



R4014

30-32 Rochdale Road – Firgrove, Rochdale, OL16 3LN

April 2025

Brunel House Milnrow Rochdale OL16 3NJ

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REPORT ON STRUCTURE

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1.00 INTRODUCTION

1.01 We were requested by Mr S Walton to carry out a survey and to provide a report on the structure of the property known as No 30-32 Rochdale Road, Firgrove, Rochdale, OL16 3LN.

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

This report is to be used as part of a planning submission.

1.03 For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from Rochdale Road. Photograph 1. Plans and elevations as existing and proposed are attached in Appendix A.

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 30 – 32 Rochdale Road is an outbuilding of two storey proportions. We believe the property has been constructed as a dwelling as there are chimneybreast / fireplaces at each level.

2.02 The front elevation comprises of a coursed stone elevation with three windowopenings, two at ground floor and one at first floor. Photograph 1.

2.03 The right-hand side elevation is a gable elevation and has no openings. Photograph 2.

The left-hand side elevation has two openings, these are one at ground floor and one first floor. Photographs 3 & 4.

2.04 The rear elevation has one first floor window on the rear right, photograph 5. There is a chimneystack on the rear elevation. Photograph 6.

The rear elevation is partially submerged, with the car park to the local Methodist Church being higher than the internal ground floor level. Photograph 7.

2.05 The roof is duo pitched front to rear and has a stone slate covering. Photograph 8.

2.06 Internally there are just two rooms, one at ground floor and one at first floor. There is a chimneybreast in each room located on the rear elevation. Both are served by the chimneystack on the rear, photographs 9 & 10.

2.07 The first floor is of suspended timber construction. Photograph 11.

3.00 DISCUSSION

3.01 EXTERNAL WALLS

The external wall is approximately 500mm thick. These are faced with a coursed stone externally and a random stone internally. There is likely to be a rubble filled construction void between the two leaves, photographs 12 & 13.

On the front elevation, the left-hand ground floor window has a cracked lintel. Photographs 14 & 15. The same window has a cracked sill with stepped cracking below. This suggests local settlement of the front left-hand corner. Photographs 16 & 17.

The left-hand gable elevation also falls towards the front left-hand corner. There is a crack in the sill of the upper opening, photograph 17. Local repairs are required. The sills and lintels do not require replacement. In-situ repairs can be undertaken.

The front elevation exhibits nominal bulging, but this is considered to be well within acceptable tolerances. No significant repairs or demolition are required.

On the right-hand gable, the upper eaves courses are loose and will be lost when the existing roof structure is replaced. Photograph 18.

The left-hand gable is considered to be structurally acceptable. Nominal loss of the upper eaves masonry may become loose during the reconstruction of the roof.

The rear elevation is deemed to be structurally satisfactory.

There will be a need to repoint the whole structure with a lime-based mortar.

3.02 ROOF

The roof is duo pitched front to rear with a ridge spanning left to right. There is a stone slate covering.

The roof structure is of loose timbers, photographs 19 & 20.

The roof exhibits a significant sag, photograph 21.

The roof structure will need total replacement. The roof slates can be generally saved. We expect at least 75% will be salvageable.

There is a chimney stack on the rear elevation.

The roof timbers will require total replacement.

3.03 FIRST FLOOR

The first floor is of suspended timber construction.

This will require replacement.

The chimney at first floor is constructed with brickwork internally. At ground floor this is constructed of stone. The chimney and chimney breasts are to be removed.

The removal will not affect the structural integrity of the rear elevation or the building as a whole

3.04 GROUND FLOOR

The ground floor is of a ground supported nature. This will be replaced as part of the redevelopment. This will include insulation and a damp proof membrane.

4.00 CONCLUSIONS & RECOMMENDATIONS

- 4.01** The property is considered to be structurally suitable for redevelopment purposes. These will be minimal disruption to the external elevations. Repairs to lintels and sills can be carried out using helical bar and epoxy.
- 4.02** The roof structure will require total replacement but many of the existing stone slates will reusable.
- 4.03** The first-floor structure will need to be replacement.
- 4.04** The removal of the chimney / chimneybreasts will not affect the structural integrity of the rear elevation or the property as a whole.
- 4.05** The property will require repointing with a lime-based mortar.
- 4.06** The external elevations will require additional insulation. This will be applied internally.

5.00 **EXCLUSIONS**

Please note the following exclusions to our report.

