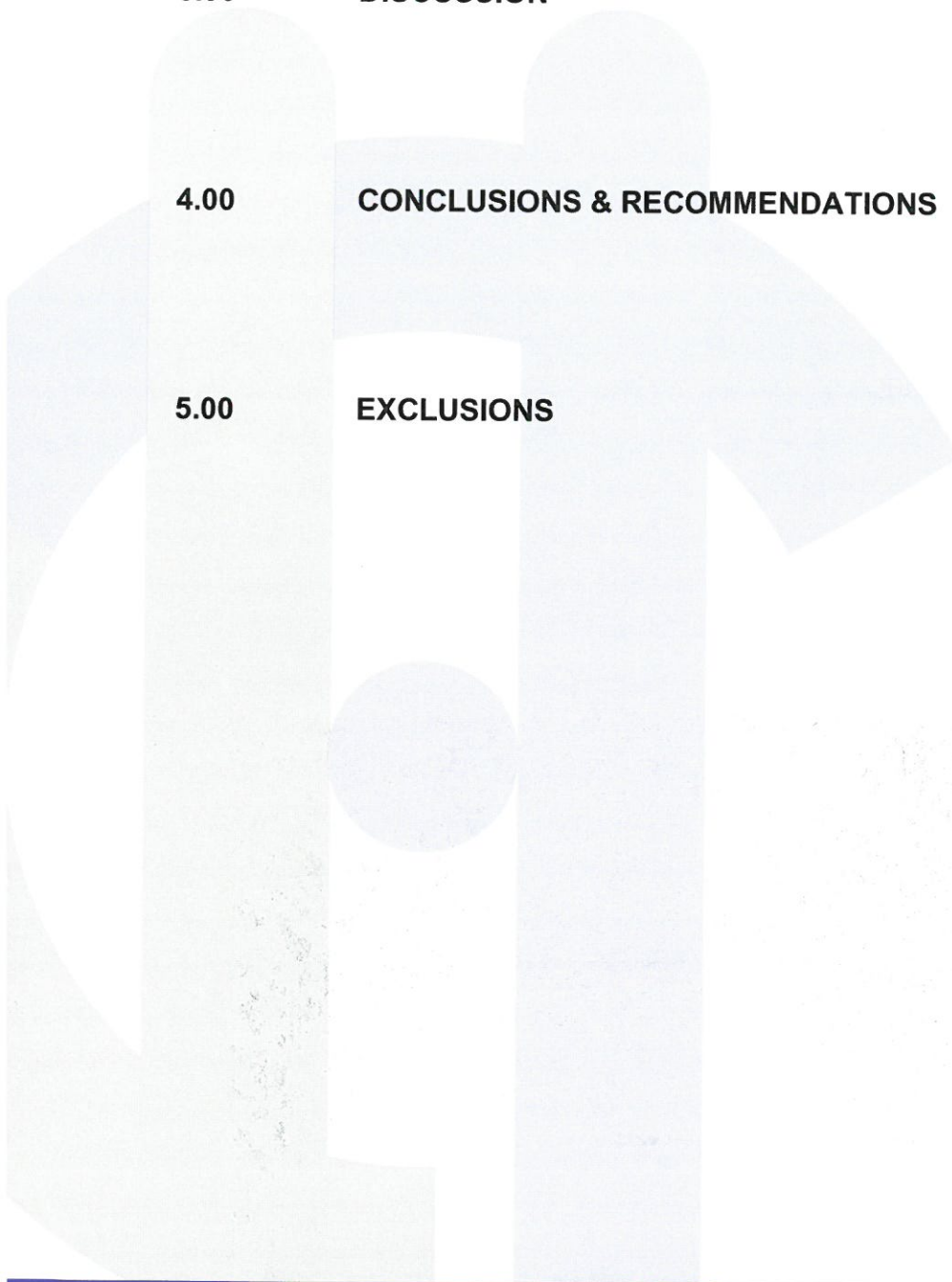
1.00 INTRODUCTION

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1.00 INTRODUCTION

1.01 We were requested by Gemma Hughes to carry out a survey and to provide a report on the structure of the property known as No 244 Harbour Lane, Milnrow, OL16 4EN.

