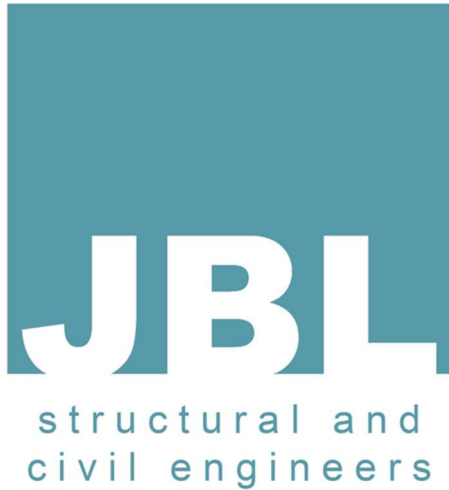




## Structural Assessment

**157763-JBL-XXX-ZZZ-RP-SE-900 D01**

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### Project:

The Monal  
40, Bradford Road  
Cleckheaton  
West Yorkshire  
BD19 3LW

### Project No:

157763

### Client:

Mr Ali

### Date:

September 2025

## DOCUMENT INFORMATION SHEET

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FOR AND ON BEHALF OF J B LANGLEY ASSOCIATES LTD

**Date:** September 2025

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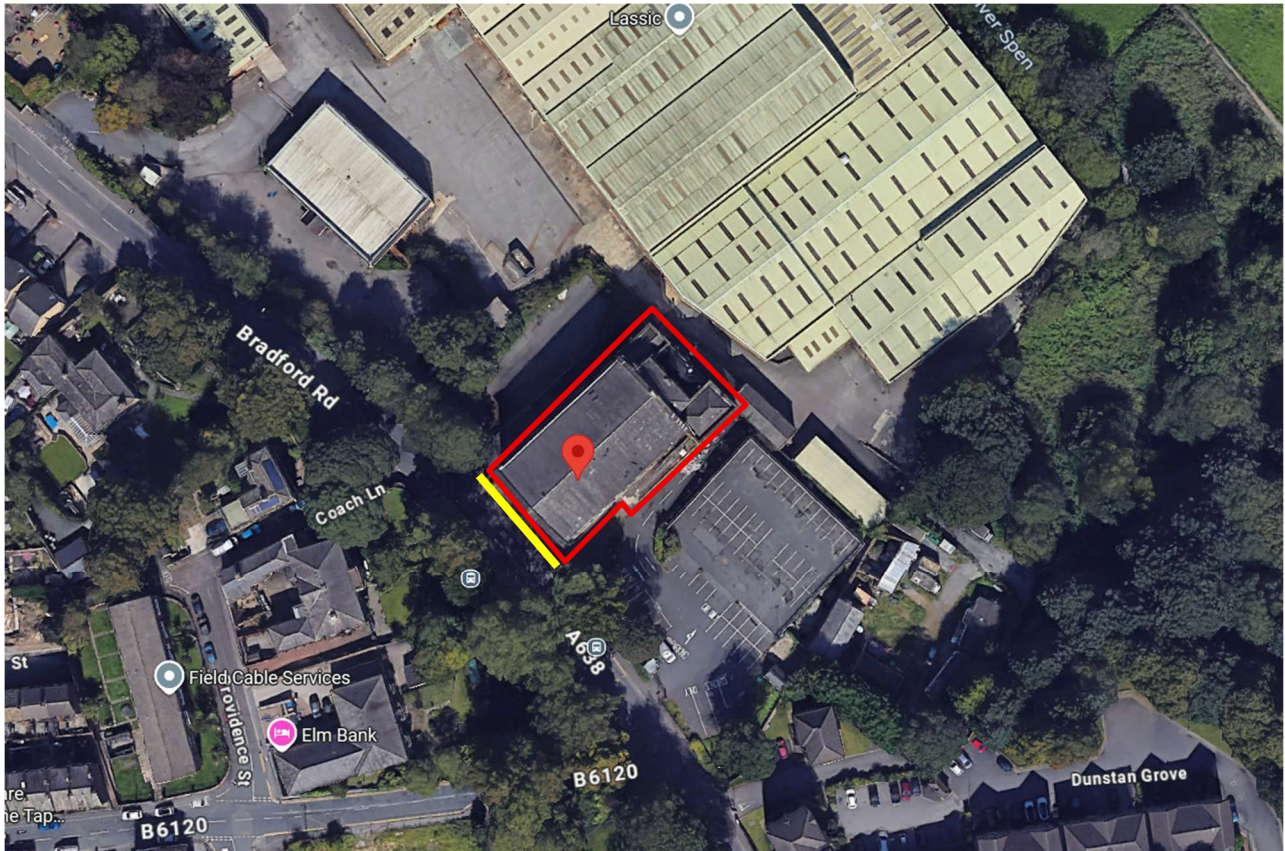
# 1 INTRODUCTION