We do not cover:

- Electric Services
- Gas Services
- Water Services
- Rainwater 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.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



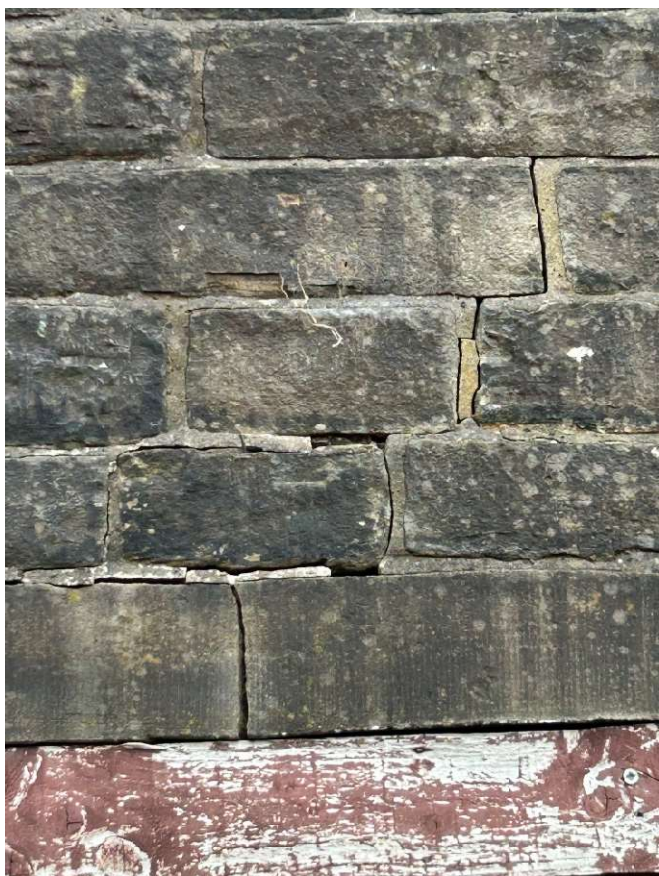
Photograph 11



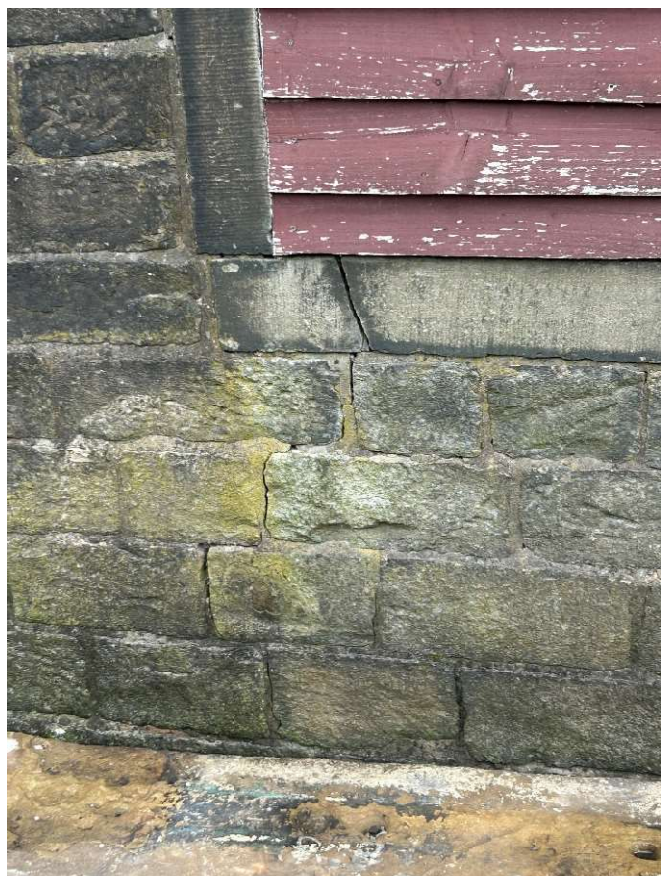
Photograph 12



Photograph 13



Photograph 14



Photograph 15

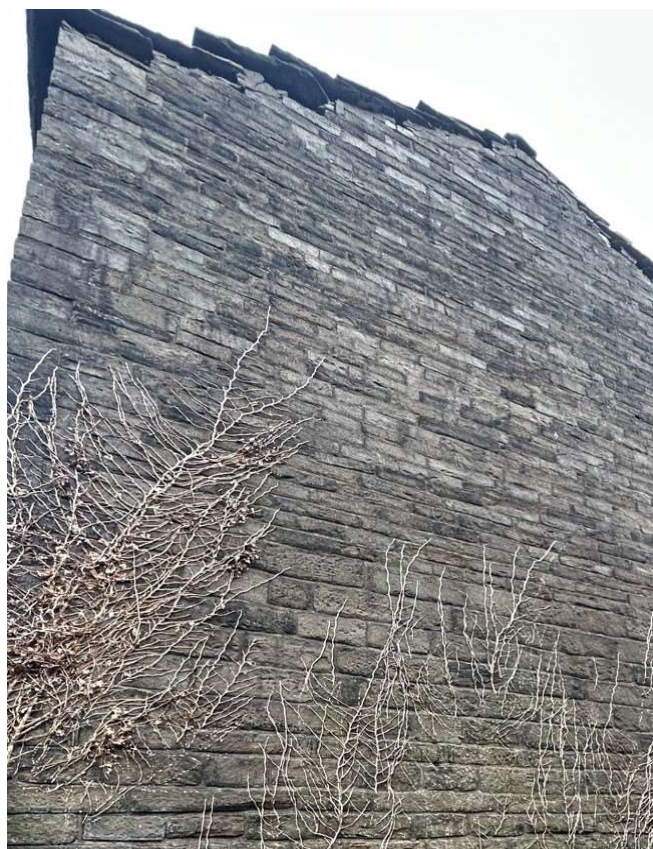


Photograph 17

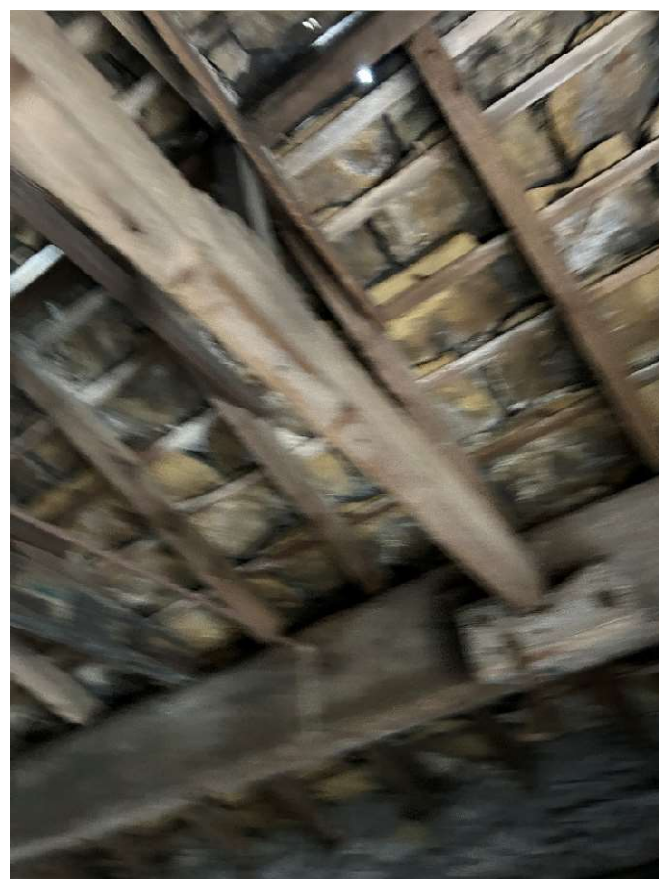


Photograph 19

Photograph 16



Photograph 18