1.02 The purpose of the report was to assess the structural suitability of the property for both refurbishment and mortgage purposes and, where necessary, provide recommendations for the rectification of any defects.

Refurbishment of the property is subject to heritage and conservation constraints.

1.03 For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from the open courtyard.

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 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.

1.06 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.

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2.00 DESCRIPTION

2.01 No 244 Harbour Lane is a three storey, stone built, dwelling. The gable elevation fronts Harbour Lane. These are three openings in the gable. A door and window around floor and an infilled window / door at second floor. Photograph 1.

2.02 The front elevation opens onto a courtyard and is perpendicular to Harbour Lane.

The front elevation comprises of a door on the right of ground floor with a three mullion windows to the left. At first floor there is a set of 6 mullion windows two of which have been stoned up in the past. A similar set of windows occurs at second floor. Photograph 2.

2.03 On the rear elevation there is a double mullion window at ground floor and three large mullion windows at first floor and second floors. Photographs 3 & 4.

2.04 The roof is duo pitched and has a natural stone roofing slate serving as the finish.

There is a single chimney stack straddling the ridge and positioned over the party with number 248. Photographs 5 & 6.

2.05 The property opens from the courtyard and into an entrance hall. The door in the gable gives access into the same entrance area.

Rising against the gable wall is the stair to first floor. Nested above this is the stair to second floor. Below is a further nested stair, of a stone nature ascending into the coal cellar.

2.06 There is one large ground floor room which serves as a lounge / dining area. This has a chimney breast on the party wall.

2.07 When entering from the front, the left-hand wall, separating the lounge area from the hall is a stud partition wall with glazing over. This is a remnant of the 1960's or 70's.

A timber beam supporting the first floor spans the full width of the property from left to right.

The lounge door is set within a brick wall. The supporting floor beam over cantilevers and abuts a second stud wall at the side of the staircase.

2.08 The stud wall on the left of the staircase continues against the upper stair, to the second floor.

2.09 At first floor there are two bedrooms at the front. The largest being on the left and the smaller one on the right. There is a bathroom on the rear left and the kitchen is central at the rear.

2.10 At second floor there is one large room. The chimney breasts wishbone behind 1970's cladding on the party wall elevation.

The partition surrounding the staircase is glazed and non-loadbearing.

2.11 There is a nominal coal cellar with a stone vaulted arch roof. This is located under the front right-hand corner of the building. Photograph 7.



3.00 DISCUSSION

3.01 EXTERNAL WALLS

The external walls are faced with a natural stone. The stone is generally coursed with varying course sizes. The inner leaf is of brick. There are nominal areas of past cracking and other forms of distress. Photographs 8 & 9 are typical.

These are of an old and longstanding nature do not give cause for concern. No significant remedial action is deemed necessary.

Local repointing with a lime base mortar will suffice.

The front and rear elevations are free from any significant structural defect.



3.02 ROOF

The roof is of traditional construction and is pitched front to rear.

There is a large timber King post truss, positioned centrally that spans front to rear.

The bottom boom of this is partially visible below the second-floor ceiling where it has been clad. Photographs 10 & 11.

The bottom boom has been notched in place. The ends of the truss are partially visible. Photographs 12 & 13. Photograph 14.

In the roof void it is clear that the roof covering is of a natural stone slate. Photograph 15.

Externally the roof covering on each slope have been covered with a membrane. Photograph 16. This restricts the air flow in the roof void, and as a result, a number of rafters can be seen to have suffered with rot and infestation. Photograph 17.

We believe the main truss and the purlins can be saved, but these may need repairs at each end. The rafters are likely to need total replacement.

The stone slates may be salvageable, but this will only be known when the roof is stripped of the membrane.

3.03 SECOND FLOOR

The second floor comprises of a single room accessed by a timber stair. The stair is encased with a timber and glazed screen with no structural or architectural merit. Photograph 18.

The party wall has been clad with a board that was obviously a later addition. The boarding was partially removed to assist this report. Photograph 19.

The original party wall was visible in part. This appeared to be structurally satisfactory.

The floor structure comprises of the original primary timber beams spanning the full width between the party wall and gable elevation facing Harbour Lane. The staircase ascended between these beams.

