

ADDENDUM STRUCTURAL ENGINEER'S REPORT

at

37 Rochdale Road
Middleton
M24 2PT



for

Farzana Iqbal
18 Edgar Road
Chadwell Heath
Romford
RM6 4LX

Contract No: 12489
Dated: August 2026

Prepared by	Signature	Date
Jane Entwistle BSc(Hons) CEng FStructE MICE Conservation Accredited Engineer Technical Director		19/08/2026
Verified		
Heather Mannings BEng (Hons) CEng MICE MStructE Director		19/08/2026

Issue	Description	Date	Originator	Approved
01	First issue	20/08/2026	JAE	HM

This report is the property of Thomason Partnership Limited and is confidential to the client designated in the report. Whilst it may be shown to their professional advisers, the contents are not to be made use of, or relied upon, by any third party, without our express written consent. Without such consent we can accept no responsibility to any third party.

Whilst every effort has been made to fully inspect those parts of the building requested of us, no permanent or secured fixtures and fittings will have been removed. We will not have inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible, and we are therefore unable to report that any such part of the property is free from defect.

Thomason Partnership Limited certify that they have carried out the work contained herein with due care and diligence to their best belief and knowledge based on the time and information available.

This report is made on behalf of Thomason Partnership Limited. By receiving it and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

THOMASONS

CONTENTS

1.0	Introduction
2.0	General Description
3.0	Observations (2026 Inspection)
4.0	Discussion and Conclusions
5.0	Recommendations

1.0 INTRODUCTION

- 1.1 Thomasons was instructed by Farzana Iqbal to visit 37 Rochdale Road, Middleton M24 2PT and to prepare an Addendum Structural Engineer's Report to supplement our original report, second issue, dated November 2025.
- 1.2 A representative of this practice visited the property on 21 July 2026 for inspection purposes. The weather at the time of our visit was warm and dry; there had been no significant rain for several weeks.
- 1.3 This report should be read in conjunction with our previous report. Information included in the earlier report is only generally repeated where salient to changes noted during our most recent visit to the property.

2.0 GENERAL DESCRIPTION

- 2.1 37 Rochdale Road is a lefthand semi-detached house with accommodation located on three levels and a partial basement at the rear of the house. The property and the adjoining building (No. 39) are Grade II listed.
- 2.2 The curved bay to the lefthand side of the front elevation had been dismantled prior to the current owner purchasing the property. Brickwork stacked within the building is understood to have been retained from the dismantled bay.
- 2.3 At the time of our recent inspection, the metal sheeting over the side entrance had been forced open and there was evidence of squatters occupying the building and leaving evidence of alcohol and drug usage.

3.0 OBSERVATIONS (2026 INSPECTION)

3.1 External Observations

- 3.1.1 The front elevation appeared to be in a very similar condition to that noted in 2024 with the exception of the brick arch over the second floor window in the chamfered wall. In 2024 this was noted to have rotated forwards but during our recent visit it was noted to be missing.

3.1.2



Rotated brick arch noted in 2024



Brick arch missing in 2026

3.1.3

The gable wall remained in a similar condition to that recorded in 2024.

3.1.4



Gable wall and evidence of damage to doorway sheeting where unauthorised entry had occurred

3.1.5

The rear elevation was structurally unchanged from the condition observed during our visit in 2024. It was apparent that some attempt had been made to provide sheeting over the upper storey windows to prevent water ingress; generally this had failed leaving the interior exposed to the weather once again.

3.1.6



Rear elevation

3.2 **Internal Observations – Ground Floor**

3.2.1 The ground floor of the property appeared to be in a very similar condition to that noted in 2024. No significant deterioration had occurred.

3.2.2 **Internal Observations – First Floor**

3.2.3 In the front lefthand room the water ingress at the front lefthand corner appeared to have become worse since our visit of 2024; the OSB screening across the removed bay window was wet and the floor joists above appeared to be suffering from increased effects of water ingress.

3.2.4 Stepped cracking was noted above the doorway into the stairwell of this room. Whilst this crack was not previously recorded, it is likely that it was present as it did not appear to be recent in its nature.

3.2.5 The stored brickwork of the dismantled front bay was still stored in this room.

3.2.6



Deterioration of timber due to water ingress in front lefthand corner



Cracking above doorway into stairwell from front lefthand room

3.2.7

In the rear lefthand room cracking was noted above the doorway into the stairwell. As noted for the similar cracking above the doorway of the front lefthand room, this cracking showed no evidence of having occurred recently.

3.2.8

Along the rear elevation of this room it was noted that water was still leaking in from a small hole in the roof covering. It appeared that the additional protective measures for the eaves of the rear elevation had become locally damaged.

3.2.9

During our 2024 inspection it was noted that the rear end of the second floor joist adjacent to the division wall with rear righthand room was rotten. During this inspection, it was noted that the decay appeared to be affecting the full length of this joist.

3.2.10



Cracking above doorway into stairwell from rear lefthand room



Water ingress affecting rear truss bearing

3.3 Internal Observations – Second Floor

- 3.3.1 The defects noted at second floor during our 2024 inspection did not appear to have significantly deteriorated.
- 3.3.2 During the recent inspection, some distortion to the rear valley beam was observed; there was no evidence to indicate that this was recent movement.
- 3.3.3 A careful inspection was made of the steel bracket supporting the front valley into the wall. There was no clear evidence of the condition of this support having deteriorated since our 2024 inspection.

3.4 Internal Observations – Basement

- 3.4.1 The basement was in the same condition as had been noted in 2024. A slight increase had occurred in the spread of the yellow fungal growth previously noted.

4.0 DISCUSSION AND CONCLUSIONS

- 4.1 The general condition of the property has not deteriorated significantly over the period of time elapsed since our 2024 inspection.
- 4.2 Notwithstanding the general condition, there is a significant loss that has occurred to the front elevation where the brick arch in the chamfered wall has either been removed or has fallen. No clear evidence of collateral damage was noted in relation to this. The remaining brickwork above the window opening will now be vulnerable to collapse and should be provided with some temporary propping.
- 4.3 No work appears to have been undertaken other than some efforts to provide weather protection.
- 4.4 The weather protection provided to the windows and eaves level of the building appears to have been moderately successful in reducing water ingress. However, the sheeting and boarding has become damaged, probably due to high winds, and is no longer functioning well. This protection should be repaired or replaced.

4.5 All the discussion and recommendations made in our previous report remain unchanged.

5.0 RECOMMENDATIONS

5.1 Temporary propping should be provided to the second floor window head of the chamfered wall of the front elevation to prevent further loss of brickwork.

5.2 The temporary weatherproofing to the windows and eaves of the rear elevation should be renewed.

THOMASONS