



Ref: 23-871

John Wilkinson
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27 November 2023

Dear Mr Wilkinson

LR PEARSON TIMBER YARD, HALIFAX ROAD, CLECKHEATON

An inspection of the workshop to LR Pearson, Cleckheaton was carried out during Thursday 23rd November 2023; the inspection being undertaken in order to comment upon the overall structural stability of the property.

The workshop is an industrial property with accommodation provided on two floors. The original building is believed to be an agricultural pole barn structure built in the early 1900's. The property has had the benefit of a couple of extensions to increase the footprint of the unit. The first extension matched the size and shape of the original building, built in front, again in the early 1900's. The second extension is a single storey side extension likely built in the 1960's. The original building and the extensions are traditionally built.

The inspection looked at the visible faces of walls and found as follows:

- The original section of the barn has been constructed using brickwork columns with timber support beams at eaves to support the roof. The building would have originally been open sided. The panels have subsequently been filled in with brickwork forming a straight joint with the original piers. There was no evidence of any ties between the two. The building has a timber first floor and a traditional roof. The piers have no notable foundation with settlement to the piers and infill walls noted. The front and rear external walls were observed to lean out with height. The gable peaks were



observed to be significantly out of plumb leaning to the west.

- The front extension is constructed using solid brickwork with a timber first floor and a traditional roof. The front and rear external walls were observed to lean out with height. The gable peaks were observed to be significantly out of plumb leaning to the west.
- The single storey side extension is a traditional brick built single storey section. Walls were observed to be overall uneven with a tendency to lean out with height.
- The roof structure to the two storey section is now beyond its serviceable limit. Deterioration due to prolonged water ingress has caused damage to the trusses at the bearing position. Purlins are undersized and are showing significant deflection due to timber creep. The valley support between the front and rear unit has collapsed and has been temporarily propped.
- Lintels to openings were observed to be a mixture of timber and stone with the timber lintels generally approaching the end of their serviceable life.
- The timber first floor was showing signs of structural failure in part due to prolonged water ingress. The structure was overall noted to be undersized for its purpose with deflection noted throughout.

Based on the above observations the following comments can be made:

- It is clear that the workshop to LR Pearson timber yard utilises a building that was originally an agricultural pole barn. The original building and the subsequent extensions have been poorly constructed with evidence of historic and on-going movement.
- The two storey section of the building shows a lack of ties between masonry with masonry having both lateral and vertical movement. As a result, large sections of the building would require taking down and rebuilding.



Foundations would likely require underpinning to provide a suitable base for the new section of wall and to provide stability to the remaining existing walls.

- The roof structure to the two storey section of the building is now beyond repair and would require completely stripping and replacing.
- The timber first floor structure would require replacement with an adequate structure in line with the proposed future use of the building.
- Timber lintels to openings would require replacing with an appropriately sized stone lintel or proprietary lintel.

The structural inspection of the workshop to LR Pearson timber yard showed that the existing building has significant structural issues and is beyond its serviceable life. The structural repairs to the building are significant and due to the size of the property we think that any remedial works would be commercially unviable.

Due to the age and issues relating to the property we would suggest that the building be demolished.

We have not inspected parts which are covered, unexposed or inaccessible, and are therefore unable to report that any such part is free from defect.

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Yours sincerely

Ryan Peel
for Holdgate Consulting Ltd