

**PRELIMINARY STRUCTURAL REPORT
UPON
19 HIGH STREET
HOLBEACH
LINCOLNSHIRE
PE12 7DU**



Mr T & J Hussain
c/o G R Merchant Limited
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Ref: 36717

DECEMBER 2017

INTRODUCTION

At the request of GR Merchant, on behalf of Mr T & J Hussain, a Visual Inspection Only of the property was undertaken on the 22nd December 2017, the purpose being to comment upon the Structural Elements only.

The object of this report is to comment upon the likely causes of the Structural Movement now apparent and their longer term effects upon the property as a whole and consider structural requirements with respect to the renovation of the property.

It confines itself to the Basic Building Fabric and is not intended to comment upon non-structural items such as plumbing, electrics, heating and conditions of windows and door framing.

Please note that no finishes were removed, footings exposed or drainage runs tested during our visit.

General comments relating to Ground Conditions are based upon previous experience in the South Lincs area and not precise information with respect to this particular plot.

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LOCATION AND BRIEF DESCRIPTION OF THE PROPERTY

Situated on the North side of High Street, Holbeach appropriate National Grid reference TF 360 248, this three storey terrace property is of traditional construction.

A pitched timber frame roof construction supports a concrete tile and slate covered roof, with load bearing masonry supporting timber first and second floors.

At the time of our inspection the ground floor was used as a take away food outlet, with the two upper floors essentially unoccupied.

To the rear of the main building stands a range of single storey structures. However, due to no access into these areas being available, we are unable to comment upon their internal condition.

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COMMENTS 'AS SEEN'

When viewed externally, it is clear the property has not benefitted from any general maintenance for several years.

To the rear, vegetation is growing from gutters and brickwork, - see photograph 1 – and a small outside toilet is in a state of disrepair.

There is very limited access to view other faces of existing walls, with the exception of the front elevation, which shows signs of considerable distress.

The ridge line along the roof dips between party wall lines and no effective gutters are place, together with no down pipe, see photograph 2.

Signs of movement across window heads is apparent, together with cracking to the rendered surface.

A narrow passage way to the rear sits between the adjacent property. There is a large fall over this opening, with a decaying timber lintel present, see photograph 3.

The junction with the adjacent left hand property is poor, with concrete infill and loose render present – see photograph 4.

Within the passageway, steelwork has recently been introduced to support the main party wall above – see photograph 5.

This remedial strengthening appears to have been introduced to enhance the condition of the adjacent property, since problems remain with this property.

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Loose bricks and blocks support a timber joist with no effective support – see photograph 6, and the floor joist trimmer is not supported on the front wall – see photograph 7.

To the rear, it is clear the single storey walls have been extended upwards, with previous openings having been filled in. The gutters are blocked, but the walls themselves appear relatively sound and true, see photograph 8.

Internally at ground floor level, the walls and ceiling to the front portion of the property are not accessible, due to stainless steel coverings etc. However, to the rear vertical cracking was present in the painted walls – see photograph 9 – together with cracking and falling plasterboard around a roof light – see photograph 10.

Movement of partitions was noted on the first floor landing, where walls abut the ceiling.

The party wall abutting the front elevation exhibits a large diagonal crack – see photograph 11, with the front wall bowing outwards away from the skirting board – see photograph 12.

Further cracking of the front wall was noted above window openings and along wall and ceiling junctions.

At second floor level, similar outward movement of the front wall was visible, with a vertical crack noted where the internal wall abuts the front wall and a large gap is present between the wall and the skirting board - see photograph 13.

Support for a partition wall at second floor level, is gained by a beam above the floor, which is present in the doorway – see photograph 14.

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The first and second floors undulate throughout, with lozenge shaped doorways and windows noted in all rooms.

Damp penetration from the roof was apparent in the second floor rear rooms.

Further movement of the walls away from the floors was also noted in the rear rooms – see photograph 15.

The roof construction is typical of a property of this age, with deflection of the timber members, particularly rafters, noted throughout.

We did not inspect the roof timbers for fungal attack or insect infestation.

It is noted that the party wall between the adjacent property to the left, does not extend to roof level.

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CONCLUSION

This typical terraced property has suffered over the years, as a result of the building techniques used at the time of construction and the lack of ongoing maintenance.

The front roof slope has been recovered with concrete interlocking tiles, which are heavier than the original slate covering. This is the cause of the deflection to timber members. Nevertheless, the front portion of the roof appears generally intact.

The main problem is the present condition of the front elevation and the support of first floor timber joists.

The floor joists run parallel with the front wall, with the front wall not tied to these joists. This is the main cause of the outward movement of the wall and the internal cracking.

Furthermore the trimming floor joist, visible in the passageway is not adequately supported, resulting in a problem that needs immediate attention.

The condition of the remainder of the property is similar to many other properties of this type and age.

Movement of walls due to the intensity of loading and ground conditions will have taken place many years ago, and will remain relatively stable, providing no changes to the support conditions of the walls take place.

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SUMMARY

This property does have a number of problems that do need to be attended to without delay.

However, with the implementation of structural remedial works, we see no reason why the property cannot be renovated to create suitable habitable accommodation.

It must be anticipated that due to the properties age, further movement may take place.

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BASIC RECOMMENDATIONS

A scheme to ensure structural stability to the front elevation should be prepared and implemented as soon as possible. This would entail some rebuilding of the masonry and external parrass plates tied to the floor construction

All walls should be tied to the first and second floor.

Investigation should take place to confirm the cause of water ingress at roof level and be repaired accordingly.