Photograph 20

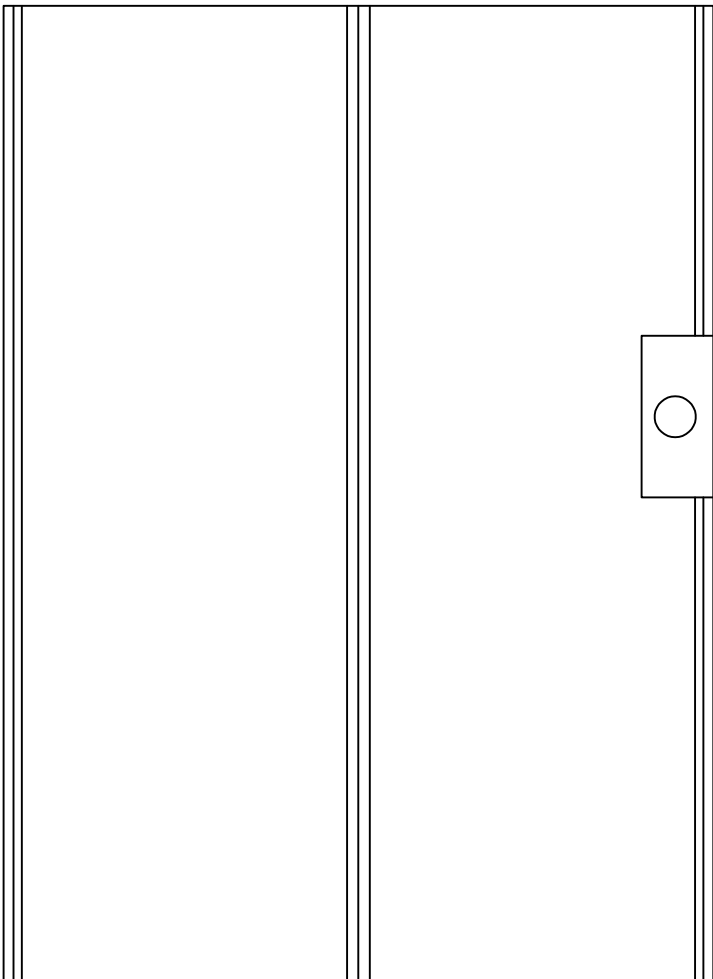


Photograph 21

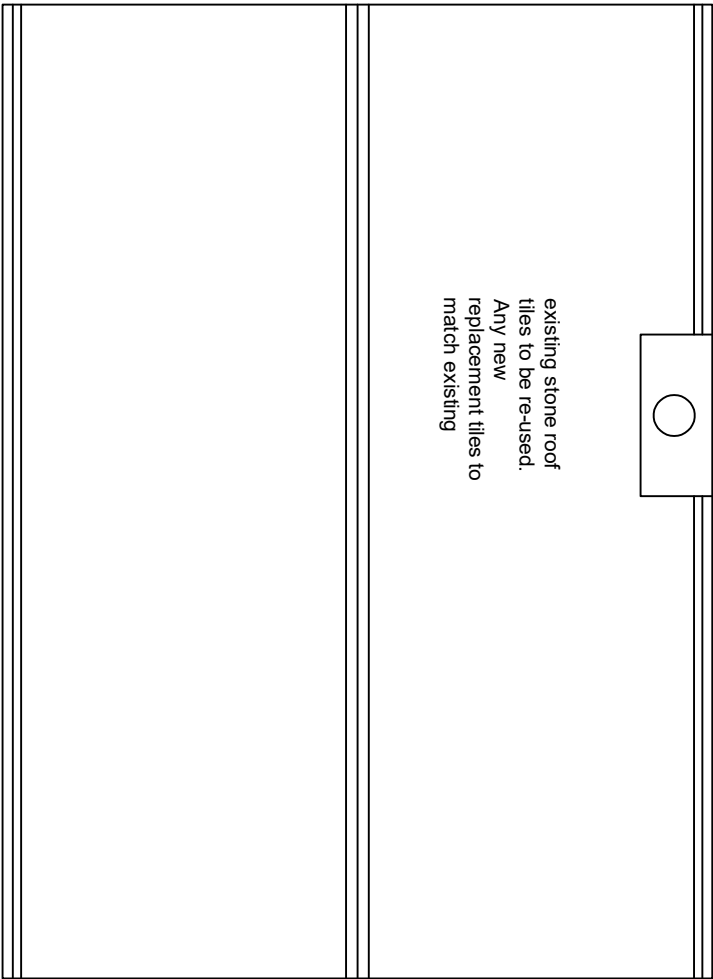
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- 2) The drawing must be read in conjunction with the Specification, Bill of Materials and related drawings. Any structural work must be carried out to the exact specification and requirements of the Client's approved Structural Engineer, and any amendments must have the express prior written authority.
- 3) All structural work must be inspected at all relevant stages by the Structural Engineer and the Local Authority's Building Supervisor and comply with their instructions. The Contractor must ensure that all work is carried out in full compliance with the relevant Building Regulations and all other applicable laws, and that the Contractor is fully aware of the scope and extent of the work.
- 4) Any discrepancies between drawings and specifications should be reported to the Designer prior to any work commencing.



Existing Roof Plan.



