

8 Wind Street, Neath

Proposed Office Refurbishment

Structural Condition survey

June 2019

Neath Port Talbot County Borough Council
Property and Regeneration

*The Quays
Brunel Way
Baglan Energy park
Neath SA11 2GG*

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Document History

JOB REFERENCE:			DOCUMENT REF:			
Revision	Purpose and Description	Originated	Checked	Reviewed	Authorised	Date
01	1 st issue	Terry Preece	Jon Morris	Jon Morris	Clive Barnard	14.06.19

1.0 Introduction

Neath Port Talbot County Borough Council Structural Engineering section were asked to carry out a structural inspection of 8 Wind Street, Neath with particular attention to the rear annexes that have become dilapidated over the last 10 years.

The survey was carried out on the 3rd June 2019 and comprised of a visual inspection only with no intrusive work carried out.

2.0 Building Description:

The building comprises traditional masonry construction with a dressed stone façade with a number of annexes to the rear elevation including a single store demountable. The main front portion of the building is typically 3 storey with a basement whilst the rear annexes are typically two storey.

The roof construction to the main building and rear annexes comprise a pitched timber cut roof with slate covering.

The rear yard is heavily overgrown with ground vegetation and substantial climbing vegetation growing up over the walls of the rear annexes

2.0 Survey/Inspection

Externals and front portion of building:

The initial inspection consisted of a general walk around the perimeter of the building. The front elevation on Wind Street appeared in good condition with no evidence of cracking in the dressed stonework.

The rear yard is heavily overgrown with substantial growth up the walls and into the eaves of all the rear annexes (refer to photographs 1 and 3). The extent of this can also be seen in photograph 9 taken from the 1st floor rear window,

The front main portion of the building is in generally good condition throughout albeit the male WC on the ground floor that has evidence of wet rot either due to a leak or water ingress externally.

Rear annexes:

There are also substantial cracks in the walls of the 2 storey annex and lean-to link into the demountable building (refer to photograph 2). These also manifest themselves internally where there is evidence of water ingress and damp causing damage to the plasterwork (refer to photograph 7)

There is substantial damage to the walls and ceiling in the small WC on the ground floor where there appears to evidence of water damage.

There is further substantial damp/water ingress in the rear filing room adjacent to 'Boots Pharmacy' party wall (refer to photograph 6). It can be seen from the external photographs that there is substantial vegetation growing on the roof by this location where there could be damage to the building caused by the vegetation root system.

The corner of the rear office has cracking at ceiling level and evidence of water ingress causing damage to the plasterwork.

The single storey timber framed demountable is clearly suffering with damp issues with some evidence of water ingress around the windows and doors.

3.0 Discussion/Recommendations

- The front portion of the building does not show any evidence that would affect its structural integrity. However, the ground floor male WC will need to be stripped out and any rotten timber removed as part of any renovation works in the future.
- The rear annexes are all suffering from water ingress and damp caused by vegetation growing on the walls and into the roof spaces. Of particular concern is water ingress along the party wall (Boots) where it appears to have been happening for a number of years with untold damage to the structure. In order to ascertain the damage the wall and roof would have to be taken down with the view to re-building which would essentially mean demolishing the majority of building.
- The cracking in the lean-to and office wall at high level appears to have been filled internally and the crack looks as if it has opened up since. Without having the benefit of hindsight or evidence of monitoring over the last 10 years it is difficult to assess whether this is an ongoing issue. Either way there is clearly a structural defect that carries inherent risks if this element were to be retained as part of any future development. Given the unknown cause for this cracking it may be worth considering investigating the foundations/ground conditions with the potential need for underpinning or even re-building.
- The demountable structure has evidence of damp and water ingress. Without intrusive investigations it is difficult to assess the structural integrity of the building