New gutter and downpipes are required throughout and be connected to a suitable below ground drainage system to ensure water, both surface and foul, is discharged away from the building.

It is likely the single storey rear buildings will require new roof structures throughout, together with a new ground floor construction.

The party wall showed to be raised to the roof line in the roof void.

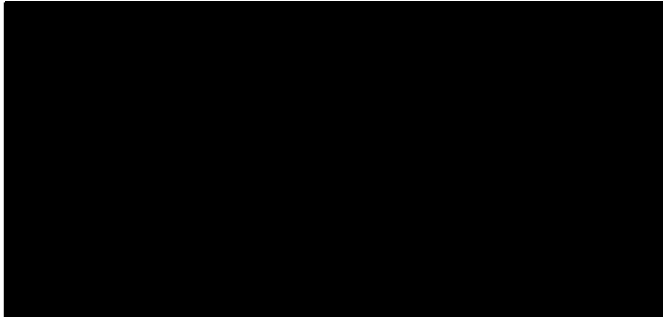
It is also recommended that monies are provided to cater for any unforeseen problems that occur during renovation.

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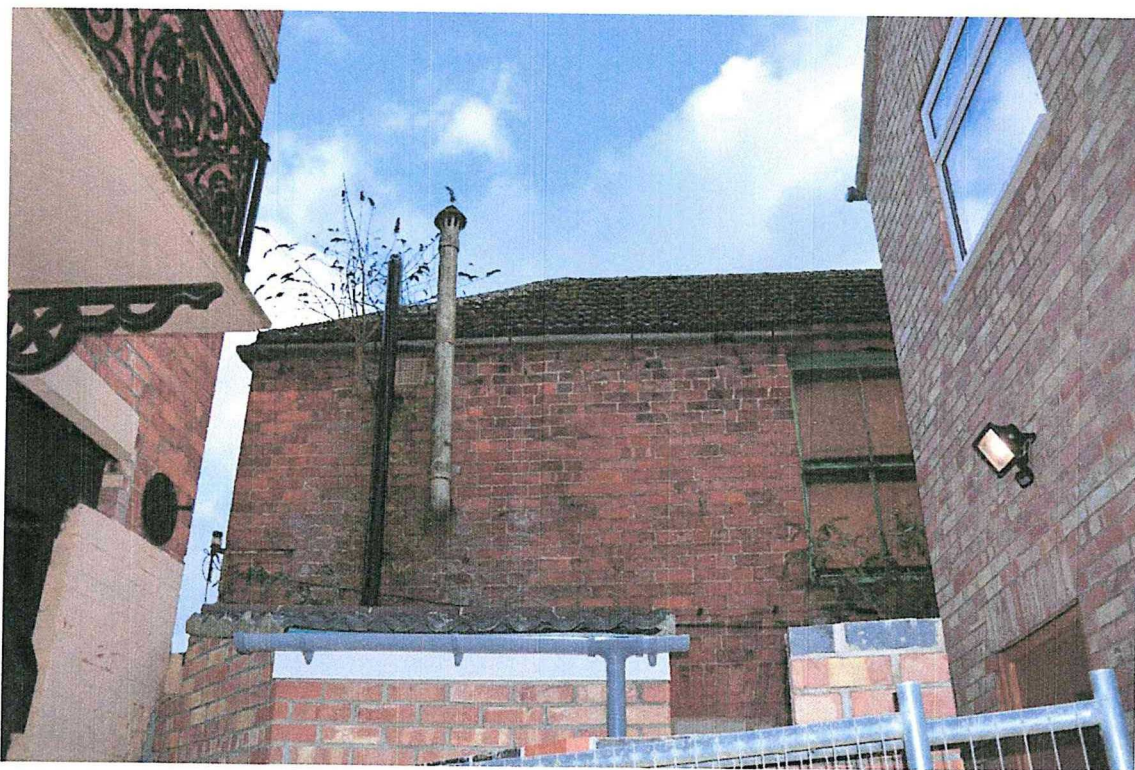
For and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**



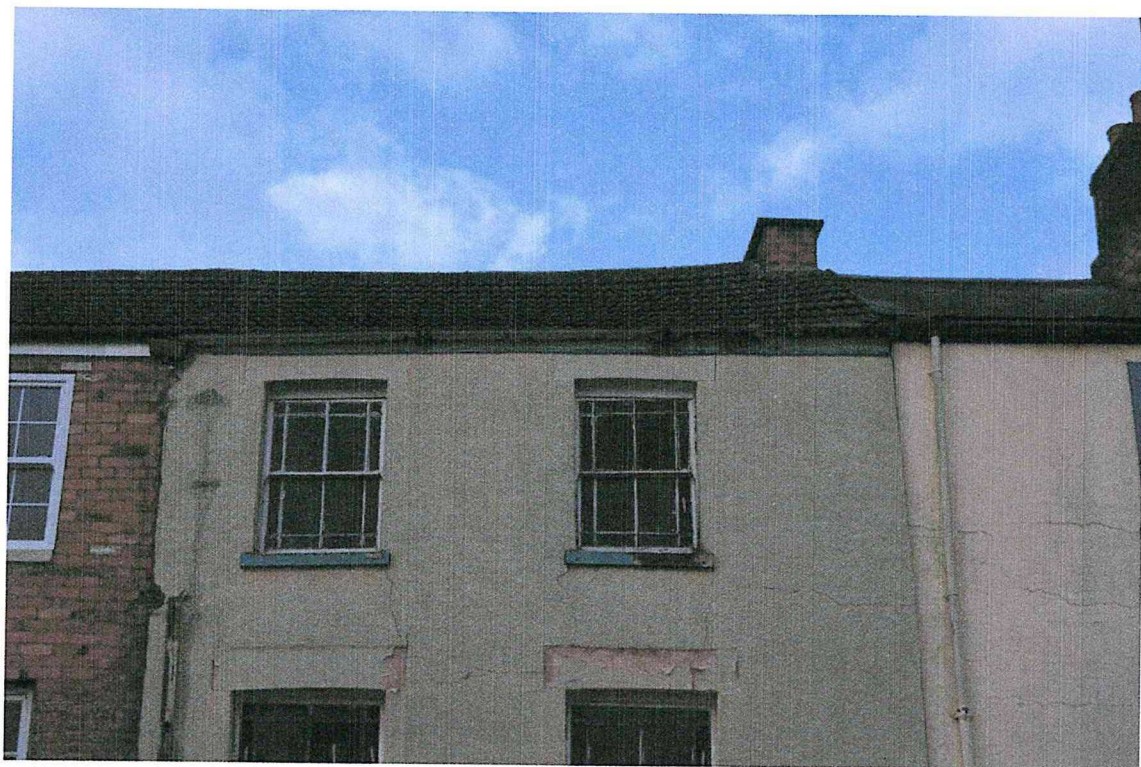
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January 2018