Proposed Roof Plan.

blik

RESIDENTIAL & COMMERCIAL ARCHITECTURE

Job title
Mrs. Walton
30 Rochdale Road Milnrow
OL16 3LN

Drawing title
Existing and Proposed
Roof Plans.

Scale 1:50	Drawing No.
Date Jan. 2024	2024 -03 / 08
Drawn by	

CONTRACTORS' NOTE

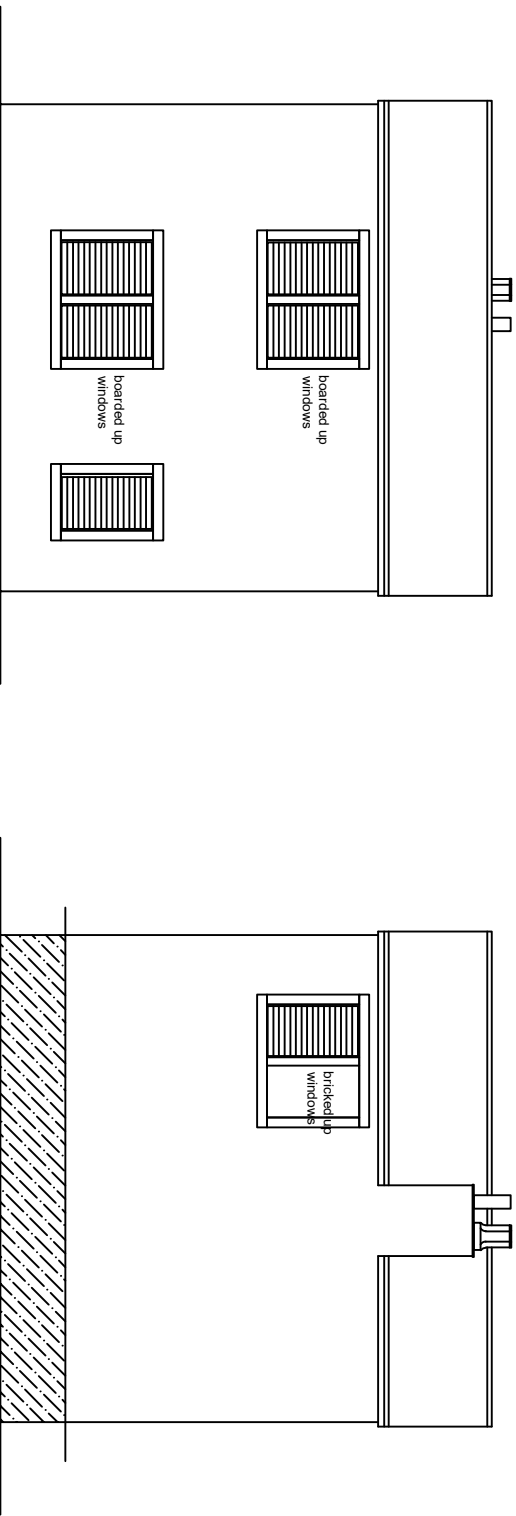
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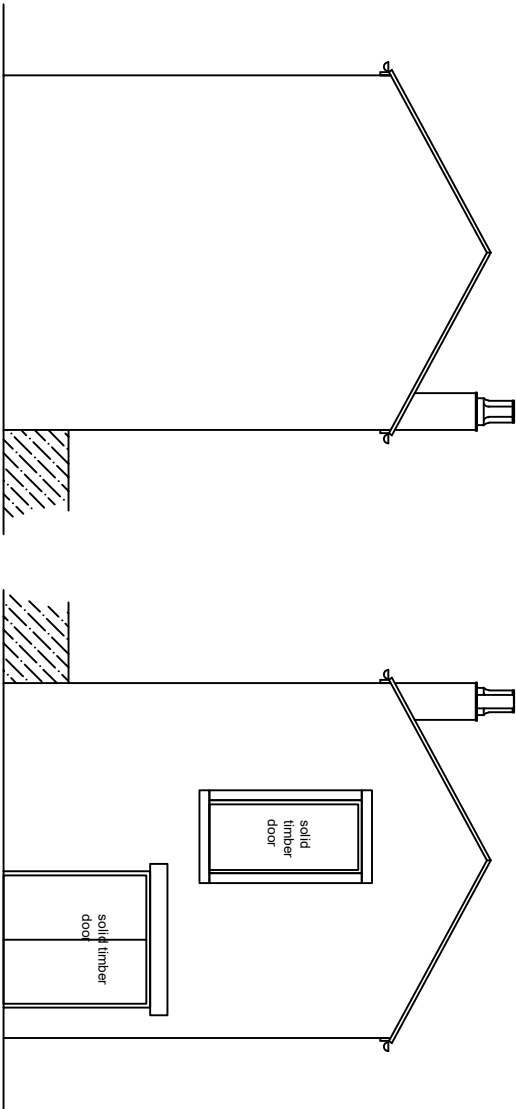
4. Any discrepancies between drawings and specification should be reported to the Designer prior to any work commencing.

