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**2ND FEBRUARY 2024**

**STRUCTURAL REPORT ON  
LIMMINGS BUILDING,  
PARK ROAD, HOLBEACH,  
PE12 7EE**

**PROJECT NO.  
MGC/EH/HW/50247-RP001**



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PE12 7EE**

Prepared by: Ed Houlton MSc, MRICS

Signed:



For and on behalf of Alan Wood & Partners

Date: 2nd February 2024

Approved by: Mark Coates BSc, MRICS, C.Build E, MCABE  
Director

Signed:



For and on behalf of Alan Wood & Partners

Date: 2nd February 2024

| Issue | Revision | Revised by | Approved by | Revised Date |
|-------|----------|------------|-------------|--------------|
|       |          |            |             |              |

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of third Parties) Act 1999.

The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

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## **1.0** INTRODUCTION

### **1.1** Client

South Holland District Council

### **1.2** Property

Limmings Building  
Park Road  
Holbeach  
PE12 7EE



### **1.3** Date of Inspection

18th January 2024

### **1.4** Weather

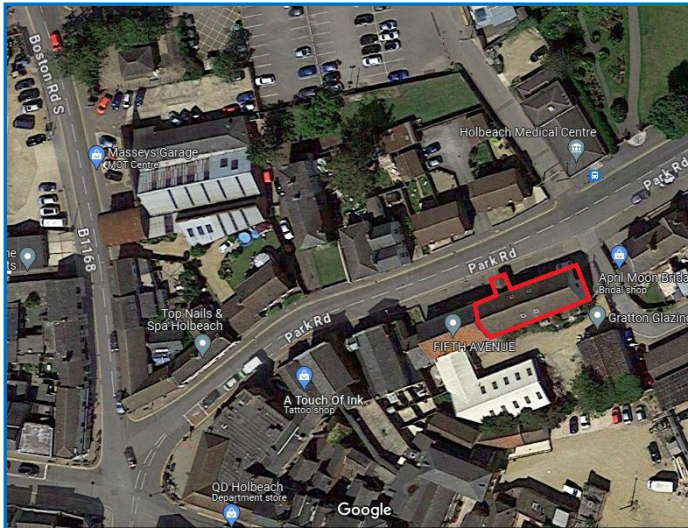
The weather was dry, sunny and cold. The temperature at the time of inspection was -3°C.

### **1.5** Reason for Report

This report has been prepared at the request of Mr Marc Whelan, acting on behalf of South Holland District Council, in consequence of the need to check the structural adequacy of the building.

## 2.0 BACKGROUND

### 2.1 Location Plan



### 2.2 Details

This semi-detached, commercial property is situated on the south side of Park Road, Holbeach.

It is of traditional construction with a concrete tiled roof covering supported on a timber rafter and purlin roof structure. The main load-bearing walls are thought to be solid masonry and the floors are generally suspended timber. Internally lies a mezzanine floor to the west side of the building and there is evidence of a cellar/lower ground floor to the unit, however, there is no apparent access point to survey this area.

No detailed information is available for the foundations, but it is anticipated they comprise stepped brick footings laid directly on the natural sub-soils at a fairly shallow depth below ground level.

The sub-soils beneath the property are not known precisely but we anticipate that they consist of upper bands of 'The Terrington Beds', extensive salt-marsh deposits of interlaminated dull, reddish brown clays and pale brown silts extending down to the mudstone and siltstone beds beneath.

### 3.0 INSPECTION

#### 3.1 General

An inspection of the building was made on Thursday 18th January 2024 covering both external and internal aspects and a detailed record was made of the state of the building. This, together with photographs, is being retained on the file for the property.

Whilst it is not intended to comment upon every single defect, listed below are the significant structural problems found as a result of the survey.

#### 3.2 External

##### 3.2.1 Front Elevation - General



Photo - 1

##### 3.2.2 Front Elevation

There is fine stepped cracking, extending down in a south easterly direction from the far right hand window. There is also further cracking and pushing out of the brickwork around the central to first floor windows around eaves level.



Photo - 2



Photo - 3

There are a number of plates that suggest that tie bars have been installed to the front elevation of the property. The lower level bars fall within the ground floor joist position which was not accessible during our inspection. There are also a couple of higher level bars however, these do not appear to span between the front and rear walls of the building.



*Photo - 4*

There is some general leaning of the wall at low level as well as significant pushing out and bowing of the brickwork along the eaves level to the centre of the elevation.



*Photo - 5*



*Photo - 6*

There is horizontal cracking to the right hand side elevation of the porch which is not mirrored internally.



Photo - 7

### 3.2.3 Side Elevation (Left)

There is some minor weathering and damage to the brickwork and further evidence of bricked up openings. An area of the wall is covered with signage. There is some cracking, generally vertical in direction, to the bottom left hand corner of the elevation along what appears to be a junction between original and newer/rebuilt brickwork sections which steps out to form a small pier to which the gate post abuts/is fixed.



Photo - 8



Photo - 9

There are a couple of tie beams at high level below verge level to the gable end wall.

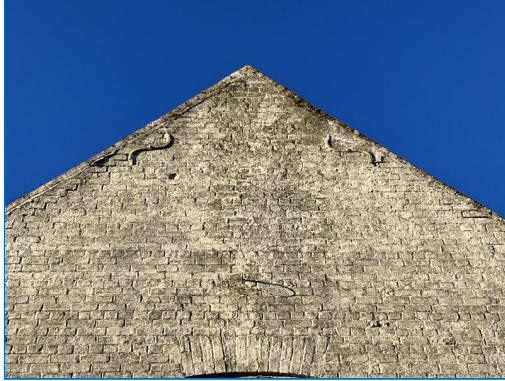


*Photo - 10*

#### 3.2.4 Rear Elevation - General



*Photo - 11*

### 3.2.5 Rear Elevation

As with the other elevations, the brickwork is largely in a commensurate condition for the building's age. A number of previous openings have been bricked up and there are again end plates to tie beams which do not appear to be present internally. A small section of the elevation is covered in climbing plants. The remaining openings have been boarded up, however, one has been damaged from recent trespass into the building.