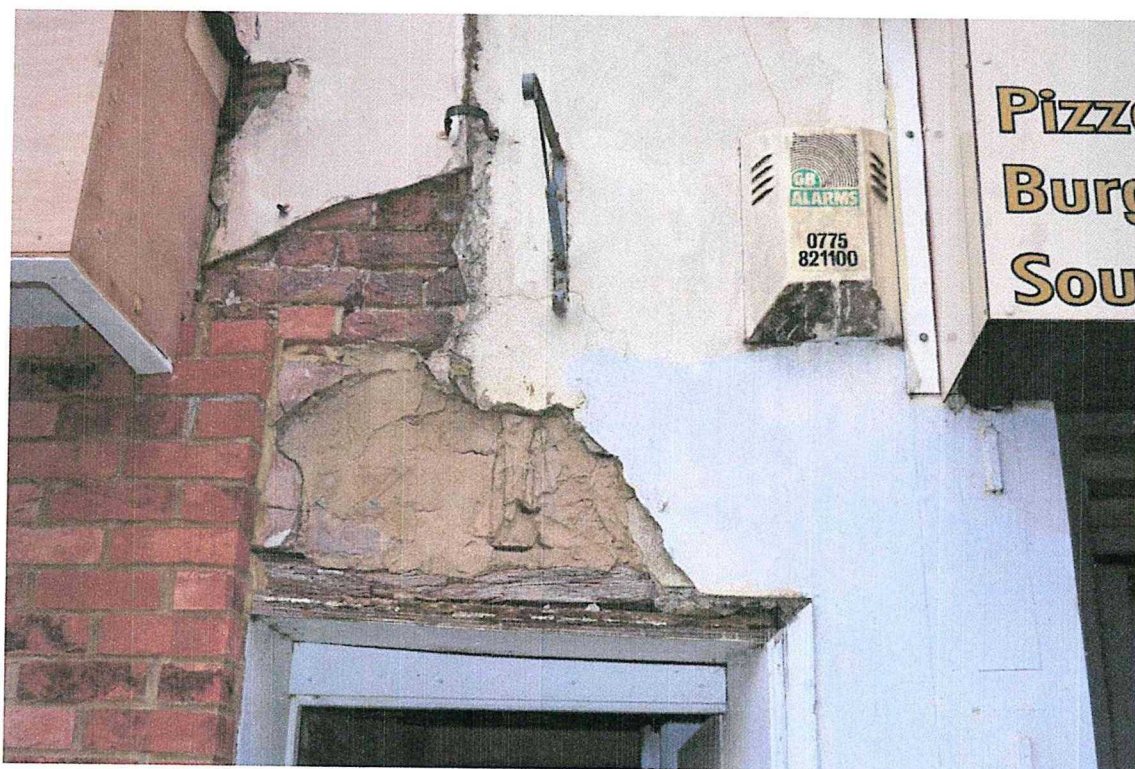




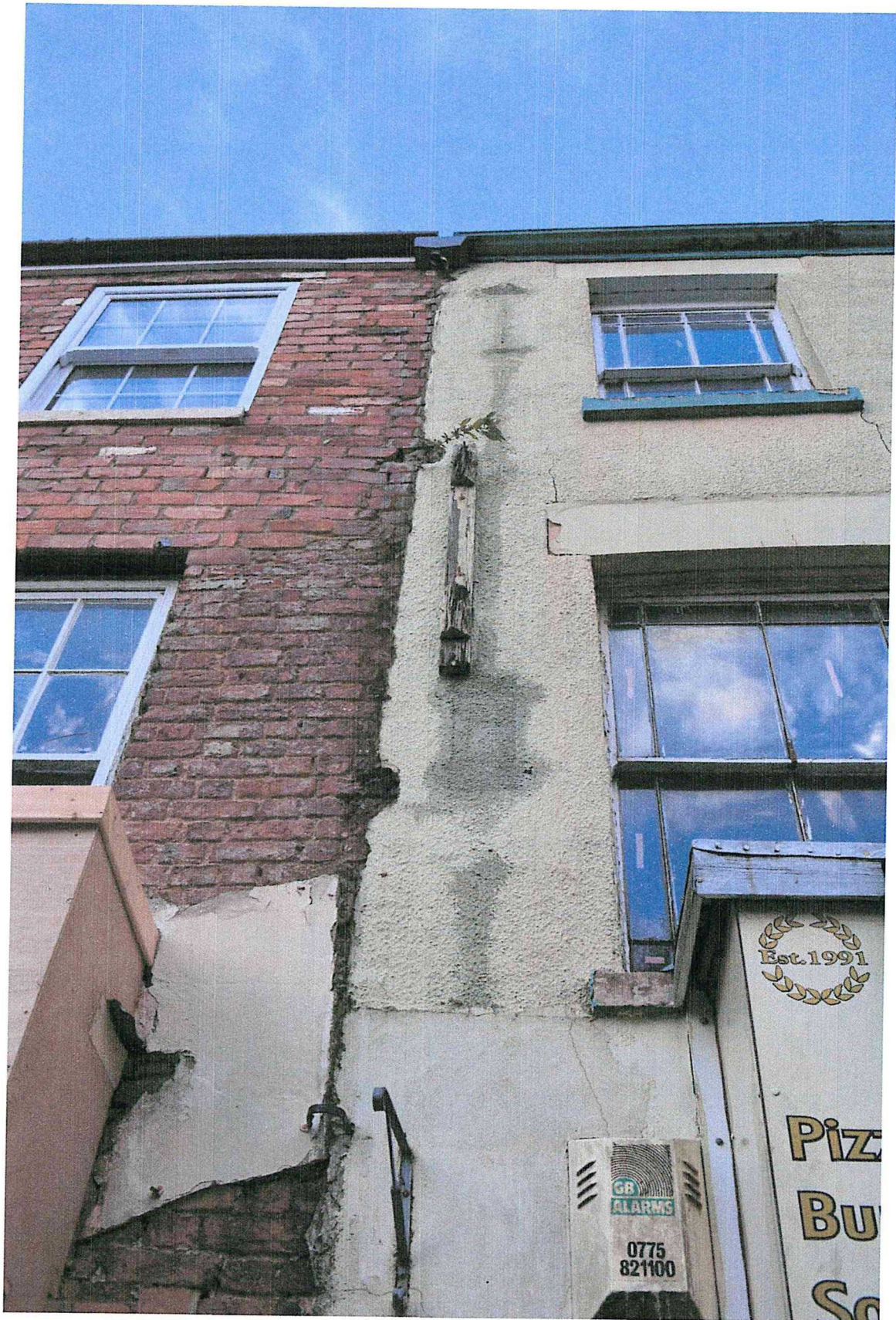
