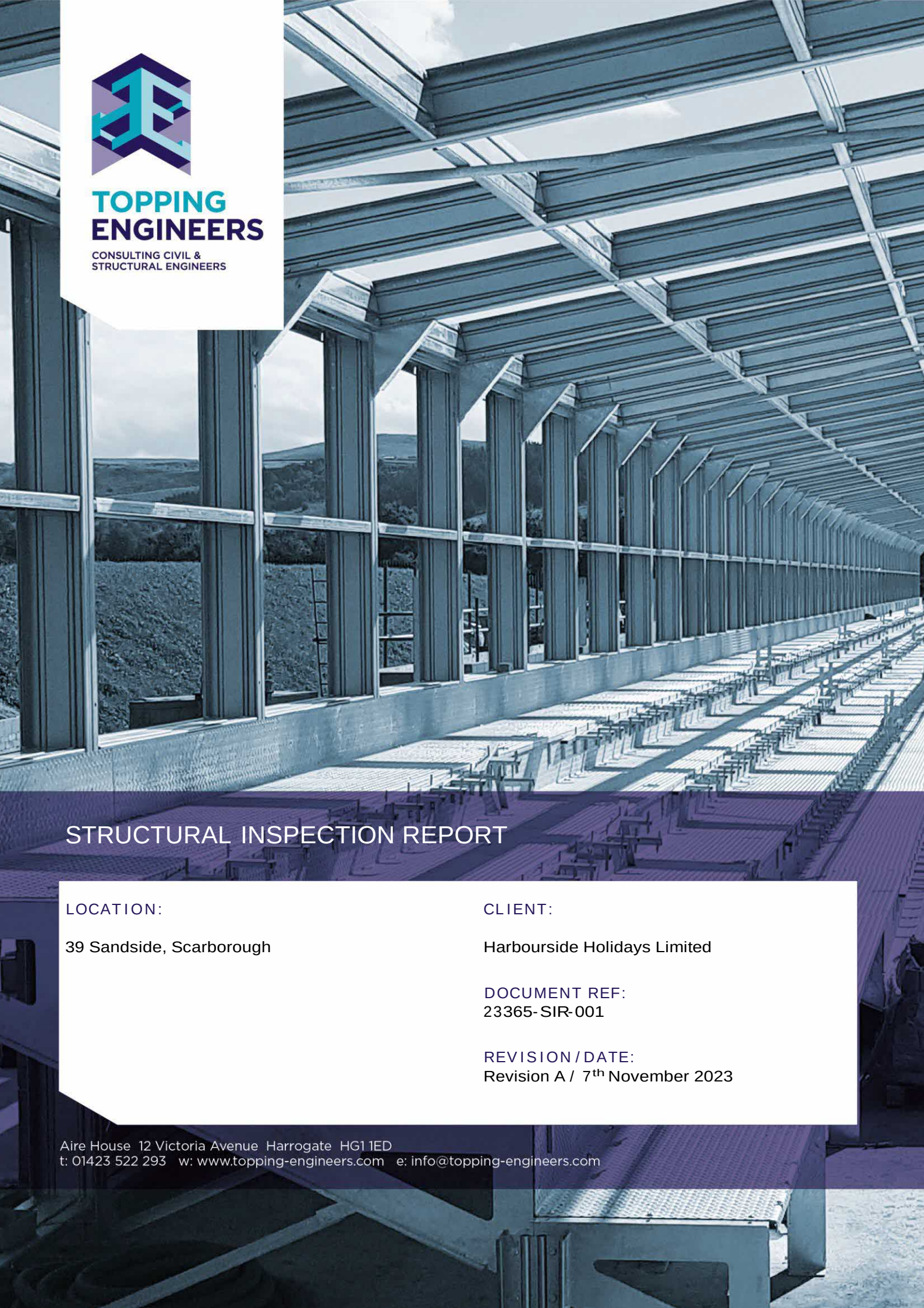

TOPPING ENGINEERS

CONSULTING CIVIL & STRUCTURAL ENGINEERS

STRUCTURAL INSPECTION REPORT

LOCATION:

39 Sandside, Scarborough

CLIENT:

Harbourside Holidays Limited

DOCUMENT REF:
23365-SIR-001

REVISION / DATE:
Revision A / 7th November 2023

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Revision	Description	Date	Author	Checked
A	First Issue	07.11.2023	DAT	TMB

1.0 BRIEF

Acting on instructions from Harbourside Holidays Limited, Topping Engineers Limited visited the above property on Monday 6th November 2023 to carry out a visual structural inspection. The purpose of the inspection was to establish the existing structural condition.

2.0 DESCRIPTION

The property is located on Sandside, Scarborough and consists of an attached th storey structure used as a bar at ground floor with an apartment on the upp floors. There is a single storey and two extension to the north which forms the access to the apartment. Accommodation within the apartment is laid out with bedrooms on second floor and a living space, kitchen & bathroom on the first floor.

