

STRUCTURAL ENGINEERS REPORT

PROJECT REFERENCE:

C15403

PROJECT:

Huyton Cricket Club Pavillion
Huyton Lane, Knowsley
Liverpool L36 7XD

CLIENT:

Andy Garnett
Breck Homes Ltd
20 Sceptre Court
Bamber Bridge, Preston
PR5 6AW

ISSUE DATE / REV:

13 June 2025

ENGINEER:

Tim Barratt
B.Sc(Hons) C.Eng. M.I.Struct.E.

Northern Structural Services

1 Prestbury Rd
Macclesfield
SK10 1AU

T: 01625 425 243

W: www.northernstructuralservices.co.uk



CONTENTS

1. INTRODUCTION	1
2. LIMITATIONS	1
3. OBSERVATIONS	2
3.1. <i>EXTERNAL</i>	2
3.1.1. Front Elevation	2
3.1.2. Right Elevation	2
3.1.3. Rear Elevation	2
3.1.4. Left Elevation	3
3.2. <i>INTERNAL</i>	4
3.2.1. Main Room	4
3.2.2. Right Room	4
3.2.3. Changing Area, Showers & Toilets – Right Side	4
3.2.4. Toilets & Kitchen to Left Side	4
3.2.5. Roof Space	5
3.2.6. Subfloor	5
4. OVERALL STRUCTURE	6
5. STRUCTURAL SUMMARY/CONCLUSIONS	7
APPENDIX A – SURVEY PHOTOGRAPHS	



1. INTRODUCTION

Following your recent instruction, we visited Huyton Cricket Club Pavillion, Huyton Lane, Knowsley, Liverpool on 10th June 2025 to carry out a structural engineer's report and our comments are given below.

The property was a detached commercial premises. For the purpose of this report all directions will be taken as if viewed from the front of the property.

2. LIMITATIONS

This report is solely for the use of the client and their professional advisers, to whom liability for its contents would be limited. The report is based upon a visual inspection of the superstructure as it stands, no openings have been formed in the superstructure, nor have we checked for dampness.

Whilst it does not aim to provide an exhaustive list of minor defects, it does describe any significant structural defects that are apparent from a visual survey. The report focuses on elements of the building that are structural or may be acting in a structural manner.

We cannot provide comments on areas of the structure that we were unable to access or that are concealed by finishes that have not been removed. Further defects may be uncovered through more extensive investigations, such as exposing structural elements or removing wall coverings. Our reasonable assumptions about the structure are based on our experience and good building practices.



3. OBSERVATIONS

3.1. EXTERNAL

3.1.1. Front Elevation

To the left end of this section is a single storey lean-to. The right side has a single storey extension and the main roof has 2 dormers. This elevation is mainly timber clad with the extension to the right being concrete block.

The main roof is duo-pitched from front to rear and is plain clay tiled. The roof overhangs a veranda which is supported by timber posts and angled brackets. Across the main part of this elevation is decking. This decking runs to a rendered retaining wall. The retaining wall has brickwork in front of it which is settling/collapsing.

The wall appears to be timber framed construction to the older part. There are a number of plain panels to the walls, panels with tongue and groove type boards and some plywood areas. The boarding is badly weathered to the left and right ends of the main structure. To the right corner of the older part the timber corner post leans rearwards and the sheeting bulges outwards. The panel on the right side of the corner is out of square considerably. To the left side there is damage or decay creating a hole in the base of the panelling just above the plinth detail at the collapsed upper part of the retaining wall to the ramp/veranda.

3.1.2. Right Elevation

This elevation is the wall to the extension, which is concrete blockwork. The roof is hipped and plain clay tiled.

3.1.3. Rear Elevation

This is similar to the front elevation, with the extension to the right side and 2 dormers to the main roof, the main area having a veranda and the roof overhanging this, supported by timber columns and timber angled brackets. The main wall is timber framed construction and the extension concrete blockwork. The eaves dips down to the left to the left end of the roof.

The panelling is in poor condition. To the right corner it is peeling open and, on the rear facing part, the timbers are decaying. Parts of the lower timbers are also softening and the boarding is



generally weathered. The left corner area is also similarly affected, with the timber to the corner and directly on the brickwork plinth showing signs of decay. The timbers to the lean-to part on the left side are separating.

