

Laura Wilbourn
Hurstwood Developments
Bridge Street Chambers
72 Bridge Street
Manchester
M3 2RJ

FAO Laura Wilbourn

Dear Laura,

BUILDING 2 - HAMMERTON STREET, BURNLEY, LANCASHIRE, BB11 1LG

We write to confirm the results of our structural inspection at the above property carried out on the 21st April 2015. The purpose of the survey was to establish the current structural condition of the building and if viable confirm the extent of works required to bring the building back into use.

Our survey comprised a visual inspection carried out from ground level and was limited to the external elevations and accessible internal areas of the building. We did not undertake any opening up works or trial holes during our inspection.

This building is located to the front left corner of the site when viewed from Hammerton Street.

The weather on the day of our inspection was dry, sunny and warm.

All observations were recorded and referenced facing the front elevation.

The property was vacant at the time of our inspection and appeared to be vacant for some time.

General Description

The existing building appeared to be originally two separate properties which had been converted into one at some time in the past. The right hand property was two storeys while the left hand property three storeys with slightly different floor levels, there was also a two storey rear extension to the left hand property which appeared to be of a more recent construction to the main building.

The existing building was generally of a random solid stone wall construction with timber suspended floors and stone slate covered roof, while the rear extension was partly constructed from clay masonry bricks.

The building would appear to have been last occupied as a builders' merchant sales and office accommodation and had clearly been altered numerous times in the past, evident by the internal remodelling into a single use building.

The main access into the building was at ground floor from the rear elevation, where the main floor area was open plan with a stepped ground floor level, and a separate room to the rear in the historic extension.

The first floor contained a collection of smaller rooms, some formed by original walls and some stud walls.

The second floor to the left hand building contain two room which were within the roof space.



View on front elevation



View on right side elevation



View on rear elevation

External Observations

Front elevation

The front elevation appeared to be reasonably straight with only a slightly bulge at first floor level.

The wall had been painted and there was numerous areas of flaking paintwork revealing weathered stonework behind.

Left side elevation

The side elevation appeared to be reasonably straight however there was a slight crack over a first floor window and to the top left hand eaves of the main building.

Right side elevation

The side elevation appeared to be in a poor condition with numerous forms of wall construction, and a bulge at first floor level in the outward direction.

The steel lintels to the ground floor was in extremely poor condition and had suffered from excessive corrosion resulting in mass metal loss to the section.

There was numerous areas of mortar loss to this elevation.

The timber lintels to the first floor was also in poor condition with evidence excessive decay.

Rear elevation

The steel lintel over the rear access door to the ground floor was in an extremely poor condition and had suffered from excessive corrosion resulting in mass metal loss to the section.

There was a number of cracks above the windows at first floor level and to the left hand side of the wall.

A number of original door and window openings to the rear elevation had been blocked up at some time in the past with brick or blockwork.

The right hand side wall to the rear extension was inclined outwards at the top.

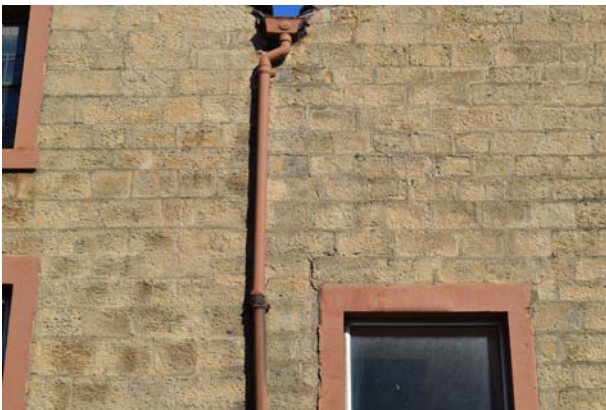
The rear elevation of the historic extension appeared to be relatively straight, however there was numerous areas of mortar deterioration.



View on bulge to front elevation



View on weathered stone to front elevation



View on crack to left side elevation



View on crack to left side elevation



View on defect to lintel to right side wall



View on defects to right side wall



View on defect to lintel to rear wall



View on crack over first floor lintel



View on inclination to wall



View on defects to rear wall

Internal Observations

Ground Floor

The lower ground floor appeared to be of a solid concrete construction with falls towards the side elevation with undulations throughout.

The chimney breast to ground floor level had previously been removed, and the section above was inadequately supported on the timber first floor joists.

A number of internal structural alteration had previously been undertaken to create the open plan layout.

There was a number of defects to the wall construction to the rear room within the historic construction, consist of cracking to the brickwork / stonework.

There was also evidence of decay to the large timber beams and floor joists supporting the first floor above.

First Floor

There was a vertical crack between the central spine wall and the front wall of the building which is representative of the defects observed externally.

The rooms to the left side of the property were finished with timber wall cladding therefore a detailed inspection of the wall structure was prohibited.

The first floor was sloping slightly toward to the side elevation.

Second Floor

The walls to the second floor was generally in a poor condition with numerous areas of deteriorated plasterwork.

There was a vertical crack to the central spine wall in a similar location to the crack observed at first floor level.

The rafters to the main roof was exposed in a number of locations where clear gaps were evident in the stone slate finishes. The rafters also appeared to be suffering from timber decay to a varying degree of severity.



View on ground floor layout



View on lack of support to chimney structure



View on defects to ground floor room



View on crack to first floor spine wall



View on defects to second floor room



View on defects to second floor room

Discussion

The building is in a poor structural condition due to defects observed and highlighted in this report.

The cracks and pattern of movement to the floors would suggest subsidence towards the right side of the building, however due to the nature of stonework wall construction it was very difficult to measure any horizontal deviation in the bed joints. The sloping internal floors is also further evidence of this movement.

The external walls to the building had deteriorated to a varying degree of severity, with numerous areas of mortar loss and crumbling stonework.

The building has clearly been subject to a number of poor quality structural alterations in the past, the nature of which has contributed to the deterioration of the building. In particular the lack of support to the chimney breast at ground floor ceiling.

There was numerous locations where timber decay was identified, to rafters, floor joists, main beams etc. and this will continue to deteriorate due to the vacant nature of the building where the roof covering and window openings are compromised.

Conclusion

The building in its current condition will require significant structural remedial works to prevent further deterioration of the structure, and then in additional further building works associated with the re-use of the building.

The inherit weakness of stone walls will make it difficult and precarious to undertake any alterations or repairs without causing any further damage or distress to the stone walls, therefore a significant amount of temporary works would be required to facilitate this.

We would suggest you seek to advice of a Quantity Surveyor to confirm the viability of repairing the current building so it is suitable for re-use. However in our opinion we don't believe it is financially viable due to the extent of work required to the floor structure and right side elevation, and then in additional the works associated with the fabric of the building.

We trust this report satisfies your requirements at this stage, however if you require any further information please do not hesitate to contact the undersigned.

Yours Faithfully



Colin Brennan – B.Eng (Hons)
for BrennanConsult

Report Reviewed by



Lee Meadowcroft – BSc(Hons) PGDip CEng MStructE MICE
for BrennanConsult

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Whilst every effort has been made to fully inspect those parts of the building requested of us, no permanent or secured fixtures and fittings will have been removed. We will not have inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible, and we are therefore unable to report that any such part of the property is free from defect.

Brennan Consult Limited certify that they have carried out the work contained herein with due care and diligence to their best belief and knowledge based on the time and information available.

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