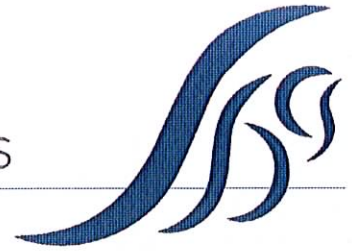


Scott Bennett Associates

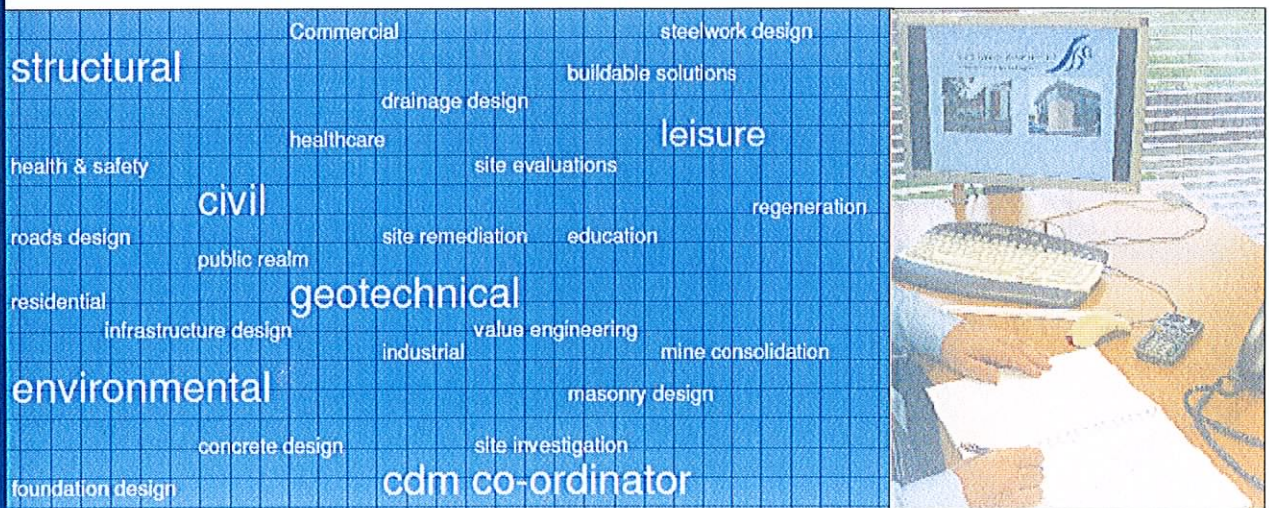
consulting civil and structural engineers



## STRUCTURAL SURVEY REPORT

AT

### BARRHILL MEMORIAL HALL, MAIN STREET, BARRHILL



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Project ID: J2742

Dated: March 2013



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**Appendix A**  
Photographs

# BARRHILL MEMORIAL HALL, MAIN STREET, BARRHILL

## STRUCTURAL SURVEY REPORT

Report Reference: J2742			
Issue No		Prepared By	Approved By
V1	March 2013		
V2	March 2013		
		Colin Campbell	Colin Campbell
		Director	Director

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## **1.0 INTRODUCTION**

- 1.1 We were requested by our client, Barrhill Memorial Hall Community Association to undertake a structural survey of Barrhill Memorial Hall, Main Street, Barrhill, where it is proposed to undertake refurbishment and extension works.
- 1.2 The inspection was conducted on 1<sup>st</sup> February 2013.



## 2.0 SCOPE

2.1 The scope of our brief is as follows:-

2.1.1 Carry out a visual structural inspection of the hall and highlight any notable defects that may affect the proposed refurbishment / alteration of the property

2.2 We have not inspected areas which were covered, unexposed or inaccessible with the exception of those detailed in the report, and therefore cannot comment if these parts of the property are free from defects.

2.3 We have not inspected or tested the property for asbestos and the absence or reference does not imply the property is free from asbestos

2.4 The external elevations of the building were surveyed from ground level, and as such, only defects visible at a distance are recorded.

2.5 No borehole or trial pits were excavated at the time of our inspection to determine the nature or the underlying soils

2.3 We have not reported all defects but only those we consider relevant to the structural integrity of the building, pertaining to our scope of works.

2.4.1 This report remains the copyright of Scott Bennett Associates (Group 2) Ltd and has been prepared on the basis of the brief agreed with Barrhill Memorial Hall Community Association. We do not accept liability to any third party for the contents of this report unless by prior contractual agreement in writing, stating the purpose for which the report is to be used.



