

KHAN & THOMPSON LTD

External Boundary Wall-
Crescent Nurseries,
Crescent Hall, Edmund Street,
Rochdale, OL12 6QG



Front Elevation

Khan & Thompson Ltd
Structural Engineers
Initial Business Centre,
Wilson Park,
Manchester,
M40 8WN

22nd February, 2026



Edmund Street Side Elevation

Table of Contents

1.0 INTRODUCTION	
2.0 ENGINEERS FINDINGS & COMMENTS	
3.0 CONCLUSION AND RECOMENDATIONS	
Appendix A: Photographs	
Appendix B: None	

1.0 INTRODUCTION

In accordance with instructions received from our client to undertake a structural survey of the subject premises. This report is based on that survey.

We understand from our Client the following-

In order to refurbish and renew the external grounds which includes boundary walls Crescent Nurseries has applied for Permission from the Planning Department of the Local Authority Rochdale Borough Council (RBC).

Planning Application

24/00388/LBC

Description

Erection of 1500mm-300mm high mesh boundary fence around perimeter of the site atop existing boundary wall, and erection of hard standing to the northern side of the church.

RBC Planning Conservation have requested a Survey and Report by a Structural Engineer is provided. Also RBC have stated that they require justifications along with an improved design approach. RBC have a statutory role and powers and responsibility to preserve and protect this Church which is a Grade 2 Listed Heritage Asset.

Client- Faheem Chishti, Crescent Nurseries, faheem@crescentnursery.net

Client Address- 1 Highfield Road, Norden, Rochdale OL11 5RZ

Subject Premises / Site Address- External Boundary Wall to Crescent Nurseries, Crescent Hall, Edmund Street, Rochdale, OL12 6QG.

Inspection date- 29.01.2026

Weather- Cloudy Overcast, Cold.

Photographs- Appendix A contains some of the photographs taken at the site visit that may aid understanding for the readers of this report.

We advise that no tests were carried out to any of the service installations or below ground drainage.

Any comments or reference to the mechanical or electrical elements are based on a visual inspection.

Whilst our survey was thorough, it was not possible, without causing damage, to inspect those parts of the property that were covered or unexposed at the time of the survey and therefore, we are unable to guarantee that such parts are free from defects.

I have reviewed the Planning Documents and Information available to the General Public to view on the RBC Planning Website, the links as follows-

https://account.rochdale.gov.uk/pr/s/detail/a0rSI00000e85zGIAQ?c__r=Arcus_BE_Public_Register

https://account.rochdale.gov.uk/pr/s/detail/a0rSI00000e85zGIAQ?c__r=Arcus_BE_Public_Register&tabset-ff68f=3

The following are relied upon as reference documents to be read in conjunction with this report.

1. Conservation Consultation Response, Date 22 August 2024, Author Catherine Fenghour- (CCR)

Consultee Response - 22082024 - CONSERVATION - 2400388LBC-6542865.docx

2. Consultation Report, Date 19 August 2025, Author- RBC Conservation & Design Team- (CR)

Supporting Report - 20082025 - CONSERVATION CONSULTEE RESPONSE - 2400388LBC-6713809.pdf

3. Heritage Statement- Submission Date 02 December 2025, Author Faheem Chishti- (HS)

Supporting Report - 11062024 - HERITAGE STATEMENT - 2400388LBC-6525489.docx

Built as a Wesleyan Methodist Chapel in 1893

CCR Report states the following I have underlined some of the key points relating to the existing boundary wall-

"Site description and history

The application site is a former Wesleyan chapel located on the corner of Edmund Street and Silver Street. Designed by renowned Middleton Architect Edgar Wood, **the chapel was built in 1893**. It was one of his earliest ecclesiastical structures to be built. His first, the Old Unitarian Chapel in Middleton, was demolished in 1965.