*Photo - 12*



*Photo - 13*



*Photo - 14*



*Photo - 15*

To the far right of the elevation there is some stepped cracking which generally extends up in a north-westerly direction and appears to be wider at the base than at the top. There is also the remains of an assumed self-seedling tree that has grown from within the mortar joints.



*Photo - 16*



*Photo - 17*

There are two ancillary, single storey 'extensions' to the rear elevation. Access was limited but overall the structures appear to be relatively sound. Both had material piled up on the roofs and it was noted that there is profiled cement cladding sheets stacked on the right hand 'extension' - this sheeting can contain asbestos. This needs confirming by formal testing by a specialist but a number of the sheets appear to be damaged/broken which can result in the release of asbestos fibres and pose a health issue.



*Photo - 18*

### 3.2.6 Roof - Front Pitch

There are extensive undulations in the roof and ridge lines to the centre of the front roof pitch, which coincides with the pushing out of the brickwork at eaves level. There is also extensive vegetation within the guttering to which there are gaps and signs of poor maintenance.



Photo - 19



Photo - 20

### 3.2.7 Roof - Rear Pitch

As with the front pitch, there are extensive undulations in the roof and ridge lines to the centre of the front roof pitch. There is also vegetation within the guttering which has been poorly maintained.



Photo - 21



Photo - 22



Photo - 23

### 3.2.8 Roof - Front Porch

The roof covering itself is in fair condition however, the rainwater goods are full of vegetation and/or are damaged or missing.



Photo - 24



Photo - 25

### 3.2.9 Alleyway

The internal mezzanine floor joists are exposed to the soffit of the alleyway. The joists slope in an eastward direction when compared with the brickwork coursing.



Photo - 26



Photo - 27

There is significant cracking to the internal corners both sides of the arched door opening to the front elevation, as well as vertical cracking, extending down from the second floor joist above. The cracks to the internal corners are notably wider on the vertical, perpend joints as compared to the horizontal, bed joints.



*Photo - 28*



*Photo - 29*



*Photo - 30*

We are informed that the slab within the floor of the alleyway leads to the cellar/ lower floor level. This was not lifted nor was the space accessed due to safety and confined space concerns.

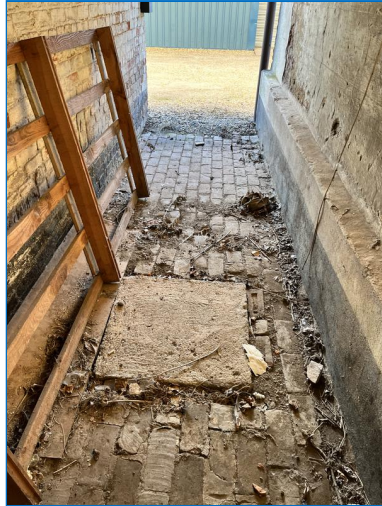


*Photo - 31*

### **3.3 Internal**

#### **3.3.1 Front Porch**

The main building is accessed by a front porch facing the road.

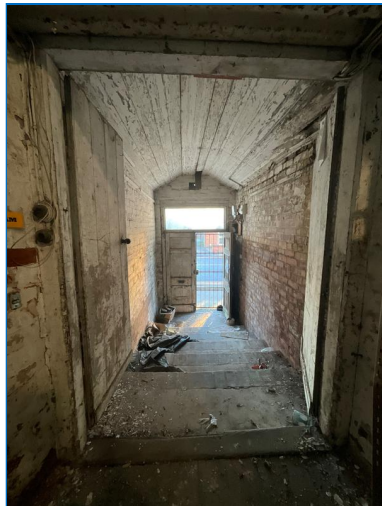


*Photo - 32*

There is stepped cracking in a north easterly direction, extending along the east side wall of the porch.



*Photo - 33*

The underside of the roof timbers are clad with timber panelling which is decayed and in a poorly maintained condition.

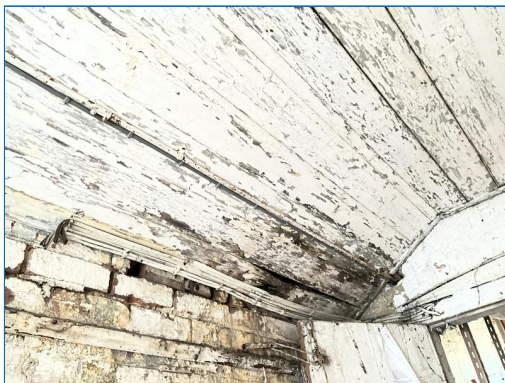


*Photo - 34*

### 3.3.2 Main Room - General

Around the room there are various alterations to openings, with a number of old windows bricked up. There is widespread deterioration of the brickwork as well as spalling and salts to the surface evident.

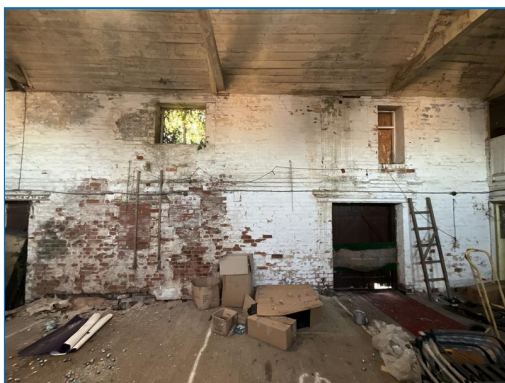


*Photo - 35*



*Photo - 36*



Photo - 37



Photo - 38



Photo - 39

### 3.3.3 Main Room - South Wall

There is some fine cracking along the junction between the original and newer brickwork where the openings have been bricked up.



