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STRUCTURAL AND CIVIL ENGINEERING ASSISTANCE

Structural Condition Appraisal Report

Project: Former Parkside Cattery, Park Lane, LL12 OBW

Client: Mr Ben Woodburn and Ms Ella Lewis

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DOCUMENT CONTROL SHEET

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FOR AND ON BEHALF OF Eng Assist
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1. Introduction

This report has been prepared for Mr Ben Woodburn and Ms Ella Lewis following a structural inspection undertaken by the undersigned of the existing building known as the Former Parkside Cattery, Park Lane, LL12 0BW.

The purpose of the appraisal is to assess the apparent structural condition of the building and provide an opinion regarding its suitability for retention, refurbishment and potential conversion works in support of a detailed planning application for the proposed change of use and conversion of the existing building to 1 no. dwellinghouse.

The inspection was limited to visible and accessible elements only, based upon photographs and observations recorded during the inspection.

No opening up works, intrusive investigations, material testing or foundation exposure works were undertaken.

2. Executive Summary

The building generally appears to be in fair structural condition for its apparent age and previous use.

Localised cracking is present externally to masonry panels, particularly around openings and isolated wall sections. The cracking pattern is predominantly vertical and localised rather than stepped or progressive in nature. No significant wall bowing, outward movement or major structural distortion was identified during the inspection.

The roof structure appears comparatively modern and generally serviceable. Roof timbers appear regular and free from significant distortion or widespread decay. No evidence of major roof spread or structural instability was observed.

The overall evidence suggests the cracking is most likely attributable to historic localised movement, thermal/shrinkage effects and differential settlement around openings rather than severe ongoing subsidence or structural failure.

Subject to local repairs and appropriate upgrading works, the building appears structurally capable of retention and conversion.

3. Scope of Inspection

The appraisal comprised inspection of:

- External masonry elevations
- Internal blockwork walls
- Roof void and roof framing
- Openings and lintel areas
- Concrete apron/slab cracking
- Timber fascias and bargeboards

The inspection was non-intrusive and visual only.

The following were excluded from the scope:

- Trial pits/foundation inspection
- Material testing
- Structural calculations
- Underground drainage surveys
- Timber moisture testing
- Asbestos assessment

4. Description of Structure

The building comprises a detached masonry outbuilding formerly used as a cattery with pitched timber roof construction.

The structure appears to comprise:

- External cavity masonry walls with facing brick outer leaf
- Internal blockwork construction
- Timber pitched roof supported by timber rafters and purlins
- Concrete ground slab/apron
- Timber fascias, bargeboards and joinery

A boarded loft/storage area is present within the roof void.

5. External Walls and Masonry

Localised vertical cracking is present to several areas of external brickwork, particularly adjacent to openings and isolated wall panels.

Observed cracking characteristics include:

- Predominantly vertical cracking
- Narrow to moderate crack widths
- Isolated fractured brickwork
- Localised mortar joint separation
- No substantial stepped cracking patterns
- No obvious large-scale distortion or leaning

The long side elevation appears visually straight with no significant outward bowing identified.

The cracking pattern is considered more consistent with localised historic movement and differential settlement rather than severe active subsidence.

Some isolated brick replacement and local crack stitching repairs are likely to be beneficial.

External timber fascias and bargeboards exhibit notable weathering and deterioration requiring maintenance or replacement.

6. Internal Walls

Internal blockwork walls generally appear stable.

Minor localised hairline cracking was observed to isolated internal blockwork joints; however:

- no major separation,
- no substantial displacement,
- and no evidence of significant ongoing movement was identified.

Purlin bearing locations appear intact with no obvious crushing or instability.

Internal wall geometry appears visually acceptable.

7. Foundations and Ground Movement

No foundations were exposed during the inspection and therefore foundation type, depth and bearing strata could not be confirmed.

The pattern of cracking observed externally suggests some degree of historic differential movement may have occurred. However, the absence of significant stepped cracking, wall distortion or progressive displacement suggests that any movement is likely limited and localised.

Cracking to the external concrete apron/slab similarly appears consistent with historic settlement or shrinkage effects and does not presently appear structurally significant.

No evidence was observed to suggest severe ongoing subsidence.

If substantial alterations, increased loading or change of use are proposed, local foundation investigation may be prudent.

8. Floors and Ground Slab

The concrete slab/apron exhibits isolated cracking.

No significant differential displacement was visible during the inspection.

Internally, floor finishes appear generally level and serviceable based upon visual inspection only.

No substantial floor settlement was apparent during the inspection.

9. Roof Structure

The roof structure appears generally serviceable and in comparatively good condition.

