

STRUCTURAL ENGINEERING DESIGN CALCULATIONS PACKAGE



Project Title: Supporting Structural Condition Review Report

Project Address: 37 Rochdale Road, Middleton, M24 2PT

Project Number: 2026

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1.0 Introduction

1.1 Scope

1.1.1 The purpose of this report is to provide a supporting structural condition review to confirm whether the conclusions of the previous Structural Engineer's Report (October 2024) remain valid, and to identify any change in condition.

1.1.2 We were instructed to undertake a further site visit to the above property to review the current structural condition and confirm whether the findings of the previous Structural Engineer's Report remain up to date. The inspection was undertaken to identify any progression of defects since the earlier report, with particular focus on wall cracks, water ingress, timber condition, and roof defects.

1.2 General Description (Brief)

1.2.1 The property is a Grade II listed late nineteenth-century semi-detached building of traditional construction. The structure comprises load-bearing masonry walls, timber intermediate floors, and a timber roof structure with slate roof coverings. A partial basement is present to the rear.



37 Rochdale Road Front View

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1.3 *Scope and Limitations of Inspection*

- 1.3.1 The inspection was limited to a visual, non-intrusive survey of accessible areas only. No opening-up works, structural testing, or physical crack monitoring was undertaken. In particular, no dimensional measurements of existing cracks were carried out, and therefore, it has not been possible to confirm whether crack widths have increased since the previous inspection. Any assessment of cracking is based on visual comparison only.

2.0 Observation

2.1 *Masonry Cracking*

- 2.1.1 Based on the visual inspection undertaken, all observed wall cracks appear consistent in location, pattern, and general extent with those described in the previous Structural Engineer's Report. No new cracking patterns were identified that would indicate a change in the overall structural behaviour of the building.

- 2.1.2 However, it should be noted that no physical measurements of crack widths were undertaken during the current inspection, and therefore it has not been possible to confirm whether any increase in crack width has occurred since the previous report. The assessment of cracking is therefore limited to visual comparison only.

2.2 *Rear Wall Water Ingress*

- 2.2.1 Water staining to the rear elevation was observed to be more pronounced than previously recorded. Moisture ingress appears to be occurring through the rear wall and around window openings, likely as a result of inadequate weather detailing and prolonged exposure. The worsening of this condition indicates that water penetration is ongoing rather than historic, and if left unaddressed, is likely to accelerate deterioration of both masonry and adjacent structural timbers.

2.3 *Timber Floor Joists*

- 2.3.1 The increased level of moisture ingress to the rear wall presents an elevated risk of timber decay to floor joists, particularly at bearing ends where timber is in close proximity to damp masonry. While no intrusive inspection was undertaken, the progression of water ingress increases the likelihood of continued rot, loss of section, and reduction in structural capacity over time.

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2.4 *Roof Coverings and Roof Structure*

2.4.1 Few roof tiles were observed to be missing or displaced from their original positions. These defects permit direct rainwater penetration into the roof structure. Continued exposure will increase the risk of wet rot to rafters, purlins, and other roof members, some of which were previously identified as vulnerable. The roof defects, therefore, represent a key contributing factor to the worsening internal moisture-related issues.

2.5 *Chimneys and Flashings*

2.5.1 Chimney stacks and associated flashings remain in poor condition. Defective or missing flashings allow water to penetrate at roof junctions, contributing to localised dampness and decay of adjacent timber elements. If not addressed, these defects may result in further deterioration and potential instability of chimney masonry.

2.6 *Loss of Structural Restraint and Historic Alterations*

2.6.1 As previously reported, historic alterations and the disturbance or removal of original restraint elements have reduced the overall robustness of the structure. While no immediate instability was observed during the visit, the continued presence of moisture and lack of remedial works increases the vulnerability of the building to progressive deterioration.

2.7 *Comparison with Previous Report*

2.7.1 The overall structural behaviour of the building remains broadly consistent with the conclusions of the previous Structural Engineer's Report. However, deterioration associated with water ingress has clearly progressed, particularly at the rear elevation and roof, and the condition of the building cannot be considered static.

2.8 *Conclusions*

2.8.1 The conclusions of the previous Structural Engineer's Report remain generally valid. No evidence of sudden or catastrophic structural failure was observed at the time of inspection. However, water ingress has worsened and continues to present an increasing risk to timber elements, masonry, and overall structural integrity if remedial works are not undertaken promptly.

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2.9 Recommendations

- 2.9.1 Urgent works are recommended to make the roof weather-tight, including reinstatement of missing tiles and repair of flashings. Sources of water ingress at the rear wall and window openings should be remedied. Once surfaces are cleaned and safe access is available, further inspection, including crack monitoring and selective opening-up, should be considered. The recommendations of the previous Structural Engineer's Report should be implemented without delay.



Evidence of water staining to the rear wall



Lefthand gable viewed from rear



Rear lefthand chimney stack



Front return on lefthand gable



Front bay missing



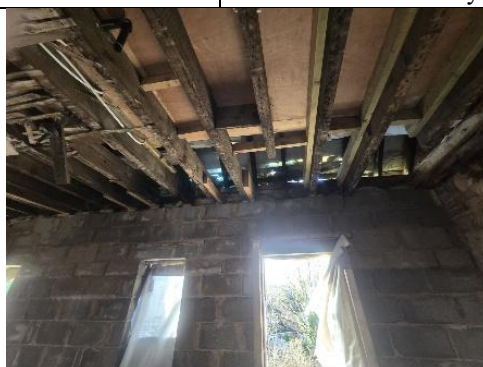
Front elevation showing dismantled bay



Internal evidence of water ingress to rear wall



Masonry stored at second floor



Water ingress along head of rear wall



Holes in floor



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