Photo - 40

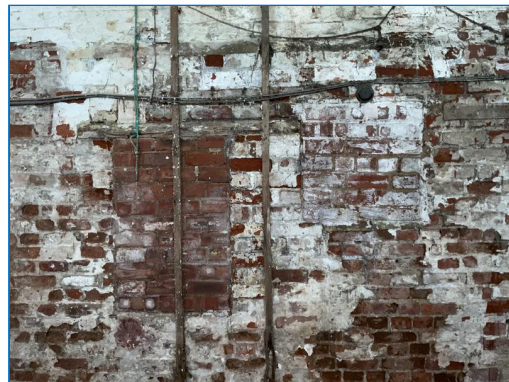


Photo - 41

Alterations to and bricking up of old openings to the south wall are evident. Timber and steel lintels have been retained above and there is a step out in the brickwork noted above the door openings. There is also stepped cracking extending down from the top left hand corner of the left hand door opening down in a south westerly direction.



*Photo - 42*



*Photo - 43*

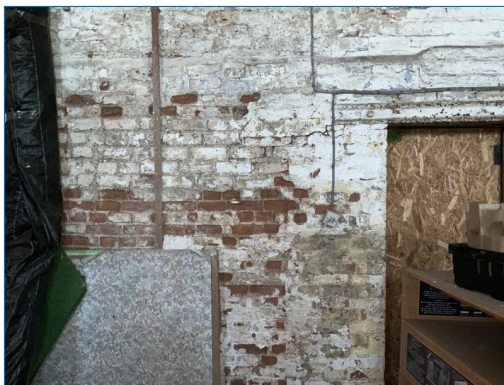


*Photo - 44*

The ends of a number of joists along the south wall have badly decayed, losing their bearing with the wall. The brickwork above it has also become dislodged/ dropped as a result.



*Photo - 45*



*Photo - 46*

There are a number of stepped cracks extending upwards in a north easterly direction to the left hand section of the south wall. The cracking appears to widen with height and is wider to the perpend joints (up to 10mm) that to the bed joints (up to 4mm).

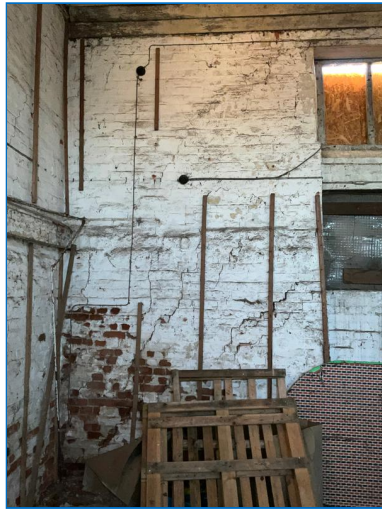


*Photo - 47*



*Photo - 48*



*Photo - 49*

The south wall is relatively plumb across its' length with only minor outward leaning noted.

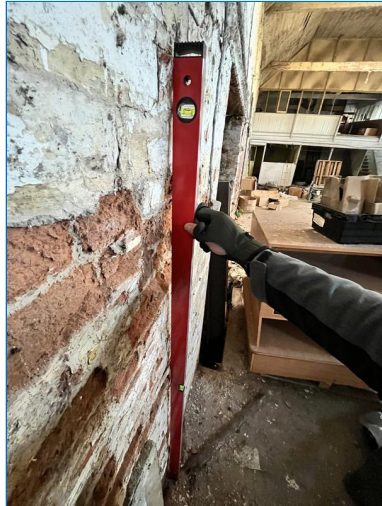


Photo - 50

### 3.3.4 Main Room - East Wall

There is stepped cracking in a north westerly direction to the left hand side of the gable end and in a north easterly direction to the right hand section of the same wall. The cracking is up to approximately 3mm in width.



Photo - 51

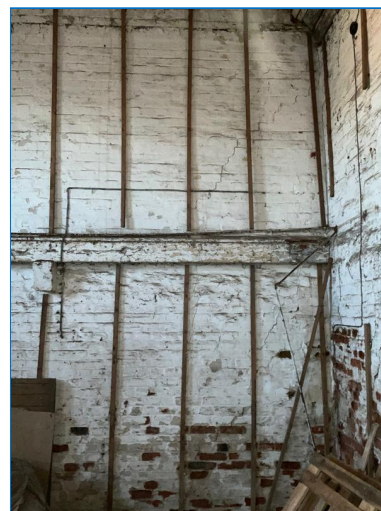


Photo - 52



*Photo - 53*

There is also stepped cracking extending up from the top right hand corner of the high level window opening in a north westerly direction.



*Photo - 54*

The lower section of the east, gable end wall leans outwards by approximately 40mm over 1.8m.

### 3.3.5 Main Room - North Wall

There have been alterations to and bricking up of previous openings to the north wall, and the original timber lintels appear to have been retained.

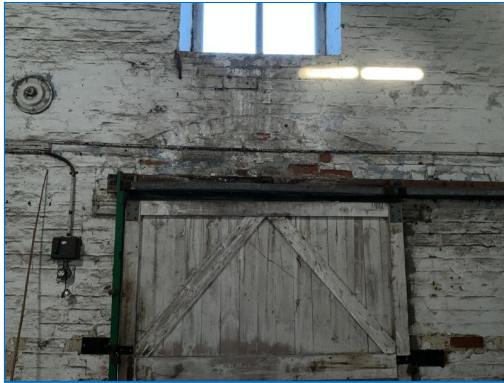


*Photo - 55*



*Photo - 56*

There is extensive deviation in the line of the brickwork along the eaves level with the top of the wall leaning/bowing significantly outwards. This has led to severe stepped cracking around a couple of the high level windows.