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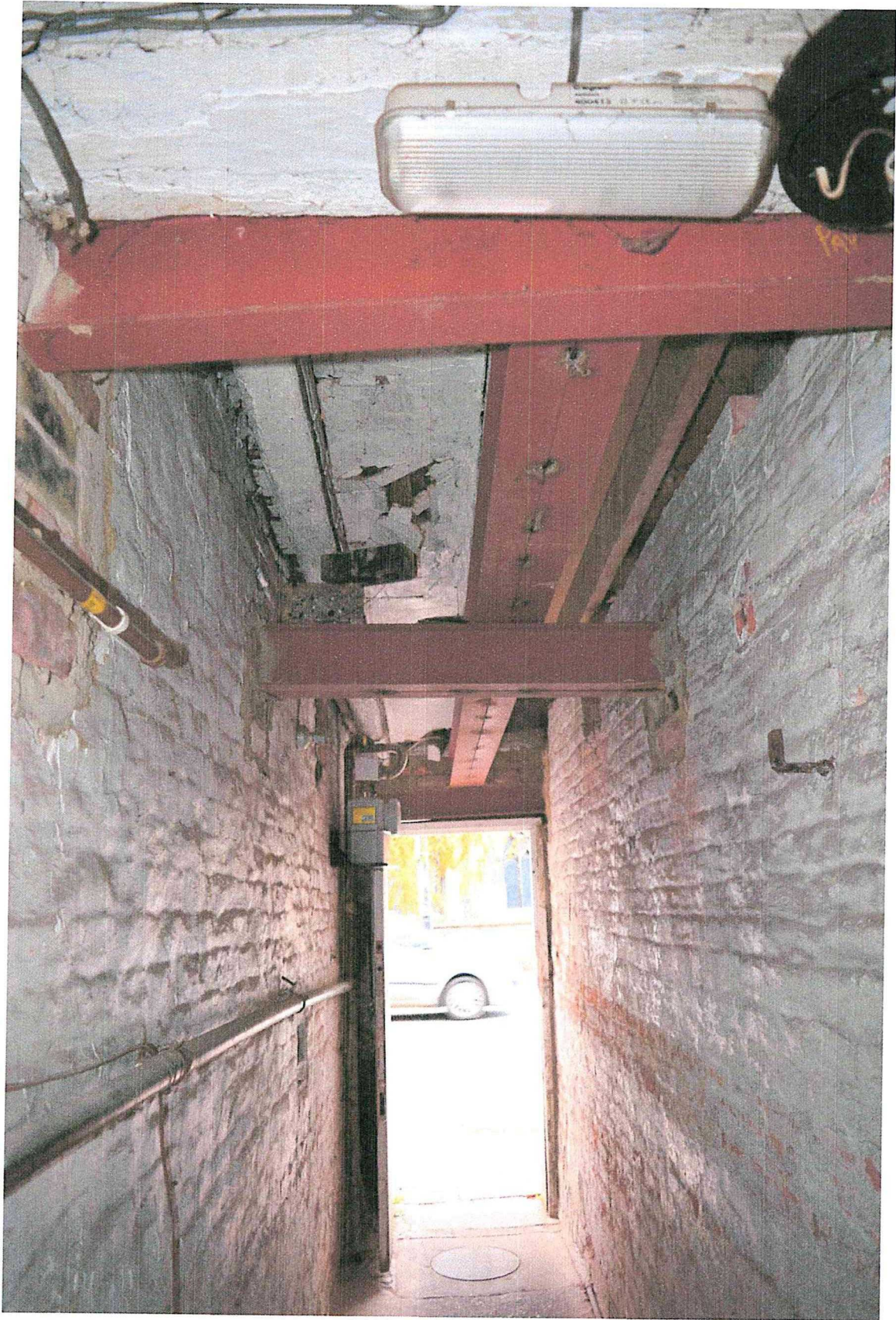
PHOTOGRAPH 2



