STRUCTURAL ENGINEER’S REPORT

On Various Buildings & Structures

At

Wyndham Park

For

South Kesteven District Council
### Document History

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Checked by:  Ian Reardon  Date:  25.06.15
1.0 REFERENCE AND INSTRUCTIONS


1.2 Client : South Kesteven District Council

1.2.1 Address : Wyndham Park,
               Hill Avenue
               Grantham
               Lincolnshire
               NG31 9BB

1.3 Inspected Structures: White Bridge
                        Former Ticket Office
                        Former Plant Room + Stores
                        Memorial Archway
                        Memorial Shelter.

1.4 Instruction

1.4.1 Mode : Via Pick Everard Building Surveyors

1.5 Brief

- To carry out non-visual inspections and to provide a Structural Engineer’s Report on the above Structures.
- To comment on obvious inadequacies and defects of the structures.
- To comment on such further investigations as might be necessary to ascertain the cause of the damage and the type and scope of possible remedial measures.
2.0 SCOPE OF INVESTIGATIONS AND REPORT

In accordance with the aforesaid instructions, the following investigations have been undertaken:-

(a) A visual inspection of the following structures:

- White Bridge
- Former Ticket office
- Former Plant room
- Memorial Archway.
- Memorial Shelter.

(b) A desk study of geological surveys, maps or other records, where readily obtainable.

The investigations and this report are confined to technical assessment of the load bearing elements of the structures, the identification of damage in these elements at the time of our inspection, the cause of damage and the type and scope of measures necessary to repair that damage. Whilst every endeavour will be made to provide a positive and helpful report we are unable to predict the future behaviour of the structure or its components. Guarantee cannot therefore be given that the property will be free from future damage or that existing defects will not suffer from further deterioration or lead to damage.

This report is not to be used for any other purpose or by any third party and is not to be taken as a specification for remedial action or works.

The visual inspections were made on 17 June 2015 and detailed notes are retained on file. The weather was fine and dry.

No breaking out or opening up of the building fabric was undertaken at that time and no part of the property which was not readily accessible, or which was covered or otherwise concealed, was inspected. Absence of report on any such part is not to be taken that it is free from defect. Such unexposed parts may contain problems and special arrangements would need to be made for these areas to be investigated (where practicably possible) if confirmation were to be required about their condition.

Drains were not inspected or tested

Foundations were not uncovered

Woodwork was not inspected other than for present functional structural adequacy.

Enquiries with local or statutory authorities have not been carried out. Whilst attention may be drawn to any apparent breaches of statutory requirements relative to the buildings or site, the absence of any such comment does not imply compliance with such requirements.

Whilst attention may be drawn to the suspected presence of asbestos in the building, this report is to be taken specifically to exclude any advice or recommendation in respect of the identification, handling, management or disposal of asbestos. Advice should be sought from other specialists, as and where appropriate.

We have not carried out any inspections for invasive plant species such as Japanese Knotweed. Whilst attention may be drawn to the suspected presence of invasive plant...
species this report is to be taken specifically to exclude any advice or recommendation in respect of the identification, handling, management or disposal of such plants. If required advice should be sought from a qualified ecological or landscape consultant as and where appropriate.

2.1 **Classification of Visible Damage to Walls and Ceilings**

For the purposes of this report, the width of cracks is used as a basis for the classification of visible damage, broadly in compliance with the damage classifications defined by Building Research Establishment Digest 251, revision of 1995:

<table>
<thead>
<tr>
<th>Description</th>
<th>Approximate crack width</th>
<th>BRE Category of Damage</th>
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<tbody>
<tr>
<td>Hairline cracks</td>
<td>Barely visible, less than 0.1mm wide</td>
<td>0</td>
</tr>
<tr>
<td>Very slight cracks</td>
<td>Up to 1mm wide</td>
<td>1</td>
</tr>
<tr>
<td>Slight cracks</td>
<td>1mm to 5mm wide</td>
<td>2</td>
</tr>
<tr>
<td>Moderate cracks</td>
<td>5mm to 15mm wide</td>
<td>3</td>
</tr>
<tr>
<td>Severe cracks</td>
<td>15mm to 25mm wide</td>
<td>4</td>
</tr>
<tr>
<td>Very severe cracks</td>
<td>Greater than 25mm wide</td>
<td>5</td>
</tr>
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</table>

2.2 **Orientation**

For the purpose of this report elements of each structure are referenced to grid north

RIGHT-HAND and LEFT-HAND in relation to the building are taken when facing the Front Elevation i.e. looking from front towards rear.

RIGHT-HAND and LEFT-HAND in relation to individual walls or components are taken when facing that wall or component.

3.0 **REPORTS**

The individual reports for each structure are provided within Appendices A –E, with associated drawings in Appendix F.

4.0 **STATUS OF REPORT**

This report does not provide a warranty or guarantee as regards the structural adequacy and condition of the building. It provides a considered professional opinion based on a limited visual inspection and no liability shall attach to us except to the extent that we have failed to exercise reasonable skill, care and diligence in the provision of our services.

![Pick Everard Signature]

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