*Photo - 57*



*Photo - 58*

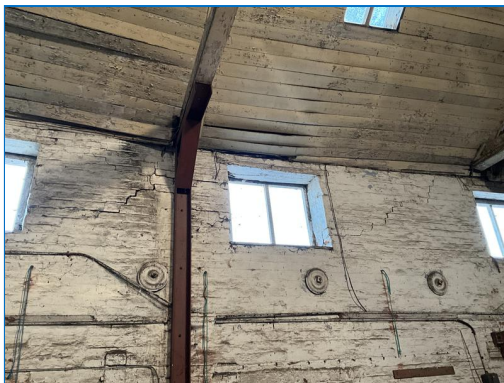


*Photo - 59*

A steel column and beam over the gallows bracket has been installed to the north wall where the top of the wall has pushed out leaving the roof collar above unsupported. This has been bolted through the external wall up to the underside of the gallows bracket, with the top section of brickwork remaining unbraced.



Photo - 60



Photo - 61

The lower section of the north wall leans outwards significantly, by up to approximately 110mm over 1.8m at its' most severe point.



Photo - 62



Photo - 63

### 3.3.6 Main Room - Floor

The floor slopes to the front and rear walls of the building.



Photo - 64

The south and north sides of the floor were measured for levelness. The south side slopes towards the south wall by approximately 99mm over 1.8m and the north side slopes towards the north wall by approximately 68mm over 1.8m.

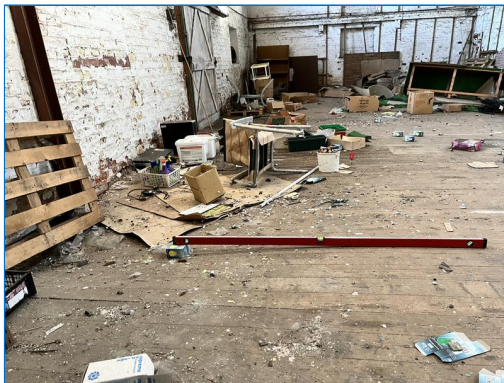


Photo - 65



Photo - 66

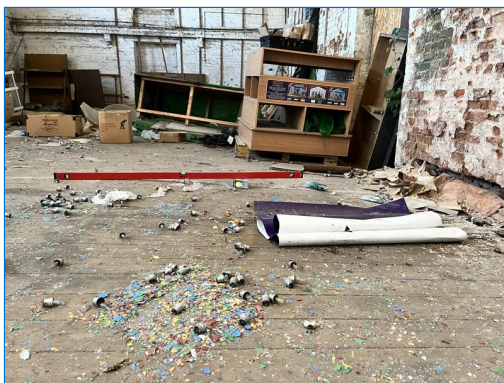


Photo - 67



Photo - 68

There are a number of areas where the floorboards have dropped and rotted away, largely adjacent to the external walls of the building.



*Photo - 69*



*Photo - 70*



*Photo - 71*

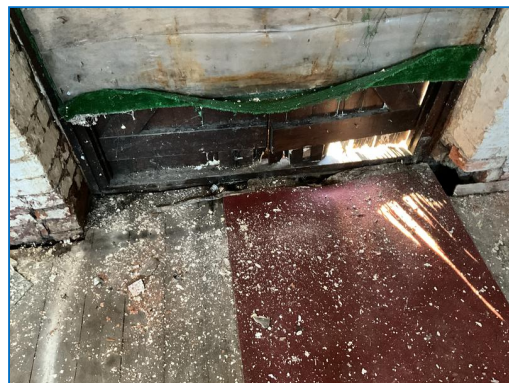


*Photo - 72*

A hole in the floorboards adjacent to the south wall shows that there is a significant void below the floor joists. This ties in with the position of some of the external low level openings that have been infilled which suggests there is a 'cellar' or 'lower ground floor' level. Due to the poor condition of the floor, a closer inspection could not be safely made.



*Photo - 73*

The floorboards to the east side of the main room are laid perpendicular to the rest of the room, which suggests the floorboards below span in a perpendicular direction to the rest of the room.



*Photo - 74*

### 3.3.7 Main Room - Roof

As seen within the porch the underside of the roof structure has been lined with timber panelling restricting the view of the structure above.



*Photo - 75*

The roof structure is generally a raised collar roof assumed to be a rafter and purlin construction with additional collars at eaves level. These collars are generally twisted and warped with some fissures (splits) noted.



Photo - 76



Photo - 77

There are a number of gaps and damage and patch repairs to the timber panelling evident. While the restricted view of the rafters (within these gaps) showed them to be relatively dry, it is assumed that there has been or is an issue with water ingress through the roof covering.



Photo - 78

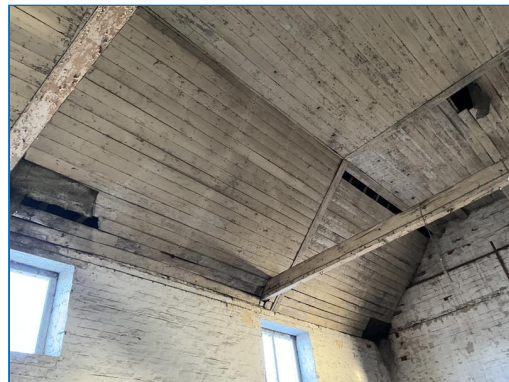


Photo - 79

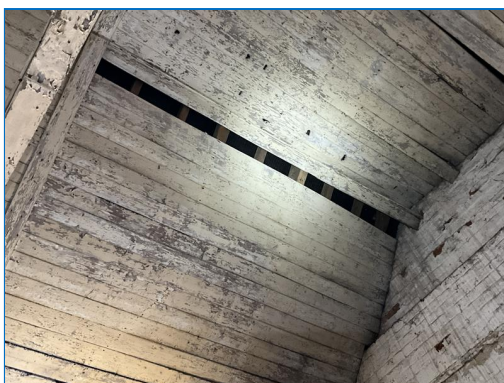


Photo - 80

Pigeons are also able to get inside the building via these gaps and gaps in the roof structure and there were feathers and guano on the floor of the building.