PHOTOGRAPH 3



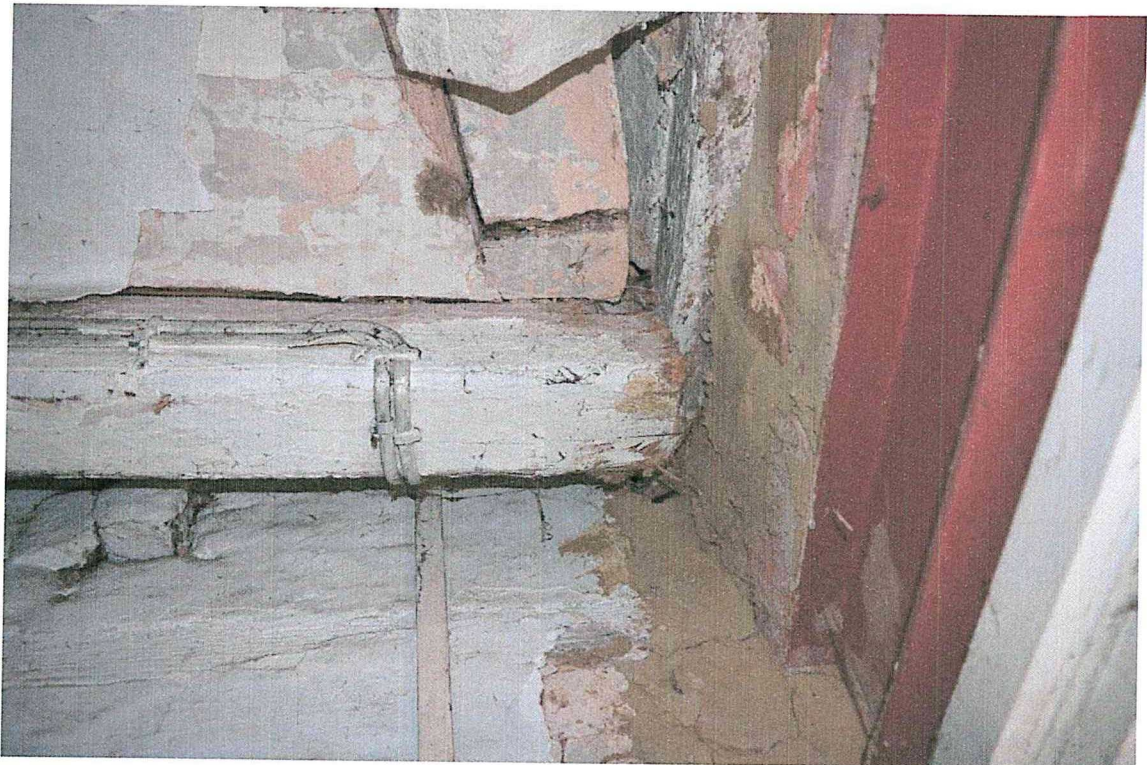
PHOTOGRAPH 4



PHOTOGRAPH 5



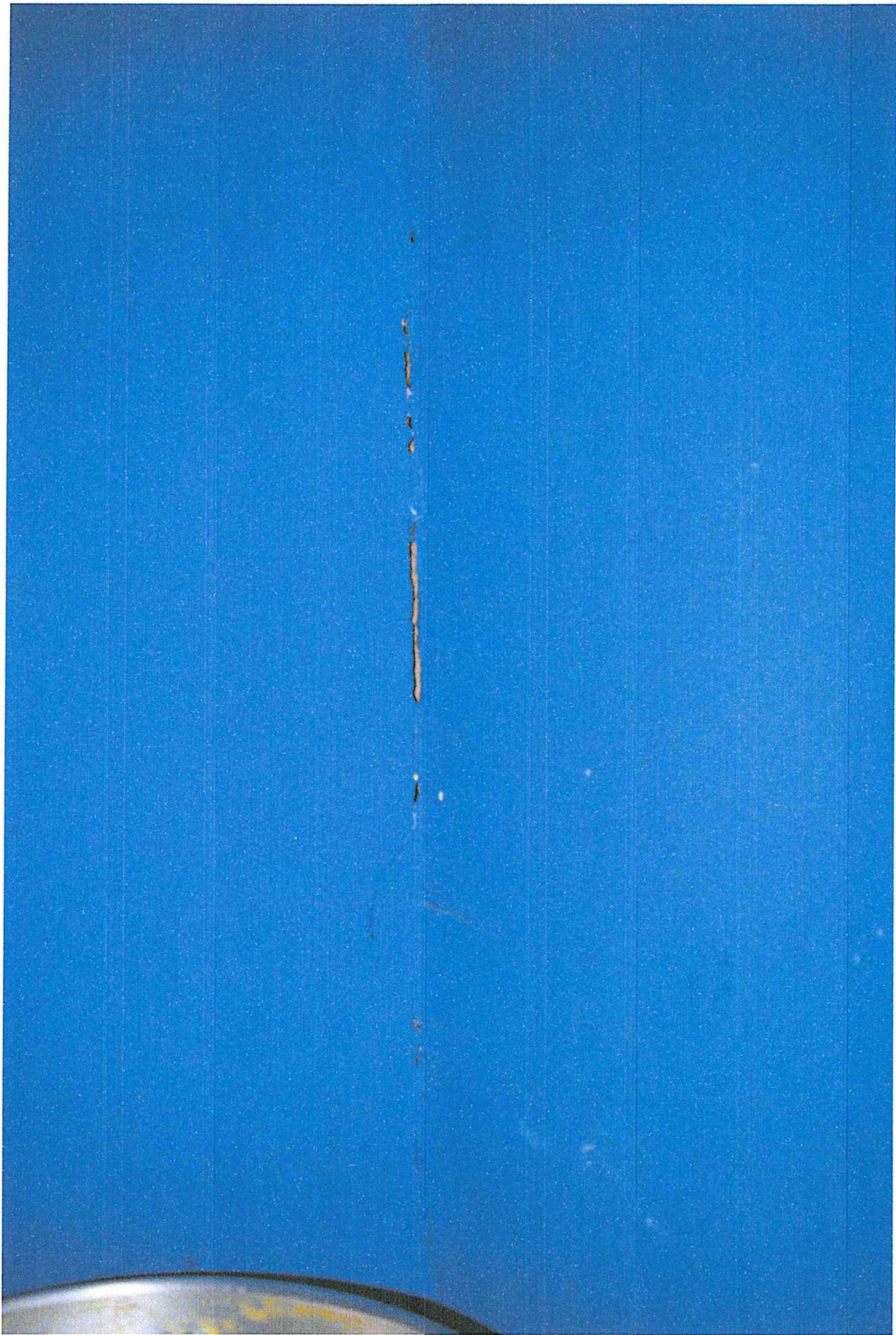