3.1.4. Left Elevation

This is the side of the lean-to area. To the rear corner the panelling has been replaced with OSB – Oriented Strand Board. There are missing panels to the lower part where there is pipework exposed in the rear panel and internal structure in the forward panel. The lower panel to the front corner also appears to be missing, but this is obscured by vegetation.

The timber is badly weathered, and this includes a small gable to the roof. This elevation appears to have only 3 of its 4 panels as T&G type boarding.



3.2. INTERNAL

3.2.1. Main Room

This has a suspended timber floor and the joists and boards are decaying. There is a hole in the floor to the front part and the joists and boarding are collapsing behind the bar.

3.2.2. Right Room

This has a suspended timber floor. Although all the floor area could not be viewed, we did note 2 areas where floor boarding has decayed and collapsed. There is timber panelling finished with T&G boards as well as plain boarding and some of this is loose to the ceiling in the rear part.

To the centre of the ceiling the roof structure can be partly viewed owing to some of the ceiling being cut away.

The floor has mainly been boarded over, and this has also been worn out or decayed. The walls appear to be approximately 100mm timber studs.

3.2.3. Changing Area, Showers & Toilets – Right Side

This area is the concrete block extension to the right side. There are 3 steps down from the main floor level. The floor appears to be a ground bearing slab. To the rear there are signs of moisture penetration and a gap to the corner. The roof appears to be timber rafters.

3.2.4. Toilets & Kitchen to Left Side

This is part of the timber framed structure and is the same floor construction as the main room. To the toilet area to the front the floor is collapsing and the walls are damaged. Vegetation is penetrating the front left corner. There is an opening detail to the kitchen ceiling which appears to be collapsing.



3.2.5. Roof Space

This area was difficult to see and access. There are likely to be timber trusses and purlins but not enough of the roof could be safely viewed to establish an overall picture internally. There are signs of decay to the boarding to the roof.

3.2.6. Subfloor

This area could only be viewed via the collapsed areas of flooring. We have seen a honeycomb wall as a mid-span support and that the external brick plinth continues down to also provide support.



4. OVERALL STRUCTURE

The majority of the building is timber framed. This appears to be a single skin timber wall to the outer walls, with expressed timbers and, originally, tongue and groove boarding infilling the panels between the horizontal and vertical timbers. There has been much replacement with renderboard or painted plywood.

The roof is distorted and this could be due to the heavy, plain clay tiles which now cover the roof. It is more likely that the roof would have been slated or even timber shales, a much lighter covering, and the roof has not been strengthened to account for the new tiles.

The internal walls also rely on timber framing and these will be carrying load from the roof structure. The internal front-rear walls are also acting as bracing to the front and rear walls and as overall stability elements to the structure. The elements may additionally require a good floor structure to transfer load to the foundations.



5. STRUCTURAL SUMMARY/CONCLUSIONS

The main roof structure is over deflecting, particularly to the rear left corner. This is likely to be the result of a loss of strength of the panelling and the additional load of the roof tiles. It would be preferable if the tiles could be replaced with an acceptable lightweight tile. The panelling requires re-boarding with T&G.

The floor appears to be compromised and requires replacing. There are no undue signs of foundation movement to the building, and it is to be hoped that the brickwork below floor level is in an acceptable condition.

Accordingly, we would recommend the following:

1. Carry out a dimensional survey of the structural members – this is likely to need a contractor to open-up and make areas safe
2. Replace all damaged and rotting panels to the elevations with new T&G to match existing
3. Replace affected vertical and horizontal timbers to the front, rear and sides
4. Rebuild the front retaining wall
5. Replace the suspended ground floor structure
6. Provide suitable beams over the kitchen opening

We would also note the following none-structural items will require addressing, but architectural advice will also be needed on these items:

1. Rainwater goods – these are missing or incomplete around the building
2. Flashing details – some repairs have been made but generally new flashing is required to the gables, dormers and possibly the valleys
3. The roof tiles are dislodged or missing, with felt in some areas and not in others – hopefully this could be addressed by re-roofing with appropriate materials
4. We noted that stained glass windows are damaged where boarded over
5. Connect drainage to a formal system



Further investigation may reveal additional items.

We have not inspected woodwork, or other parts of the structure, which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Should there be any further information you may require, please do not hesitate to contact us.

T. M. Barratt

B.Sc(Hons) C.Eng. M.I.Struct.E.

