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Mr P Jackson
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25 August 2010

Structural and Condition Report

Property Inspected and Reported Upon

The Parochial Church Hall, Church Street, Crowle, Scunthorpe, DN17 4LE.

Instructions

I am instructed to inspect the above property and advise upon it's structural condition with particular emphasis on the feasibility of implementing a planning permission ref PA/2007/1658 dated 2 January 2008 on behalf of Mr Paul Jackson.

Date of Inspection, Weather and Furnishings.

The property was inspected on 25 August 2010, the weather being fine and dry after heavy rain the previous day. Furniture and furnishings had been removed from the Church Hall and Kitchen areas, however many items of disused furniture, props and other stored items have been left in the First Floor stores over the Kitchen, Hall and Garage.

Age and Description

The building has been constructed in probably three stages dating back to perhaps the early 1800's to 1900, with the WC block built about 20 years or ago. The last use of the building was as a Church Hall.

Accommodation (extending to approx 200m2 covered area)

Ground Floor

Entrance Hall with Male and Female WC's. Kitchen, Church Hall.

First Floor

3 Store Rooms (with access from ceiling hatch in Kitchen).

Outside

Integral garage (no access available).

The building abuts the pavement and has a rear yard area, there is no vehicular access to the rear yard.

Services (Not Tested)

Mains electricity, water, and drainage are understood to be connected to the property.
At the time of inspection electricity had been turned off.
It is understood mains Gas is available for connection.

Situation

The building is situated fronting Church Street Crowle in a residential area but close to the Town centre.

Construction and Condition

Roof.

The main roof is a linear duo-pitched roof running parallel to Church Street, it is clad with modern interlocking concrete tiles on sarking felt.

The roof tiles are supported by the original roof timbers, those over the hall, kitchen and garage section of the building comprising large timber purlins in approx mid span of the timber rafters, some of these rafters had been replaced. There was no form of lateral restraint in the form of ceiling joists or cross collars.

The roof structure over the church hall is again timber rafter and purlin but with the purlins supported on timber trusses. Lateral support from front to rear elevation is provided by ceiling joists which in turn have support from the purlins above in the form vertical timbers fixed to both.

The flat roof above the WC block is excluded from the report as this section of the building is to be demolished.

Condition.

Both the roof planes and ridge are not level they are undulating with the roof planes also dishing which suggests deflection of the rafters and purlins and or spread of the front and rear elevations due to the outward forces of the poorly restrained rafter feet, commonly known as roof spread.

In addition the majority of the roof timbers were in poor condition, affected by worm and decay and are generally undersized and over spanned by modern day standards.

The roof tiles are thought to be the sand faced faced variety of interlocking concrete tiles, these have faded badly with a few damaged and missing. Whilst appearing serviceable they are unsightly and not in keeping with the conservation area.

Therefore my recommendation is that this roof structure will have to be fully removed and renewed.

Walls.

The external walls are constructed of 330mm solid brickwork which have been cement rendered to the north and east elevations. There are several infill panels of brickwork which are of 225mm solid construction. Areas of poor patch pointing have been carried to the south and west elevations giving an unsightly appearance.

Internal party walls (to the main building) are of 225mm solid brickwork.

Condition

The cement rendering is in poor condition with much of it having lost it's key and fallen off or become detached from the brickwork beneath, hacking off all the external render and it's renewal is required therefore.

The infill panelling has been poorly keyed into the original brickwork providing poor structural continuity to the brickwork panel and thus reducing the overall stability of that section of wall most particularly to the south elevation. Rebuilding and properly tying in of these sections on infill panels is necessary.

The brickwork is showing signs of deterioration caused by weathering and water ingress particularly to the south elevation, (it is likely the north and east elevation have been rendered to cover over more severe weathering). Areas of the worst affected brickwork do need to be cut out and replaced, this will however give a patchwork quilt appearance to the e elevations.

In addition checking with a level revealed that the walls have been affected by the lack of horizontal restraint (to the main hall) this has caused the front and rear elevations

walls to lean outwards by as much as 20mm over 1200mm with the east gable wall leaning outwards by 40mm over 1200mm.

Further signs of structural movement are evident in the form of out of square window and door heads and fracturing of the brickwork and plasterwork around these openings.

Internally, the walls are affected by severe rising and penetrating dampness causing blowing of the plaster surface finish and deterioration of the brickwork and mortar joints. An effective damp proof course will have to be inserted at the foot of these walls and a PVC membrane inserted through the brickwork is recommended.

The problem of penetrating dampness through the walls will be much more difficult to prevent given the age and porosity of the brickwork. A waterproof but breathable textured coating would be the best method, but may not be acceptable in planning terms with the building being located within the conservation area.

Finally the top 4 or 5 courses of bricks to the north and south elevations will need to be relayed to be able to provide a suitable base for a wall plate.

Foundations.

It is beyond the scope of these instructions to excavate to expose the buildings foundations. However buildings of this age were invariably built off just a couple of courses of widened brickwork slightly below the ground surface. As any new internal wall will have to be built off new foundations then excavation works will be necessary to a depth much lower than the existing foundations to the main walls.

In these situations the underpinning of the existing walls foundations will be necessary and I am sure this will be the case in this instance.

Conclusion.

Whilst it is appreciated that the retention of this building is desired, it’s poor structural condition and the fact that there will be little of the original building visible, following the necessary repair works required being carried out, then I am of the opinion it would be best to demolish it and seek to build new dwellings in it’s place.

In addition the cost implications should also be taken into account when considering this project in that the conversion works taking into account all the repairs necessary to the main walls then it will be certainly more cost effective to for a new build scheme.

There are additional benefits to the new build alternative in that improved floor layouts are achievable.

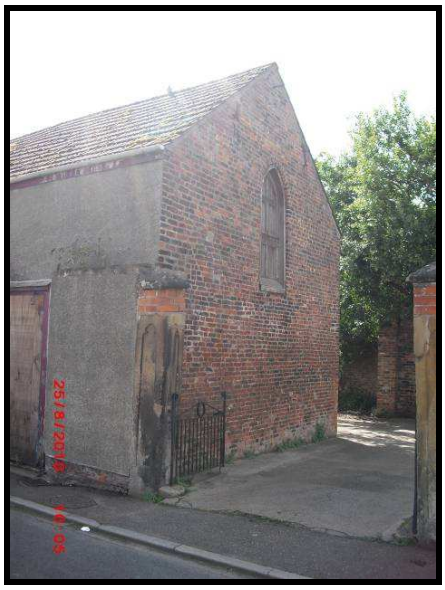
If you require any further information please do not hesitate to contact me.

Schedule of Photographs

1. North Elevation

2. East Elevation

3. West Elevation



4. South Elevation

Howard J Wroot BSc MRICS