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Ref: 24K/3506/13

13th November 2024

Trish Chellal
2 Anderson Road
Wilpshire
Blackburn
BB1 9LZ

Dear Madam,

RE: 2 ANDERSON ROAD, WILPSHIRE, BLACKBURN, BB1 9LZ

STRUCTURAL APPRAISAL REPORT

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

The scope of my brief was to inspect and report upon the general structural condition of the property, this report is restricted to this specific matter. 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 house. At the time of my inspection, the property was occupied and furnished.

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.

The property is a detached L-shaped bungalow with the rear part projecting to the left. The property was built in 1964 in a traditional manner with cavity reconstituted stone external walls being part rendered, tiled duo pitched and ridged roof and timber board and joist ground floor construction. To the left hand side is an attached garage with annexe to the rear which is accessed by a porch to the rear wall.

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Observations termed front, rear, left and right are noted as facing the front of the property from Anderson Road.

The exterior of the property has been examined and the following observations were recorded.

The wall to the front elevation of the property incorporates two windows, the left hand window being part of a former larger opening which has been partially infilled, with the original lintel remaining. Horizontal cracking was evident over the window and over the former window which steps up to the left hand corner to the roof. Horizontal cracking continues to the right to progress up to the second course over the right hand window and which then progresses to the right hand wall, with further stepped cracking evident to the top left hand corner of the window and with localised bulging over the window. The lintel over the window was noted to be corroded.

The wall to the left hand elevation is rendered and incorporates a window. The wall was noted to be plumb and the cill level within acceptable tolerance. Significant damp was evident to the render which was noted to be peeling. Cracking was evident to the far corner of the window running up to the roof.

The wall to the porch was noted to have some loose pointing which would benefit from being repointed.

The main left hand wall incorporates two windows which had localised loose pointing.

The front wall to the garage was noted to have a crack over the top of the opening with evidence of corrosion to the lintel.

The wall to the right hand elevation is rendered and was noted to incorporate two windows and a door. Cracking was evident to the top near corner of the near window and also to the top far corner of the door. Damp to the render below the near window was also noted. Fine cracking was evident in the render to the bottom far corner of the near window. Multiple cracks were evident in the render around the soil vent pipe and it was also noted that the render had become de-bonded and had come away from the wall to the bottom rear corner. The wall was generally noted to be plumb within acceptable tolerance and the cill to the window was level.

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The wall to the rear elevation of the property incorporates two windows with the porch/extension leading to the rear extension/annexe. Horizontal cracking was evident over the top of the right hand window, running from the roof to the right hand reveal of the left hand window. Cracking was evident to the bottom right hand corner of the right hand window and to the top right hand corner of the right hand window, running horizontal. Vertical cracking was also evident over the top of the rear porch.

The wall to the porch was noted to have a corroded lintel and cracking to the top right hand corner of the door.

The annexe incorporates a timber framed glazed wall to the right hand side with a reconstituted stone wall to the rear and rendered wall to the left hand side. The rendered wall was noted to have significant peeling paint.

The main roof when viewed from the rear garden and from Anderson Road was noted to have a significant dip to the rear slope.

The interior of the property has also been examined and the following observations were recorded.

To the kitchen to the front right hand side of the property, the wallpaper had come away over the front and right hand window. Water ingress was evident to the ceiling in line with the pier between the windows and door to the right hand wall. Water ingress to the far left hand corner of the ceiling was also noted.

To the rear right hand bedroom, damp to the ceiling was evident.

To the rear middle bedroom, the ceiling had collapsed.

To the rear left hand bedroom, damp to the ceiling was evident.

To the left hand middle store, the wallpaper was noted to have come off the ceiling.

To the rear hall, severe mould/algae was evident together with water ingress to the junction with the far wall.

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To the rear porch, significant algae and water ingress was evident to the junction with the main rear wall.

To the rear annexe, there was no visual evidence of any structural distress.

An inspection of the roof void was undertaken from the hatch within the hall which revealed significant water ingress having occurred and with the valley member to the rear having split and with distortion noted to the supporting purlins. The front slope was obscured by the water tanks.

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 from the findings from my visual inspection, I would advise that property is suffering from two main areas of distress. These are noted as follows:

1. The roof to the rear of the property is suffering from significant water ingress which has caused fracturing of the valley members and distortion of the supporting purlins. Due to the extent of the water ingress, I am of the opinion that the whole of the roof is required to be replaced with full replacement of the timber framing.

The water ingress from the valley has also caused the ceiling in the rear bedroom to have collapsed and also caused significant water ingress to the rear wall to the rear hall and to the internal wall of the porch. To these areas the wall is required to be stripped of plaster, dried out, replastered and decorated.

2. The lintels over the external window openings show evidence of build-up of corrosion and all the lintels are required to be replaced. This is particularly noticeable to the front elevation where significant bulging is also evident over the right hand window and with cracking evident. Following replacement of the lintels, the cracks are required to be raked out and repointed.

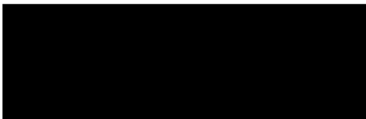
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To the render there are also areas of cracking, particularly to the rear of the right hand elevation which requires the render to be locally hacked off, re-rendered and decorated. Areas of flaking paint to the render, both to the left hand wall and also to the left hand wall of the annexe were also noted which are required in the short term to be redecorated or more permanently for the render to be replaced.

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.

I trust that this correspondence is of assistance.

Yours faithfully



P G Wright BSc.(Hons) CEng. MIStructE.
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