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Monday 11th July 2022

Ref: 15337/EO/RPT/02

STRUCTURAL ENGINEER'S INSPECTION REPORT

OF

EXISTING BUILDINGS

AT

7 AND 9 FISH ROW
SALISBURY
SP1 1EX

Summary

In general, the building is in reasonably good condition. The proposals for conversion to residential use are practically achievable within the existing building envelope. However, the building requires some attention in the form of minor remedial works indicated within the report.

1. Introduction:

- 1.1 We were instructed to visit the premises and undertake a visual inspection at 7 and 9 Fish Row, Salisbury SP1 1EX. The Building Owner is seeking permission to make some alterations and refurbishments to the building, requiring planning and listed building consent. JCP Engineers has been commissioned to make assessment of the existing building structure and provide commentary on any necessary structural remediation works that may be required, in line with the Architectural proposals set out in Appendix B this report.
- 1.2 In general, the proposals comprise of refurbishing the second floor for residential use, with some minor remedial works. A set of drawings indicating the Architectural design proposals are contained within Appendix B of this report.
- 1.3 The following Structural Engineer's report has been prepared for the planning application and application for listed building consent.
- 1.4 This report will consider those items observed which are of significance in relation to the building structure, and it should be read in conjunction with the Architect's drawings (refer to Appendix B).

2. Limitation:

- 2.1 This report is prepared for the sole benefit of the client by whom it is commissioned and we have no liability or duty to any other parties in respect of the contents or opinions expressed.

3. Inspection:

- 3.1 An inspection, without exploratory cutting away or the provision or use of special access equipment was carried out on the 15th July 2022 by JCP Engineers. The inspection was carried out by an experienced Chartered Structural Engineer.
- 3.2 The inspection was not a detailed measured survey. Parts of the structure, which were covered, unexposed or inaccessible, were not inspected. We are therefore unable to report that any such part of the property is free from defect. Drains and services have not been inspected.
- 3.3 At the time of our inspection the building was unoccupied.

4. Description:

- 4.1 The building at 7 and 9 Fish Row in Salisbury were added to the List of Buildings of Special Architectural or Historic Interest at with a Grade II listing in February of 1952. The building is described in the List as:

“SU 1429 NW 28.2.52. 3/329 1594 FISH ROW Nos 7 & 9 GII With The Wheatsheaf Inn, New Canal. West range (No 9) two storeys gabled mid C14. The east range (No 7) two storeys and attic gabled, first half of C15. Timber framed. Both have jettied stuccoed upper floors, the overhang concealed on No 9. No 7 has restored shallow wood frame bays, windows, six lights first floor, five lights second floor, the moulded sills are original. Ground floor modernised with door and large bar window as Wheatsheaf Inn. No 9 has small two light attic casement and on first floor early C19 small, tripartite, flush framed sash window, glazing bars intact. Modern shop front on ground floor partly returned to west. On this front No 9 has irregular flush framed sashes on first floor. The rest of ground floor painted brick with tall C19 recessed sashes, glazing bars intact and glazed door. All this part and the front to New Canal is now property of the Wheatsheaf Inn. Three storey block to New Canal, early C19 rebuilding. Hipped tiled roof. One sash window glazing bars to second floor. First floor has large canted bay window, sash lights, glazing bars, reeded surrounds, cornice, weatherboarded apron. Five small camber headed windows on ground floor. C20 single storey block to right. Interiors: No 7 has exposed wall posts on first floor and chamfered ceiling beams. Second floor has C17 plaster casing to two beams, and winged beasts, continued in frieze. C15 fireplace. The roof retains purlins and wind braces. No 9, west range, mid C14 has remains of crown post roof. Nos 7 & 9 form a group with Nos 9 & 11 Butchers Row.”

- 4.2 The building generally consists of a timber cut roof and suspended timber floors supported on existing load-bearing walls. There are some elements of historic timber framing which are integrated within the masonry structure.

5. Observations and Discussion:

- 5.1 Room 11 – a timber prop has been introduced to support a partly fractured timber purlin on the West roof pitch (refer to Photograph 01 in Appendix A). The prop is supported on the ceiling beam beneath (effectively changing the original load path for which the roof and floor structures would have originally been designed for).
- 5.2 Room 10 – the ceiling ties appear to have deteriorated (refer to Photographs 02 and 03 in Appendix A). The ceiling ties are connected to and provide lateral restraint to the purlins.
- 5.3 Room 9 – a timber prop has been introduced to support a partly fractured timber purlin on the West roof pitch (refer to Photograph 04 in Appendix A). The prop is supported on the ceiling beam beneath (effectively changing the original load path for which the roof and floor structures would have originally been designed for).
- 5.4 Room 1 – the walls and roof structure are in good condition, with no structural defects of note (refer to Photographs 05, 06 and 07 in Appendix A).
- 5.5 Room 8 – the historic roof timbers are in reasonably good condition, with no sign of any significant deterioration (refer to Photograph 08 in Appendix A).
- 5.6 Room 2 – the ceiling beams (one of which supports to the timber prop alluded to in Section 5.1 above) could be seen to be sagging excessively; the floors were somewhat uneven and sagging excessively also. The north elevation wall could be seen to be leaning outward slightly (refer to Photographs 09, 10 and 11). Given the age of the building, this type of movement is to be expected and the building should continue to be assessed on an ongoing basis. Some remedial measures are recommended in the short term to stiffen up the ceiling and floors.
- 5.7 Room 3 – a ceiling beam could be seen to be sagging excessively (refer to Photograph 12 in Appendix A). Some remedial work is recommended to stiffen up the ceiling beam.
- 5.8 Room 4 – the walls and ceiling are in reasonably good condition, with no structural defects (refer to Photographs 13 and 14 in Appendix A).
- 5.9 Communal Area – the walls, floor and ceiling are in reasonably good condition, with no structural defects (refer to Photographs 15, 16 and 17 in Appendix A).