APPENDIX A – SURVEY PHOTOGRAPHS

Table of Figures:

- Figure 1 – Front elevation*
- Figure 2 – Timber post to roof*
- Figure 3 – Timber brackets to roof*
- Figure 4 – Base of post & fixed benching*
- Figure 5 – Retaining wall to veranda*
- Figure 6 – Settling brickwork in front of retaining wall*
- Figure 7 – Damaged brickwork/render to retaining wall*
- Figure 8 – Left corner to front*
- Figure 9 – Gap to render/tiling, misaligned guttering*
- Figure 10 – Left dormer*
- Figure 11 – Flashing detail, left dormer*
- Figure 12 – Flash banding, right side of left dormer*
- Figure 13 – Sagging gutter to central part*
- Figure 14 – Peeling paint to walling*
- Figure 15 – Misaligned guttering, right side*
- Figure 16 – Right dormer*
- Figure 17 – Boarding to roof, left side of right dormer*
- Figure 18 – Roofing felt, right side of right dormer*
- Figure 19 – Timber cladding, right side*
- Figure 20 – Cladding & corner non-vertical*
- Figure 21 – Right elevation*
- Figure 22 – Rear elevation*
- Figure 23 – Missing guttering, right side, rear*
- Figure 24 – Missing guttering, right side, rear*
- Figure 25 – Uneven ridge tiles, right side, rear*
- Figure 26 – Paneling, right side, rear*
- Figure 27 – Rotten timber, right side, rear*
- Figure 28 – Retaining wall to rear veranda*
- Figure 29 – Timber boarding, paneling & dwarf wall*
- Figure 30 – Right dormer to rear*
- Figure 31 – Felt to roof, rear right dormer*
- Figure 32 – Boarding to roof, left side of rear right dormer*
- Figure 33 – Eaves & lighting to veranda*
- Figure 34 – Steps up to veranda*
- Figure 35 – Path to rear of decking*
- Figure 36 – Rotting timber to centre*
- Figure 37 – Left side, rear – timber lathes*
- Figure 38 – Ply panelling adjacent to lathe panel*
- Figure 39 – Left corner*
- Figure 40 – Left end of rear elevation*
- Figure 41 – Loose cladding*
- Figure 42 – Back door*

Figure 43 – Missing guttering, rear left corner
 Figure 44 – Left elevation
 Figure 45 – Brickwork to base of wall
 Figure 46 – Openings, left elevation
 Figure 47 – Opening, left elevation
 Figure 48 – Front left corner
 Figure 49 – Front left corner
 Figure 50 – Cladding to roof
 Figure 51 – Collapsed retaining wall front left
 Figure 52 – Hole in boarding, left side, front wall
 Figure 53 – Cracking to retaining wall, front right
 Figure 54 – Purlins to roof over veranda
 Figure 55 – Main, central room looking right
 Figure 56 – Main, central room looking left
 Figure 57 – Central doors, rear wall
 Figure 58 – Right hand room, main building
 Figure 59 – Roof structure over right hand room
 Figure 60 – Roofing felt over right side of right hand room
 Figure 61 – Wall, rear of right hand room
 Figure 62 – Top of rear wall, right hand room
 Figure 63 – Centre of left wall, right hand room
 Figure 64 – Hole in floor, right hand room
 Figure 65 – Floorboards & boarding over, right hand room
 Figure 66 – Hole in floor, right hand room
 Figure 67 – Right wall to right hand room
 Figure 68 – Steps from right hand room to shower/toilets
 Figure 69 – Shower room
 Figure 70 – Roof to shower/toilets
 Figure 71 – Rear of right wall toilets
 Figure 72 – Rust to beading, rear right wall
 Figure 73 – Rear right corner, toilets
 Figure 74 – Damage to ceiling, toilets
 Figure 75 – Door to front wall
 Figure 76 – Right toilet room
 Figure 77 – Roof structure, right toilet room
 Figure 78 – Sleeper wall, right room
 Figure 79 – Wall & hole in main room
 Figure 80 – Left front of main room
 Figure 81 – Left toilet area, collapsing floor
 Figure 82 – Damage to rear wall, left toilets
 Figure 83 – Vegetation penetrating front left corner
 Figure 84 – Bar
 Figure 85 – Floor behind bar
 Figure 86 – Floor behind bar
 Figure 87 – Kitchen – rear left
 Figure 88 – Opening to left of kitchen
 Figure 89 – Roof void over kitchen
 Figure 90 – Roof – right side of right room