The floor was considered to be structurally satisfactory. Minor repairs should be expected. There are no internal loadbearing walls at the second-floor level.

The stair to second floor is in a poor condition. The timbers including the stringers, are severely affected by woodworm. Photographs 2 & 21.

3.04 FIRST FLOOR

The first floor is of a similar structural nature to that found at the second floor.

The staircase from ground to first floor has necessitated the trimming of the floor beam.

The first floor is divided into a number of rooms by traditional stud and plasterboard partitions. These are clearly not original. Photographs 22 & 23.

Ceilings at first floor are poor and will need replacement, photograph 24.

The stair between ground and first floor is similarly affected by woodworm. Photographs 25, 26 & 27.

3.05 GROUND FLOOR

The ground floor is of a solid nature.

The floor is ground supported throughout apart from the suspended area above the cellar.

Above the cellar, the floor is supported by a stone arch.

At ground floor there is a small section of an internal masonry wall that supports a floor beam. All other walls at ground floor are non-loadbearing and are not original.

3.05 CELLAR

The cellar occupies the area beneath the front right-hand corner only. This is damp.

The cellar should be used for selective purposes only.

4.00 CONCLUSIONS & RECOMMENDATIONS

- 4.01** The property is free from any major subsidence or settlement.
- 4.02** The structure of the property relies on four, perimeter walls as the loadbearing elements. The roof is primarily supported on the front and rear elevations by a central, timber, Kingpost truss. Purlins provide the secondary support by spanning into the party and gable walls.

The first and second floors use the party wall and gable for the primary support.

There are no internal loadbearing walls, with the exception of a small section at ground floor that supports a trimmed floor beam.

- 4.03** The roof covering is provided by a stone slate. These have been covered with a membrane.

It is unlikely that these will be salvageable, but sometimes these can be reversed. It will be imperative to salvage as many of the original slates as possible.

- 4.04** The removal of the roof covering is inevitable. Many of the rafters, if not all, will need to be replaced. We believe that the King post truss and the purlins will be salvageable. Repairs to the ends of these members, where they take bearing on the walls are likely to be required.
- 4.05** The staircases between ground and first, and first and second floors are in a poor condition and are severely affected by woodworm. These staircases should be replaced and should be propped if left insitu during the refurbishment.
- 4.06** Any repointing should be carried out with a lime-based mortar.

5.00 **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:

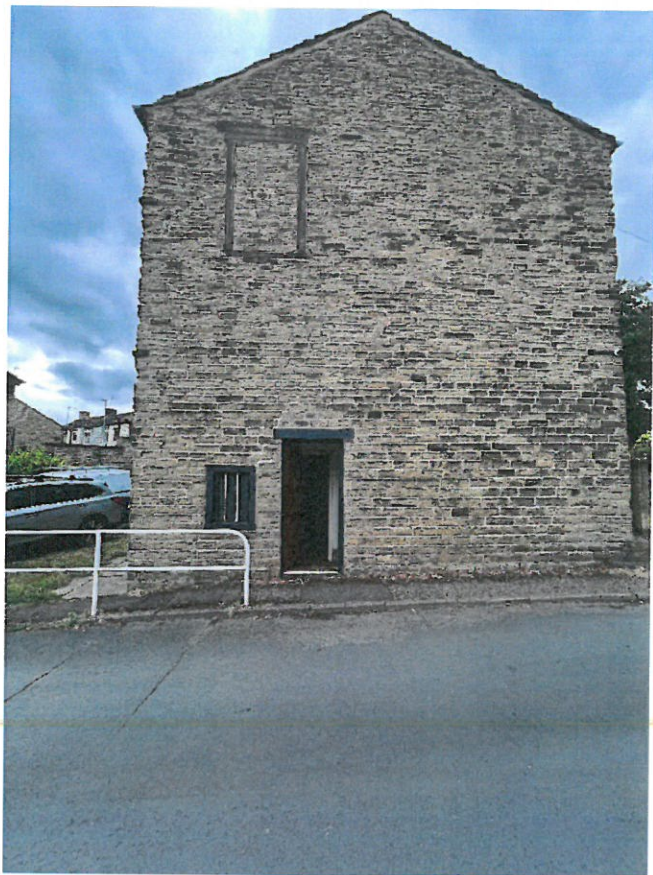
- Electric Services
 - Gas Services
 - Water Services
-
- Rain Water Goods
 - Drainage.
 - Damp & timbers.
 - Roof Finishes
 - Windows – unless structural, e.g., bay windows where structural mullions are present.
 - External areas – e.g., detached garages, outbuildings and garden retaining walls unless 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.

