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Project / Contract	**OLD BATLEY HOSPITAL, CARLINGHOW HILL, BATLEY, WF17 0AE**

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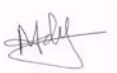
Authorised by	Dr. Manjur Choudhury B.Sc., MEng, PhD, C.Eng., MICE, MCIOB, MIIV	Senior Structural Engineer		18.04.19

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VISUAL STRUCTURAL CONDITION REPORT
OF EXISTING FIRE DAMAGED DRELICT BUILDINGS

AT

OLD BATLEY HOSPITAL, CARLINGHOW HILL, BATLEY, WF17 0AE

DATE OF ISSUE	18 April 2019

KRYPTON STRUCTURE
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VISUAL STRUCTURAL CONDITION REPORT OF EXISTING FIRE DAMAGED DIRELICT BUILDINGS SITUATED AT **OLD BATLEY HOSPITAL, CARLINGHOW HILL, BATLEY, WF17 0AE** FOR REFURBISHMENT AND CONVERSION TO RESIDENTAL DEWEELINGS

This report has been prepared for the sole use of Mr. Hasan Dadibhai (KUFIC Architectural Services).

The disclosure of the whole or any part of the contents of this report to a third party is strictly without responsibility to Krypton Structure.

We were requested to visit the above mentioned site to inspect and comment on structural conditions of the fire damaged derelict buildings for the structural integrity and stability of the existing buildings for possible conversion to residential dwellings.

We have not carried out a full structural survey (destructive or non destructive testing on site) and drainage runs have not been pressure tested or inspection chamber covers lifted unless otherwise stated.

This was a visual inspection only and was carried out at ground level and first floor level where accessible. No paths, garden walls or external buildings were inspected.

The inspection of the above site was carried out on Saturday 23rd February and Sunday 3rd of March 2019. The weather at the time of inspections was dry and overcast.

The buildings at the above site are three storey large buildings with slate roof. The buildings are constructed with brick at the rear and natural stone at front of the buildings on outer leaf & possible brickwork on inner leaf built in circa 1878. The roof is formed with traditional loose timber rafters with purlins spanning between load bearing internal wall front and rear walls. These buildings were previously used for hospital and most recently as a nursing home.

We would report as follows:

These buildings has been regrettably vandalized and partially damaged by the fire on few occasions.

FRONT ELEVATION:

The front elevations of the building is stone built on outer leaf which are structurally in reasonable condition and after some refurbishment and strengthening work will be fit for purpose.

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LEFT HAND SIDE ELEVATION 1:

This side elevation of the building is brick built on outer leaf and has suffered fire damaged at various locations. The windows are fire damaged at ground and first floor level and windows are sitex protected at ground level. The door, windows and roller shutter door has been badly vandalized. Due to the severity of the fire some of the masonry walls may not be structurally sound, structural integrity of the walls has been badly affected and masonry walls are cracking at various locations. The extensive repair and strengthening work will be required and the windows will require overhaul and repair including the lintels.

RIGHT HAND SIDE ELEVATION 2:

This side elevation of the building is part brick built and part stone built on outer leaf and has suffered fire damaged at various times. The windows are fire damaged at ground and first floor level and windows are sitex protected at ground level. The door and windows have been regrettably vandalized. Due to the severity of the fire and leakage of the roof, some of the masonry walls may not be structurally sound, structural integrity of the walls has been badly affected and showing signs severe cracking/failure. The extensive repair and strengthening work will be required and the windows will require overhaul and repair including the lintels.

REAR ELEVATION:

This elevation of the building is part brick built and part stone built on outer leaf and has suffered fire damaged at various times. The door and windows has been regrettably vandalized. The windows are fire damaged at ground and first floor level and windows are sitex protected at ground level. Due to the severity of the fire and roof leaking some of the masonry walls may not be structurally sound and already cracks of significant width propagating along the height of the walls at numerous locations. The extensive repair and strengthening work will be required and the windows will require overhaul and repair including the lintels.