Photographs



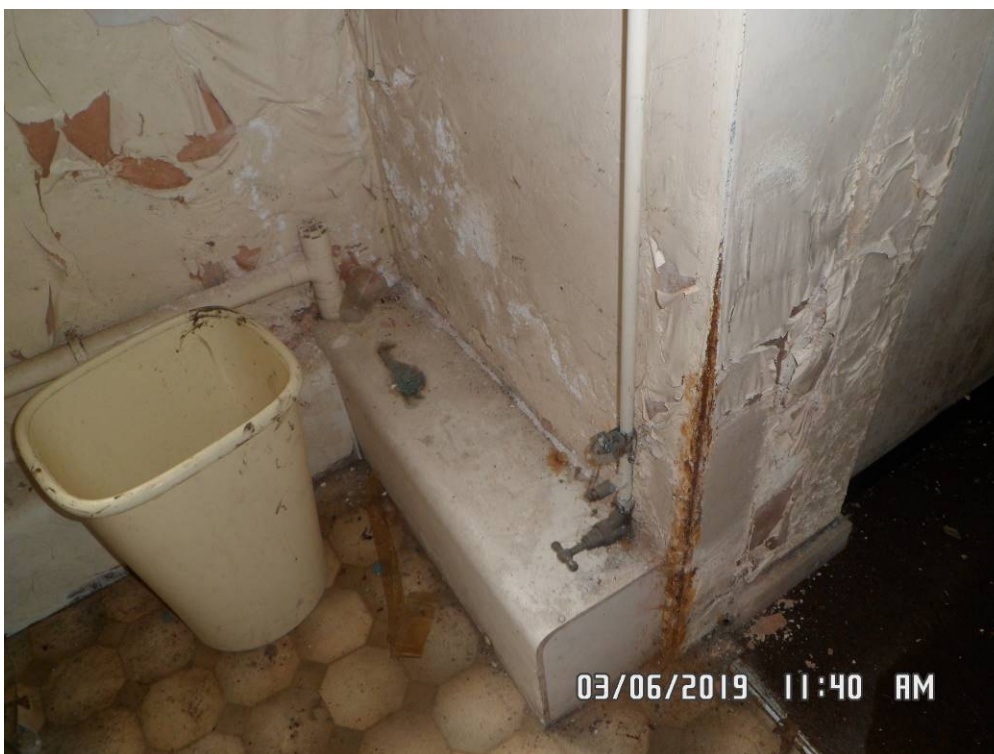
Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



