

Building Engineering Evaluation

Building at Victoria House, Stanley Moss Lane, Stanley ST9 9LR

Client: Mr.& Mrs. M. Yates

Appointment: April 2026, informally.



1.0 Scope

1.0 To determine if the building is physically capable of extension and repair in line with Planning Permission reference SMD/2025/0366

2.0 Range

2.1 This is not a full structural building survey and excludes commentary on the structure that could not be accessed.

2.2 It is based on a non-intrusive visual inspection of the structure without access equipment.

2.3 Testing of materials, has not been undertaken. Areas of hidden structure have not been inspected nor have any other parts of the structure which are covered, unexposed or inaccessible.

2.4 It should be noted that, consequently, further defects to the building may be discovered at a later stage.

2.5 This report is based on an inspection undertaken on the 24th of March 2026 and is solely related to areas accessible for visual inspection.

3.0 Background

3.1 The works proposed are specified in the drawings for the Planning Approval referenced above. A Building Regulations application for the works has been submitted to the Local Authority Partnership (DBCP Ltd)

3.2 The project is self-build and is being undertaken directly by the clients. It has been determined following removal of some internal finishes, surfaces and linings, including ceilings, that the building comprises three distinct stages in its development. What was originally considered to be the main and oldest part of the building (ie. the front) is actually the most recent part of the building. The original building being at the back. These three distinct areas and therefore construction methods are shown on the following drawing.

