2028 – THE SAWMILL PENISTONE

ENGINEERS REPORT FOR THE TEMPORARY STABILITY OF SAWMILL ALONG THE GREEN, PENISTONE FOLLOWING IT PARTIAL DEMOLITION

Following an incident during the demolition of the Sawmill in Penistone on 18th June 2012 where a section of the building collapsed into the highway BJB Consulting LLP were appointed by Mr. Ciaran Donnelly to attend site and assess the stability of the remaining structure adjacent to Green road whilst also put forward recommendations to ensure it remains in a stable condition. The site visit was carried out on the morning of the 20th June 2012.

The building elevation along Green Road which was subject to the earlier collapse was upon inspection in a reasonably stable condition with only three areas which were requiring attention these being:-

1. Removal of the loose stone as indicated in photo 1
2. Removal of the loose stone as indicated in photo 2
3. Removal of the chimney as indicated in photo 3

It was agreed that the above would be carried out the same day using mobile access equipment sited in the emergency lane closure.

It was considered that following the works described above which are also covered under Contractors Instruction No. CID/CI/002 included in Appendix A, the remaining elevation would remain in a stable condition until a formal road closure can be agreed to continue the demolition of the remaining structure.

A second site visit was carried out on the morning of 21st June 2012, which verified the works as detailed above had been completed satisfactorily.

It was agreed during this second visit that four number high level stone and brick piers as shown on photo 4 should be reduced in height. This work was not dependant on a road closure and would be carried out using the demolition contractors previously agreed methodology. In addition to this a portion of timber frame as shown on photo 5 would need to be removed as it was in an unstable condition and was at risk of potentially falling into the rear garden of the adjacent property. The removal of this timber frame would also facilitate the erection of a cantilever scaffold to provide stability of the stone wall also shown in photo 5 and support to the remaining timber floor.

All works described above during the second site visit are covered under Contractors Instruction No. CID/CI/003 included in Appendix B.

From discussions with Mr Ciaran Donnelly it is understood that no further demolition works can proceed to the elevations on Green Road and High Street until formal road closures are in force which may not be possible for several months.

In consideration of the poor structural condition of the original building and the recent demolition activities BJB Consulting LLP would express great concern on leaving the building in its current condition for any length of time.

BJB Consulting LLP had previously prepared a report on the structural condition of the Sawmill with particular reference to the aforementioned elevations. The report, a copy of which is included in Appendix C, concludes the condition of the stonework is in an extremely poor and distressed condition with numerous cracks, mortar loss and general disrepair.

The recent removal of roof finishes and the extensive stripping out has left the already fragile elevations in an extremely exposed state. This situation is made worse considering minimal lateral restraint to the walls is being offered via the roof and first floor structures.

In addition to this photos 6 & 7, demonstrate the precarious nature of the existing timber frame which has the potential to fail without warning particularly in windy conditions.

In conclusion, the partial demolition of the sawmill has resulted in the remaining elements and particularly those immediately adjacent to Green Road and High Street being in an extremely exposed condition which pose a risk of structural failure. It can not be recommended that the remaining structure is allowed to exist in its current state for any reasonable length of time. The professional opinion of BJB Consulting LLP would be for the continual and immediate demolition of the remaining structure.

It must be noted from the report in Appendix C that the wall along the high street is retaining the highway and footpath. This wall should only be demolished down to top of footpath level, our recommendation then being to backfill directly behind the wall until a permanent retaining solution has been implemented.

Chris Neill
Project Engineer – BJB Consulting LLP 21st June 2012

All photographs referenced in above text are contained in Appendix D.

APPENDIX A

CONTRACTOR'S INSTRUCTION

	No: CID/CI/
	Date: 20/6/2012.
Contract: PENISTONE SAWMILL DEMOLITION	Contract No:
Subcontract: N/A	S/C No: N/A

Contractor's instruction category:	1	☐	General instruction
	2	☒	Instruction changing works information
	3	☐	Proposal to change works information
	4	☐	Acceptance of a quotation
	5	☐	Notification that a proposed instruction or proposed changed decision will not be given
Previous relevant communications:			

DETAILS

For and on behalf of Cidon Construction

EMERGENCY WORK TO BE CARRIED OUT ASAP.

