

**INVOICE****JOHN NOONE**  
Chartered Structural  
Engineer  
and Building  
Surveyor

address 18-20 Rochdale Road  
Royton – Oldham – OL2 6QJ  
tel 0161 637 3670  
mob 07767 366 776  
email [john@johnnoone.co.uk](mailto:john@johnnoone.co.uk)  
web [www.johnnoone.co.uk](http://www.johnnoone.co.uk)

Chartered Structural Engineer &amp; Building Surveyor

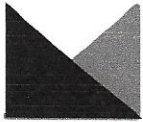
Mr. Steve Buckley

E-mail: [michaelbooth@architectural.co.uk](mailto:michaelbooth@architectural.co.uk)

Our Ref.: S21.02.21/GP

9<sup>th</sup> March 2021

| <b>STRUCTURAL INSPECTION – 836-838 MANCHESTER ROAD,<br/>CASTLETON, ROCHDALE, OL11 2SP</b>                                                                                                                                                                                        | <b>£</b>    | <b>P</b>  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|
| To visiting property, carrying out structural inspection, preparing report, printing and dispatching.<br><br>.....<br><br>BACS DETAILS:<br>Yorkshire Bank<br>Account Name: Mr. John Noone<br>Account Number: 60837799<br>Sort Code: 05-06-46<br><br>PAYMENT RECEIVED WITH THANKS | 350         | 00        |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                     | <b>£350</b> | <b>00</b> |



address 18-20 Rochdale Road  
Royton – Oldham – OL2 6QJ  
tel 0161 637 3670  
mob 07767 366 776  
email [john@johnnoone.co.uk](mailto:john@johnnoone.co.uk)  
web [www.johnnoone.co.uk](http://www.johnnoone.co.uk)

**STRUCTURAL INSPECTION**

of

836-838 Manchester Road  
Castleton  
Rochdale  
OL11 2SP

for

Mr. Steve Buckley  
C/o. Michael Booth  
Architectural Services

E-mail: [michaelbooth@architectural.co.uk](mailto:michaelbooth@architectural.co.uk)

## INDEX

|     |                      |
|-----|----------------------|
| 1.0 | BRIEF                |
| 2.0 | PROPERTY DESCRIPTION |
| 3.0 | REPORT               |
| 4.0 | CONCLUSIONS          |
| 5.0 | SUMMARY              |
| 6.0 | RECOMMENDATIONS      |

## APPENDIX 1

### SKETCH

\*\*\*\*\*

## **1.0 BRIEF**

At the e-mailed request of Mr. Michael Booth, Chartered Surveyor, acting on behalf of the owner, Mr. Steve Buckley, an inspection of the above property was carried out on 3<sup>rd</sup> of March 2021.

The purpose of the inspection was to report on the structural condition of the property prior to it being converted for business and residential purposes.

## **2.0 PROPERTY DESCRIPTION**

The property is situated on ground which slopes in two directions with the most noticeable slope being downwards from the front to the rear that gives the property a three-storey appearance at the rear and two-storey at the front.

It is likely to be in the order of 150 years old and is situated next to the Manchester, Rochdale and Leeds Railway.

It is understood that the internal staircases are to be removed and a new external one installed in the gap between the gable and the railway land with this proposal subject to local authority approval.

The main roof is of the double slope type and has been re-covered at some time in the past with natural blue/grey slates on battens supported by a timber framework.

The first and ground floors are constructed of timber boards on timber joists.

The floor of the cellar areas is of concrete construction and likely to be taking support directly from the ground below.

Both the roof and the suspended floors are supported by load-bearing walls. There are, however, metal beams in some areas, particularly in the front part of the right-hand cellar.

The external walls appear to be of cavity and solid construction with the front wall having been faced with stock brick and the gable and rear walls having been finished with common brick.

## **3.0 REPORT**

### **INTERIOR**

#### **3.1 CELLAR**

The ceilings have been repaired and were also damaged.