PHOTOGRAPH 6



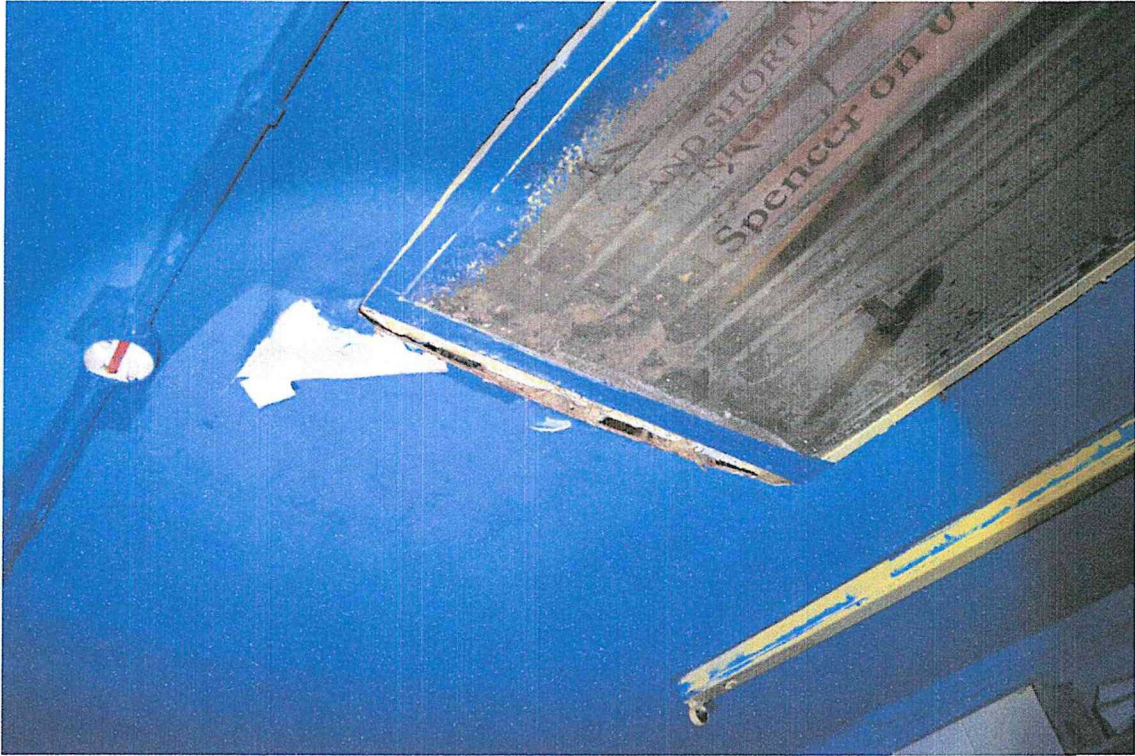
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PHOTOGRAPH 8