CONTRACTORS PLEASE NOTE

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- 2) This drawing must be read in conjunction with the Specification and the Bill of Materials. The Contractor is responsible for referring to the exact specification and requirements of the Client's approved Structural Engineer, and any amendments must have his express prior written authority.
- 3) A structural work must be inspected at all relevant stages by the Structural Engineer and the local Authority. Building Strategy and comply with their requirements. Any code of practice, standards, etc. must be followed in full and to the satisfaction of the Contractor.
- 4) Any discrepancies between drawings and specification should be reported to the Designer prior to any work commencing.
- 5) The Designer prior to any work commencing.



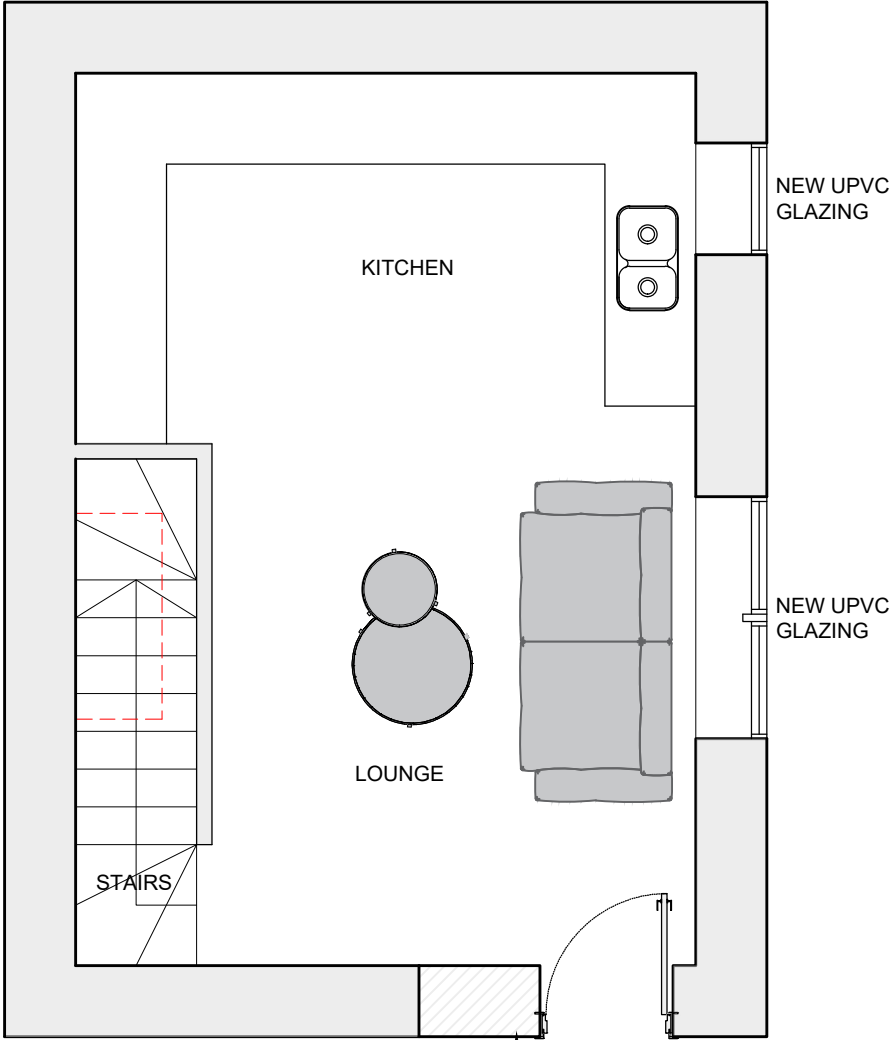
Existing Front Elevation.