FIRST AND SECOND FLOOR ON BRICK CLAD BUILDING:

The first floor structure has been damaged by fire quite a few times and vandalized numerous occasions. The first floor structure is part concrete slab and some areas on timber joists with steel beams. Due to the fire the steelwork supporting the first floor has been damaged severely and the

concrete slab already showing the signs of failure. Extensive repair and strengthening work will be required to make the existing floor on this building suitable and the cost of repair work to keep the existing will be substantial. Also there will be significant amount of temporary work which will be required during the repair of first and second floors. Few of the steel beams are damaged completely and may not be repairable, which means they will need to be replaces. Due to the severity of the fire some the masonry walls structural integrity has been badly affected, which means they will need urgent attention.

ROOF STRUCTURE ON BRICK BUILDING

The existing roof is traditional loose timber rafters supported on purlins. Due to the fire damage and vandalism, the roof is leaking at various locations. Due the leakage on the roof, most of the roof timber has been wrought (wet) and therefore have lost their structural strength. Extensible repair work or replacement of the roof structure is required urgently otherwise it will be dangerous.

FIRST AND SECOND FLOOR ON STONE CLAD BUILDING:

The first and second floor structure has been vandalized various times. The first floor structure on stone clad building is timber floor joists with steel beams. The first floor/second floor structures are in reasonably good conditions and after some refurbishment and strengthening work the existing floor will be fit for purpose.

ROOF STRUCTURE ON STONE BUILDING

The existing roof is traditional loose timber rafters supported on purlins. There are a few minor leakages on the roof at the front of building. The roof leakages need to be repaired and with some small amount of some refurbishment and strengthening work, the existing roof will be fit for purpose.

PROBABLE APPROXIMATE REPAIR AND STRENGTHENING COST: To be confirmed by Quantity Surveyor

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CONCLUSION:

The fire has clearly caused major structural issues on masonry walls, floor and steel beams on brick building due to severity of extreme heat generated from the fire. The roof is leaking badly and some areas of roof are missing due to vandalism.

For the brick clad building we would recommend to rebuild the building if repair and strengthening including temporary work is significantly high.

For stone building we would like to recommend repairing the roof leakage immediately and damaged area of first and second floor, masonry walls and with some refurbishment and strengthening work the building will be fit for purpose.

Prepared by: Dr. Adrian Horne, B.Sc., M.Sc, PhD, C.Eng., MICE. CBuild. MCABE

Senior Civil & Structural Engineer

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Signed  DATED 17 April 2019

Encl: Photographs, site location plans, elevation marked ups
Terms and Conditions

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VISUAL STRUCTURAL CONDITION REPORT
TERMS AND CONDITIONS

(TO BE READ IN CONJUNCTION WITH ANY SPECIALISTS REPORT)

AIMS

This type of report expresses our opinion on Structural matters (where specified) taking into account your specified purpose for the report. It is important that the named client who relies on the report knows why it is written. The document will therefore say what the purpose of the report is, as will our letter which confirms your instructions.

INSPECTING THE PROPERTY

We will undertake a limited visual inspection of the property to the extent which is accessible with safety and from within the boundaries of the site and/or from adjacent public/communal areas. We will not carry out a survey or check the building or its services.

CONFIDENTIALITY AND COPYRIGHT

Our report will be provided for the stated purpose and for your sole use as the named client. It is confidential but you may show it to your professional advisers. We hold the copyright to the report and you must not copy it or pass it on to anyone without our written approval. Anyone else who relies on the report does so at his or her own risk.

VERBAL ADVICE

Very often you are anxious to know details of the report before receipt of the report. This is understandable but a word of warning. Any verbal advice that we may give you quite naturally has its limitations and it can, on occasions, lead to misunderstandings. You should not therefore take any action, such as committing yourself to purchasing the property, or carry out any structural work until you have received, read and fully understood our written report and where appropriate discussed it with your professional advisers.