The construction is traditional with a slate covered mono-pitched roof supported on load-bearing brick walls. The upper floors are in structural timber. There is a cantileve balcony at first floor facing south. The external walls are rendered. The stairca reinforced concrete and partially within the single storey extension.

3.0 OBSERVATIONS AND COMMENTS

The property is in a highly exposed coastal location and the building is extremely aged and weathered such that the overall condition is very poor.

The building has suffered significant structural movement. When facing the front of th building there is a gap of approximately 50mm diminishing to zero against the neighbouring building (the Anchor Restaurant). The gap has been filled. The rear elevation shows less severe movement, but similar movement is visible. The gable wal shows tension cracks to the southeast corner. The window heads on the front elevatio have rotated significantly. In the worst case the rotation is approx. 40mm in 1 me The movement of the building indicates substantial settlement toward the south corner. Because the building is rendered and painted the vertical alignmen horizontal bed joints in the brickwork is not visible & this is often used as a key indicato of structural movement. Consequently the movement is not as obvious as a buil without the render finish.

Internally the brickwork is exposed in the loft space and has perished to pow
places.

The internal walls are damp at all levels with various areas of blown plaster. The original chimney stack to the east elevation has been removed above roof level but the breast is retained internally and is damp.

The north elevation wall is slender. In the roof space the verticality of the wall is p with no overall lean but a bulge in and out in the centre.

The upper floors lean to the east.

The cantilevered balcony has deflected approximately 50mm away from the railings and is in an unsafe condition. Where the ceiling void is visible in the bar at ground floor there are two layers of ceiling. The upper ceiling has partially collapsed onto the lower ceiling within the void and there is evidence of timber fungal decay o south elevation wall.

The concrete staircase up to first floor is overly steep and wouldn't meet regulations.

4.0 DISCUSSIONS AND CONCLUSIONS

As previously stated, the building is in very poor condition. The structural movement severe and is masked by the previous filler and render finish although the cracks in the render are now obvious.

BRE Digest 251, Assessment of Damage in Low Rise Buildings, describes a crack scale from 0 to 5.

Cracks in excess of 25mm are described at level 5, the most serious of str damage where windows distort, secondary elements such as beams and joists l compromised bearings and where there is a risk of instability. Unfortunately movement in the building falls into level 5 where the remedial measures needed to address the movement are severe and whilst the whole of the building is not immediately unsafe left unabated the structural movement will leave the building as a dangerous structure.

In addition to the structural movement, the building fabric is extremely porou damp throughout, perished internal brickwork and the building is poorly sealed due to the movement.

Ground conditions in the immediate locality are known to consist of loose sands made ground overlying deeper seated stiff clays and mudstone several metres be surface level such that conventional underpinning is not considered feasible and pilec under-pinning would be needed to arrest the overall movement.

The balcony of the building has perm anently deflected significantly and is bouncy. The structure appears to be in structural timber and in this location the cau movement is most likely due to fungal decay. We would recommend access is prohibited from this area and the balcony should be monitored. If any further movement occurs th balcony should be propped.

Each of the individual issues would have a technical solution to remediate the property It would be possible to arrest the structural movement with piled under-pinning bearing into the deeper-seated mudstones. The brickwork could be remediated by cutting out the most weathered areas and replacing the render, then tanking the entirety of the interior and the floors could be reinstated to a level construction with treatment or replacement of all of the decayed timber. The balcony could be repl unfortunate over riding factor though is that whilst none of the individual problems unresolvable, the percentage of deterioration across the fabric as a whole is very hi and ground conditions are poor.

Whilst we have given significant consideration as to how the building could be rectifiec the deterioration extends to almost all of the building fabric and the remedial s needed to put the building into good order would be so significantly greater than thc associated with a replacement building, that demolition and a replacement building should be considered, in our opinion. In addition to the balance of the works involved, we would have concerns about the safety of remediation of the building in respect of using piled underpinning within a distressed structure and in proximity to the attach buildi ng with the potential for damage to the attached structures.

Report prepared by

D.A.Topping
BEng (Hons.) CEng MIStructE P.G.Dip

5.0 DISCLAIMER

This report is produced solely for the benefit of Harbourside Holidays Limited and no third-party reliance or assignation is accepted. Observations noted herein are applicable at the time of inspection, and to the areas visible only. There was no recourse to carry out intrusive investigation during this inspection.

Information

All information supplied by the client and the client's staff and professional advis local authorities, other statutory bodies and investigation agencies is accepted as bein correct unless otherwise specified, and is relied upon.

Condition of Buildings

Unless specifically requested we do not arrange for an investigation to be carried out t determine whether or not High Alumina Cement, Calcium Chloride Additive, Fib Asbestos any other deleterious material or permanent woodwool shuttering has be used in the construction of this property.

Inspection

We do not inspect those parts of the building or its services which are built in, cover up or otherwise made inaccessible in the normal course of construction, fitting ou occupation and we are therefore unable to report that any such parts of a property a free from rot or infestation, corrosion or other defects.