Part of the damage appears to be due to the insertion of new joists that have been bolted to the end of existing ones with additional support provided by a system of painted metal beams and a new brick pillar.

Similar work has been carried out at the rear.

The dividing cross-wall between the front and rear which is 225mm thick is to be removed and replaced with a beam on adequate bearings.

The inside of the front wall appears to have some form of tanking carried out, but this was discoloured in local areas.

### **UPPER GROUND FLOOR**

**3.2** The ceilings were uneven and there was some damage due to the removal of chimney breasts.

The floor surface was generally uneven but reasonably level. Some of the unevenness may be attributable to the knocking through of the former party wall.

No significant structural movement was evident in the wall surfaces other than general deterioration.

### **3.3 ROOF**

There was underfelt below the battens indicating that the roof has been re-covered.

One of the front slope purlins sits on the brick shoulder of a chimney breast that is to be removed.

## **EXTERNAL**

### **3.4 FRONT ELEVATION**

The roof slope was reasonably uniform.

There were noticeable step fractures in the brickwork over the shop front as well as what appears to be lateral movement, particularly to the right-hand end.

The wall appears to be of cavity construction.

### **3.5 GABLE ELEVATION**

Observations were only possible from the front and rear corners and from these locations the verticality of the wall appeared to be reasonably true.

### **3.6 REAR ELEVATION**

The roof slope could only be viewed from a distance due to the sloping nature of the ground.

The wall appeared to be reasonably true in the vertical plane.

There were no noticeable fractures in the brickwork.

A relatively high proportion of bricks were damaged due to erosion and probable frost damage.

## 4.0 CONCLUSIONS

If the roof is considered, then only the front slope could be clearly observed from close quarters and this appeared to be reasonably true with only minor deviations apparent.

To the rear slope there was evidence of possible repairs.

It was noted that one of the purlins, which are the main load carrying members, takes support off the brick shoulder of a chimney breast within the roof space.

It is intended to take the chimney breast out and in view of this the purlin requires extending with another purlin bolted on with suitable bolts and designed overlap.

If the timber floors are considered, then some of these have been disturbed by the removal of a chimney breast and these require infilling with boards supported by new joists.

Some repair works appear to have been carried out to some of the ground floor joists, particularly at the front where they had been extended and are supported by painted metal beams that take support to their adjacent ends of a brick pillar which appears to be of relatively recent origin.

The inside of the front wall at basement level is in fact a retaining wall.

There was no evidence of structural instability to the wall but there was some discolouration of the render/plaster.

The evidence suggests that some form of damp proofing to the wall was undertaken but without knowing the specification it is difficult to be certain as to its long-term weathertightness.

In view of this, a specialist in timber preservation and damp proofing should be asked to check the walls as well as the timbers and any recommendations should be implemented.

Whilst the lower part of the front wall appears to have been buttressed the upper part of the end property displays structural movement in the form of cracks and also lateral movement.

There was no evidence that such movement has occurred to the inner part of the wall which suggests that the wall is of cavity construction.

It is likely that the lintel over the shop front is defective and probably requires replacement.

In view of the aggregation of defects to the outer part of the front wall it would be advisable to make provision for rebuilding the outer leaf.

Provision should also be made for tying the front wall back to the first-floor joists in a similar manner to that shown on the attached sketch.

Similar ties should be used to tie the rear wall back to the first-floor and also the upper ground floor joists.

A relatively large number of bricks on the rear elevation have deteriorated due to erosion/frost damage and extensive patch repairs will be needed to restore the integrity of the wall.

Inside the property it is understood that certain structural alterations are to take place, including a structural opening being formed at basement level to the wall that divides the front from the rear. Since this is a load-bearing wall then a beam of adequate size should be used.

The lower storey of the wall is of solid brick (225mm – 9 inches) whereas above the higher ground floor level the wall is of half brick construction.

It is also understood that there is an intention to install two industrial doors in the combined rear elevation and support should be provided by metal lintels that also have a plate to carry the outer leaf.

