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Structural Analysis Report

Port Talbot And Aberavon Constitution Club
62 – 62A Station Rd, Port Talbot

June 2025

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June 2025

Site name: Port Talbot And Aberavon Constitution Club 62 – 62A Station Rd, Port Talbot

Client name: Atrium Planning Ltd.

Type of report: Structural Appraisal

Prepared by: Iwan Griffiths BEng (Hons) ICE IStructE

Signed



Date: 29th June 2025

Revision History:

Rev.	Date	Comments
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1.0 INTRODUCTION

1.1. Brief

Grade Consulting Limited, have been appointed by Atrium Planning Ltd. to undertake a non-intrusive We were instructed to carry out a structural appraisal of the Port Talbot and Aberavon Constitutional Club building located in Port Talbot. A site inspection was undertaken on 3rd June 2025. The purpose of the inspection was to assess the structural condition of the building in its current state and provide recommendations in relation to its potential conversion for domestic use.

The inspection comprised a visual assessment from ground level externally and internally from both the ground and first floor levels. No intrusive investigations or exposure works were carried out as part of this appraisal.

This appraisal has been prepared without prejudice and items listed at the most salient points, bearing in mind the purpose of the appraisal. It is not an exhaustive list of defects of condition. This information is provided for the sole use of the named clients and is confidential to them and their professional advisors. No responsibility to other parties is accepted.

The building is situated on the north end of Station Rd, Port Talbot, on the east side of the street. The building is a three-storey structure, which was formally used as a social club and has an approximate ground floor area of 400m². The building is in two parts. The building features a duo pitched roof on the front part of the building building and a due pitch roof on the rear part of the building extension that is oriented perpendicularly to that of the main building.

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1.2 Inspection Date, Site Conditions and Limitations

The property was visited on 3rd June 2025 and the weather was sunny with some clouds.

Access to the inside of the building was via a door on the rear of the building.

It was possible to access most of the building with the exception of the second floor as the access door had been screwed closed.

The exterior of the building was viewed from ground level from the front and rear.

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2.0 BUILDING DESCRIPTION

The building is a three-storey structure of traditional construction. The front elevation is formed in brickwork, while the rear section is constructed in stone masonry with a rendered finish. Internally, the structure is comprised of suspended timber floors throughout with a steel-supported timber joisted first floors in the rear section.

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3.0 OBSERVATIONS, COMMENTS & RECOMMENDATIONS

3.1 Front Elevation

The front façade is constructed of brickwork and shows visible signs of historic alteration. It appears that bay windows were removed and the openings infilled with new brickwork. The brickwork across the front façade is visibly bowed. There is evidence that the infill works following the bay window removal have introduced instability. Specifically, Insufficient support appears to have been provided above the former window openings. The new brickwork is not adequately tied or bonded to the existing masonry. The original masonry piers between the windows appear to have been compromised during the alteration.

Internally, the front façade is visibly separating from the rest of the structure, and there is no evidence of suitable tying-in with return walls or internal walls. The first-floor structure and ceilings within the front section of the building show signs of significant timber decay and rot. These elements are considered structurally unsound and unsafe for use.

Recommendation:

The front façade should be carefully dismantled and rebuilt with proper tying into return walls or structural framing, in line with conservation best practices due to the building's historical importance.

The affected floors and ceilings should be removed and reconstructed using treated structural timbers and suitable modern methods of restraint and support.

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3.2 Rear Elevation

The rear elevation is constructed in stone masonry with a rendered finish. Cracking is evident in the render, and small areas have detached, though this appears to be superficial. There are no visible signs of major structural movement or instability in the masonry wall itself.

Recommendation:

Localised render repairs and reapplication are advised, with allowance for suitable expansion joints and breathable materials. No further structural action is considered necessary at this stage.

3.2 Ground Floor (Rear Section)

The rear section of the ground floor is constructed as a suspended timber floor. Although visually intact, the floor exhibits a noticeable degree of bounce when walked upon, indicating insufficient stiffness or deterioration in the supporting structure.

Recommendation:

Replacement of the suspended timber floor is advised to ensure it meets modern load-bearing and vibration standards, particularly for domestic use.

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3.3 First Floor (Central/Main Area)

The first floor in the central and rear section of the building consists of timber joists spanning between steel beams which are supported by the stone masonry side walls. The floor appears generally sound, and there is no visible deflection or damage to the steelwork.

Recommendation:

While no immediate structural concerns were identified, we recommend a structural analysis of the existing members to verify their adequacy for the intended new loading regime under domestic conversion.

3.5 Rear First Floor Room (Former Snooker Hall)

This large space appears to be in good structural condition, with substantial timber trusses supporting the roof.

One truss located at the rear of the room exhibits noticeable bowing at mid-span.

Recommendation:

The affected truss should be structurally strengthened, subject to detailed structural analysis and conservation constraints.

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3.6 External Fire Escape

The steel fire escape structure to the rear of the building shows advanced signs of corrosion at the stringers and landings.

Recommendation:

Full replacement of the fire escape is advised to ensure safety and compliance with current building regulations.