- 1.1 J B Langley were instructed by Mr Ali, part owner of The Monal venue, to conduct a structural assessment of the above existing building, following partial collapse of the front façade.
- 1.2 The objective of this assessment is to determine the cause of the defects highlighted and outline any recommended remedial measures required.
- 1.3 An engineer from J B Langley Associates Ltd, visited the building on the 10<sup>th</sup> September 2025, at approximately 3:30pm to conduct a visual inspection following the installation of the scaffold, and to confirm the structural arrangement of the building in the absence of 'as built' structural drawings.
- 1.4 The site is currently used as a wedding venue.
- 1.5 All measurements on site were taken by JBL, using a tape measure and a laser disto-tool. All observations were made from ground and first floor level.
- 1.6 This document should not be considered a comprehensive appraisal of the property, nor a "Structural Survey" as defined by the Royal Institution of Chartered Surveyors. It deals solely with the technical matters referred to within the instructions received, although some other matters may be mentioned by way of completeness, which were observed during the inspection. This report is based on a visual inspection only, and no areas of opening up were carried out.
- 1.7 A list of the limiting conditions for this report can be viewed in Appendix A.

## 2 GENERAL DESCRIPTION

**2.1** The Monal venue is located at 40, Bradford Road, Cleckheaton, West Yorkshire, BD19 3LW.

Figure 1 shows a Google Maps image (taken 9<sup>th</sup> September 2025) of the location, relative to North.



*Figure 1: Google Maps image showing location (RED with the building outline, and YELLOW highlighting the south-west front elevation damaged wall)*

- 2.2** The building consists of 3 floors (inc. basement), is of stone construction with an Ashlar front elevation façade. Timber floors throughout, with a traditional timber roof and blue slate covering.
- 2.3** The building was originally constructed in 1857-59 by Lockwood and Mawson of Bradford, as the Providence Place United Reform Church.
- 2.4** The building is an Historic England Grade II\* Listed Asset; entry number: 1184234.
- 2.5** The listing reads:

*II\* Former Congregational Church. 1857-59 by Lockwood and Mawson of Bradford. Ashlar facade. Blue slate roof. Two storeys and basement. The monumental five-bay facade is in the form of a giant portico between vermiculated quoins and surmounted by a boldly modelled pediment. The giant unfluted Corinthian columns rise from a shallow podium, the arches being archivolted and have large console keystones. The frieze above is vermiculated and large console brackets support the pediment. In tympanum is roundel supported by richly carved foliage. Roundel is inscribed 'GLORY TO GOD IN THE HIGHEST, AND ON EARTH PEACE, GOOD WILL TO ALL MEN'. The back wall of the portico is rusticated to the ground floor and divided by a bracketted cornice. Three round arched double doors with vermiculated, alternatively blocked surround and voussoirs. Niche to left and right with Roman altar pedestals to cast iron lamp standards. Slender round arched archivolted windows with pilaster surround to first floor.*

*The nine-bay side elevations have boldly bracketted eaves cornice. Basement windows are plain, ground floor windows are square headed with shouldered architrave. First floor windows are round headed with archivolt and keystone. Windows to end bay, flanking the portico are blind.*

*Interior: horseshoe gallery with modelled panelling to front, supported on slender, fluted cast iron columns with foliage capitals. Box pews. The ceiling has been lowered to gallery level.*

*In front of the chapel are five squat, square ashlar gatepiers, with cornice and square cap, returned to podium. Cast iron gates have dog rails and ornamental cresting.*