- Constructed 18th Century
- Constructed 20th Century
- Constructed 19th Century

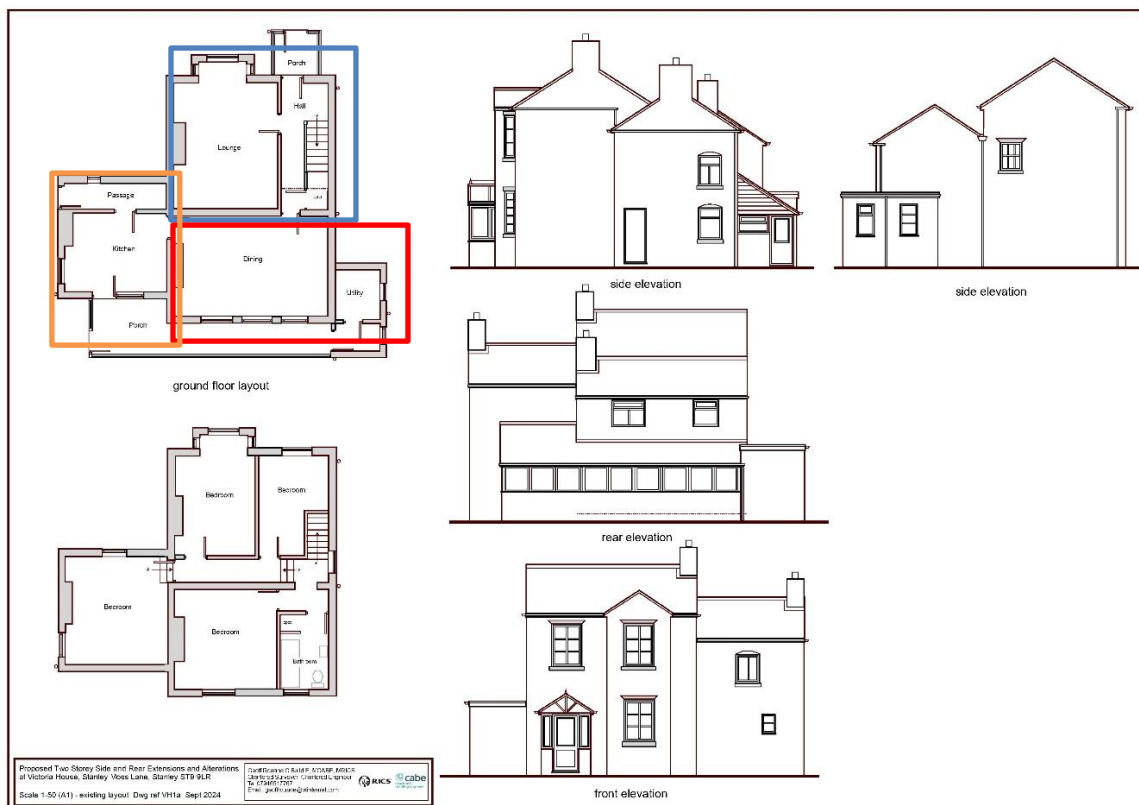


Fig 1 Existing layouts with building phases shown

3.3 Preparation work has started on the project. The client is concerned as to the condition of the existing structure and its capability to withstand the extensive building operations planned and whether demolition and re-building to the same external appearance may be the more realistic and safer solution.

4.0 General Analysis

4.1 The proposed works are extensive and significant. The recent exposure of previously hidden building fabric has shown in the photographs below has now highlighted considerable decay (in the broad sense) and degeneration of the building fabric.

4.2 Roofs

In relation to the proposed renewal of the roof structure; the existing spine wall running the width of the building at the junction of the front pitch and rear pitches of the roof configuration is barely adequate with the inadequate foundation construction now revealed.



Fig.3 Inadequate bonding between external wall and internal loadbearing wall and brickwork built off original timber soleplate

4.3 Loadings

The changes in loading and load distribution during partial demolition and new building with different bearing points could cause significant and irreversible strains on the existing structure unless it is fit for purpose with a robust foundation.

4.4 Walls

Whilst at first glance the front of the building, highlighted by the blue box in fig 1.0, perhaps appears visually sound, it is actually severely compromised by inadequate bonding between the other two parts of the building with varying floor levels, faulty valley gutters and weak brickwork following years of water ingress behind failing rendering (which has since been hacked off to reveal the defects referred to).



Fig. 4 Inadequate bonding

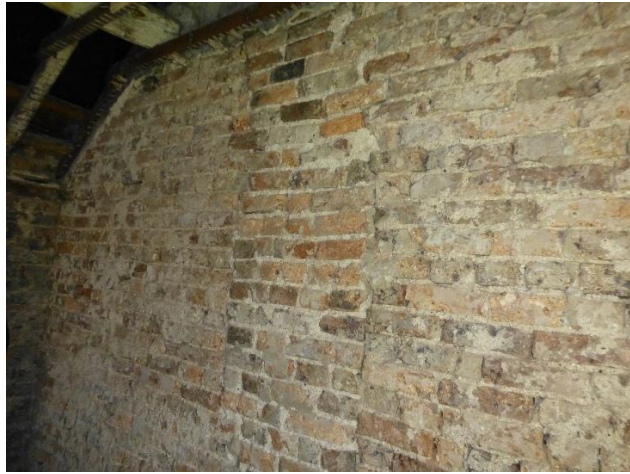


Fig. 5 Previously repaired brickwork without bonding

4.5 Foundations.

The photograph below shows the below ground conditions of part of the external wall to the second (orange) phase of the original construction. Whilst a spread brick foundation would be fairly typical of a domestic property of this age, Victoria House does not even reflect that and the walls are simply built almost directly off the ground. This type of work (not a foundation) is wholly inadequate and simply not capable of supporting new, additional or altered forces from refreshed or changed superstructure. A system of underpinning is likely to be more detrimental to the stability of the existing fabric.



Fig. 6 Existing below ground brickwork

5.0 Conclusion and Recommendation

The building as it currently stands should be removed.

There is a significant risk to health and safety in trying to bolster and upgrade the existing without exorbitant cost and significant risk.

The client is keen to maintain the existing external appearance of the building and this could easily be achieved but with modern, safe and energy efficient materials. A new roof, sympathetic to the original looks could be incorporated with significantly simpler loading patterns whilst still achieving the required ceiling heights, floor levels, and space.