*Photo - 81*

### 3.3.8 West GF Rooms - General



*Photo - 82*



*Photo - 83*

### 3.3.9 West GF Rooms

There is a vertical crack (up to approximately 20mm in width) to the west wall to adjacent to the north west corner of the building which has a stepped crack, extending up generally in a north east direction. The cracking to the corner of the room is wider to the perpend as compared with the bed joints and widens with height up to approximately 42mm in width.



Photo - 84



Photo - 85



Photo - 86



Photo - 87

The stairs end bearing appears to be precarious with a notable gap between the timber stringer and top step/landing.

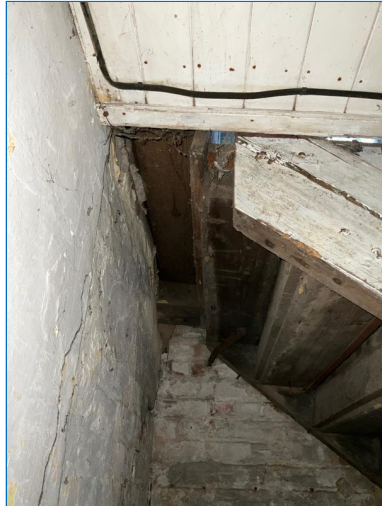


*Photo - 88*

### 3.3.10 Stairs & Mezzanine

The stairs slope in a southward direction and becomes more severe with height.



*Photo - 89*

The floor slopes significantly in an easterly direction. Access is restricted due to concerns of floor structure integrity and stored items.



*Photo - 90*

As seen below, there is cracking along the north west internal corner of the room.

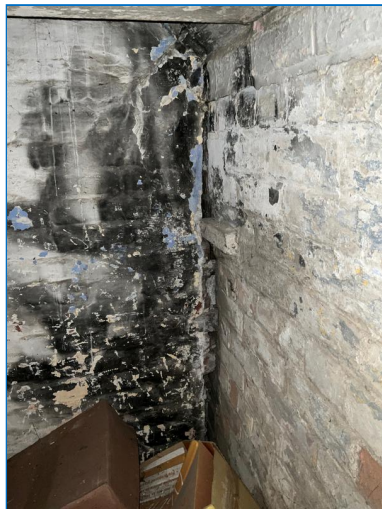


*Photo - 91*

There is further cracking, generally vertical in direction to the centre of the west mezzanine wall.



*Photo - 92*

The underside of the roof structure has been lined with timber panelling restricting the view of the structure above. There appears to be some staining to the underside of the sarking board but a close up inspection could not be made.



*Photo - 93*



*Photo - 94*

## 4.0 CONCLUSIONS

The faults which have been noted all appear to stem from long term structural defects in the design of the building probably aggravated by a number of lesser significant events in the succeeding years.

The primary issues surrounding the defects observed to the property relate to a lack of restraint of the external walls. A combination of no intermediate (first) floor for the majority of the building coupled with the raised collar roof means that the front and rear walls are virtually free-standing over their height from ground level. Similarly, there is evidence that tie beams have been installed between the front and rear elevations, presumably to try address the above issue, however, at the time of our survey the internal bars appeared to have been removed, leaving the outer plates only.

A combination of the installation of the heavier, concrete tiled replacement roof covering and its deterioration resulting from the ingress of rainwater has in our opinion caused the roof spread observed in particular along the front elevation as well as the distortion and deviations to the ridge and roofline. The unrestrained feet of the rafters have 'kicked out' as a result of the increased imposed load and from a loss of structural integrity from suspected decay from the water ingress. This movement in the rafter feet has caused the brickwork below to also push out, causing the bulging and cracking observed on site. The most severe distortion of the roof line occurs to the central section of the roof where there are two rooflights to the front and rear pitches. Their installation and potential removal of/changes to rafters around the rooflights may also have had a detrimental impact, however, this was not visible internally due to the timber ceiling panelling.

While there has been a steel bracket installed to the front wall internally, this appears to have been installed primarily to support the roof collar where the movement in the roof and wall has caused a loss of bearing between the collar and the wallplate/external wall. It is not offering or providing any support to the distorted and cracked brickwork which is of particular concern.

We did not see any sign of recent serious structural movements in the walls etc. that would suggest that there is a foundation issue or that the property has been affected by subsidence or pronounced settlement. The direction and relative widths of the cracking observed around the building leads us to believe that the cracks have been caused mainly as a result of lateral movement of the walls due to the lack of restraint and movement in the walls described above.

Given the length of the span of the ground floor, it is anticipated that there is a mid-span support in the form of columns and beams within the 'cellar'/'lower ground floor' area running in an east-west direction. It is believed that this area of the floor has remained relatively unaffected but the timber joists and boards have been badly affected by rot and decay, likely from rising dampness within the solid external walls, resulting in the significant distortion and slopes measured on site. Only a small area could be inspected in detail, however, there is evidence to the south wall that this has had a knock on effect on the brickwork above.

Overall, we do not believe that the majority of the building is structurally unstable due to the movement which has taken place, however there are areas such as the damaged brickwork around eaves level to the front elevation and the condition of the roof structure which gives us cause for concern and requires some initial repairs and further investigation to be attended to at an early opportunity to ensure the integrity is maintained for the remainder of the building's lifespan.

## 5.0 RECOMMENDATIONS

We understand that it not the intention to bring the building back into use but to ultimately demolish the structure at some point the future. As such the primary aim in our recommendations is to ensure the building is structurally stable until such a time that a decision on its' future is made.

While we do not anticipate any immediate danger of widespread collapse or failure of the structure, given that cars use the front of the property to park on, we would initially recommend the installation of some Heras fencing across the front of the property as a precautionary measure to protect both vehicles and pedestrians.