Figure 91 – Rear wall to bar

Figure 92 – Former window, rear wall to bar

Figure 93 – Roof/ceiling boarding, rear of bar

Figure 94 – Damage to ceiling, rear of bar

Figure 95 – Ceiling

Figure 96 – Collapsed floor, left toilets

Figure 97 – Roof over toilets



Figure 1 – Front elevation



Figure 2 – Timber post to roof



Figure 3 – Timber brackets to roof



Figure 4 – Base of post & fixed benching



Figure 5 – Retaining wall to veranda



Figure 6 – Settling brickwork in front of retaining wall



Figure 7 – Damaged brickwork/render to retaining wall



Figure 8 – Left corner to front



Figure 9 – Gap to render/tiling, misaligned guttering



Figure 10 – Left dormer



Figure 11 – Flashing detail, left dormer



Figure 12 – Flash banding, right side of left dormer



Figure 13 – Sagging gutter to central part



Figure 14 – Peeling paint to walling



Figure 15 – Misaligned guttering, right side



Figure 16 – Right dormer



Figure 17 – Boarding to roof, left side of right dormer



Figure 18 – Roofing felt, right side of right dormer



Figure 19 – Timber cladding, right side



Figure 20 – Cladding & corner non-vertical



Figure 21 – Right elevation



Figure 22 – Rear elevation



Figure 23 – Missing guttering, right side, rear



Figure 24 – Missing guttering, right side, rear



Figure 25 – Uneven ridge tiles, right side, rear



Figure 26 – Paneling, right side, rear



Figure 27 – Rotten timber, right side, rear



Figure 28 – Retaining wall to rear veranda



Figure 29 – Timber boarding, paneling & dwarf wall



