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Mr & Mrs F. Hodge  
The Rann  
Saccary Lane  
Mellor  
Blackburn  
BB1 9DL

Dear Sirs,

**RE: THE RANN, SACCARY LANE, MELLOR, BLACKBURN, BB1 9DL**

**STRUCTURAL APPRAISAL OF FORMER PIGGERY**

I would confirm having attended the above property and have carried out a visual inspection as you instructed.

The survey was instigated relative to the pending refurbishment of the property. The scope of my brief was to inspect and report upon the general structural condition of the property and to determine its suitability or otherwise for conversion to habitable accommodation. It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works, or to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time, nor was it within my brief to undertake any works to expose the foundations of the property. At the time of my inspection the property was utilised for storage.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors Report which would cover in detail such items as serviceability, damp-proof course, gutters, roof finishes, electrical goods and the like, which represent the fabric of the building.

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**THE RANN, SACCARY LANE, MELLOR, BLACKBURN, BB1 9DL**  
**STRUCTURAL APPRAISAL REPORT OF FORMER PIGGERY**

A previous inspection of the property was undertaken by the writer in May 2014.

The property is a detached outbuilding currently used as domestic stores with a garage to the left hand side. The property is built in a traditional manner with solid stone external walls, stone tiled duo pitched ridged roof and solid ground floor construction.

For the purpose of this report the front elevation is that termed facing the access road.

The exterior of the property has been examined and the following observations were recorded. The property incorporates a garage extension to the left-hand side which has a mono pitched lean-to roof. This elevation of the property is of a gable arrangement and incorporates a hatch at high level with stone head and cill and a small ground floor opening with stone head, cill and mullions. The opening to the garage to the left-hand side of the elevation incorporates an exposed substantial timber lintel. The main front wall is in general in a fair and reasonable condition and is reasonably plumb within an acceptable tolerance. There is however some evidence of historic movement associated with the garage where cracking is evident in line with the intersection between the garage wall and the main part of the wall, extending from the roof down to the top of the timber lintel, being in the region of 5mm. Previous cracks below the ends of the lintel have been repaired.

The wall to the right-hand elevation incorporates four door openings and four window openings, all with stone heads, cills and mullions. The two door openings and window openings to the far end incorporate a continuous stone lintel. The wall to this elevation of the property is in general in a fair and reasonable condition and was reasonably plumb within acceptable tolerance. The stonework was in general in a good condition, although there was some evident of erosion and delamination of the stonework to the mullions. There was evidence of some small repointing having occurred underneath the middle window. Beneath the cills of the windows to the far end of the wall, stone troughs are evident which penetrate the external wall.

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To the rear elevation the wall to the right-hand side projects forward with the wall to the garage being set back. The wall to the right-hand side of the elevation is rendered together with the small return of the projection and a small rectangle to the main part of the gable. It was apparent that the wall construction to the rendered element was of solid brickwork. There was evidence of an exposed end of a timber purlin at high level. The wall was in general in a fair and reasonable condition, although there was evidence of a slight bulge over the bottom metre of the wall. The ground to the rear left-hand corner sloped upwards such that the left-hand far corner acts as a retaining wall. This section of wall was noted to be plumb within acceptable tolerance.

The main left-hand elevation to the garage incorporates a tall window towards the front of the property. This wall was in a fair and reasonable condition but was noted to have a slight outward bow but which was within acceptable tolerance. The mortar pointing to this elevation was slightly eroded and would benefit from being repointed.

The roof when viewed from the adjacent road was to a fair and reasonable alignment, with no evidence of any significant dips.

An inspection of the interior of the property was also undertaken and the following observations were recorded.

The walls remain un-plastered and the general condition internally is as that noted externally. The property does incorporate some mezzanine floor joists supported on a cross wall but these would be removed as part of the works. The cross wall did not appear to be bonded into the external walls. The timber purlins were exposed and it is apparent that the roof has been replaced in the recent past and was in good condition. The roof structure to the garage incorporates a supporting beam with timber props, it may be that this form of support may be required to be altered as part of the proposed conversion works.

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I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect. I have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

In conclusion, I would advise you that the property is in general in a fair and reasonable condition and will be suitable for conversion to habitable accommodation. The property shows little evidence of structural distress, except to the front elevation to the garage where historic cracking was evident at the junction between the garage and the main gable wall. A survey of the property was undertaken in 2014, the condition of the property shows no change from that previously. Previously noted cracks to the front of the garage have since been repaired and show no deterioration.

The wall to the left-hand elevation of the garage would benefit from being repointed.

As part of the proposed works the existing internal cross wall, if retained, together with any new internal walls should be strapped or fixed back to the external walls to offer restraint.

The roof timbers appeared to be in a satisfactory condition but the supporting structure to the garage incorporating the steel beam with props up to the ridge and purlins may be required to be adapted as part of the works.

I understand that the floor within the garage may be lowered and as such the external walls to this part of the property may require to be underpinned. I would consider that subject to verification of ground conditions traditional mass concrete underpinning techniques undertaken in short lengths may be adopted.

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This report is my opinion of the conditions as they existed at the time of my inspection, I have not inspected foundations or tested drains.

Yours faithfully



P G Wright BSc.(Hons) CEng. MStructE.  
**PHILIP WRIGHT ASSOCIATES LTD**

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