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4.0 CONCLUSIONS

The Port Talbot and Aberavon Constitutional Club displays a mix of structural conditions, with some elements in sound condition and others requiring significant repair or replacement. Of particular concern is the structurally unsound front brick façade, which must be rebuilt. Timber elements to the front floor and ceiling are decayed and require replacement, and the rear floor and roof truss also require attention.

Where the structure appears sound, further analysis is advised to confirm suitability for conversion to domestic use. All works should be carried out with consideration to the building's historic character and in line with relevant planning and building control requirements.

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APPENDIX A



Front facade of the building. There are signs of bowing in the masonry panels.



The rear of the building. Render has fallen off the wall in areas.



Suspended timber ground floor in the rear section of the building



First floor supported by steel beams



First floor in front section of the building. The timber is rotten and areas break underfoot



The first floor ceiling in the front section of the building is rotten and collapsed in some areas.



The interior face of the front facade. The floor above is propped as the timber sections have come a way from the facade in areas. The facade is leaning outwards.



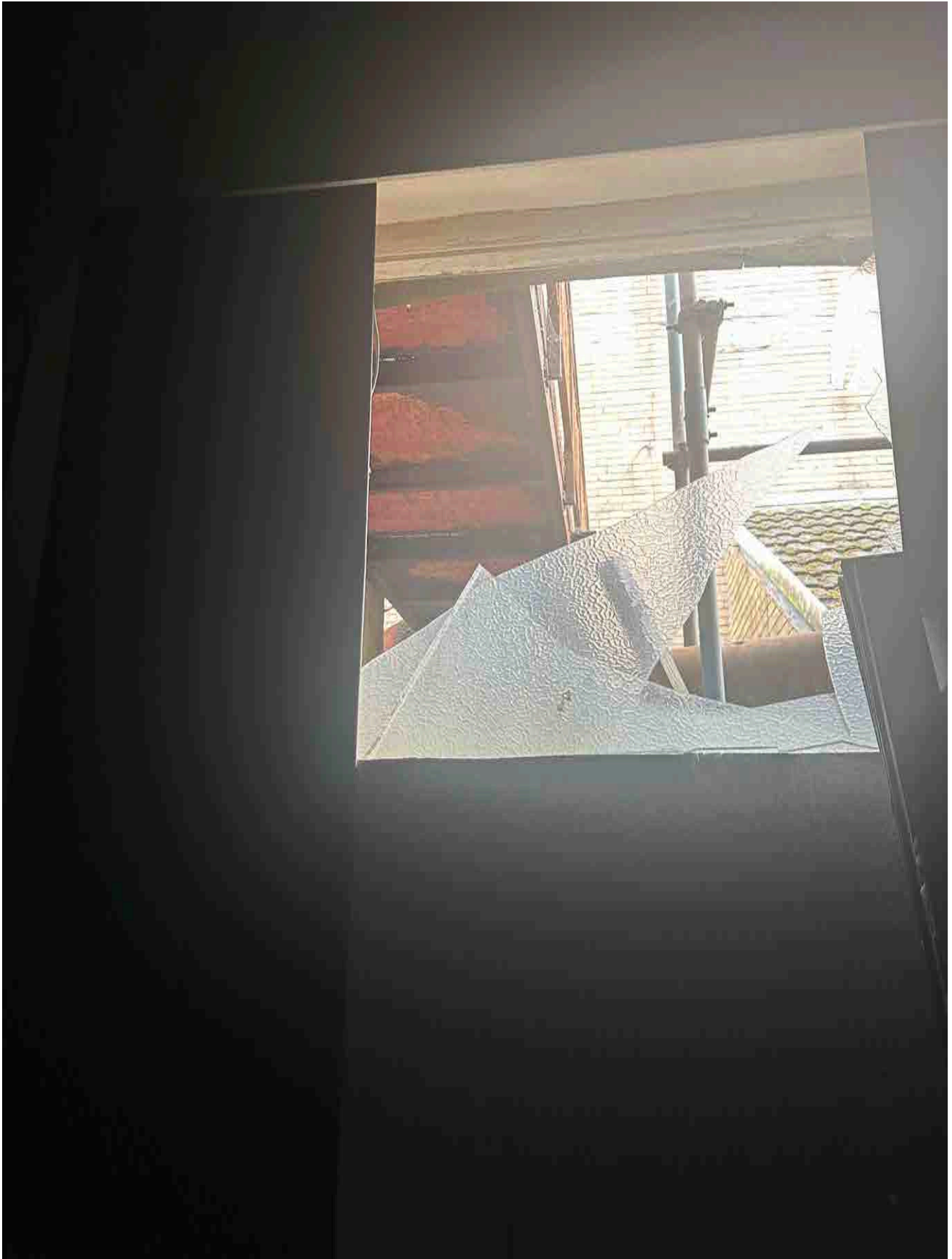
The front facade has become separated from a return wall inside the building



The rear room on the first floor



The truss in the rear first floor room shows signs of bowing and should be strengthened



The fire escape at the rear shows signs of corrosion and should be replaced.