Figure 30 – Right dormer to rear



Figure 31 – Felt to roof, rear right dormer



Figure 32 – Boarding to roof, left side of rear right dormer



Figure 33 – Eaves & lighting to veranda



Figure 34 – Steps up to veranda



Figure 35 – Path to rear of decking



Figure 36 – Rotting timber to centre



Figure 37 – Left side, rear – timber lathes



Figure 38 – Ply panelling adjacent to lathe panel



Figure 39 – Left corner



Figure 40 – Left end of rear elevation



Figure 41 – Loose cladding



Figure 42 – Back door



Figure 43 – Missing guttering, rear left corner



Figure 44 – Left elevation



Figure 45 – Brickwork to base of wall



Figure 46 – Openings, left elevation



Figure 47 – Opening, left elevation



Figure 48 – Front left corner



Figure 49 – Front left corner



Figure 50 – Cladding to roof



Figure 51 – Collapsed retaining wall front left



Figure 52 – Hole in boarding, left side, front wall



Figure 53 – Cracking to retaining wall, front right



Figure 54 – Purlins to roof over veranda



Figure 55 – Main, central room looking right



Figure 56 – Main, central room looking left



Figure 57 – Central doors, rear wall



Figure 58 – Right hand room, main building



Figure 59 – Roof structure over right hand room



Figure 60 – Roofing felt over right side of right hand room

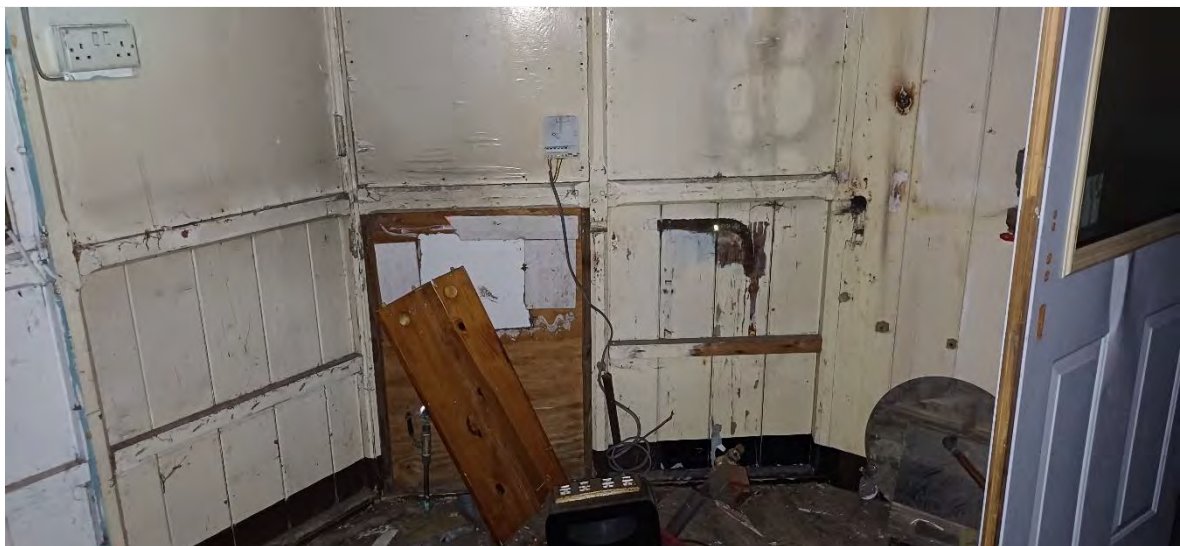


Figure 61 – Wall, rear of right hand room



Figure 62 – Top of rear wall, right hand room



Figure 63 – Centre of left wall, right hand room



