

Warburtons Steeplejacks & Co. Ltd

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ESTABLISHED 1946
STEEPLEJACKS & LIGHTNING
CONDUCTOR ENGINEERS
CHIMNEY & CHURCH
RESTORATION
CONTRACTORS TO
LOCAL AUTHORITIES & DIOCESE

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Cross Hills,
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4th July 2017

For the attention of Mr. Tony Whittaker

Dear Sir.

Re: Chimney Stack At Victoria Mill, Watt Street, Sabden

Having carried out an inspection of the above chimney stack, our findings are as follows.

We trust you will find the enclosed self-explanatory, but should you require any further information please do not hesitate to contact this office when you can be assured of our best attention at all times.

Yours faithfully

John Warburton
DIRECTOR.

Chimney Stack

Victoria Mill – Watt Street – Sabden.

Report.

A laddered inspection was carried out to the above chimney on the 30/06/2017, by John Warburton of Warburton Steeplejacks & Co. Ltd. This was to access the condition of the chimney.

- The stone chimney stack is 35m in height.
- The report is based on observations from ladders erected.
- The chimney is no longer in operation and has been dormant for approximately 40/50 years.
- We last carried out repairs to the chimney stack in 1990 and recommended that the chimney be demolished to the previous owners.
- Please refer to the attached photographs as to the condition.
- In 1990, we removed approximately 3m of stone work to render the chimney summit safe.
- Further deterioration has occurred over the years since.

Summit

- The granite capping at the summit has lifted and become dangerous.



No. 1

Victoria Mill – Chimney Stack

Summit Capping



No. 2



No. 3

Cleary see the lifted granite capping

Summit Capping



No. 4

Internal Stone work.

- The internal stone work face has collapsed in several places over the top 1m.
- Large amounts of vegetation growth is evident to the top internal stone work.



No. 5
Victoria Mill – Chimney Stack

Internal Stone Work.



No.6



No. 7

Victoria Mill – Chimney Stack

Internal Stone Work Collapsed.



No. 8



No. 9

The above photos show the collapse of the top internal stone work in several places.

Victoria Mill – Chimney Stack

External Chimney Stack

- The Lime mortar throughout the chimney barrel has perished.
- The whole of the chimney stone work external and internal was found to be very damp and porous.
- There are 14 mild steel bands fitted throughout the chimney.
- The majority of the mild steel bolts were found to have corroded to less than half their original diameter.
- They are in a very dangerous condition as a rust build up behind the bands and stone work has caused extra pressure to the bolts.



No. 10



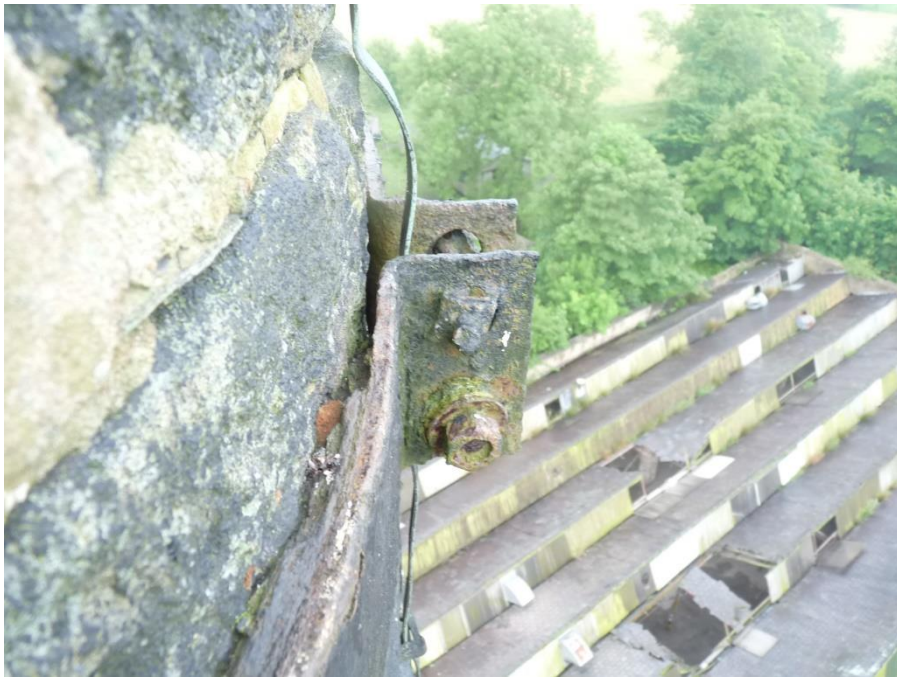
No. 11

Victoria Mill – Chimney Stack.

External Condition of the Chimney



No. 12



No. 13

Victoria Mill – Chimney Stack

External Condition of The Chimney Stack



No. 14



No. 15

Victoria Mill – Chimney Stack

External Condition of the Chimney



No. 16



No. 18

Victoria Mill – Chimney Stack

External Condition of the Chimney



No. 19



No. 20

Victoria Mill – Chimney Stack

External Condition of the Chimney



No. 21



No. 22

Victoria Mill – Chimney Stack

External Condition of the Chimney



No. 23



No. 24

Victoria Mill – Chimney Stack

External Condition of the Chimney



No. 25



No. 26

Victoria Mill – Chimney Stack

Flue

The open flue at the base has a cast iron plate, this has totally slip and corroded away.



No. 27



No. 28

Lightning Conductor System

- The existing lightning conductor does not comply to current stands.

Victoria Mill – Chimney Stack

Conclusions

- The report is based on our observations from ladders erected.
- The risk of collapse of a significant part of the chimney is currently considered to be high.
- Deterioration of the chimney will continue to be a substantial increase in the risk of larger sections of the chimney becoming unstable.
- The chimney is no longer in operation and has been out of use for approximately 40/50 years.
- The defects visible from erected ladders are to degradation of the mortar and stone work, mild steel bolts and bands.
- The continuous deterioration of the chimney will only continue due to damp and water ingress and other factors, such as the chimney being out of use.
- Cracking to the stone work will continue to occur. Growing vegetation to the crown of the chimney is evident.
- Consideration must be given to the steel banding and bolts, it has been at least 40/50 years since any maintenance was last carried out on the majority of the steel work.
- The majority of the steel banding and bolts are dangerous and at bursting point, these were fitted to the chimney to hold the stone work together.
- Due to a build up of heavy rust between the stone work and banding any one of the bolts and banding could fail at any point causing stone work to collapse internal and external. This in turn would cause very serious damage to any remaining buildings and public.
- Chimney stone work is bulging between each band to the uppermost part of the chimney. This can be considered highly dangerous.
- The growth at the crown of the chimney has caused considerable disturbance of the stone work and masonry where roots have become embedded in the joints causing internal stone work to collapse and fail.
- The immediate hazards are the risk of components falling from the chimney.
- Demolition works should be undertaken immediately in order to remove health and safety risks.
- It is acknowledged that the chimney should be considered a dangerous structure..