We would also recommend ensuring that all external boarding is fully secure to prevent the unauthorised access onto the site. Additional warning signage would also be prudent.

Internally, we would also recommend that access onto the mezzanine level is restricted given the uncertainty surrounding the stairs and mezzanine floor structure's integrity.

The extent of the distortion in the brickwork to the front elevation (within the blue oval in the photograph below) is significant and has resulted in a loss of bonding between the brickwork. We would recommend that this is locally rebuilt or alternatively propped/supported to prevent ultimate failure to this part of the wall and to ensure that there is adequate support to the roof structure above.

When compared to historic Google StreetView imagery, it is clear that the distortion in the roof structure is a longstanding defect, however, it does appear to be progressively worsening. We would recommend the removal of all timber panelling to the underside of the roof structure internally to allow for a full inspection of the roof structure above. Our concern is that should part/all of the roof structure fail, any remaining restraint afforded to the walls by the roof will be lost and could have a knock on effect and result in the destabilisation of the walls. Given the poor condition of the floor a safe method of access needs to be considered prior to commencement.

We would note the presence of pigeons within the building and guano that will need to be required to be professionally removed by a specialist before/alongside the main works.

It is anticipated that a number of timbers will require replacing due to the ingress of moisture and it is also suggested that the roof is stiffened to accommodate the weight of the heavier, concrete tiled roof covering previously installed. The front and rear walls would also benefit from being restrained in their present distorted condition using galvanized mild steel twisted straps 50mm x 5mm in cross section and 1.25 metres long fixed between the rafters and external walls at 1.50 metre centres along the length of the wall. All pitches of the roof should be examined for any cracked, broken, loose or missing tiles, and where found defective, the repairs should be carried out using new tiles. This is all to ensure that the integrity of the roof and overall building is retained until such a time that a decision is made regarding its' future.

The property would also benefit from additional restraint in the form of lateral restraint tie bars installed at first floor and eaves levels. These bars should be placed at approximately 2 metre centres between the front and rear walls of the property. The restraints should consist of a 20mm diameter galvanized threaded bar spanning between and passing through the walls, secured on the outer face with a 200mm diameter, 20mm thick galvanized plate washer and nut.

All gutters, fall pipes and drains should be examined, and where defective, the repairs should be carried out using new materials. All gutters and drain gratings should be kept free from all debris at all times as any ingress of water resulting from faults in these areas can affect the structural elements, particularly the roof timberwork.

At this time and in the short term (given the medium-longer term plans for the building) we do not see the need for the expense and inconvenience in remedying such defects such as carrying out widespread repointing to the external/internal cracking around the building. This is partly dependent, however, on the duration and timescales of plans moving forward. We would suggest that allowances should be made for further brickwork repairs and repointing (over and above those detailed above)

If and when it is decided to demolish the structure, a demolition asbestos report will need to be commissioned in advance and any asbestos containing material will need to be removed strictly in accordance with the Control of Asbestos Regulations 2012. A safe method of demolition will also have to be developed as part of this work.

The remedial work mentioned above should be carried out by a person suitably qualified and experienced in this type of work.



*Photo - 95*

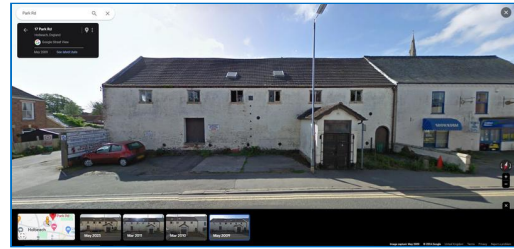


*Photo - 96*

## 6.0 LIMITATIONS

Our inspection and report are concerned with the structural aspects of the building, such as foundations, walls, floors and roof but we have not concerned ourselves with details of other elements such as doors, windows and other fittings.

Similarly we have not commented on dampness or timber infestation or services such as electricity, plumbing, heating or drainage.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

No comment is made in the report as to the presence of new or old mine workings or tunnelling, heavy metals, chemical, biological, electromagnetic or radioactive contamination or pollution, or radon, methane or other gases, underground services or structures, springs and water courses, sink holes or the like, noise or vibratory pollution, mould, asbestos and asbestos products.

Similarly, we make no comment on flood risk or previous flood events, invasive species of vegetation such as Japanese Knotweed, vermin or protected species, boundary conditions or materials, landscaping or any non-permanent structure.

The space under the ground floor has not been examined and therefore we cannot give any opinion on the condition of materials under the floor.

For the avoidance of doubt, the Contracts (Rights of Third Parties) Act 1999 shall not apply to this contract.

