

**REPORT ON THE FIRE DAMAGED BUILDING AND
RECOMMENDATIONS OF DEMOLITION**

AT

146 ST JAMES ROAD

SOUTHAMPTON

HAMPSHIRE

SO15 5LZ

PREPARED BY:

**B E WILLIS PARTNERSHIP LIMITED
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REPORT ON THE FIRE DAMAGED BUILDING AND RECOMMENDATIONS OF DEMOLITION AT 146 ST JAMES ROAD, SOUTHAMPTON, HAMPSHIRE SO15 5LZ

1.0 INTRODUCTION

01. The practice of B E Willis Partnership Limited, Wessex House, St Leonard's Road, Charminster, Bournemouth, Dorset BH8 8QS have been instructed by the owners of the premises, Mr Charlie Croad and Mr Paul McCall of 146 St James Road, Southampton, Hampshire SO15 5LZ to assess the fire damage.
02. This report is for the sole use of the owners of the premises, Mr Charlie Croad and Mr Paul McCall and should not be relied upon by other parties without prior written permission from B E Willis Partnership Limited.
03. When viewed from St James Road, Southampton, Hampshire there has been fire damage to the front left hand corner of the building.
04. The fire has caused collapse to the timber roof framework and damage to the ground and first floor.
05. There is lateral movement and cracking to the internal and external perimeter structural walls.
06. There is a major risk of further collapse of the pitched roof and supporting structural walls.
07. We carried out a visual inspection of the fire damage to the building and there was evidence of major movement and instability to the structural walls.

2.0 ASSESSMENT OF FIRE DAMAGE

01. The fire damage relates to the sloping rafters and timbers joists to the attic, first and ground floor.
02. We assessed possible future collapse of the timber roof framework, existing floors and supporting walls.
03. We assessed the major damage and likely collapse to the unstable perimeter masonry walls to the building.
04. Fire and smoke damage to the internal walls with de-bonding of plaster and partial collapse of the ceilings has been assessed.
05. We observed rusting and de-bonding of cavity wall ties and erosion to mortar joints.
06. There is fire damage to the internal walls and facing bricks to the external elevations to the front and left hand corner of the building.

3.0 ASSESSMENT OF THE EXISTING BUILDING STRUCTURE

01. There is evidence of extensive major movement and deterioration to the building structure associated with a lack of repairs and maintenance, possibly with progressive movement and instability to the building.
02. There is evidence of lateral movement and settlement to the structural walls possibly supported on shallow foundations and sub-standard ground strata.
03. There is evidence of distortion to doors and windows and sloping to the internal floor associated with settlement of the foundations.
04. We inspected the roof structure not affected by the fire and there is evidence of major deflection and lateral movement to the timber rafters associated with inherent faults in the construction.
05. Deflection to attic timber joists has caused cracking to ceilings which are uneven.
06. There is unevenness and sloping to the floors associated with settlement of the foundations.
07. The external ground is high in relation to the level of the internal floors which has caused dampness to the ground floor walls.
08. To the roof and floors we observed infestation and rot to structural timbers.
09. The majority of the underground drains are likely to be the original and leaking.

10. Rusting and de-bonding of cavity ties is continuing to contribute to the instability of the external walls.
11. Future foundation settlement and roof movement will cause future cracking and instability to the masonry walls to cause major movement and possible collapse to the building structure.

4.0 RECOMMENDATIONS RELATING TO THE BUILDING STRUCTURE

01. The fire damage has caused further major damage and movement to the front left hand corner of the building with cracking and movement to the masonry walls, which should be temporarily propped to prevent immediate collapse.
02. Scaffold should be erected with diagonal scaffold poles firmly fixed to the scaffold tower and secured to concrete pads at ground level.
03. Around the perimeter of the building, Heras fencing should be erected with "Danger" signs to prevent access into the fire damaged area and impact from vehicles and skips associated with the demolition of the building.
04. The fire damaged timbers to the floors and roof should be temporarily supported on strong boys, prior to the commencement of the demolition.
05. Within the building, 1.1metre high barriers should be firmly fixed to the internal openings to prevent access to the fire damaged corner rooms and injury to the contractors, who should consider wearing a safety harness.

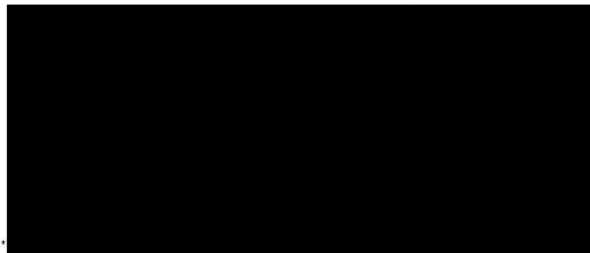
5.0 SUMMARY

01. We understand the Planning Authority have approved total demolition of the existing building which should be undertaken on receipt of this report.
02. The appointed demolition contractor should prepare a specification relating to the method of demolition for approval before commencing the demolition works.
03. Prior to commencement of the demolition to the building, consideration should be given to possible collapse of the structural walls to cause injury or fatality to contractors and persons in the adjacent garden and recommend Heras fencing a minimum distance of 4.0metres around the perimeter of the building.
04. The fire damaged building should be demolished by hand as machines could cause unforeseen collapse.
05. Prior to the demolition of the building, the proposed contractor should obtain approval from the Statutory Authorities and agreement with the Planning Authority and Building Regulation Department, Local Authority or Independent Consultant.
06. Prior to demolition of the building in total, the fire damaged structure on the front left hand corner should be removed in the first instance.

BEW.JCL 2021.732

26th March 2024

SIGNED.....

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

B E WILLIS C Eng, M I Struct E