Observations include:

- Regular rafter spacing and alignment
- No obvious roof sagging
- No visible significant distortion
- Purlins appearing adequately supported
- No evidence of major timber decay
- No obvious active water ingress

The roof framing appears structurally stable.

No evidence was identified suggesting roof spread or excessive lateral thrust to the supporting walls.

The roof appears suitable for continued service subject to normal maintenance.

10. Moisture and Durability

Some internal staining was observed to painted surfaces and isolated masonry areas.

The staining appears consistent with:

- historic condensation,
- minor moisture tracking,
- or intermittent environmental dampness,

rather than significant structural water ingress.

External timber elements exhibit deterioration associated with weather exposure and deferred maintenance.

Local repair or replacement of deteriorated timber components is recommended.

11. Structural Stability Assessment

Based upon the visual evidence recorded during the inspection, the building appears broadly structurally stable.

The following positive indicators were identified:

- Straight principal elevations
- Stable roof geometry
- No significant wall bowing
- No major stepped cracking
- Stable internal masonry
- No evidence of severe differential movement
- No evidence of active structural distress to the roof structure

The observed defects appear repairable and localised in nature.

The building does not presently appear to exhibit signs of severe structural instability or progressive structural failure.

12. Recommendations

The following works are recommended:

1. Localised crack stitching to selected external masonry cracks.
2. Repointing of isolated mortar joints.
3. Replacement of isolated fractured bricks where necessary.
4. Repair or replacement of deteriorated timber fascias and bargeboards.
5. Local monitoring of principal cracks where future movement remains a concern.
6. Local foundation investigation if significant additional loading or structural alterations are proposed.
7. Introduction of suitable wall restraint and diaphragm action if converting to habitable accommodation.
8. Upgrade thermal insulation, ventilation and damp detailing as required for intended future use.

13. Conclusion

Based upon the structural inspection undertaken, the Former Parkside Cattery, Park Lane, LL12 0BW appears to be in generally fair structural condition.

Although localised masonry cracking and weathering defects are present, the overall structure appears broadly stable with no clear evidence of severe ongoing subsidence, major structural instability or significant roof distortion.

The observed defects are considered repairable through localised remedial works and normal refurbishment measures.

Subject to appropriate repairs and upgrading works, the building appears structurally suitable for retention and potential conversion to 1 no. dwellinghouse.

Appendix A – Photographic Record

The following photographs were taken during the structural inspection of the Former Parkside Cattery, Park Lane, LL12 0BW and are included to provide a visual record of the general condition of the building at the time of inspection.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

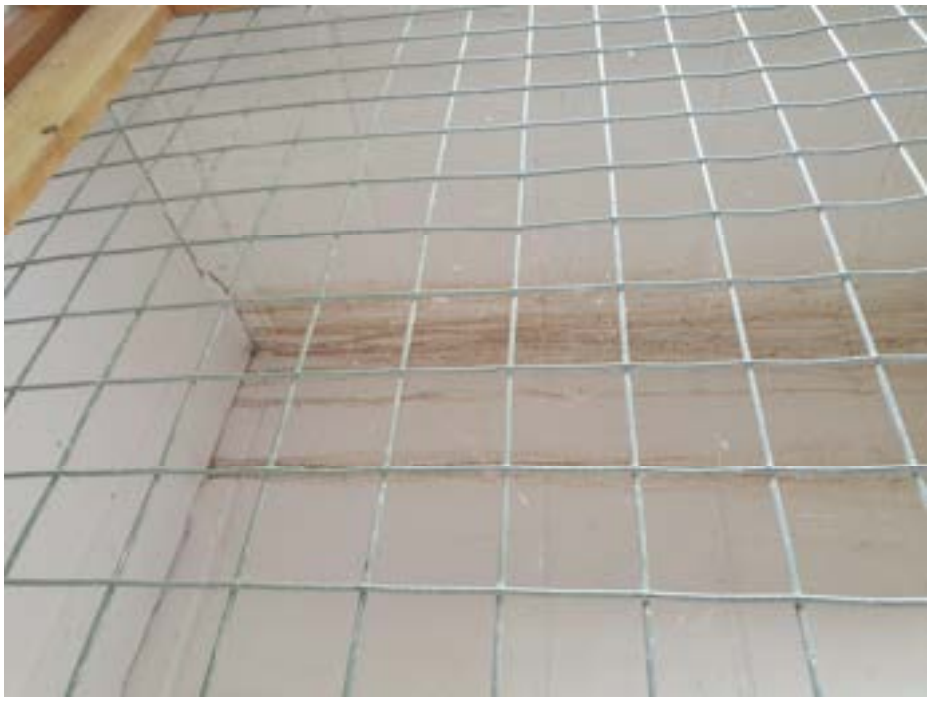


Photo 35



Photo 36



Photo 37