The church was built in the Arts and Crafts style, with wide sloping buttresses, and elements of decorative render, which perhaps take their influence from the vernacular buildings of Essex. The Church was extended in 1902 with later 20th century additions. However, these have not diminished its special interest. The church is currently used as a children's nursery

The existing wall around the church was constructed c1926 and replaced an earlier wall constructed of standing York stones, which are a feature of the area, and a picket fence (see image below)



The former chapel is listed at grade II, reflecting its special architectural and historic interest. Its significance is enhanced by its links to Edgar Wood, its largely intact interior and exterior and its connections to the industrial landscape in which it was developed. The boundary wall, although a later addition, makes some contribution to the setting of the chapel. It clearly marks out its boundary and use a brick and detailing, which complements that of the chapel.

The chapel makes an important contribution to this part of the Spotland Bridge Conservation Area and positively affects its character and appearance.”

Historical Photo taken from CCR Report of the Edmund Street Side Elevation

The above Photo appears to have captured the original appearance and construction of this Church Building and its Grounds. It clearly shows natural stone slabs used as a wall to the Edmund Street Elevation. The Vertical Stone Slabs are typical through ough Rochdale for the period of construction. There is a simple timber fence to the Front Boundary Elevation.

2.0 BUILDING EXTERIOR

2.1 Roofs/Chimney/Rainwater Goods

Roofs

View of front roof-



View of rear roof-



Chimneys

Not included as part of this survey / report.

Rain Water Goods

Not included as part of this survey / report.

Soil Vent Pipe

Not included as part of this survey / report.

2.2 External Walls, Cladding, Windows and Doors

General

Front Elevation



Side Edmund Street Elevation



Side Alleyway Elevation















Side Annex Wall Elevation

N/A

2.3 External Areas

Boundary Wall

Edmund Street Elevation-







































Silver Street Elevation-



























































Alleyway Side Elevation-























Engineer's Discussion-

This includes my comments, advice, options and recommendations etc based on over 25 years of extensive industry specialist technical analytical knowledge, skills & experience in feasibility, design, construction etc. I have dealt with many / most types and situations with new and existing retaining walls and buildings etc.

Some movement and out of vertical plumbness observed to the brickwork to several locations on the rear garden masonry brick wall.

Indicative of some settlement of foundations and lack of horizontal stiffness, insufficient number of brick piers to stiffen the wall along its length and resist wind loads and lateral movement.

Some areas of mortar loss on the wall, and missing copings / cappings to top of wall allowing water ingress and thus wall deterioration.

- This wall is not the original boundary wall due to the brick being a different type to the main Church external walls and is proved by the oldest / original photograph that shows vertical stone slabs and a timber fence.
- The wall is a small retaining wall along the Edmund Street and Silver Street Elevations. It supports the ground / soil above the footway between the Church external walls and the footway.
- On the Edmund Street and Alleyway Elevations the top brick on-edge capping brickwork and one brick course below appear to be different brick to the main wall brickwork courses below. The Front elevation Silver street wall shows this as there are no brick on edge capping as all and it appears to be the wall style prior to the later addition of the brick on edge capping's.

Deterioration of the Wall-

- The brickwork below the 2 top capping courses have severely deteriorated which is self-evident and can be clearly seen by the photographs.
- The brick faces have spalled across a large and consistent area of the front visible wall. This is very unsightly and does not benefit at all the appearance or heritage of the Church or this area.
- Brick face debris will continue to drop for many years on to the public footway and will need to be continuously cleared away on a regular basis as this could construe a trip hazard if a member of the public were to trip on loose material on the footway.
- The factors that may have contributed to the above-
 - This is typical of the continuous process over many years of constant wet brickwork and freezing temperatures causing the wet brickwork to freeze. Once frozen the bricks will then expand, crack, loosen and spall onto the footway.
 - Sources of water ingress to the wall and saturation of the brickwork would mostly be from the retained soil / ground. This type of wall will not be adequately waterproofed at its rear underground and appears not to have a back of wall drainage system or any weepholes. In addition to rain directly onto the wall.

After careful consideration of the various options and scenarios for this wall I have the following comments-

- The brickwork and wall is in very poor condition.
- Typical or standard remedial repairs available for this type of wall are-
 - Re-pointing
 - Break out remove and replace the damaged bricks with new bricks
 - Excavate behind the wall and construct a suitable drainage system
 - Core drill Weepholes through the wall.