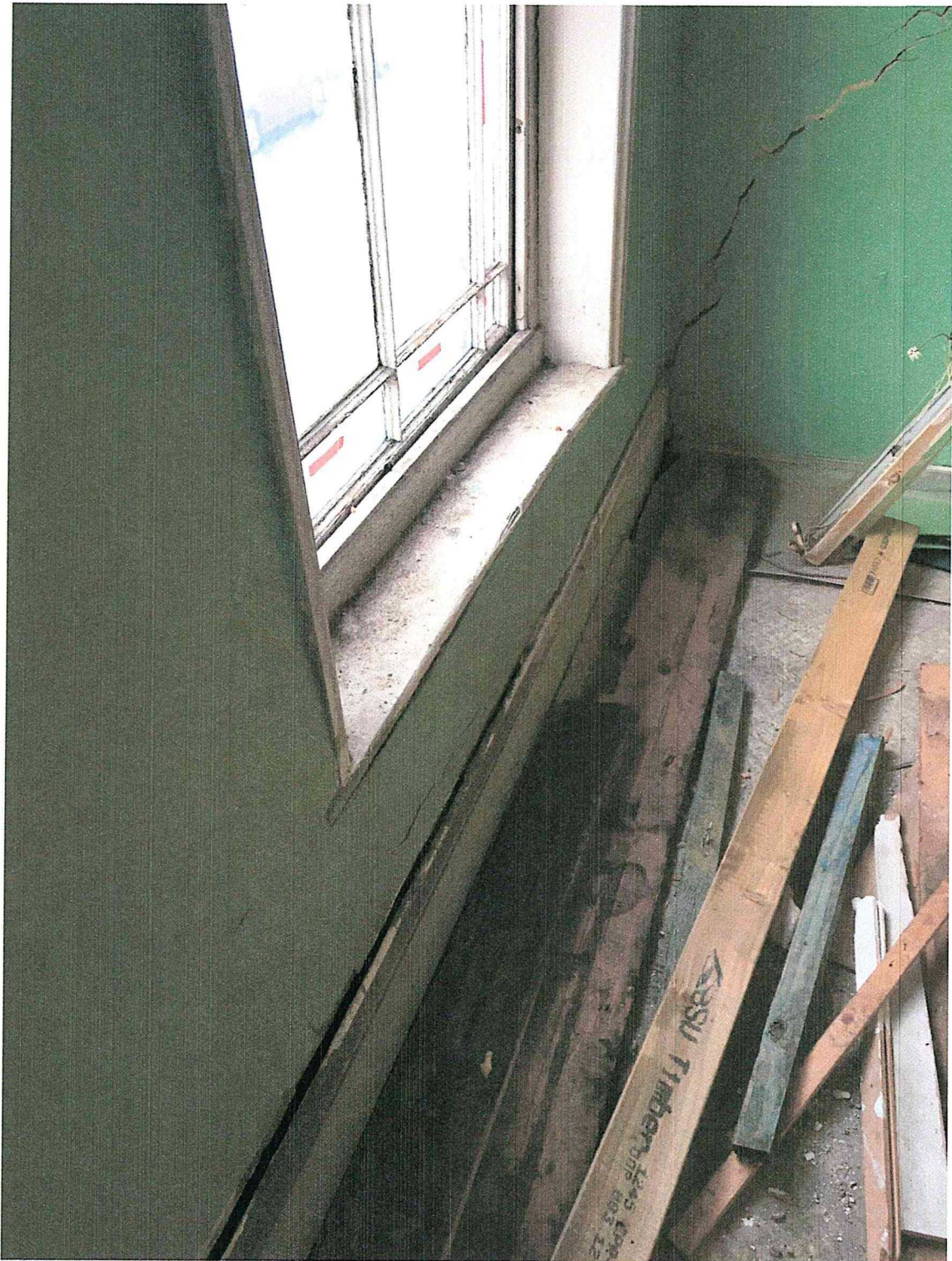
PHOTOGRAPH 9



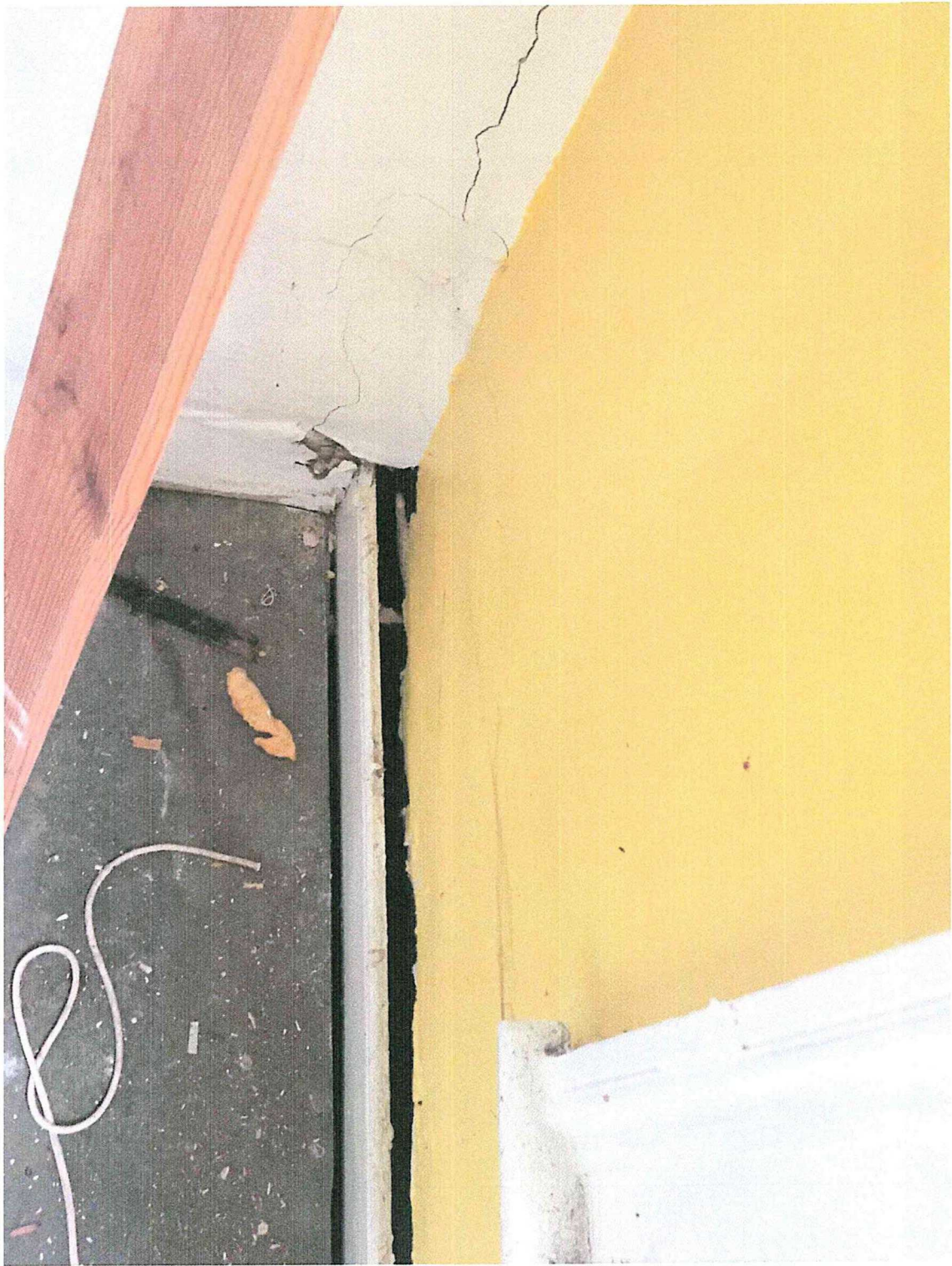
PHOTOGRAPH 10