### 3 EXISTING CONDITION / DEFECTS

- 3.1 On Saturday 6<sup>th</sup> September 2025, a larger portion of the upper front elevation gable collapsed onto Bradford Road below.
- 3.2 Since the incident the road has remained closed while a demolition company cleared away all debris and erected a structural scaffold to prevent any further collapse and protect the entranceway into the building.
- 3.3 Photo No 1 shows the building as originally built, with Photos No 2 & 3 showing the front elevation immediately after the collapse.
- 3.4 The feature coping stones atop the front elevation gable, along with their support corbel stone and some of the feature lower cobbles and shelf have collapsed.
- 3.5 The inner skin of 150 – 200mm thick stone remains and is providing support to the incoming roof purlins.  
*Photos 16, 17 & 18*
- 3.6 Where the roof battens and slates lap onto the inner skin of stone, there is a further upstand of 150mm stonework that has been left balanced atop the slates.  
*Photos 6 & 7*
- 3.7 The right-hand corner has suffered more collapse at the lower level of the feature gable, with the corner corbels now missing along with a large corner bed stone.  
*Photos 11 & 12*
- 3.8 The left-hand corner remains intact; however, movement has occurred with rotation of bed stone and opening of the joints to the support corbels.  
*Photos 8, 9 & 10*
- 3.9 There are several areas of chipped / damaged stonework to the lower gable plinth where debris has damaged it during the collapse.  
*Photos 13, 14 & 15*
- 3.10 At ground level, there has been damage to the stone podium, mainly on the left-hand side where falling debris has cracked, broken and dislodged the podium capping stones. It is likely there is similar damage to the right-hand side, however access was restricted.  
*Photo 5*
- 3.11 There are 5 ashlar gate pillars, the 2 on the left-hand side appear fine but access was limited. Then 2 out of the 3 on the right-hand side (the 2 closest the building), have suffered damage. The one closest the building suffering impact damage, with a section of stonework missing and the second one appearing intact but has rotated round in location.  
*Photo 24*
- 3.12 Internally, access was possible through a hatch in the feature ceiling where the inner stonework leaf of the front gable was visible. There were no noticeable defects to the inner face, with all timber purlins and tie rods still in place without signs of movement.
- 3.13 There was 1No stepped crack noted to the inner stonework leaf, which appeared historic and of no immediate concern.  
*Photo 26, 27 & 28*
- 3.14 The stone debris collected from the road has been moved to the adjacent car part, which can be reviewed, cleaned up and hopefully reused as part of the remedial works.  
*Photos 19 & 20*

## 4 CONCLUSION & RECOMMENDATIONS

- 4.1** Having carefully considered the findings of our visual inspection, we have carried out an initial risk assessment matrix (Appendix C) outlining the immediate risks.
- 4.2** We would recommend the stone upstand, currently only sat and supported on the roof slates is carefully removed. As there is very little support to this section of stonework, and the stones are currently loose and easily moved by hand, this should be carried out immediately by a competent contractor.
- 4.3** Following this removal, any loose stonework to the 'cavity' section of the wall should be removed or made secure where possible.
- 4.4** Any removed stonework should be safely stored for the rebuild.
- 4.5** A temporary covering should be introduced to prevent any water ingress to the currently exposed wall; this will need careful installation and fixing.
- 4.6** Once the above immediate works are carried out, with the structural scaffold that is in place with the netting and protected entrance it is our opinion that the building can be occupied and used while the long term rebuild works are agreed and carried out.  
This would require on going monitoring ie weekly scaffold inspections and movement checks).
- 4.7** At the time of our visit the road was still closed, and confirmation should be sought from the local authority for approval of the scaffolding and reopening of the road.
- 4.8** In our opinion, and based on our visual inspection, the collapse has occurred due to the age of the building and degradation of the materials. The mortar to some of the stonework appears to have eroded, likely due to exposure. From the stonework reviewed on the ground there are signs of iron cramps and dowels that have clearly rusted and expanded.
- 4.9** There were noticeable modern restraint ties left insitu fixed to the underside of the roof covering that had been screwed into the back of the stonework, however these have easily pulled out due to the weight of the material as it has fallen away.
- 4.10** The next step would be to consult with a suitably qualified designer, the local authority and the conservation officer and start to pull together a list of full remedial and rebuild works along with construction drawings and details.
- 4.11** The structural remedial works will likely include:
- i. Stone replacement sourcing strategy
  - ii. Stainless / bronze replacement fixings
  - iii. Compatible lime mortar for bedding and pointing
  - iv. Possible discreet structural ties / anchors to restrain parapet
- 4.12** We would recommend once the front elevation repair works are underway the building has an overall review to highlight any defects or potential issues.
- 4.13** Due to the listing of the building, any works must first have prior approval from the conservation officer.

## **APPENDIX A: LIMITATIONS**

### **1.1 Reliance**

- 1.1.1 This report is required by Mr Ali and the Monal Venue as part of the investigation to determine the cause of the structural defects noted.
- 1.1.2 A copy of this report must be provided to the owner of the property, mortgage company, buildings insurance company or financial advisors. No other persons may receive a copy of this report without first obtaining our permission in writing.
- 1.1.3 No other person or organisation may place any reliance on this report without our explicit, written consent.