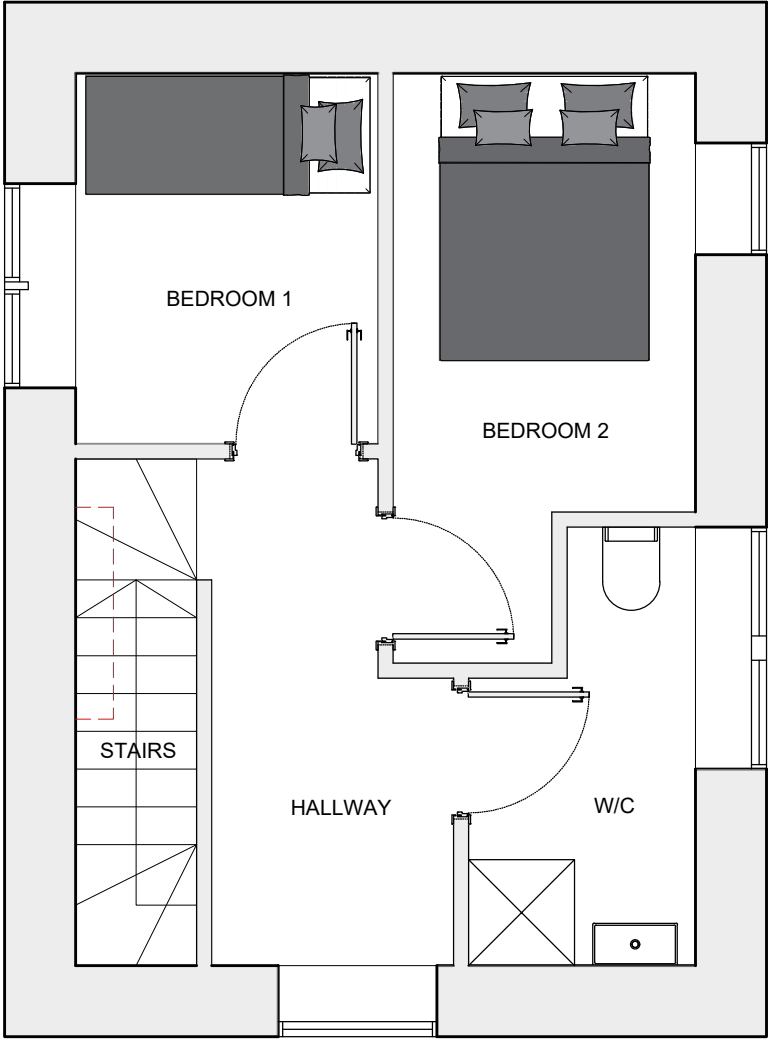
Existing Opposite Side Elevation.

Existing Side Elevation.

Revision:	Date:
blīk BLIK CONSULTING & ARCHITECTURE CONSULTANCY	
Job title Mr S. Walton 30 Rochdale Road Milnrow OL16 3LN Drawing title Existing Elevations	
Scale	Drawing No.
1:100	
Jan, 2024	
Dream by	
2024 -03 / 04	



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

PLEASE NOTE
1. DO NOT scale from this drawing, use figured dimensions only.
2. All dimensions to be checked on site by the contractor.
3. Please report any discrepancies to JHA Ltd immediately.
4. All setting out dimensions are approximate. To be marked out on site for approval by JHA Ltd prior to construction.

NOTES:

Ref	Date	Revision	Initial

Ref	Date	Revision	Initial

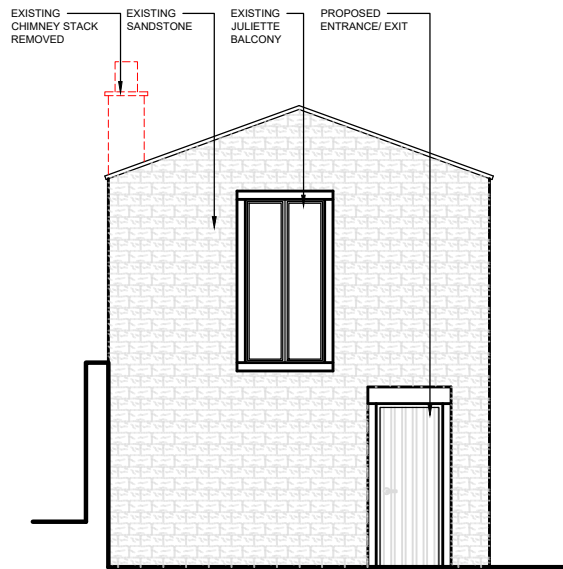
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**PROPOSED BUILDING ALTERATION
ROCHDALE ROAD
MILNROW
OL16 3NL**