SIGNED... *P. Healey*.....

PAUL MICHAEL HEALEY

BSc (Hons) C.Eng M.I. Struct.E. M.a.P.S.

DATED: 20th August 2024.....



Photograph 1



Photograph 2



Photograph 3



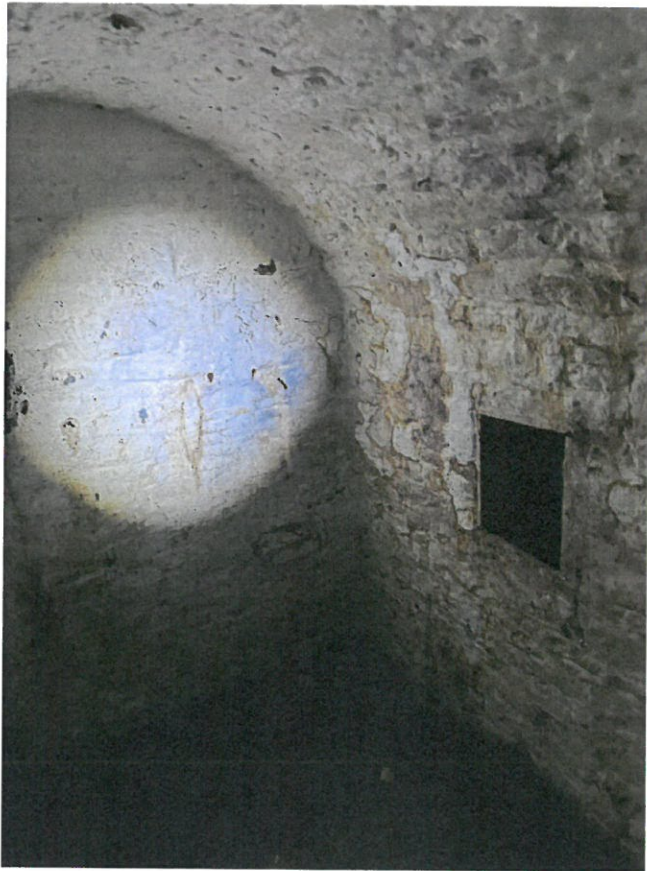
Photograph 4



Photograph 5



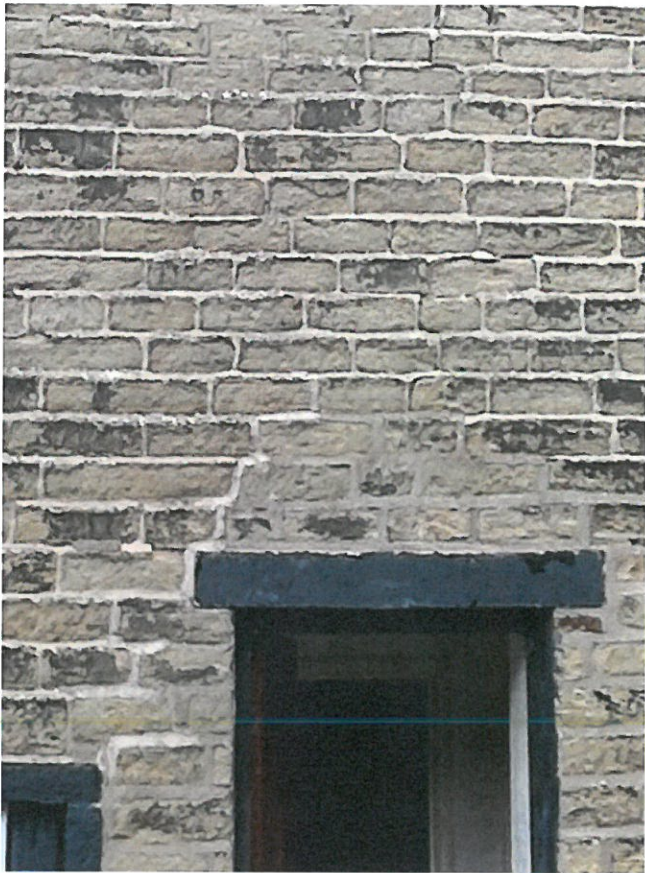
Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