Enquiries of Local Authorities and Statutory Undertakers

Unless otherwise stated, we assume that all necessary permanent planning and oth consents, approvals and permissions have been obtained for the constructic current use of the premises, and that there are no outstanding enforcement or c notices. Any non-compliance with Building Regulations, Offices, Shops and Railways Premises Act, Fire Precautions Act, Defective Premises Act, Health and Safety A Disability Discrimination Act is not established.

Except to the extent noted in this Report we do not make any enquiries of any statutor authorities concerning the present arrangements in the building or the likely effect of the proposed occupation, and ask clients to note that the complexity of the regulations and other statutory enactments often has a material effect on the w which a building is planned and used and the cost of consequential work.

It is assumed that professional advice will be sought at the appropriate determine any works that may be necessary due to the planned occupation.

Environmental Inspection

Within our report, as appropriate, we may pass comment upon the apparent existence of contamination or pollution at or in the area of the property, the impact of th existing or proposed uses of the property on its immediate environment environmental issues such as the energy efficiency of the building or the property. O report does not however constitute an environmental audit or survey and contained in it should be treated as a statement that there are no contaminat pollution problems relating to the property or confirmation that the property process carried out therein complies with existing or proposed legislation or

environmental matters. We have not considered whether there is any current liability carry out work needed to comply with environmental legislation or any liability w may arise in the future as a result of proposed legislation.

Soil Report

No searches are made with the Coal Authority or other statutory bodies, unless specified to establish that a property is not likely to be affected by subsidence as a re mining or tunnelling operations.

Unless otherwise specified, mining, geological and soil investigation reports ar undertaken or inspected. We are therefore unable to certify that any land is capable development or redevelopment at a reasonable cost.

Unless we are instructed to the contrary, we assume that the ground i contaminated by dangerous materials and no tests or investigations have been instigated in respect of heavy metal or toxic materials.

Repairs

Unless otherwise stated, we do not ascertain whether or not any structural repairs have been carried out, including timber treatment underpinning and strengthening, nor are we able to ascertain whether or not any guarantees exist.

Limitations

Unless otherwise stated, we are unable to ascertain whether a property has ever be flooded, and we are not able to ascertain the existence of any concealed access hatches or voids.

English Law

The formulation, construction, performance, validity and all aspects whatsoever of inspection, shall be governed by the Laws of England and the parties hereby agreed submit to the exclusive jurisdiction of the English Courts.

Reproduction and Use

Reports are for the use only of the party to whom they are addressed, and should or be used within the context of the instructions under which they are prepared. They ma only be disclosed to other professional advisers assisting in respect of that purpose. N responsibility is accepted to any third party for the whole or any part of the contents.

Neither the whole nor any part of the Report or any reference thereto may be included in any published document, circular or statement, or published in any way without writte approval from Topping Engineers Limited of the form and context in which appear.

6.0 APPENDICES

Appendix A – Photographs

Appendix A

Photographs

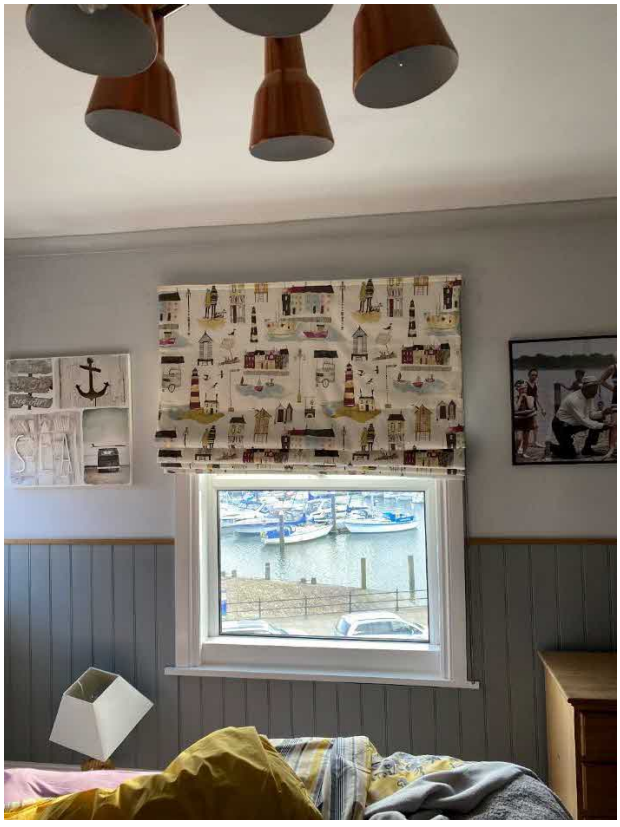
Front Elevation

South East Corner

Rear Elevation

Rotten Timber in Ceiling

Internal view of ceiling void



Movement at Window Head. Rotation from left to right

Severely Eroded Brickwork in Roof Space