Issue:
PLANNING ISSUE
Drawing Title:
PROPOSED FLOOR PLANS

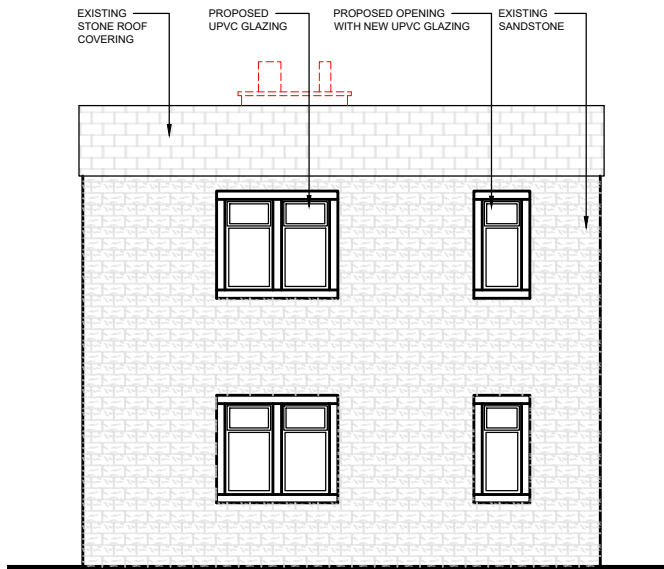


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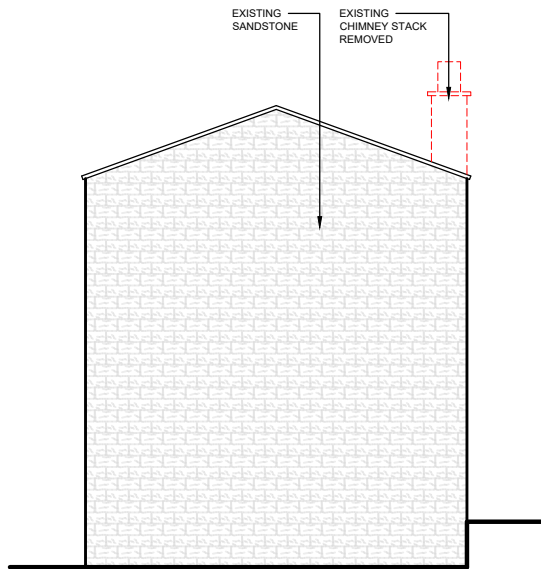
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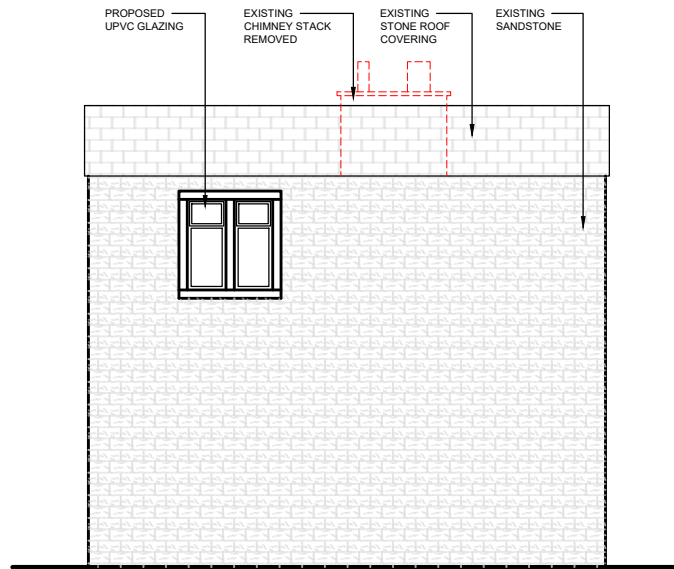
PROPOSED FRONT ELEVATION - A
Scale 1:50



PROPOSED SIDE ELEVATION - B
Scale 1:50



PROPOSED REAR ELEVATION - C
Scale 1:50



PROPOSED SIDE ELEVATION - D
Scale 1:50

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Ref	Date	Revision	Initial
*	**/**/**	Description of Revision	***

Project / Client:

PROPOSED BUILDING ALTERATION
ROCHDALE ROAD
MILNROW
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Issue:

PLANNING ISSUE

Drawing Title:

PROPOSED ELEVATIONS

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