### **1.2 Structural Inspection limitations**

- 1.2.1 This report does not comprise a full structural survey or any other form of survey of the property but is a specialist structural report on the items listed therein. Therefore, no responsibility can be accepted for any other defects which are found in the property.
- 1.2.2 The accuracy of the assessment is relative to the information provided by Mr Ali and the areas inspected by JBL. Comments are based on a single visit, review and data provided only.
- 1.2.3 The assessment completed, is limited to an assessment of the localised structure only and is in no way inclusive of checks associated with stability, disproportionate collapse, or full-strength assessment of structural elements. The assessment takes view that these will not be affected with the proposed works.
- 1.2.4 We have not inspected any other part of the building outside of that stated within, any woodwork or other parts of the structure which are outside of the scope of this project, or covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.
- 1.2.5 The findings and subsequent recommendations made in this report are subject to interpretation from only those areas that could be inspected at the time of the survey, relate only to the parts of the structure identified in the brief, and are subject to the assumptions stated within the report. Other observations and subsequent recommendations made in the report are made in good faith and we accept no liability for any decisions made on the observations made.

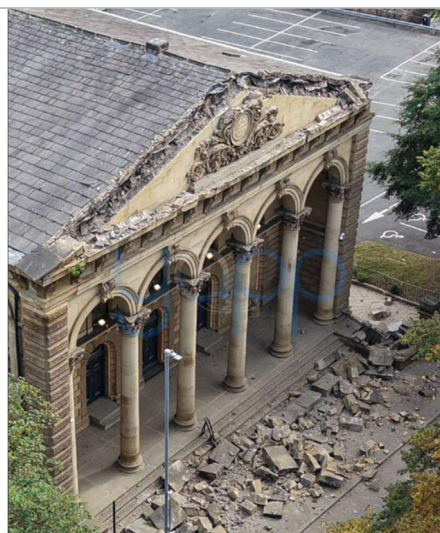
### **1.3 Copyright**

- 1.3.1 The copyright at all times remains with J B Langley Associates Ltd.

## APPENDIX B: SITE PHOTOS



**Photo 1:**  
Front elevation of (circa  
2022 from the T&A)



**Photo 2:**  
Drone footage taken directly  
after the collapse  
(taken from 'Yapp App')



**Photo 3:**  
Drone footage taken directly  
after the collapse  
(taken from 'Yapp App')



**Photo 4:**  
Front elevation view from  
the top level of scaffold



**Photo 5:**  
Front elevation view from  
the top level of scaffold



**Photo 6:**  
Remaining stonework atop  
the roof slates (left-hand  
side)



**Photo 7:**  
Remaining stonework atop  
the roof slates (right-hand  
side)



**Photo 8:**  
Lower level stonework  
support (left-hand side)  
showing movement



**Photo 9:**  
Lower level stonework  
support (left-hand side)  
showing movement



**Photo 10:**  
Lower level stonework  
support (left-hand side)  
showing movement



**Photo 11:**  
Lower level stonework  
support (right-hand side)  
missing decorative corner  
corbels and large stone bed  
stone



**Photo 12:**  
Lower level stonework  
support (right-hand side)  
missing decorative corner  
corbels and large stone bed  
stone



**Photo 13:**  
Damage to the lower level  
plinth stonework



**Photo 14:**  
Damage to the lower level  
plinth stonework



**Photo 15:**  
Damage to the lower level  
plinth stonework



**Photo 16:**  
Inner stonework leaf  
supporting timber purlin



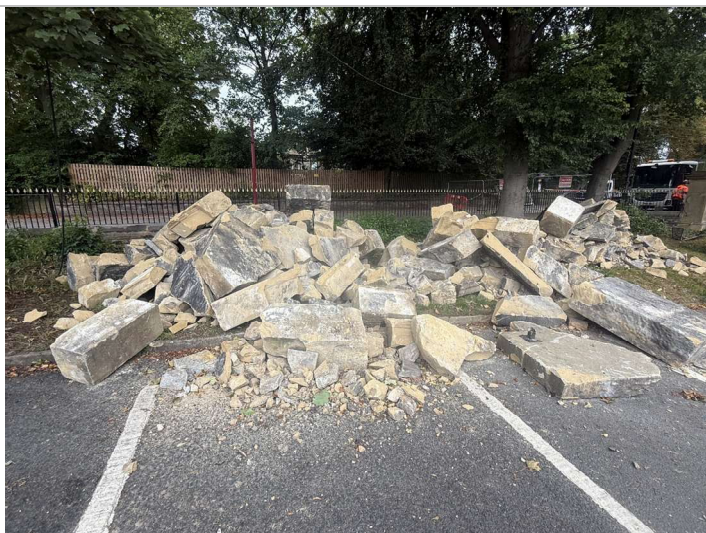
**Photo 17:**  
Inner stonework leaf and  
modern restraint straps



