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VISUAL STRUCTURAL INSPECTION

OF

**5-6 HIGH STREET
CLEATOR MOOR
CUMBRIA**



FOR

Cleator Moor Development Ltd Job Gutteling & Marjin Westeneng

Reference - WDS/05/8466/REP01

Date - 04/12/2023

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1.0 BRIEF

- 1.1** WDS Limited were instructed by Mr Bhaker to carry out a visual structural inspection of 5-6 High Street, Cleator Moor. The survey was limited to a non-disruptive visual structural inspection of the property where access allowed. The purpose of the survey is to assess whether the existing building structure is suitable to be converted and renovated in to flats.
- 1.2** The property comprises an attached tree storey dwelling constructed from solid random stone, brick and block masonry walls which support a traditional rafter/purlin/truss roof structure and timber joisted floors.. There is a two storey extension off the rear of the property which appears to be of similar construction to the main building.
- 1.3** The original property is over 100 years old. The extensions have been added at later times but are still over 60 years old
- 1.4** The inspection was carried out on the 29th November 2023. On the day of the inspection the weather was clear and dry.
- 1.5** It should be noted that there may be faults with the property which are masked or hidden by finishes that are not normally identified during a non-disruptive visual structural inspection.
- 1.6** The building foundations were not exposed at the time of this inspection therefore no comment could be made as to their condition.
- 1.7** For the purpose of this inspection report all locations will be referenced as if looking at the front elevation, that is the elevation which faces High Street.

2.0 OBSERVATIONS

- 2.1** There is cracking to the render throughout the elevations. The masonry walls to all the elevations are out of plumb, especially the front and left hand elevations. It appears that there is a lack of tie in between the external walls and the internal walls and floor joists structures. The cracking apparent and wall movement is historic and not due to active structural movement. Photographs 01-03 show typical views on the elevations.
- 2.2** There is cracking to the internal walls especially where internal walls meet the external walls. The tie between the two walls has been compromised by the movement of the external walls. The front left hand corner roof parapet feature has been damaged and has been part removed, see photograph 04 attached.
- 2.3** The roof covering is incomplete in a number of locations which has allowed rainwater access into the property. This has resulted in rot in the roof elements and joisted areas below.
- 2.4** The joisted floor structures appear robust when walked on. However as noted water entry has resulted in localised damage.

3.0 DISCUSSION/RECOMMENDATIONS

- 3.1** The property is in need of total renovation. As noted above it is not subject to any active structural movement however the following structural remedial works will need included in the renovation works:-
- The external walls need strapped/tied back to the floor structures at first and second floor level. In addition the internal walls need retied to the external. This is to restrain the external walls from the potential for further movement.
 - Cracks to the walls need tied/stitched using the Helifix Ltd crack repair system or similar.
 - The wall heads adjacent to the water ingress locations may need locally rebuilt where water damaged. The damaged parapet to the front left hand corner needs rebuilt where damaged.
 - All timber lintels will need exposed and checked for infestation and rot and replaced where necessary.
 - All timber elements being retained will need inspected by a Timber Specialist to check for rot and infestation and suitable treatment proposed/carried out where necessary.

- 3.2** The roof needs repaired to render the property weathertight. All damaged roof elements will need replaced/strengthened. Similarly all affected floor joists will need replaced where necessary.
- 3.3** It is expected that as part of the renovation works all internal and external finishes will be removed to expose the masonry walls, floor and roof structures. At this point a further inspection will be necessary by an Engineer to agree the extent and specification for structural remedial works prior to commencing with any rebuild works.

4.0 CONCLUSION

The property is generally in a poor structural condition. It is our opinion however that with the remedial works recommended above the existing building structure will generally be suitable to be retained as part of the proposed conversion works.

The conversion of the property into dwellings will remedy all current faults and strengthen the buildings thus securing its long-term retention as a heritage asset.

For and on behalf of WDS Limited

Tom Short BEng (Hons) CEng MICE



PHOTO 01 VIEW ON LHS WALL



PHOTO 02 VIEW ON REAR RHS ELEVATION



PHOTO 03 VIEW ON REAR ELEVATION



PHOTO 04 VIEW ON FRONT LHS PARAPET