It is not clear what the construction of the outer leaf is and in view of this some investigation should be undertaken by a cavity tie specialist.

If the walls are of cavity construction and there is a cavity tie mechanism that has deteriorated, then new ties should be installed.

It is understood that the two internal staircases are to be removed and replaced with an external staircase serving the proposed apartments.

This is going to be constructed alongside the gable. The gable appears to be reasonably true in the vertical plane, but close examination was difficult because of the overgrown nature of the adjacent land.

In view of this the gable should be strapped back to the upper ground and first-floor joists in a similar manner to that recommended for the front and rear walls.

There was no evidence that the property has been affected by subsidence, however, it is likely to be in an area of past mining activity and conveyancers should check this and, if necessary, obtain a Mining Report from the Coal Authority.

## **5.0 SUMMARY**

There was no evidence that the property has been affected by subsidence.

There were, however, noticeable levels of movement attributable to normal wear and tear in a property of this age.

Some of the movement is believed to be due to lack of maintenance and it is probable that some of this movement and the wear and tear movement will continue to deteriorate.

The roof appears to be reasonably weathertight although there are shortcomings in some of the structural timbers which need attention.

The outer part of the front wall needs reconstructing and both front and rear walls, as well as the gable, need tying to the interior by a structural specialist.

## **6.0 RECOMMENDATIONS**

- 6.1**      Extend the purlin in the roof space onto the party wall with a bolted section of timber with the connection between both timbers structurally designed.
- 6.2**      Have a specialist in timber preservation and damp proofing check the walls and timbers, in particular the front wall in the basement and any recommendations should be implemented. The specialist company should be a member of the Property Care Association and any work undertaken should be guaranteed.
- 6.3**      The same specialist should inspect the construction of both front and rear walls as well as the gable wall to determine the condition and density of any cavity ties although the outer part of the front wall should be reconstructed above pavement level.
- 6.4**      Strap the gable wall and also the rear wall at both the higher ground floor level and the first-floor level with patent straps in a similar manner to that shown on the attached sketch. The straps should be inserted at approximately 1.2m centres and should be installed by a specialist familiar with resin bonding techniques.
- 6.5**      If the property is in an area of past mining activity, then a Mining Report should be obtained from the Coal Authority which is normally done as part of the legal search.

It was not possible to inspect woodwork or other parts of the building structure which were covered, unexposed or inaccessible, and it is not therefore possible to report that any such parts of the property were free from defects.

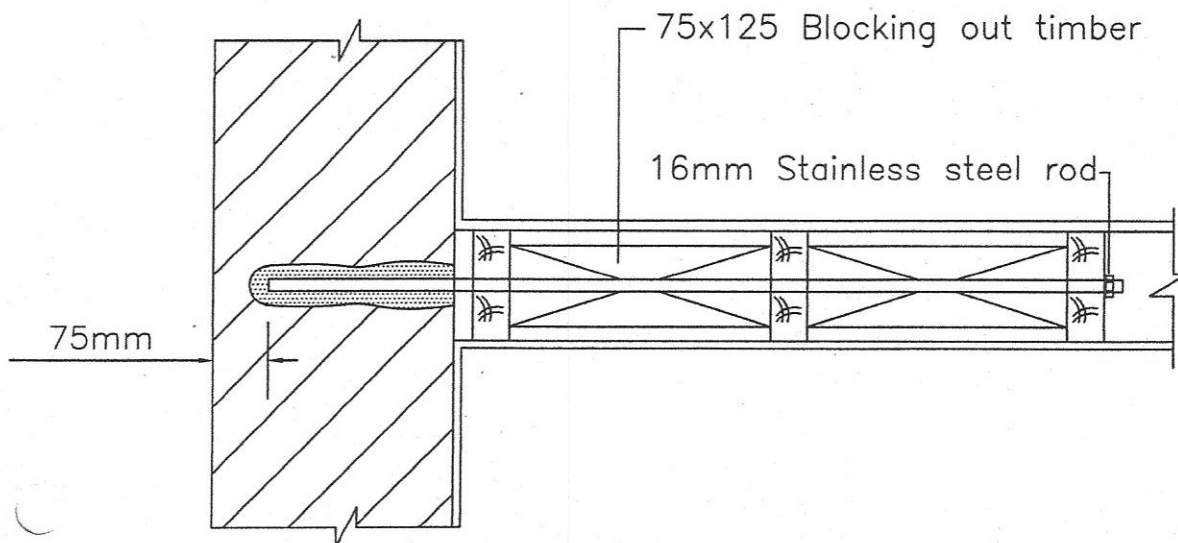
This report should not be considered a comprehensive appraisal of the structural condition of the property, it deals with the matters referred to in it.

