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Structural Survey
The Stables
Land at rear of 48 Howard Street
Glossop
SK1

25/7/2015

1.0 Terms of reference

To carry out a survey to determine the stability of the property

2.0 General Description

The property is located at the end of a terrace of two storey buildings that were originally commercial usage. The building was utilised for stabling of horses at ground floor level with an open storage space above. The age of the structure is approximately 120 years old and it is currently vacant. The principal access is from an open courtyard at the rear of a terrace of residential properties on Howard Street. The roof form is a simple duo-pitch clad in natural slates. External walls are solid in construction showing stone externally. Windows and doors have painted timber frames. To the right end gable is the remanants of a steel access stairway to a first floor door. The ground floor is divided into two stables each with stable door opening and window separated by a central space with a garage door. To the rear (facing Fauvel place) there are further windows at first floor level reflecting those facing to wards the courtyard at the rear of Howard Street. A modern garage door set in a relatively new opening has been added at some point to the elevation facing the courtyard. The ground floor of the building is concrete and solid in construction. The first floor structure is timber boarding on timber floor joists spanning from front to rear. Within the first floor the roof is not enclosed and timber trusses support purlins and jack rafters. There are two conifers adjacent to the front elevation approx. 5m and 8m in height respectively. There is a further small tree 2.5m in height adjacent to the gable

3.0 Elevations

3.1 Front Elevation

The front elevation shows some lateral distortion from a true vertical plane. Pointing is mixed and requires attention. There is a steel beam built in to the wall above the left hand door and window.

This beamsshow some signs of corrosion. Window and door frames show some rot.

3.2 Side gable elevation

This elevation shows some slight deviation from a true vertical plane. Pointing is in poor order.The staircase shows corrosion. There is a raised bed against the wall at the right side. The stel stair requires repair and maintenance.

3.3 Rear elevation to Fauvel place

The wall shows some distortion from a true vertical plane. Window frames are in poor order. Pointing requires some attention.

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4.0 Ground Floor

4.1 Left hand stable

The floor is uneven and shows some distortion. Internal walls show some distortion from a true plane.

4.2 Right hand stable

The floor is of solid construction and is uneven. There is evidence of damp penetration. Walls show some distortion from a true plane. Window and door timber shows rot. There is a hole in the first floor for ladder access

4.3 Garage

The floor is uneven and set at a lower level. Walls are reasonably true. There is damp penetration of walls and floor

5.0 First Floor

5.1 First floor store

The timber floor deflects under loading in some areas. Both the front and rear elevations are distorted from a true vertical plane. Window frames show some indications of wetrot. There is evidence of water penetration of the roof structure

6.0 Roof

6.1 Internal

The truss bearings are direct into solid wall and these show some indications of wet rot. Rafters cannot be fully inspected due to access.

6.2 External

Some slates are cracked and misaligned. The ridge requires some re-pointing. Flashings should be inspected at roof level. Gutters require repair.

7.0 Conclusions

The following items should be considered:-

External walls show lateral distortion of different degrees. This is due to lack of restraint. To improve restraint Internal corner straps should be installed at 750mm vertical centres. Fixings to our specification.

The first floor structure and roof structure should also be also strapped to the walls to improve integrity and restraint.

It is proposed to construct an independent internal blockwork structure as part of the proposed development to secure the external walls to and to provide a thermal barrier and water penetration barrier.

The roof structure should be opened up to allow a full inspection of all structural members and connections.

A Cctv inspection of all drainage should be carried out and drains repaired as necessary

The roof slating should be stripped the roof felted then re-battened and slated to ensure it is waterproof.

Flashings should be inspected at roof level.

Unpainted steel in the external wall that is exposed should be removed or protected to prevent corrosion.

The trees adjacent to the building should be removed .

Our report has been based upon a visual inspection and no trial holes have been excavated.

All other aspects of the property other than those mentioned are specifically excluded from the scope of this report.

This report is based on a visual inspection of the property carried out on the 25th July 2015

Gordon Bruce RIBA RICS

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