

Jim Rogers Ltd.
Structural and Civil Consulting Engineers.

The Laurels, 25 Chapel Fields, Holm-Upon-Spalding-Moor, York, YO43 4DH.

E-Mail: jimrogersltd@gmail.com

Mobile: 07811208104

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Quantum Skills Construction Ltd.
80-88 Collingdon Street
Luton
LU1 1RX.

F.A.O. Mr R. Sharma.

Re: Development Feasibility - Letter Structural Report – 23-25 Bradford Road, Dewsbury, WF13 2DU.

Dear Sirs,

Further to your instruction we carried out a visual inspection of the above properties on the 4th September 2018 to determine whether the buildings are suitable for redevelopment and to highlight any defective structural elements and also any possible areas requiring further investigation, and / or strengthening works to facilitate a residential development detailed the Planning Application drawings Ref: 2018/20313 and The associated Listed Building Application both of which have both been considered in context with our findings.

The existing buildings are thought to date from around 1850, and were originally constructed as two separate buildings, Both buildings were originally used in the textiles industry for various treatments of wool and other fabrics, latterly the buildings have been used as commercial premises with various retail uses ranging from kitchen supply to safety clothing. The buildings are sited on the fringe of Dewsbury town centre in an area of commercial educational and residential buildings, it is approximately half a mile to the North of Dewsbury Town Centre, and they back onto Dewsbury Beck a main drainage culvert. At the time our visit the building was still occupied by the previous owner, who appears to be in the process of clearing the stock, but access was limited.

The existing building in its current form can be distinguished as two rectangular buildings on plan which were originally constructed separately, the original building appears to be on the left-hand side, with the right-hand side and rear extension added shortly after, and more recently the front court yard has been covered at first floor level to create a loading bay, and thus creating the appearance of a single building.

The building has two main ridge lines line running East to West with gables to the rear and hip end to the front of the building with the front of the building facing East. The buildings are both three storeys with basements, the suspended floors are formed with timber joists, generally spanning onto an arrangement of timber frames formed with beams and posts, and in some places from loadbearing masonry walls. The perimeter of the buildings appear to be constructed from rubble fill cavity walls to the rear and the sides, with both front façade elevations being from feature Ashlar stone, we understand there is a requirements to retain as much of the existing structural elements including the perimeter walls and internal structural elements under the Listed Buildings Application.

The existing foundations, services and drainage do not form part of this report.

We carried out a visual inspection of the internal and external building elements, although access was limited by indications of obvious structural failure. We were however able to observe the following that will require either remedial works, strengthening works or replacement, we shall consider the options using the hierarchy that retention of the existing structure, is preferable to replacement (all of which is subject to detailed design proposals and full and safe access to the full building):

1. The existing roof coverings are in poor condition and will require replacing to prevent the further ingress of water.
2. The rafters and trusses appear to be in poor condition and the original roof has been strengthened by introducing additional flitch beams which do not appear to be adequate, however these may be strengthened and retained to provide the support for the terraces as indicated on the proposed scheme.
3. The left-hand side building is not currently occupied due to its poor structural condition, therefore very limited access was possible. We have viewed sections of the floors from safe points, and based on our limited observations there appears to have been water ingress via the roof and open windows over time, as a result the internal structure has failed significantly and from the limited inspection possible we note that extensive works are required to make the building stable for a full inspection to be safely undertaken, this may result in the need to strengthen, remediate or replace extensive sections of the existing structure.
4. The right hand side and rear buildings are currently occupied and has been fitted out with shelving and racking which extends from floor to ceiling in places, this may have over-loaded the floors, and based on our initial findings the existing timber members do not appear to be structurally adequate, however these sections may be salvageable by introducing strengthening locally to retain sections of the existing structure. Only following further investigation and the exhaustion of all other options will result in significant sections of the existing structure being replaced.
5. The existing basements could not be accessed and as such do not form part of this report.
6. The existing external walls appear to be in poor condition with steel tie rods having failed indicating ongoing movement, it is considered that façade retention will present significant challenges through the construction process, noting that the front elevations are showing signs of cracking within the bed joints which will require immediate attention to prevent further failure.
7. Retention of the existing structure, where feasible, is desirable to replacement as this will reduce the temporary works requirements significantly, thus reducing the overall cost of the proposed conversion while retaining the original character of the existing building.
8. Timber lintels in external walls to be replaced with pre-cast concrete lintels.
9. All exiting timber to remain shall be subject to a timber infestation and condition report by an approved independent specialist supplier, approval from all relevant Local Authority departments shall be sought prior to and appointments.
10. Stability of the buildings will require a full review following the full evacuation of the building and a level of soft demolition required to facilitate the proposed design.
11. Rainwater good have failed locally and are in general poor condition and will require replacing along with building facias.
12. Where necessary it may be required to replace sections of the existing structure where the structural failure is more widespread and cannot be strengthened or remediated. In this case we propose the solutions will be to re-build the internal structure using new foundations and a steel frame, (or possibly a specialist system such as Metsec's SFS or similar may be adopted depending on the commercial benefits each proposal may offer).
13. When considering a replacement option, it should be appreciated that this will involve significant temporary works and sequencing requirements to maintain the structural stability of the existing building facades which will increase the costs of the development significantly and will need to be considered in any initial cost analysis and the development appraisal. The temporary works requirements may be alleviated by retaining as much of the existing building structure as possible and utilizing carefully considered sequencing to minimise the temporary works where possible.

While we have been able to make some preliminary observations and conclusions, we are not able to commit to a full design solution at this stage, as until we have had safe access to the existing building as a whole, so our recommendations for further works are as follows:

1. Full soft strip of the existing buildings, to include all existing stock, shelving and furnishings.
2. Temporary works design and proposals to enable full and safe access to the building as a whole.
3. A full and complete Structural Survey to include Phase 2 Site Investigation and specialist reports where applicable.

We confirm that the buildings will require a variety of extensive levels of remedial works, strengthening and structural upgrades and replacements, and while we may conclude that it is possible for this building to be converted to residential accommodation, this may present challenges commercially. The full extent of the works required are subject to a full detailed survey and design which will follow this report providing you with a full schedule of structural works including drawings specifications and supporting structural calculations should you choose to proceed with this development.

It is worth noting that our report and inspection was limited to a visual inspection and it shall be accepted that defects can arise between the time of our inspection and point at which works were carried out, also as this report is based on a visual inspection and does not include an assessment of the existing services, drainage or foundations, as such this report does not in any way constitute or cannot be construed as constituting a representation or warranty, actual or implied.

We can confirm that we have used reasonable skill and care when considering these buildings for conversion and have the relevant experience in the monitoring & repair of the construction and conversion of buildings of a similar nature.

Nothing in this letter confers or purports to confer on any third party any benefit or any right to enforce any term of this contract pursuant to the Contracts (Rights of Third Parties) Act 1999.

We trust the above satisfies your current requirements, however please do not hesitate to contact me should you require further assistance.

Yours sincerely

J. P. Rogers

J. P. Rogers
Director for Jim Rogers Ltd.