Hypothetically if all this remedial repair work is undertaken this will not prevent the oncoming in the near future of many more bricks becoming damaged and spalling on this wall. There is a large number of severely damaged bricks on this wall. The main risk to this is that it becomes clear that any remedial repair works will be extensive and also a temporary fix as the existing bricks that remain in the wall may/will likely crack, spall and become damaged unsightly thus restarting the process.

Therefore my recommendation is to ideally demolish and remove the existing wall and replace with a new wall of either similar appearance or an appearance that fits in very well for this location and the Church's architectural heritage appearance.

This is justified due to the above mentioned existing wall issues and constraints and that a new wall will hopefully if designed and constructed correctly will have a durability to last for many decades into the future.

Some recommendations to maximise the durability of any new wall as follows-

1. Natural Stone Copings / Cappings with a suitable drip overhang to top of wall, not bricks on edge cappings. To reduce water ingress and lengthen wall lifespan.
2. Structural Engineers design of any such wall and foundations due to the retained ground albeit a short wall in height.
3. Movement joints in the Brickwork to accommodate for expansion and contraction of the wall.
4. A suitable Back of Wall drainage pipe system, weepholes at 1.5 to 2.5m centres and back of wall waterproofing where underground.
5. If a brick wall is preferred then use bricks with the required frost resistance. Or Engineering Bricks may be used with are available in Red or Blue as these bricks have a very high strength, durability, frost resistance and water proof properties and may probably outlast most other bricks. Of course there could be many other suitable varieties of brick available on the market.

All in accordance with Building Regulations, British & Eurocode Standards requirements.

Some other suitable options or suggestions for types of walls could be as follows-

- Stone Retaining Wall. Can be constructed in any suitable appearance.
- Gabion Basket Wall. Nicely filled and nicely or randomly faced with brick, stone.
- Timber Retaining Wall, such as sleepers or other timber wall products.
- Mass Concrete or Mass Blockwork faced with either brick or stone and capped with stone copings.

A hybrid Cost effective Option as Follows-

The Wall is reasonably level and plumb and appears to be stable since its original construction. Due to this and as a value engineering option to save the client's costs the following option could be adopted-

- Remove the loose material from the bricks and wall faces.
- Repoint all exposed or damaged wall areas to a depth of 20 to 35mm bed depth.
- Install a suitable Back of Wall drainage pipe system, weepholes at 1.5 to 2.5m centres and back of wall waterproofing where underground.
- Remove and replace severely damaged brick with new matching colour bricks with suitable strength, durability, frost resistance and water proof properties.
- Timber Clad the visible front face and or internal visible faces of the wall. Use long life durable outdoor timber to RBC Planning Satisfaction and or imitate a timber fence style if required.

3.0 BUILDING INTERIOR

General

Not included as part of this survey / report.

3.1 Ground Floor

General

Not included as part of this survey / report.

3.2 First Floor

General

Not included as part of this survey / report.

3.4 Basement

Not included as part of this survey / report.

3.5 Loft/Roof

Roofs

Not included as part of this survey / report.

Photos of Internal Roof-

3.6 Garage

Not included as part of this survey / report.

4.0 OTHER ISSUES

4.1 Drainage

We did not inspect any underground drainage and this is not part of this structural survey.

4.2 Electrical Installation

The electrical system was not inspected and this is not part of this structural survey.

4.3 Heating System

The heating system in the house and this is not part of this structural survey.

4.4 Mains Water

The Mains water in the house and this is not part of this structural survey.

5.0 Conclusion / Recommendations

As outlined in the above report.

6.0 ENGINEER'S STATEMENT

I certify that this inspection has been carried out in accordance with current industry best practice.

Inspected and Report by

Faisal Khan

BEng 1st Class Honours Civil
Engineering (2001)

Membership of The Institution of
Civil Engineers since 2001
Member Number 60853144

Signed



Date: 22nd February, 2026

Appendix A: Photographs

Contained within above report.