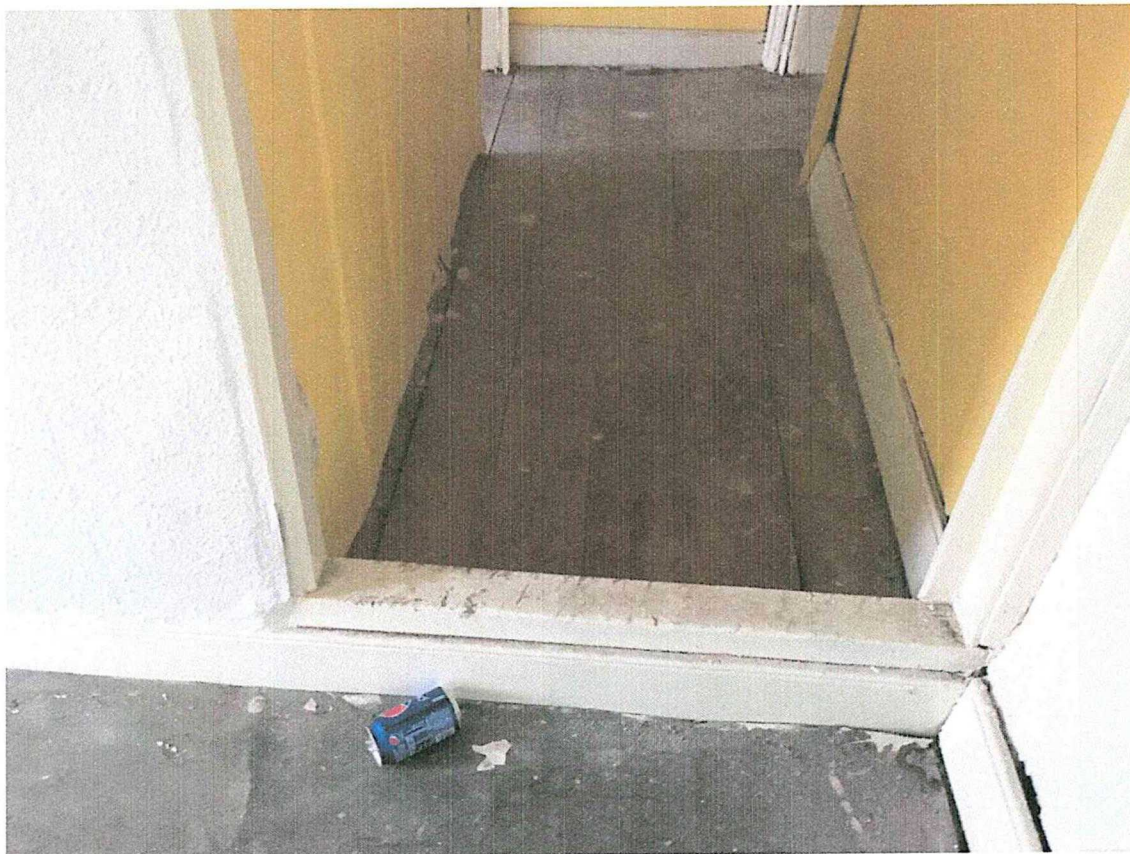
PHOTOGRAPH 11



PHOTOGRAPH 12



PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15