### **3.0 BUILDING CONSTRUCTION**

- 3.1 The building generally comprises a single storey main hall with two rooms and toilets to the front elevation and a kitchen and a WC on the right hand gable.
- 3.2 The rooms to the front have slated T-Junction roofs with the main hall, leading to the formation of valley gutters. The WC to the side has a duo pitched roof and the kitchen generally a mono pitched roof. ( Photo 1)
- 3.3 The external walls are of masonry construction, no opening up was undertaken to confirm if this is of cavity construction. The lower 1.0metres of the wall consists of a painted brickwork finish. The areas of wall above this are render finish.
- 3.4 The walls to the rear have brick buttresses, most likely to support the thrust from the raised tie roof trusses. (Photo 2)
- 3.5 The internal walls are generally of masonry construction which is hard plastered.



#### **4.0 EXTERNAL INSPECTION**

- 4.0 The external inspection of the walls and roofs of the properties was conducted from ground level.
- 4.1 Some cracking of the render was evident in areas; however this is not expected to be due to structural failure of the underlying masonry. Spalling of the painted brickwork especially on the rear and gable elevations was recorded. (Photo 3)
- 4.2 The external walls appeared to be plumb and no obvious signs of bulging.
- 4.3 No obvious sign of deflection of the roof was noted from ground level.
- 4.4 Areas of damp were noted in some areas at the valley gutters, this is possibly caused by a blockage in the outlet. (Photo 4)
- 4.5 From our inspection we are of the opinion that the small corridor on the gable and the area of the kitchen at the rear corner have been added since the original construction of the building
- 4.6 The ground at the rear of the building was extremely wet and appeared to be caused by surface water run-off from the field to the rear of the property.



## 5.0 INTERNAL INSPECTION

- 5.1 The internal walls are generally of masonry construction with the exception of some stud partitions in the toilets.
- 5.2 No obvious signs of structural distress was noted to the internal walls
- 5.3 No opening up was undertaken to confirm the floor construction. It is anticipated that the floor to the main hall is timber battens onto a concrete floor or suspended timber joists onto dwarf walls. However no evidence of sub-floor vents were noted on any elevations
- 5.4 No access to the roof structure was available during the inspection.





## **6.0 SPECIALISTS CONSULTANTS REPORTS**

- 6.1 No specialist reports were available, however we would recommend obtaining a rot survey and asbestos survey for the property.



## **7.0 DISCUSSIONS OF FINDINGS / OBSERVATIONS**

- 7.1 The building generally is in reasonable condition for its age and form of construction
- 7.2 We would recommend that the areas of spalled brickwork are repaired.
- 7.4 It would be prudent to install some form of cut-off drain to the rear of the property as this run-off is likely to contribute to the spalling of brickwork due to the absorption of moisture.
- 7.5 Rot and asbestos surveys should be obtained for the property.
- 7.6 An inspection should be made of the roof space when sufficient access is available

## **Appendix A**

### Photographs



Photo 01



Photo 02

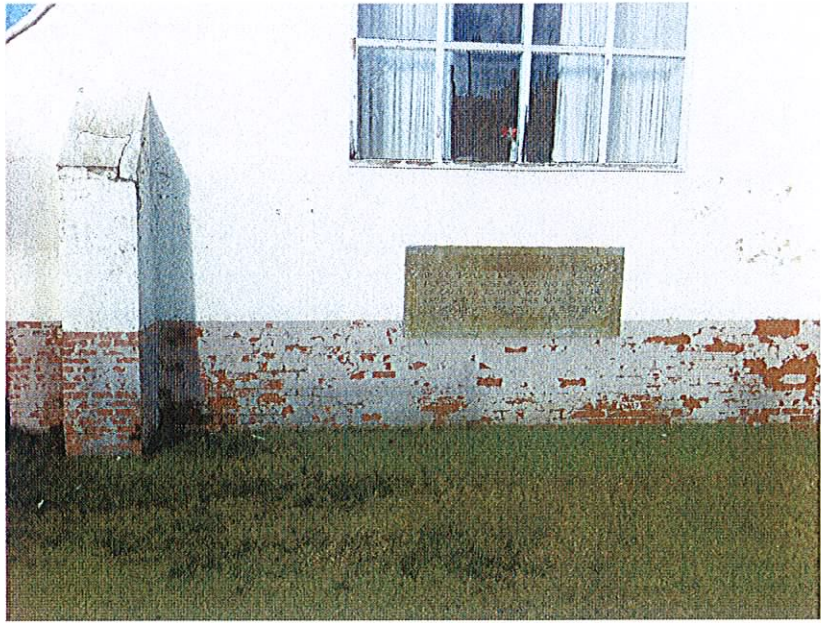


Photo 03



Photo 4