

STRUCTURAL INSPECTION REPORT

PROJECT NAME: 9 PARK ROAD, DEWSBURY, WF13 4LQ
PROJECT NUMBER: 25323
DATE FIRST PRODUCED: 22/11/2025
CURRENT REVISION/DATE: P01



**Structural Inspection Report on 9 Park Road, Westborough, Dewsbury, WF13 4LQ
25323-P01**

Revision/ Date	Initial Issue	Revision A	Revision B	Revision C
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REPORT ON THE STRUCTURE OF A PROPERTY LOCATED AT NUMBER 9 PARK ROAD, WESTBOROUGH DEWSBURY, WF13 4LQ FOR MR ASHRAF ESAT.

1.0 BRIEF

- To carry out a walk-through structural survey of the property.
- Identify any structural problems observed and outline any remedial action that may be required and give an indication of the likely cost of this work.

2.0 DESCRIPTION OF INSPECTION

- The Survey undertaken was purely visual and nonintrusive and related solely to structure.
- No calculations have been undertaken, to do so would have required the existing structure exposing and large areas of finish and decoration removed. If fixtures, fittings, and decorations are mentioned this is done to illustrate a structural point.
- The visual survey examined junctions between walls, and walls and ceilings, together with the condition of any brittle finishes such as render or tiling, as it is in these locations that cracks will develop if structural movement occurs.
- Doors were checked for their ability to open and close without binding, if binding did occur then the door frames were checked for squareness.
- In addition to the visual Survey described checks were made using a 1.5-metre-long spirit level on the verticality of walls and horizontal alignment of floors. If carpets were present on the floor, this will be noted.
- Where masonry was seen checks were made on the horizontal alignment of bed joints.
- Roofs were checked from ground level by binoculars.
- Timber infestation and damp are omitted from the Report as these items should be checked by Specialists.
- Additionally, it is assumed that a Mining Report will be obtained in the normal manner in the Legal Searches.

3.0 DESCRIPTION OF RPROPERTY

- The property is a semi-detached property dating from 1900s.
- The external walls are of cavity wall construction with brickwork external leaf and brickwork internal leaf. The roof is covered with clay tiles.

4.0 FINDINGS OF INSPECTION

The property is a semi-detached property dating from 1960's. The external walls are of cavity wall construction with brickwork external leaf and brickwork internal leaf. The roof is covered with clay tiles.

The structural survey was undertaken on the external only as the condition of the building is not safe for a visual inspection. The property has shown signs it has been abandoned for several years, and this has had a huge impact on the structure and condition of the property.

There are signs of major cracks on the external walls, these cracks are shown in the stepped direction.

The brickwork on all the elevations of the property shows major signs of damage to the brickwork on the external leaf of the cavity wall. As the brickwork has been weathered over time and structural damage has been caused, this has affected the strength of the masonry.

The bay windows on the front and side elevations have shown signs of major foundation issues as the masonry is moving from the main structure.

The bed joint mortar is crumbling away from the joints, and this is a major sign of structural issue.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The structure of the property shows signs of major structural issues.

As the property has major issues with the current foundations and the current conditions of the super-structure, we recommend the property is to be demolished. To maintain the current structure and strengthen the structure, this will require major temporary works and that can have a major health and safety issue.

From a feasibility point of view, the most cost-effective way to have the current site structurally safe is to fully demolish the current structure and re-build a new structure.

7.0 APPENDIX A – PHOTOGRAPHS



Figure 1: Photograph 1



Figure 2: Photograph 2



Figure 3: Photograph 3



Figure 4: Photograph 4



Figure 5: Photograph 5



Figure 6: Photograph 6



Figure 7: Photograph 7



Figure 8: Photograph 8



Figure 9: Photograph 9



Figure 10: Photograph 10