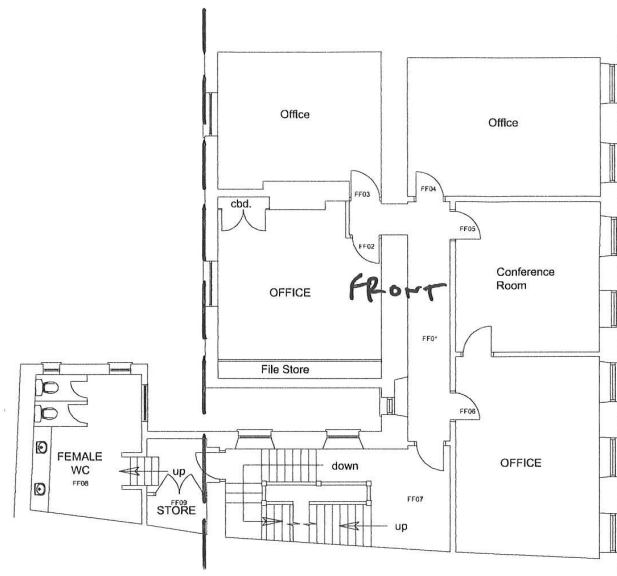
Photograph 7



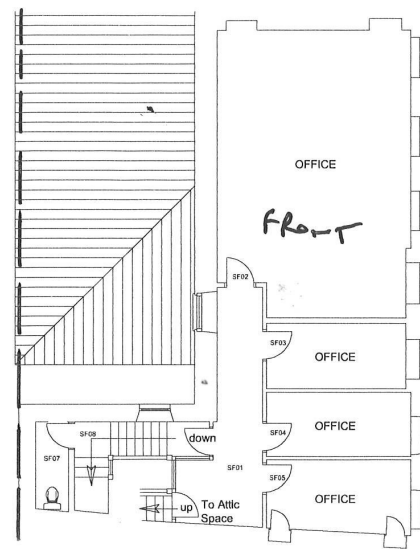
Photograph 8



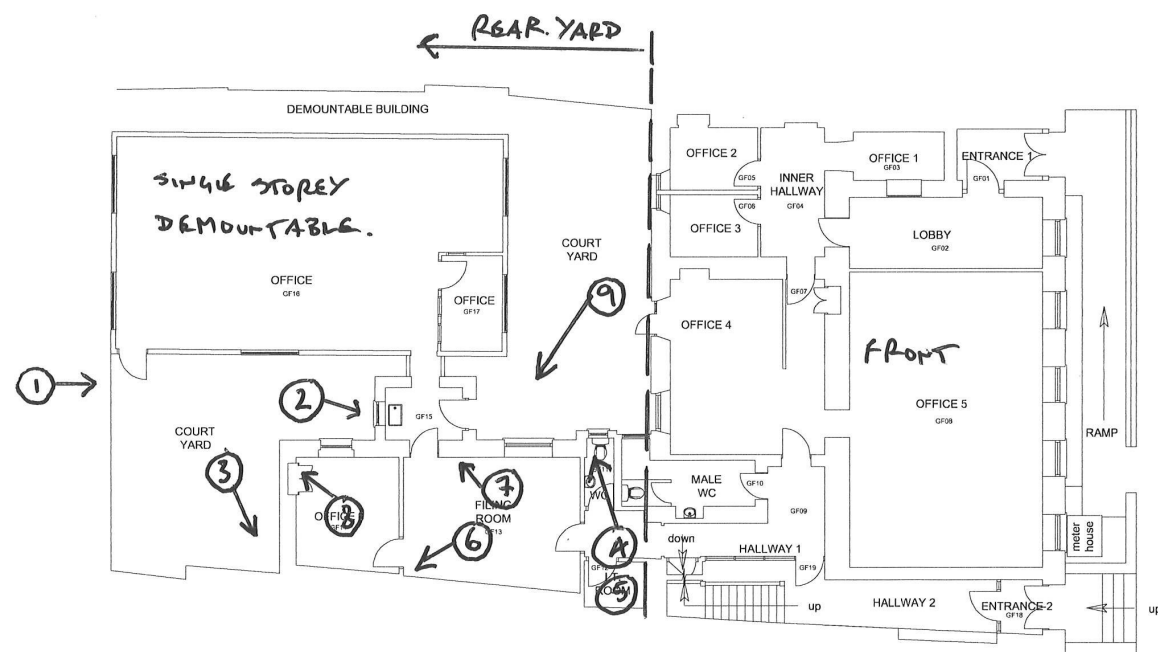
Photograph 9



FIRST FLOOR



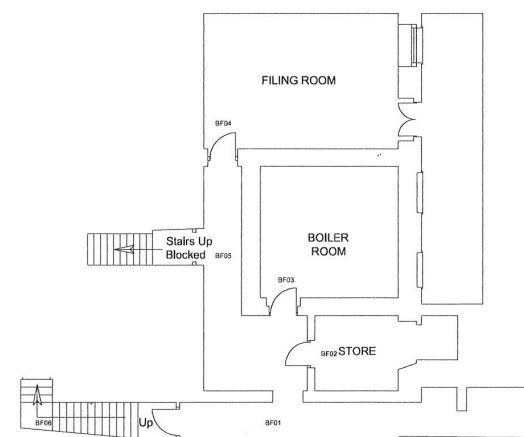
SECOND FLOOR



GROUND FLOOR

① DEMOTES PHOTOGRAPH REF. NO.

← FRONT ELEVATION.



BASEMENT

CONDITION SURVEY
(3.6.19.)

NOTES

1. All dimensions in millimetres unless otherwise stated.

Rev	Details	Dr	Ch	Apr	Date
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Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cyngor Bwrdeistref Sirol
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PROPERTY & REGENERATION
W. WATSON B.Sc., C.Eng., M.I.C.E., M.I.H.T.
DIRECTOR OF ENVIRONMENT
THE QUAYS, BRUNEL WAY
BAGLAN ENERGY PARK, SA11 2GG
www.npt.gov.uk

Project
8 WIND STREET
NEATH

Drawing Title
Existing Plans

File No.	Property Ref. No.			
Drawn	SG	Checked	Approved	
Date	July 14	Date	Date	
Scales	A1@1:100			
Drawing No.	A1103-01			