



PHILIP WRIGHT
ASSOCIATES

**STRUCTURAL APPRAISAL
OF
ANNEXE
EAVES HOUSE FARM
WEST BRADFORD**

CONTRACT NO. 4040	PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN
MAY 2026	[REDACTED] [REDACTED]

STRUCTURAL APPRAISAL REPORT
ANNEXE, EAVES HOUSE FARM, WADDINGTON ROAD, WEST BRADFORD, BB7 3JF

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 attached annexe to the farmhouse to determine its suitability or otherwise for conversion to habitable/office accommodation.

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.

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 checked new member sizes for compliance with the Building Regulations 2000 and Codes of Practice.

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2.0 THE PROPERTY

The building is an attached single storey annexe to the rear of the main farmhouse which is divided into two rooms by a brick wall, the room nearest the farmhouse being a wash house and the larger room furthest from the farmhouse being termed a coal store. The annexe is constructed in a traditional manner with the front wall being of solid stone being 450mm thick and with the left hand gable and rear walls being of brick except to the rear of the wash house nearest the farmhouse which is of solid stone. The roof is of a mono pitched arrangement being slated to the wash house and of asbestos tiles to the remainder. The annexe is currently used as a laundry room and store. The ground floor is of a solid concrete slab with a single step in line with the left hand side of the door.

3.0 OBSERVATIONS

For the purpose of this report the terms front, rear, left and right are noted as facing the front wall with doors.

3.1 EXTERNAL OBSERVATIONS

3.1.1 FRONT ELEVATION

The wall to the front elevation of the property incorporates a door to the coal house and a door and window to the wash house, the wash house being to the right hand part. The wall to the wash house was in a fair and reasonable condition. To the coal house the wall between the door and the left hand return wall progressively leans outwards by between 150-275mm at eaves with the bottom metre or so being within acceptable tolerance. The return wall from the left hand gable is of brick with a stepped joint with the stonework adjacent to the corner.

3.1.2 LEFT HAND ELEVATION

To the wall to the left hand elevation, vertical cracking was evident approximately 450mm from the front corner being full height. Further vertical cracking was evident approximately 1.5m from the rear corner. The coursing was noted to be reasonably level and the wall plumb within acceptable tolerance.

3.1.3 REAR ELEVATION

The wall to the rear elevation is currently scaffolded such that a full inspection could not be undertaken. A cursory inspection however revealed no evidence of significant distress although some localised repointing would be required.

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3.2 INTERNAL OBSERVATIONS

The ground to the rear of the property is approximately five courses higher than the slab, such that the brickwork was noted to be damp and with algae growth. The inner face of the wall to the front wall was noted to lean outwards as noted externally. To the left hand wall, cracking as noted externally was also noted.

The slab was of poor quality and was noted to be cracked adjacent to the door and with various cracks noted to both the lower and higher parts of the slab.

The roof was noted to incorporate rafters supported on a central purlin which spans onto a principal rafter between timber posts. The rafters were noted to have decayed and were of poor condition. To the washroom, the roof incorporated a central purlin spanning left to right with decay evident to the far right hand side.

4.0 SUMMARY AND RECOMMENDATION

In conclusion from the findings from my visual inspection, I would advise that with some remedial works the property would be suitable for conversion for habitable accommodation.

As part of the works to make the property habitable, a complete new ground floor would be required to incorporate insulation and damp proof membrane and the roof in its entirety would be required to be replaced.

A summary of the extent of remedial works required are as follows:

- The front wall between the door and the left hand gable is required to be taken down to approximately 1.0m above ground level and to be rebuilt plumb. (marked up elevation attached)
- Replace the roof in its entirety incorporating new 150x50 C16 rafters at 400 centres together with new wall plates.
- To the left hand wall, the two vertical cracks should be stitch repaired by the installation of Helifix type bars which should be recessed into the bed joints and fixed with epoxy mortar. (specification attached). Helifix bars should be installed at every fourth course. The crack itself should be raked out, filled with epoxy mortar and the area locally repointed.
- The ground to the rear should be locally lowered by approximately 300mm to avoid the rear wall bridging the damp course.

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- The lower 400mm or so of brickwork to the rear wall should be cleaned of moss, repointed and waterproofed.
- A new ground floor slab to be provided incorporating 150mm concrete slab on insulation on 150 hardcore.



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

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Crack Stitching

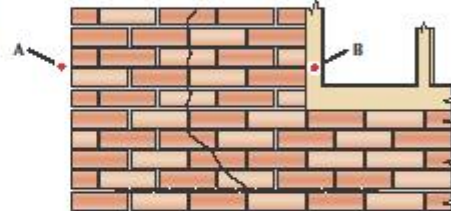
Cracked masonry is best stabilised by bonding HeliBar stainless steel bars into appropriate bed joints or cut slots. Tensile loads are redistributed along the masonry to minimise further developments of the crack which may occur with simple Injection methods.

BENEFITS

- Quick, simple, effective and permanent
- HeliBar and HeliBond grout combine to produce an excellent bond within the substrate
- Masonry remains flexible enough to accommodate natural building movement
- Non-disruptive structural stabilisation with no additional stresses

TECHNICAL SPECIFICATIONS

Available diameters.....	4.5, 6 and 8mm
Available lengths	cuts lengths up to 1.5m
Material	Austenitic stainless steel
Vertical spacing	Every 2-6 brick courses (150-450mm)
Depth of slot.....	Single skin/cavity wall 25-35mm Solid wall 35-45mm



Repairing cracks near corners and openings

Where cracks are less than 500mm from an external corner (A) or an opening (B) at least 100mm should be bent around the corner and bonded into the return wall or bent and fixed into the reveal, avoiding any DPC membrane.

REFERENCE Pages 22, 41 - 32 & 50

Points to Note

- Where two or more cracks are close together these may be stitched using one continuous length of HeliBar which must be long enough to extend 500mm beyond the outer cracks. e.g. if there are three cracks, each 250mm apart, then the overall length of HeliBar required would be 1.5m.
- The horizontal slot, normally the mortar bed, can be cut using a twin diamond blade chaser with vacuum attachment, an angle grinder or a mortar chisel.
- All mortar must be removed, together with any loose debris, to ensure a sound bond.
- Prepare the slot with HeliPrimer WB or thoroughly wet the slot with clean water.
- As standard, slots should be 10mm wide to accommodate the 6mm diameter HeliBar.
- HeliBond grout is the recommended bonding agent. PolyPlus resin is used for smaller jobs and where loads are to be rapidly applied.
- Compatible with lime mortars.

INSTALLATION PROCEDURES

-  Rake out or cut slots into the horizontal mortar beds, a minimum of 500mm either side of the crack, to the specified depth.
-  Clean out slots with blow pump and apply HeliPrimer WB or flush with water.
-  Using the CS Pointing Gun Kit, inject a bead of HeliBond to the back of the slot.
-  Using a finger trowel, or similar, push the HeliBar into the grout to obtain good coverage.
-  Insert a further bead of HeliBond over the exposed HeliBar, finishing 10-15mm from the face, and 'iron' into the slot using a finger trowel.
-  Repoint the mortar bed and make good.
-  Make good the vertical crack with an epoxy-based weatherproof filler, e.g. CrackBond TE.

