

**Visual Structural Inspection
of
Ga37 Hight Stret , Cleator Moor
For
Mr N Rashid**

Reference - 2025.432 rep001 Rev -
Date - 15/08/2025
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1.0 BRIEF

- 1.1 Redstone Consulted Engineers Ltd were commissioned in August 2025 to carry out a structural inspection of No 37 High Street, Cleator Moor and to provide an outline assessment of potential structural issues in relation to redevelopment of the building for HMO use.
- 1.2 The inspection was limited to a visual, non-destructive inspection to those areas where it was safe to access.
- 1.3 We understand the building has not been occupied for a number of years.

2.0 INSPECTION NOTES

- 2.1 The inspection was carried out on the morning of 8th August 2025. The inspection was limited to those areas safely accessible and was restricted in some areas due to access issues.
- 2.2 Examination of foundations was not possible.
- 2.3 The age of the original building structure is not known but is understood to be pre-1900.
- 2.4 Record drawings/information for the building structure were not available.
- 2.5 The building is a detached 3 storey masonry building with internal masonry crosswalls. The walls are generally stone, rendered externally and plastered internally.
- 2.6 The main roof is duo-pitch. to the rear is a mono-pitch lean-to roof. Both roofs consist of slate on rafters spanning onto purlins.

3.0 OBSERVATIONS

3.1 Roofs

Externally, the roofs were only viewed from ground level. Minor settlements of the roofs to the front elevation and rear elevations was visible.

Internally, a section of plaster ceiling has detached at the front eaves suggesting water penetration (see photo 3.1a). To the rear damp/water penetration was visible with sections of plasterboard detached (see photo 3.1b).



photo 3.1a



photo 3.1b

3.2 Second Floor

The second floor consists of a number of rooms partly within the roof space. The floors consist of timber floor boards or floor panels on timber joists spanning between internal load-bearing masonry walls and the external walls. To the rear rooms sections of the floor panels are missing (see photo 3.1b).

There are areas of damp/rotten floor joists where they sit into the external walls. At the external walls in the majority of cases the plaster has 'blown' from the walls. There is no evidence of movement to the walls.

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3.3 First Floor

The floors consist of timber floor boards on timber joists spanning between internal load-bearing masonry walls and the external walls. To the rear rooms sections of the floor boards are missing and some have been replaced with floor panels (see photo 3.3a). The ceiling has also been removed in this area.



photo 3.3a

Cracking was visible to the plaster to both sides of the central spine wall where it meets the front wall. (see photo 3.3b). It was not possible to ascertain if this cracking extended through the masonry behind.



photo 3.3b



photo 3.3c

The floorboards and joists to the rear room (within the lean-to section) are rotten, the ceiling below has collapsed (see photo 3.3c)

3.4 Ground Floor

The ground floors are solid ground bearing floors.

A load-bearing wall has been removed between the front and rear rooms. The walls above are supported on a beam sitting on the external walls and 230 x 250 brickwork pier internally (see photos 3.4a and 3.4b)



photo 3.4a



photo 3.4b

The walls to the opening in the central spine wall have been damaged (see photos 3.4c and 3.4d).

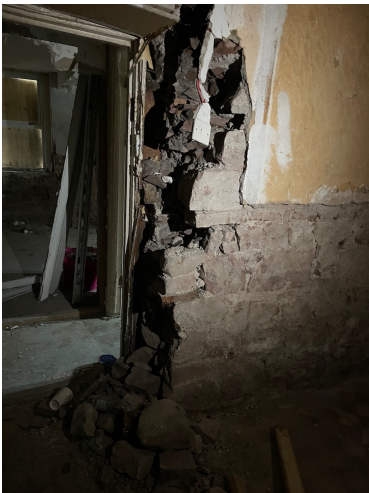


photo 3.4c



photo 3.4d

Openings have been poorly formed in the walls between front and rear rooms (see photo 3.4e) The masonry to these openings



photo 3.4e

3.5 External Elevations

Access to the external elevations was limited to the front and one side at ground level and to the rear from a distance. The front and side walls have been rendered and painted (see photos 3.5a and 3.5b). There is a slight bow to the front elevation. There was no other evidence of movement to these walls.



photo 3.5a



photo 3.5b

The rear walls have been rendered and are showing signs of discolouration due to damp over the entire surface (see photo 3.5c)



photo 3.5c

3.6 Lintels

The lintels to door and window openings are not generally visible, so the type and condition not be fully ascertained. The limited number visible would appear to be timber to the internal leaf (see photo 3.6a). Given the moisture damage to timber elsewhere there is potential for these to be in poor condition.



photo 3.6a

4.0 DISCUSSION

4.1 Roofs

Given the age of the building the roofs are in reasonable condition. There is the potential for damp penetration (and subsequent damage) to some of the timber rafters. These should be examined as part of the refurbishment works.

It is likely that a number of the timber members to the 'lean-to' roof will need to be replaced.

It is anticipated that any refurbishment works would put additional loads onto the roof structure (additional insulation, services, skylight etc). The capacity of the existing structural members should be examined against these additional loads.

4.2 Suspended Floors.

In addition to replacing missing floor boards, a number of rotten floor joists will need to be replaced. It is recommended that all timber joists should be checked for damp penetration (particularly where they abut external walls).

4.3 Walls

The external walls should be inspected for damp penetration.

The spine walls should be examined to ensure they are adequately tied into the external walls.

The damaged openings in the walls at ground floor should be repaired as a matter of urgency.

4.4 Lintels

All the lintels should be exposed and examined for damage/deterioration. Where necessary these should be replaced.