## **APPENDIX A**

### **Photographs**



**Photograph No. 1**



**Photograph No. 2**



**Photograph No. 3**



**Photograph No. 4**



Photograph No. 5



Photograph No. 6



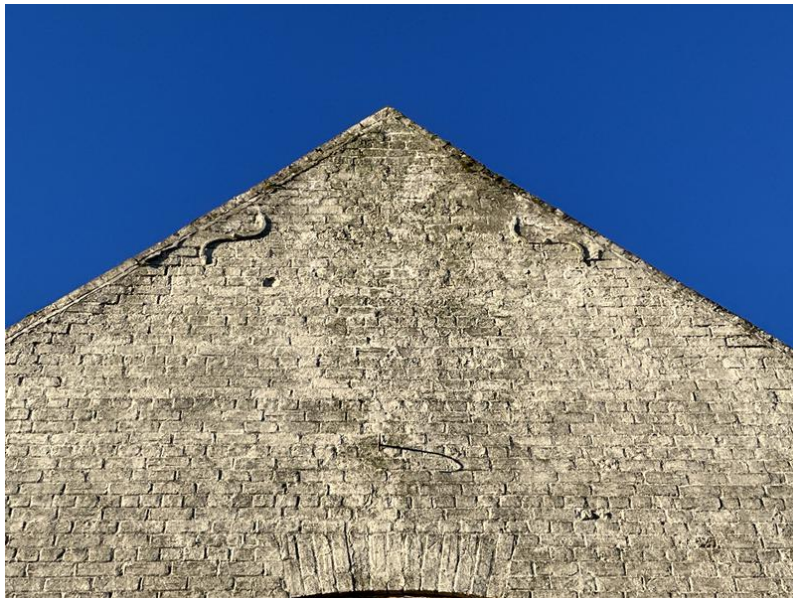
Photograph No. 7



Photograph No. 8



**Photograph No. 9**



**Photograph No. 10**



**Photograph No. 11**



**Photograph No. 12**



**Photograph No. 13**



**Photograph No. 14**



**Photograph No. 15**



**Photograph No. 16**



**Photograph No. 17**



**Photograph No. 18**



**Photograph No. 19**



**Photograph No. 20**



**Photograph No. 21**



**Photograph No. 22**



**Photograph No. 23**



**Photograph No. 24**



**Photograph No. 25**



**Photograph No. 26**



**Photograph No. 27**



**Photograph No. 28**



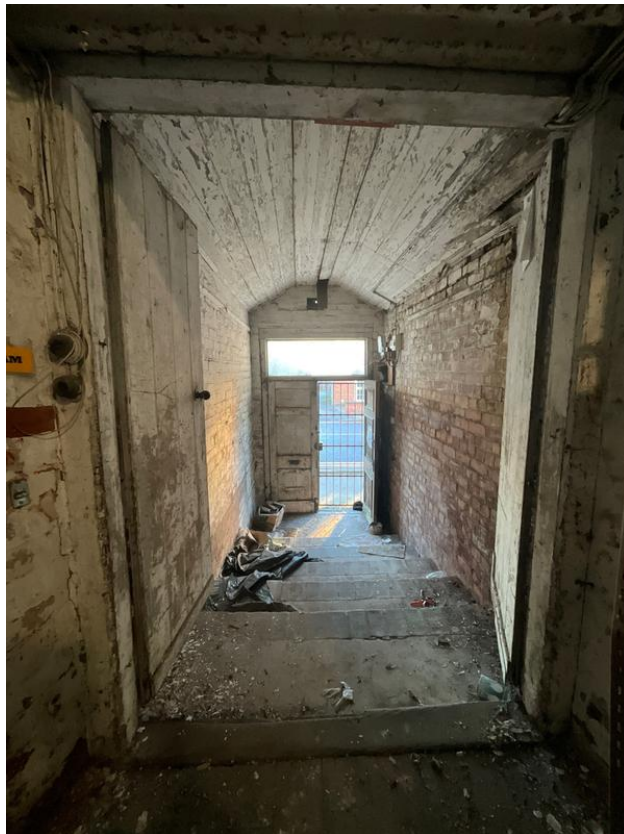
**Photograph No. 29**



**Photograph No. 30**



**Photograph No. 31**



**Photograph No. 32**



**Photograph No. 33**



**Photograph No. 34**



**Photograph No. 35**



**Photograph No. 36**



**Photograph No. 37**



**Photograph No. 38**



**Photograph No. 39**



**Photograph No. 40**



**Photograph No. 41**



**Photograph No. 42**



**Photograph No. 43**



**Photograph No. 44**



**Photograph No. 45**



**Photograph No. 46**



**Photograph No. 47**



**Photograph No. 48**



Photograph No. 49



Photograph No. 50



Photograph No. 51



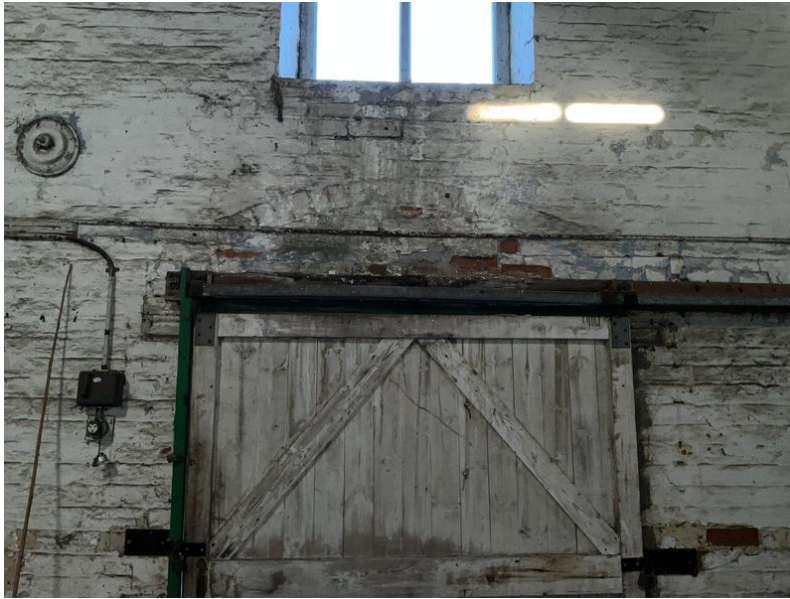
Photograph No. 52



**Photograph No. 53**



**Photograph No. 54**



**Photograph No. 55**



**Photograph No. 56**



**Photograph No. 57**



**Photograph No. 58**



**Photograph No. 59**



**Photograph No. 60**



**Photograph No. 61**



**Photograph No. 62**



**Photograph No. 63**



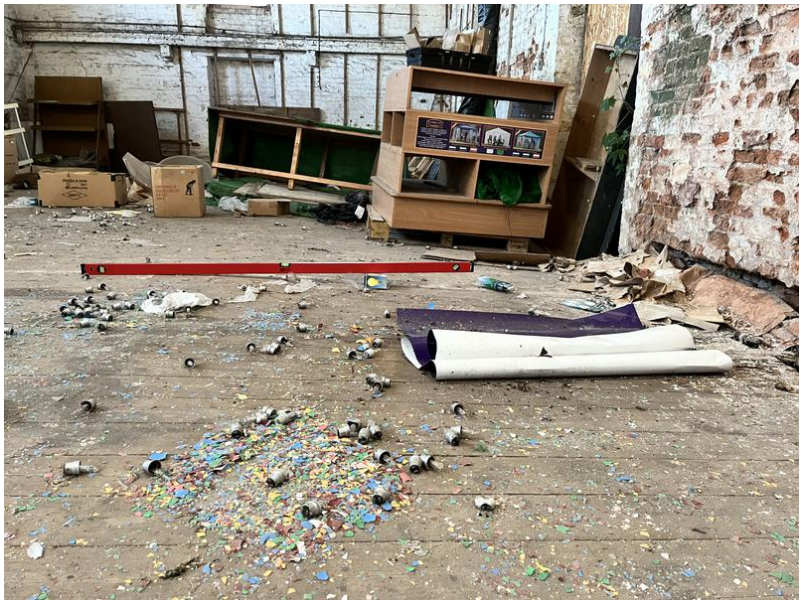
**Photograph No. 64**



Photograph No. 65



Photograph No. 66



Photograph No. 67



Photograph No. 68



Photograph No. 69



Photograph No. 70