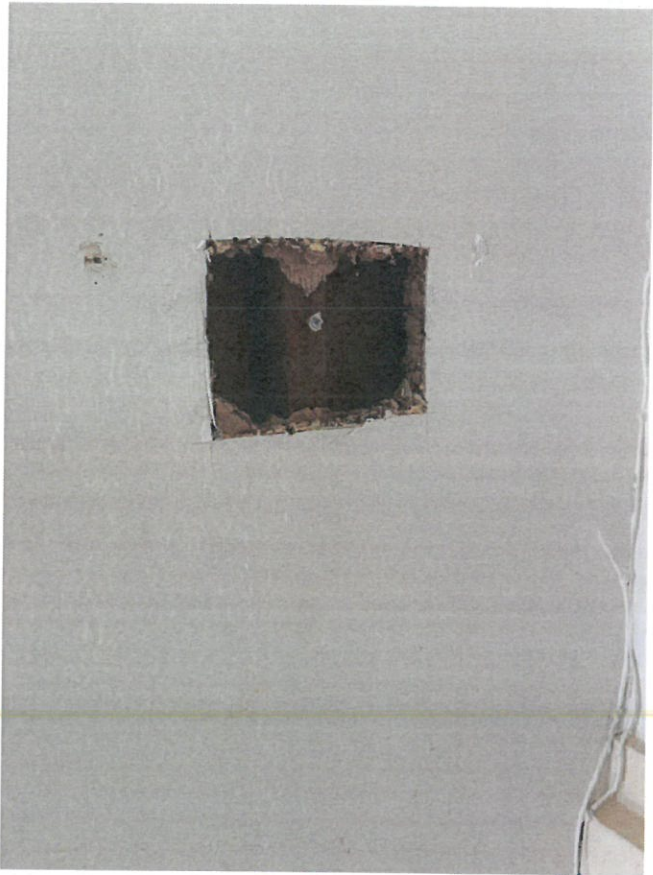
Photograph 19



Photograph 20



Photograph 21



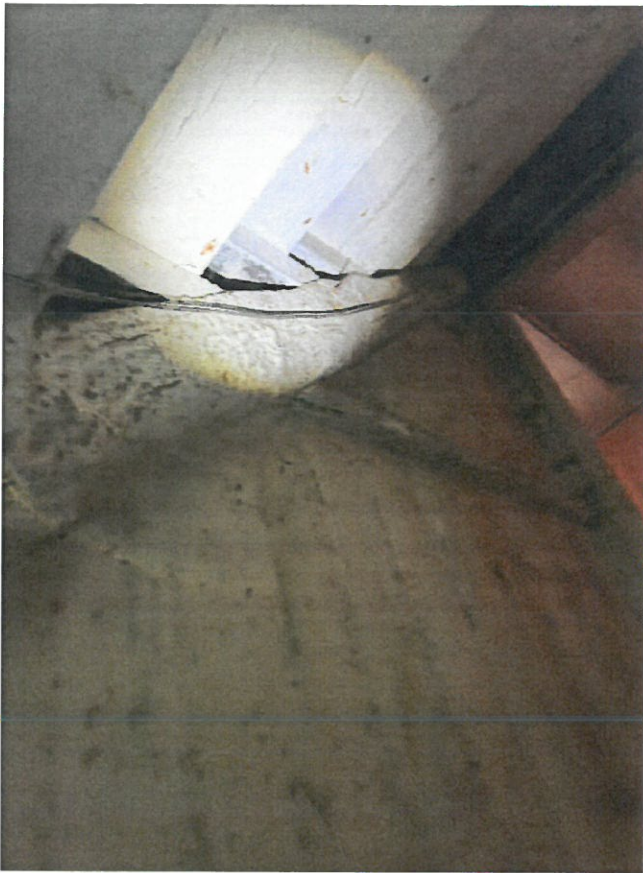
Photograph 22



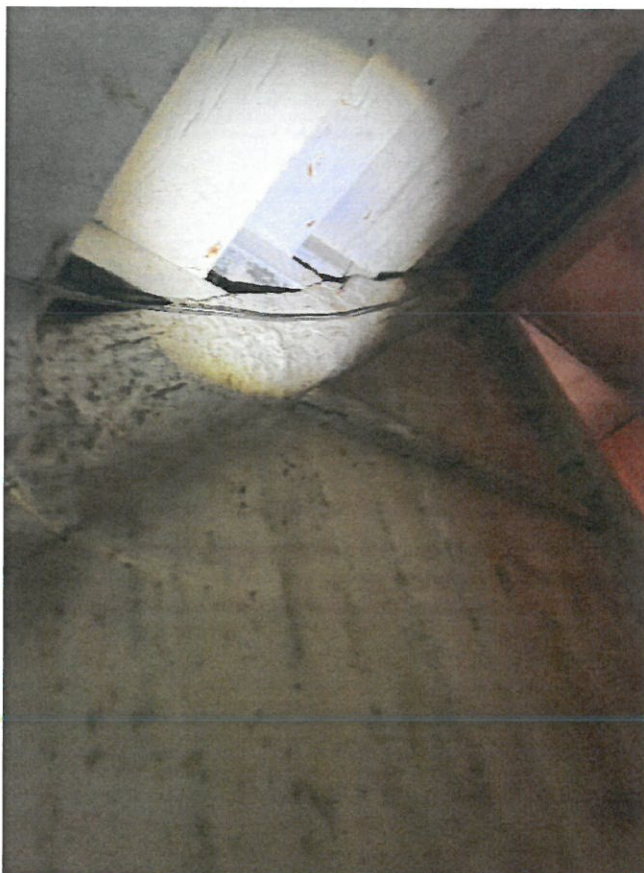