**Photo 18:**  
Inner stonework leaf



**Photo 19:**  
Stonework removed and  
stored within carpark



**Photo 20:**  
Stonework removed and  
stored within carpark



**Photo 21:**  
Evidence of historic iron  
cramps



**Photo 22:**  
Historic iron dowel



**Photo 23:**  
Historic iron cramp



**Photo 24:**  
Twisted stone gate pillar



**Photo 25:**  
Damage to stone podium



**Photo 26:**  
Internal stonework face of  
gable – stepped crack



**Photo 27:**  
Internal stonework face of  
gable



**Photo 28:**  
Internal stonework face of  
gable – purlins still securely  
supported

## APPENDIX B: RISK MATRIX

| Hazard                                                   | Initial<br>L | Initial<br>C | Initial<br>R | Immediate/Planned<br>Controls                                                                                   | Residual<br>L | Residual<br>C | Residual<br>R | Risk Owner                               |
|----------------------------------------------------------|--------------|--------------|--------------|-----------------------------------------------------------------------------------------------------------------|---------------|---------------|---------------|------------------------------------------|
| Further stone falls to pavement/road                     | 4            | 5            | 20           | Expand exclusion zone; debris-net/crash-deck scaffold; remove loose stones                                      | 2             | 5             | 10            | Principal Contractor                     |
| Injury or fatality to public                             | 4            | 5            | 20           | 24/7 barriers, lighting, signage; security patrol/CCTV; close footway/traffic diversion, protective scaffolding | 2             | 5             | 10            | Client / Principal Contractor with LA    |
| Injury to workers during make-safe                       | 3            | 4            | 12           | RAMS for work at height; MEWP with harness; exclusion below; permit-to-work                                     | 2             | 4             | 8             | Principal Contractor                     |
| Progressive parapet/pediment collapse                    | 3            | 4            | 12           | Temporary propping/ties; staged dismantle if cracks/bulges found                                                | 2             | 4             | 8             | Structural Engineer                      |
| Falling debris damaging vehicles/adjacent property       | 3            | 4            | 12           | Road closure/traffic mgmt; debris-net scaffold                                                                  | 2             | 3             | 6             | Principal Contractor / LA                |
| Water ingress to roof/walls causing hidden decay         | 4            | 3            | 12           | Temporary weathering (lead/EPDM), clear gutters; priority permanent cap                                         | 2             | 3             | 6             | Client                                   |
| Loss of heritage fabric (salvageable stones)             | 3            | 3            | 9            | Carefully catalog/salvage; protected storage; conservation mason                                                | 2             | 2             | 4             | Conservation Architect                   |
| Rust-jacking/hidden fixings causing further displacement | 3            | 3            | 9            | Close inspection; remove iron cramps; replace with stainless/bronze                                             | 2             | 3             | 6             | Structural Engineer / Conservation Mason |
| Temporary works failure (scaffold/MEWP)                  | 2            | 4            | 8            | TG20/Design check; weekly & after-storm inspections; wind action plan                                           | 1             | 4             | 4             | Principal Contractor / TW Supervisor     |

|                                            |   |   |   |                                                                    |   |   |   |                                 |
|--------------------------------------------|---|---|---|--------------------------------------------------------------------|---|---|---|---------------------------------|
| Public reputation/press & insurer exposure | 3 | 3 | 9 | Proactive comms; incident log; notify insurer; clear site signage  | 2 | 2 | 4 | Client                          |
| Programme delay & cost escalation          | 3 | 3 | 9 | Early LBC engagement; defined scope; procurement of matching stone | 2 | 2 | 4 | Client / Conservation Architect |

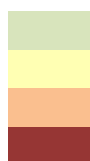
**Legend:**

Low (1–4)

Moderate (5–9)

High (10–16)

Extreme (17–25)



L = Likelihood

C = Consequence

R = Risk Level (L x C)