**Photograph No. 71**



**Photograph No. 72**



**Photograph No. 73**



**Photograph No. 74**



**Photograph No. 75**



**Photograph No. 76**



**Photograph No. 77**



**Photograph No. 78**



**Photograph No. 79**



**Photograph No. 80**



**Photograph No. 81**



**Photograph No. 82**



**Photograph No. 83**



**Photograph No. 84**



**Photograph No. 85**



**Photograph No. 86**



**Photograph No. 87**



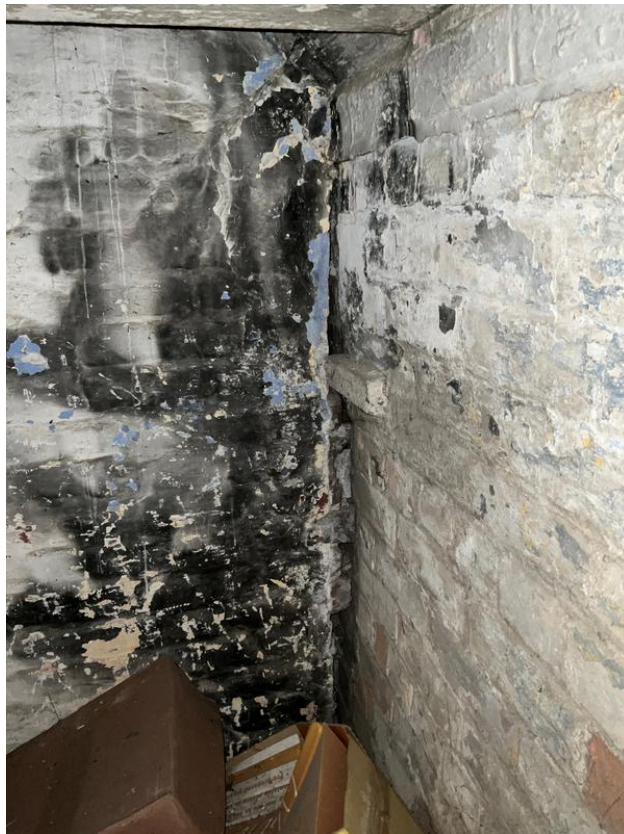
**Photograph No. 88**



**Photograph No. 89**



**Photograph No. 90**



**Photograph No. 91**



**Photograph No. 92**



**Photograph No. 93**

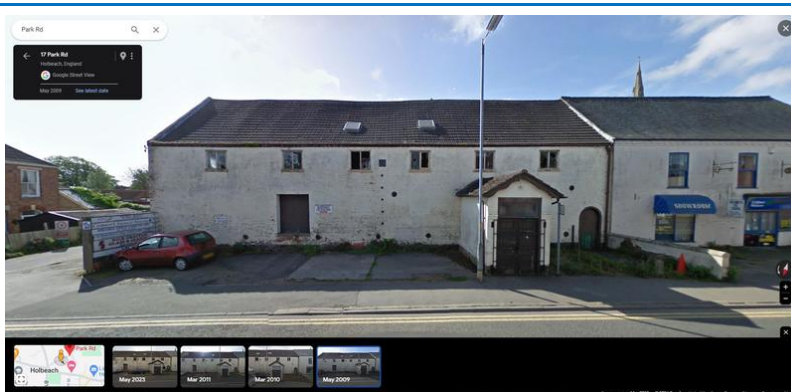


**Photograph No. 94**



**Photograph No. 95**

- Indicative Heras  
Fencing Layout (Ref:  
Google StreetView May  
2023)



**Photograph No. 96**

- Ref: Google StreetView  
Imagery from May 2009

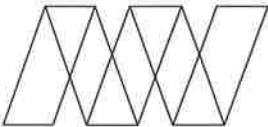
## **APPENDIX B**

### **Indicative Floorplan**

Alan Wood & Partners

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☐ Sheffield Office    ☐ York Office    Email    Website  
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Alan Wood & Partners

|                                                                   |                 |                            |             |
|-------------------------------------------------------------------|-----------------|----------------------------|-------------|
| Project SR ON LIMMINGS BUILDING,<br>PARK ROAD, HOLBEACH, PE12 7EE | Job no. 50247   | Calc sheet no. Rp001-App B | Revision by |
| Part of structure<br>INDICATIVE FLOORPLAN                         | Date 30/01/2024 | Calc by EH                 | Rev. Date   |

| Ref | Calculations | Output |
|-----|--------------|--------|
|     |              |        |

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Flood Risk Assessments  
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