Photograph 23



Photograph 24



Photograph 25



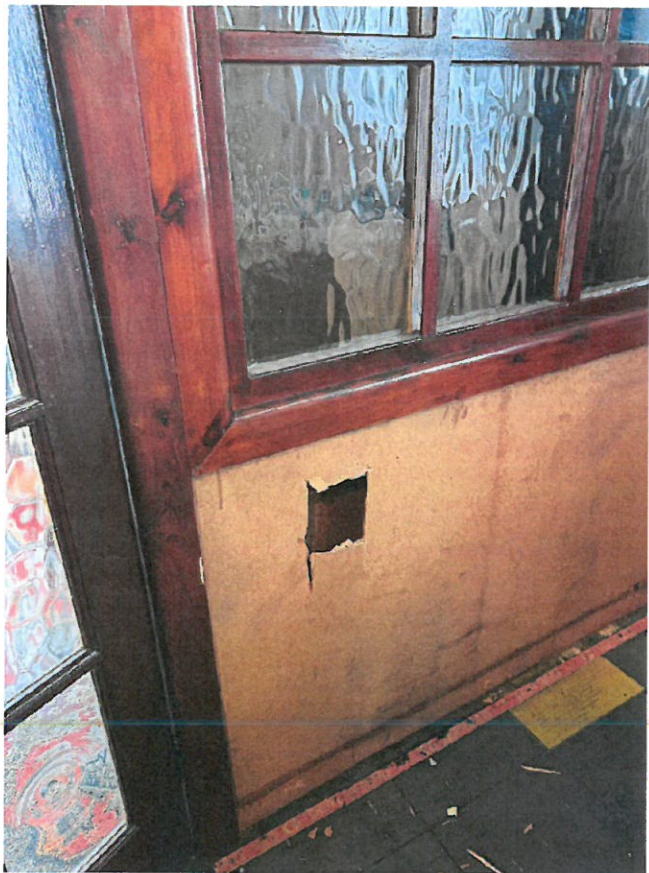
Photograph 26



Photograph 27



Photograph 28



Photograph 29