- 5.10 Room 5 – the walls, floor and ceiling are in reasonably good condition, with no structural defects (refer to Photographs 18 and 19 in Appendix A).
- 5.11 Room 6 – a crack could be seen in the ceiling; some signs of past water ingress could be seen also (refer to Photographs 20 and 21 in Appendix A). The cracking is not thought to be structurally significant, and is thought to be related to the water ingress issues which were evident. The roof timbers which were exposed at the time of the inspection did not appear to be affected by any water ingress issues. Measures should be taken to address any water ingress issues, if these have not already been taken care of.

6. Conclusion and Recommendations

In general, the building is in reasonably good condition. The proposals for conversion to residential use are achievable within the existing building envelope. However, the building requires some attention in the form of remedial works as follows:

- A. Room 11 – the fractured timber purlin should be repaired or replaced. The prop can then be removed. It would be a prudent approach to allow for laying new floor also.
- B. Room 10 – the ceiling ties should be replaced; these should be nailed or screwed into the existing purlins.
- C. Room 9 – the fractured timber purlin should be repaired or replaced. The prop can then be removed. It would be a prudent approach to allow for laying new floor also.
- D. Room 2 – The ceiling beams should be stiffened up to prevent further sagging or creep occurring over time. This can be achieved by introducing threaded metal bars in the internal body of the beams, bedded in epoxy resin; this can be done from above the ceiling, whilst preserving the historic cornices and other ceiling finishes to the underside. It would be a prudent approach to allow for laying new joists also.
- E. Room 3 – The ceiling beam should be stiffened up to prevent further sagging or creep occurring over time. This can be achieved by introducing threaded metal bars in the internal body of the beams, bedded in epoxy resin; this can be done from above the ceiling, whilst preserving the historic cornices and other ceiling finishes to the underside.

- F. Room 6 – the water ingress issues should be addressed in the short term, if not already done so.
The crack should be suitably filled and covered over with an appropriate ceiling finish.

Provided the above works are carried out by a competent contractor, we believe the building is suitable for re-use as indicated in the Architectural design proposals.

We trust that this report is self-explanatory, if however, any clarification or further advice is required do not hesitate to contact us.

For J.C.P. Engineers
Eric Ojjerro B.Eng (Hons) C.Eng M.IStruct.E
Director

Appendix A – Photographs



Photograph 01 7 and 9 Fish Row, Salisbury SP1 1EX
Room 11 – Facing South – Showing propped fractured purlin



Photograph 02 7 and 9 Fish Row, Salisbury SP1 1EX
Room 10 – Facing North – Showing deteriorated ceiling ties



Photograph 03 7 and 9 Fish Row, Salisbury SP1 1EX
Room 10 – Facing South – Showing deteriorated ceiling ties



Photograph 04 7 and 9 Fish Row, Salisbury SP1 1EX
Room 9 – Facing North – Showing propped fractured purlin



Photograph 05 7 and 9 Fish Row, Salisbury SP1 1EX
Room 1 – Facing North – in good condition