A handwritten signature in blue ink, appearing to read 'J Noone', with a large circular flourish underneath.

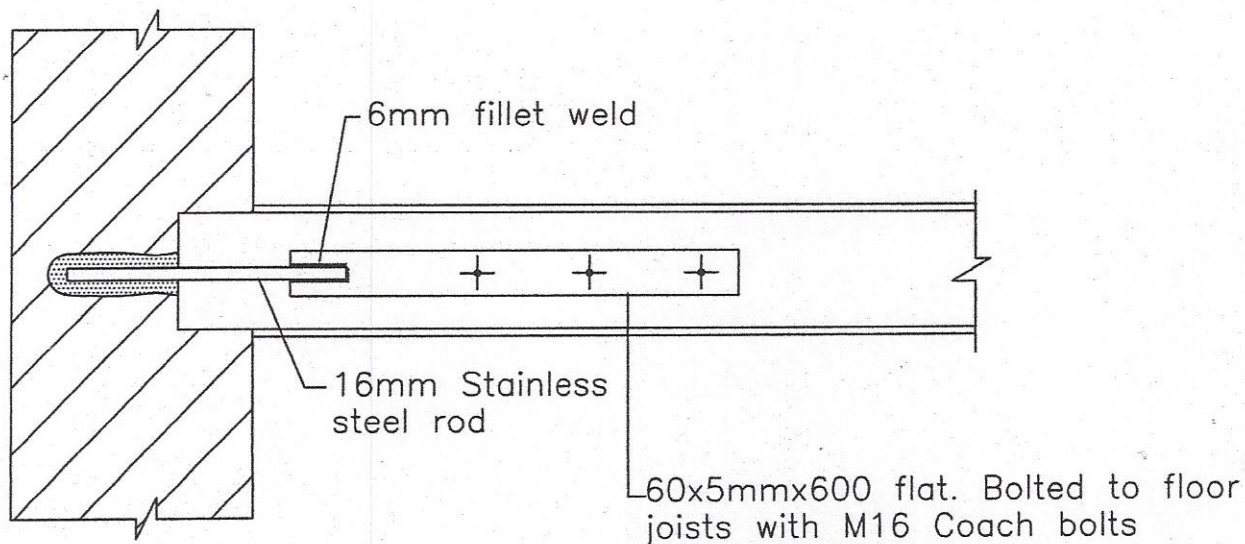
JOHN NOONE C.Eng., M.I.Struct./E., Lic. (RCAT) Salford

# **APPENDIX 1**

**SKETCH**



## STABILISATION OF EXTERNAL WALL



## STABILISATION OF EXTERNAL WALL

|        |         |         |  |
|--------|---------|---------|--|
| Client |         | Job     |  |
| Drg    | Drawn   | Scale   |  |
| Date   | Job No. | Drg No. |  |

**JOHN NOONE**  
Chartered Structural  
Engineer  
and Building Surveyor

address 18-20 Rochdale Road  
Royton - Oldham - OL2 6QJ

tel 0161 637 3670  
mob 07767 366 776  
email [john@johnnoone.co.uk](mailto:john@johnnoone.co.uk)  
web [www.johnnoone.co.uk](http://www.johnnoone.co.uk)