Figure 64 – Hole in floor, right hand room

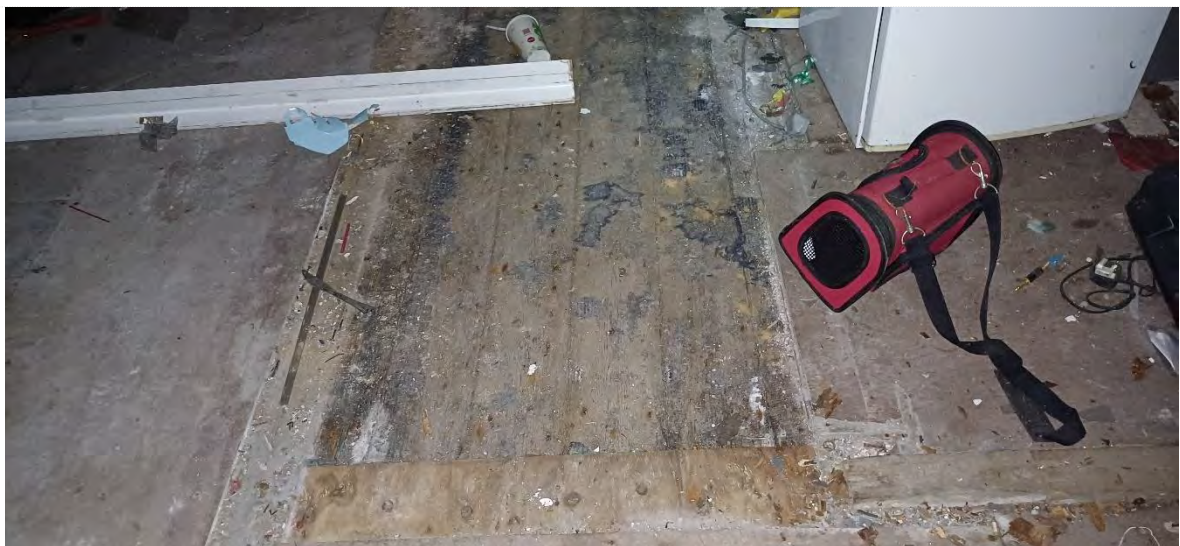


Figure 65 – Floorboards & boarding over, right hand room



Figure 66 – Hole in floor, right hand room



Figure 67 – Right wall to right hand room

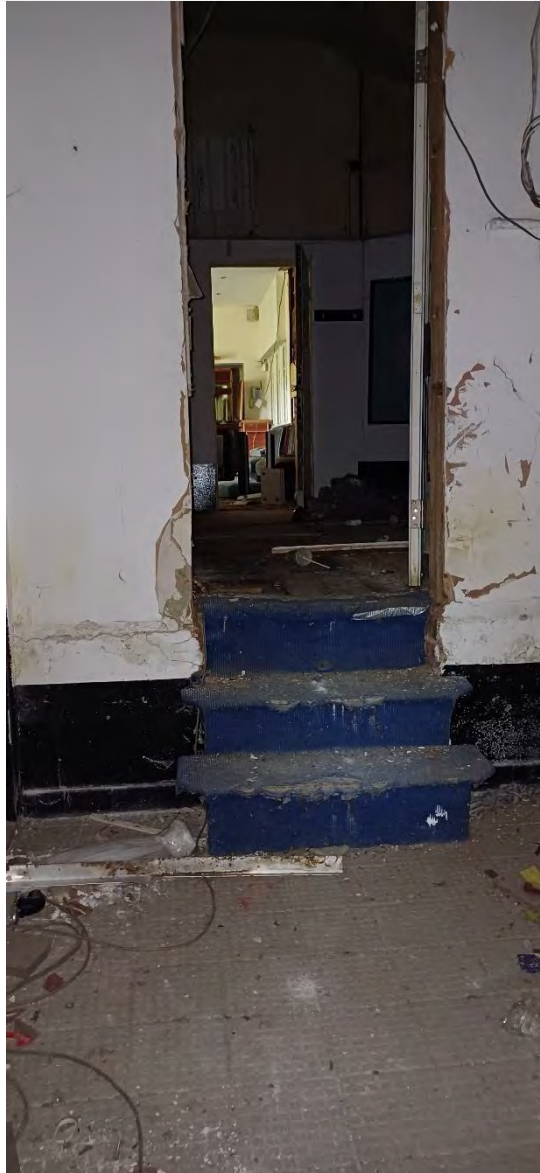


Figure 68 – Steps from right hand room to shower/toilets



Figure 69 – Shower room



Figure 70 – Roof to shower/toilets



Figure 71 – Rear of right wall toilets



Figure 72 – Rust to beading, rear right wall



Figure 73 – Rear right corner, toilets



Figure 74 – Damage to ceiling, toilets



Figure 75 – Door to front wall



Figure 76 – Right toilet room



Figure 77 – Roof structure, right toilet room



Figure 78 – Sleeper wall, right room



Figure 79 – Wall & hole in main room



Figure 80 – Left front of main room

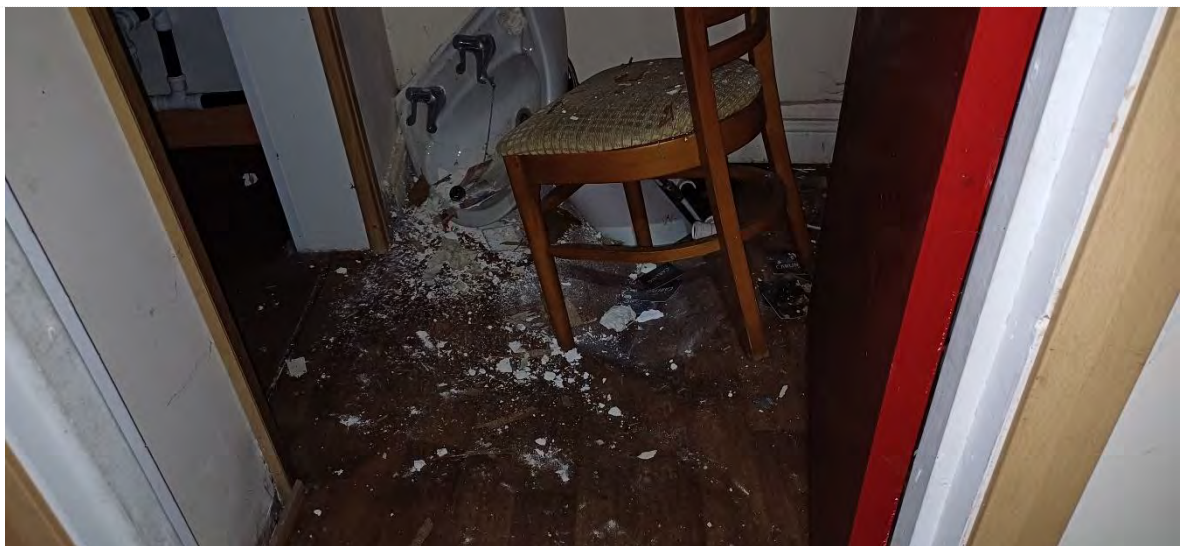


Figure 81 – Left toilet area, collapsing floor



Figure 82 – Damage to rear wall, left toilets



Figure 83 – Vegetation penetrating front left corner



Figure 84 – Bar



Figure 85 – Floor behind bar



Figure 86 – Floor behind bar



Figure 87 – Kitchen – rear left



Figure 88 – Opening to left of kitchen



Figure 89 – Roof void over kitchen



Figure 90 – Roof – right side of right room



Figure 91 – Rear wall to bar



Figure 92 – Former window, rear wall to bar



Figure 93 – Roof/ceiling boarding, rear of bar



Figure 94 – Damage to ceiling, rear of bar



Figure 95 – Ceiling



Figure 96 – Collapsed floor, left toilets



Figure 97 – Roof over toilets