# STRUCTURAL SURVEY INSPECTION REPORT

**MOORCOT**
**NICKEY LANE**
**MELLOR**
**LANCS**
**BB2 7HF**

**for**

**NIGEL STONES**



**JULY 2026**

***PD Construction Consultants***
*7 Beech Street, Clitheroe, Lancs., BB7 2LL*
*Paul Derbyshire AssocRICS*
[redacted]

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## 1. INTRODUCTION

I am Paul Derbyshire, an Architectural Building Surveying Technician, with 42 years' experience working in private practice and for construction companies, qualified in a Diploma in Building Surveying from the University College of Estate Management, Reading. I am an Associate member of the Royal Institution of Chartered Surveyors, first qualified in 1998.

This report is issued retrospectively as a permanent record following recommendations and specifications issued via email, and site inspections by Building Control.

## 2. BUILDING DETAILS

The property is a two storey, detached building located on the western side of Nickey Lane, Mellor, within the defined village boundary of the tier 1 settlement. Earliest Ordnance surveying shows the property dating back to at least 1844. There is a rear two storey, later addition to the original house, dating back to at least 1967.

## 3. SURVEY OBSERVATIONS

3.1 Original survey date: 6th May 2026

A detailed visual and measured survey inspection of the building was undertaken to ascertain the general overall structural condition of the building. The building has been unoccupied since October 2024.

The building has a dual pitched roof with a gable at each end finished natural blue slate. The front, east facing wall is constructed of random rubble stone with a coursed stone external finish. The remaining walls of the main building are constructed of random rubble stone with a painted sand / cement rendered finish. The rear outrigger has a flat roof. The walls to the outrigger are constructed concrete blockwork with a painted sand / cement rendered finish. The ground floor is concrete but has significant undulations across the main living room area. The first floor is timber boards and joists and is not truly level. The windows are white painted timber frames with double glazed panes. It was noted that there is some cracking evident in the plaster finish around the windows on the south facing gable wall. This requires further inspection.

3.2 Follow up survey date: 10th June 2026

Preliminary demolition works of the sun room and bay window exposed some structural issues. Photographic records provided by the developer show details of the gable cracking referred to in the original survey information above. Details of the existing wall foundations were also included.

Extensive cracking was noted to the internal wall between the living room and hallway. Timber beams supporting the first floor and several of the floor joists had decayed ends. This probably the primary cause of the first floor being out of level.

The gable wall is in a similar condition to the internal wall with extensive movement cracking throughout the height and length of the wall.

The windows to the gable have timber lintels, which are in a very poor condition, and are the cause of the movement cracking in the wall.

The doorway between the living room and sun room has timber lintels in a poor condition.

The bay window to the living room is a later addition, which is evident by the steel lintels and made up brickwork jambs. The jambs are poorly constructed in weak mortar.

The foundation to the gable wall is stone flag and only 500mm below ground level. This is a contributing factor to the movement in the walls and the undulating levels of the ground floor.

The purlin ends to the main roof are severely decayed, although they are not the original purlins. The rafters to the building appear relatively recent, regular and squared section timber, indicating that the original roof timbers have been replaced. The blue slate roof covering has also been replaced. The sarking felt and battens look relatively recent indicating that the roof covering has be renewed. Given the age of the property it is likely that the original roof covering was natural grey, stone slate. This was typical vernacular for the location.

## 3.3 Photographic Record



*Doorway between living room and sun room*



*South gable wall showing bay window.*



*South gable wall showing movement cracks.*



*Exposed roof structure showing decayed purlin ends.*

## 4. SUMMARY

The initial survey indicated some concerns with regards to cracking of the gable. Subsequent removal of the plaster and exposure of the foundations indicated the extent of the movement in the walls.

The recommendation is to take down the walls and rebuild on new concrete foundations. The original wall is in very poor condition and is still susceptible to movement. All decayed timbers are to be removed and replaced.

Signed:

[redacted]

Paul Derbyshire

*Dip.Surv. AssocRICS*

Date: 10th July 2026