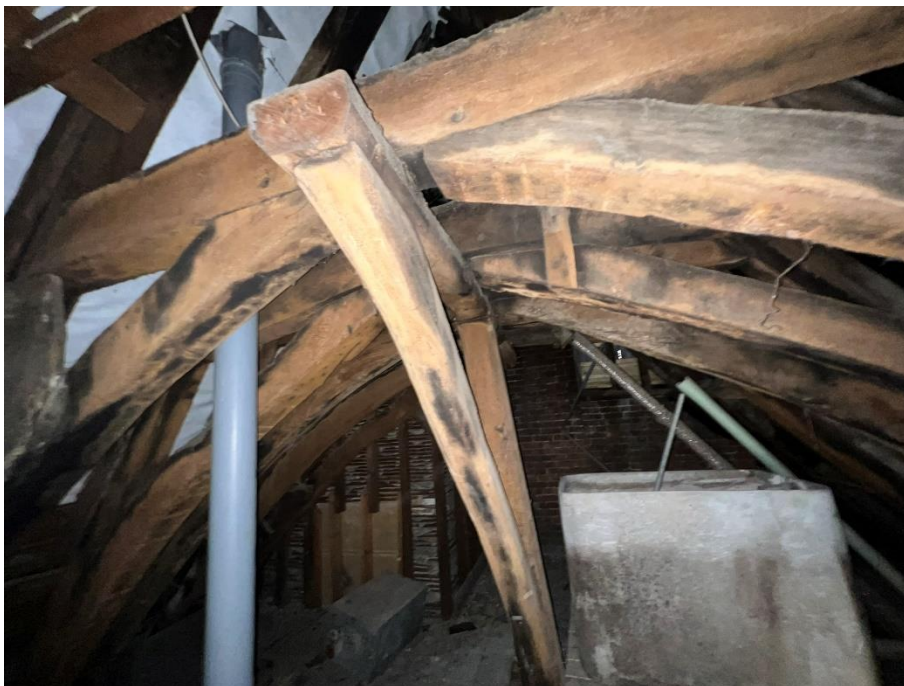


Photograph 06 7 and 9 Fish Row, Salisbury SP1 1EX
Room 1 – Facing South – in good condition



Photograph 07

7 and 9 Fish Row, Salisbury SP1 1EX
Room 1 – Roof structure over – in good condition



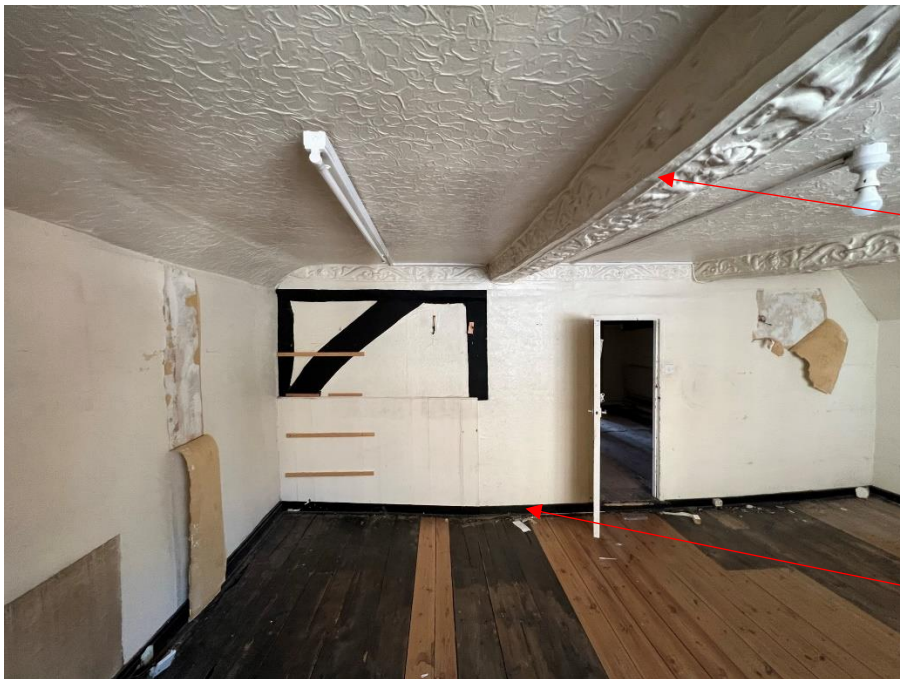
Photograph 08

7 and 9 Fish Row, Salisbury SP1 1EX
Room 8 – Facing South – Historic timber framing – in reasonably good condition



Photograph 09

7 and 9 Fish Row, Salisbury SP1 1EX
Room 2 – Facing west – Sagging ceiling beams, sagging floor and leaning wall elevation



Photograph 10

7 and 9 Fish Row, Salisbury SP1 1EX
Room 2 – Facing South – Sagging ceiling beam and sagging floor



Photograph 11

7 and 9 Fish Row, Salisbury SP1 1EX
Room 2 – Facing East – Sagging ceiling beams, sagging floor and leaning wall elevation



Photograph 12

7 and 9 Fish Row, Salisbury SP1 1EX
Room 3 – Facing South – Sagging ceiling beam



Photograph 13 7 and 9 Fish Row, Salisbury SP1 1EX
Room 4 – Facing West – in reasonably good condition



Photograph 14 7 and 9 Fish Row, Salisbury SP1 1EX
Room 4 – Facing North – in reasonably good condition



Photograph 15 7 and 9 Fish Row, Salisbury SP1 1EX
Communal Area – Facing North – in reasonably good condition



Photograph 16 7 and 9 Fish Row, Salisbury SP1 1EX
Communal Area – Facing South – in reasonably good condition



Photograph 17 7 and 9 Fish Row, Salisbury SP1 1EX
Communal Area – Facing East – in reasonably good condition



Photograph 18 7 and 9 Fish Row, Salisbury SP1 1EX
Room 5 – Facing East – in reasonably good condition



Photograph 19

7 and 9 Fish Row, Salisbury SP1 1EX
Room 5 – Facing West – in reasonably good condition



Photograph 20

7 and 9 Fish Row, Salisbury SP1 1EX
Room 6 – Facing East – Showing crack in ceiling and some water penetration issues in ceiling, but otherwise in reasonably good condition



Photograph 21

7 and 9 Fish Row, Salisbury SP1 1EX
Room 6 – Facing West – in reasonably good condition



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Appendix B – Architectural Design Proposals

