




PHILIP WRIGHT  
ASSOCIATES

**STRUCTURAL APPRAISAL**  
**OF**  
**KEEPERS COTTAGE,**  
**OLD LANGHO**

<b>CONTRACT NO. 2759</b>	<b>PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN</b>
<b>AUGUST 2022</b>	

# **STRUCTURAL APPRAISAL KEEPERS COTTAGE, OLD LANGHO**

## **1.0 INSTRUCTION**

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

The scope of my brief was to inspect and report upon the general structural condition of the house to determine its suitability or otherwise for alteration and for the addition of a substantial extension.

It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works nor to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. It was not within my brief to undertake any works to expose the foundations of the property.

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.

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.

## **2.0 THE PROPERTY**

The property is a two storey detached house which is constructed in a traditional manner with rendered external walls, tiled duo pitched ridged roof, timber board and joist first floor construction and part suspended timber/part slab on solid ground floor construction.

The property has had two significant previous extensions with the original property being to the rectangular footprint to the rear right hand side of the property being constructed with solid stone external walls, an extension being to the front right hand side of the property which appears to be constructed with cavity blockwork external walls and to the left hand side of the whole footprint a single storey recent extension with duo pitched roof.

As part of the proposed works it is intended for the whole of the most recent single storey extension to be demolished in its entirety, to the original stone constructed house and the extension to the right hand side of the building, for the first floor to be raised and for a new roof to be constructed. The external elevations to be altered which will also require the external walls to be slightly raised to accommodate the new roof.

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## 3.0 OBSERVATIONS

### 3.1 EXTERNAL OBSERVATIONS

For the purpose of this report the front elevation is that termed the elevation with the porch with the right hand elevation (north west elevation) facing Old Langho Road.

#### 3.1.1 FRONT ELEVATION

The two storey part incorporates two ground floor windows and two first floor windows, with a projecting porch with the single storey gable to the left hand side. To the top right hand corner of the left hand ground floor window cracks in the region of 1mm were evident emanating from the top right hand corner of the window. Further cracking was evident to the top right hand corner of the left hand first floor window and also horizontal cracking to the right hand side of the top right hand corner of the ground floor window. Damp staining of the render was evident over both the ground floor windows and also adjacent to the ground.

#### 3.1.2 RIGHT HAND ELEVATION

The elevation to the original house is of a gable arrangement and incorporates a ground floor window and a first floor window. To the extension the wall incorporates a door and ground floor window. Stepped diagonal cracking was evident commencing approximately at first floor to the near corner running upwards towards the rear to meet the roof. Craze cracking in the region of 1mm was evident emanating from the top near corner of the near ground floor window. Extensive damp penetration was evident behind the rainwater pipe and soil pipe for the full height. Extensive damp and staining of the rendered finish was evident over the ground floor window.

#### 3.1.3 REAR ELEVATION

The original house incorporates two ground floor windows and two first floor windows with a central door. To the modern extension are two ground floor windows and a door. To the original house extensive damp was evident to the top left and right hand corners of the ground floor window with paint peeling beneath the right hand ground floor window and to the side. Damp patches were also evident within the render to the left hand side of the window. To the single storey extension extensive damp was evident over the windows together with historic cracks in the rendering.

#### 3.1.4 LEFT HAND ELEVATION

The left hand elevation of the recent extension incorporates two French doors together with a conservatory and a door to the far corner. Cracking was evident emanating from the side of the far French door running up towards the far side.

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An inspection of the upper wall to the two storey part of the house noted the wall to be pebble-dash rendered with no visible evidence of distress.

### **3.2 INTERNAL OBSERVATIONS**

As part of the proposed works it is anticipated that the whole of the modern extension will be demolished, internally to the extension to the right hand side and to the original house the walls to remain however the first floor is to be demolished with a new first floor constructed.

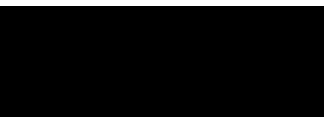
There was no evidence of any structural distress noted internally either to the ground floor or first floor accommodation.

### **4.0 SUMMARY AND RECOMMENDATIONS**

In conclusion from the findings from my inspection, I would advise that the front, right hand and rear elevation all exhibit evidence of cracking within the render together with damp penetration. In my opinion there is no evidence of structural movement as noted by the cracking, this would all appear to be as a result of weather penetration of the render. An inspection internally of the walls revealed no evidence of any significant cracking which would be associated with foundation movement.

In conclusion from the findings I would therefore consider that the property is suitable for the proposed works and extension to incorporate replacement of the first floor and new roof. The render to the whole property is showing extensive degradation with numerous cracks and damp ingress, which will require all the render to be hacked off and re-rendered. As part of the works the alignment of the walls are to be amended and raised as necessary with new gables etc.

Regarding the sequence of the proposed works, I would advise that it would be appropriate that the new first floor should be constructed prior to the roof being removed, with the floor replaced to each room separately rather than to remove all the floors at one time. The roof and upper works to the walls may be undertaken once the new first floor has been installed to maintain lateral stability to the building.



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