

STRUCTURAL REPORT

1 Hartley Street
Firgrove, Rochdale.

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Structural Engineer

1.0 Introduction

1.1 This Structural Report is submitted by James Fox (Structural Engineer) on behalf of our client Mr Curtis Howarth in support of applications for planning consent and Listed Building Consent. This is in connection with works to put the existing building back into residential use, alongside minor associated works and change the use at ground floor to a beauty salon. The subject building is a Grade II listed property in Firgrove on the corner of Hartley Street and Rochdale Road.

1.2 The building has been used since 1994 as a dental laboratory by the owner, until his decision to retire in 2018. The use as dental laboratory required consent, partly because it involved change of use from a dwelling house. Whilst the documents in the planning archive only refer to a use as a member's club (in 1989) it was then used as a house until disposal in 1994. As we set out later in the text, the listing description identifies that the building was constructed in the late 18th century as a house and would have been in that original use until it was later put into use as a member's club.

1.3 The listed building is currently vacant and is now proposed for conversion to residential use with commercial use at ground floor.

1.4 The extent of works to the building consequent from this proposal are very limited, particularly the structural element and any changes, they consist of mainly new lintels, creating small openings in existing masonry walls and removal of non-loadbearing timber and masonry partitions.

- Second & First Floor - no substantive works, mainly installation of new kitchen and bathrooms upgraded no structural changes required.
- Ground floor - reception area to be formed, beauty and nail rooms and salon area. All to be formed with existing walls and new partitions, extremely limited structural works other than a new opening through the gable into the former car port that will be filled in and used as a salon space.
- Carport - no substantive works.
- External Yard - addition of area for bin storage and parking.

1.5 The application will result in no permanent changes to the external face of the listed building as viewed externally. The minor works suggested in the rear yard are proposed to reduce incidental domestic clutter (bin storage and a shed to contain bicycles) and will reduce the potential for any residual harm to the setting of this designated asset.

1.6 The report demonstrates that the proposal represents the minimum intervention to the listed building to achieve its sustainable ongoing use accordant with the permission sought.

2.0 Proposed Development

2.1 The subject building has been in use as a dental laboratory since 1994. The archive drawing material from that application clarifies that it secured conversion from the use of the building as a house and that it required no alterations to wall or door positions within the building. The rooms are therefore of the same dimensions now as when the building was last in use as a house in 1994.

2.2 The proposed works seek to essentially revert the position and put the building back into use as a dwelling house on the upper floors with the replacement of the bathroom furniture and wall tiling / decoration there will also be a new kitchen installed (on each upper floor).

2.3 The application will result in no permanent physical structural changes to the original building, but it does seek minor works internally. Those works comprise the construction of new timber partitions, minor openings created, and some existing blockwork walls being reduced / removed and altered. The external car port will be filled in with matching stonework and a new concrete floor installed, there will also be a small door opening created through the gable wall of the main building for direct access.

2.4 The proposed works will ensure that the conversion of the building to the proposed residential use can be completed. There is no intent to change key features of the building (doors, windows, roof, stonework) or any proposal to amend floorplate or features of architectural interest. The works will allow the building to be preserved and put into gainful use.

3.0 Location of Subject Site

3.1 The proposal site is located on the junction of Rochdale Road and Hartley Street in the urban area of Firgrove.

3.2 The gable end of the building fronts Rochdale Road and forms the pavement edge. The front of the building faces on to Hartley Street set back behind a low stone wall. The site is located within the Development Limit with established residential uses to four sides of the property.

3.3 The site is located on the corner of Rochdale Road and Hartley Street in Firgrove. We note that the listed address is identified as 266 Rochdale Road by Historic England.

3.4 The subject site is a grade II listed building (List entry number 1240265) that was originally designated in April 1986.

3.5 The listing description is extracted below: SD 91 SW MILNROW ROCHDALE ROAD (north side) 3/105 No. 266 (junction of Rochdale Road and Hartley Street)- II House. Late C18. Hammer-dressed water shot stone with graduated stone slate and slate roof. Single depth plan with 1 bay and 3 storeys. Original entrance (now blocked) on Hartley Street with square-cut surround and 3-light flat-faced mullion window to right. 6-light mullion windows on upper floors have continuous sill bands. Square eaves gutter brackets. Gable and ridge chimney stacks. Door in left gable with former sash windows above (now casement or blocked).

3.6 The building was originally a house and built in the late 18th century constructed in dressed stone. The building has supported numerous uses since its construction and is currently vacant. Its future occupation is reliant upon this application for consent.

3.7 We understand that the residential conversion would have coincided with the introduction of the carport which is affixed to the building and the drylining of walls and ceiling to the rooms in the main building. The house was then put on the market and acquired by the previous landowner in 1994 for use as dental laboratory and held thereafter.

3.8 The building would have been subject to some internal alterations through the works to create the dwelling (in 1989) due to the presence of dry-lined walls and ceilings throughout it. Whilst there are exposed floorboards to several rooms, it does not appear that these are of original materials or form.

3.9 Whilst the building is relatively handsome externally, it is not necessarily of outstanding architectural quality. It appears very likely that the carport is a much more modern addition (late 20th century) and as such we would surmise that the general appearance of the associated yard has also been subject of considerable alterations.

4.0 Conclusion

4.1 The building is sound, watertight and its structural integrity is intact. The walls are up to 450mm thick, solid stone external likely up to 250mm, potentially rubble filled minor cavity and stone inner leaf of up to 150mm thick with a plastered finish.

4.2 The walls are not bowing or buckling and appear plumb on all elevations, there are no visible signs of large cracking other than some small superficial movement cracks that are common on a building of this age, height, and location.

4.3 The end gable facing the carport has been rebuilt in a reconstituted stone and appears to be sound, well tied in and plumb.

4.4 On internal inspection the walls match the external in terms of being plumb, watertight and with a high structural integrity. The floor joists that could be inspected appeared to be replacement joists as they looked younger than the age of the building, there was adequate strapping, packing, and fixing to the main external walls which creates a superb structural diaphragm at each floor level.

4.5 The roof structure is sound and almost all original apart from the car port that is modern roof trusses. Purlins are warped and bowing as you would expect in a building of this age, creating some minor dips at the ridge and along the plane of the roof but completely structurally sound and adding to the character of the aged building.

4.6 Overall the conversion of this building into residential and a beauty salon does not require any major structural alterations to the building, the building is in an excellent structural condition and the structural movement and integrity breach is extremely low.