1. DEBRIS TO CLEANED OF SECTION OF TIMBER FLOOR REMAINING IN CORNER MARKED X ON ADJACENT PLAN REF PSM/001/A

2. LOOSE MATERIALS ON GREEN ROAD ELEVATION (MARKED X) ON DWG PSM/002/A TO BE REMOVED BY HAND FROM MEWP AND FROM SCAFFOLD TO ENSURE NO UNSTABLE DEBRIS LIKELY TO FALL INTO ROAD. THE SECTION OF TIMBER FLOOR AS ITEM 1 TO REMAIN IN POSITION AT ALL TIMES, THIS PROVIDES STABILITY TO THE MAIN ELEVATION

3. THE WALL ON ELEVATION B / GREEN RD CORNER TO BE TAKEN BACK TO THE FIRST PIER / TIMBER FLOOR LEVEL. BY HAND WORKING OF THE SCAFFOLD.

4. ~~ALL~~ CHIMNEY REF A TO BE REMOVED BY HAND DOWN TO WALL

CIDON CONSTRUCTION	**CONTRACTOR'S INSTRUCTION**	No: CID/CI/002.
		Date:
Contract: **PENISTONE SAWMILL DEMOLITION**		Contract No:
Subcontract: **N/A**		S/C No: **N/A**

Contractor's instruction category:	1	☐	General instruction
	2	☒	Instruction changing works information
	3	☐	Proposal to change works information
	4	☐	Acceptance of a quotation
	5	☐	Notification that a proposed instruction or proposed changed decision will not be given
Previous relevant communications:			

DETAILS

For and on behalf of Cidon Construction

PLATE LEVEL VIA ACCESS FROM MEWP SITUATED ON GREEN RD WITH STOP/GO BOARD EMERGENCY TM.

5. NO FURTHER WORKS TO TAKE PLACE ON SITE OTHER THAN 1-4 UNTIL AN ENGINEERS' ~~FORMAL~~ REPORT + REVISED MS* IN PLACE. AND A REINSPECTION BY BJB CONSULTING ENGINEER. (BY PRINCIPAL CONTRACTOR) ~~ON THE WORKS NOTIFIED ABOVE~~ HAS TAKEN PLACE AND STABILITY REASSESSED.

THIS HAS BEEN ARRANGED FOR 0830 21/6/12.

ISSUED BY. Ciaran Donnelly C. DONNELLY (PRINCIPAL CONTRACTOR)

AGREED BY. C.R. Neill C. NEILL (BJB CONSULTING LLP)

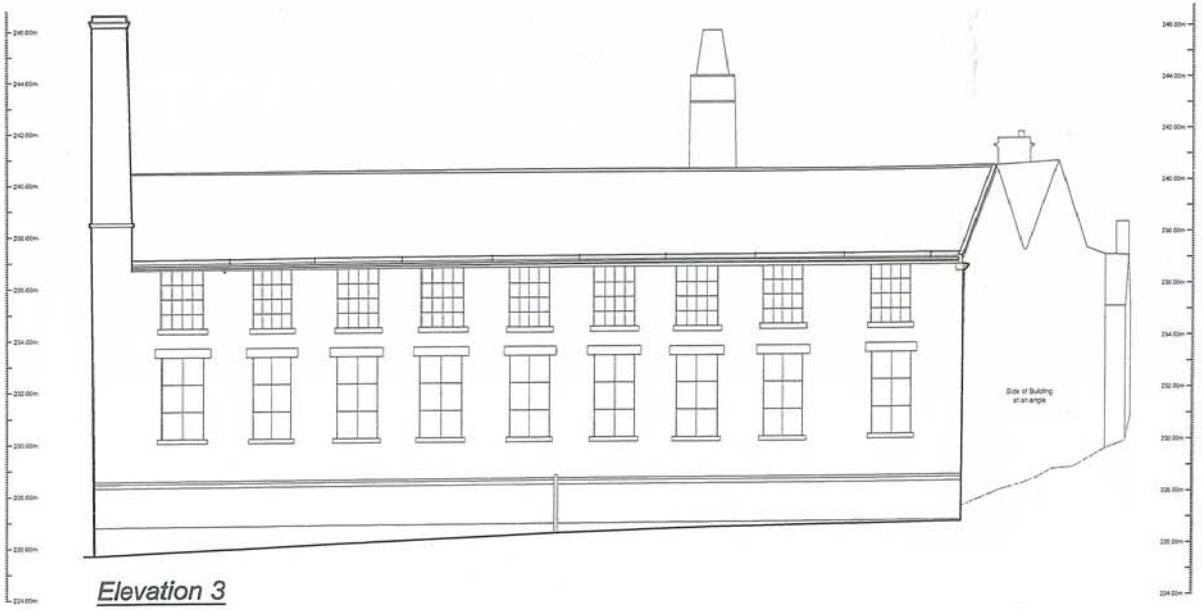
ACCEPTED BY S. Clark SITE MANAGER DSR.

DATE 20/6/12 11.15 am.

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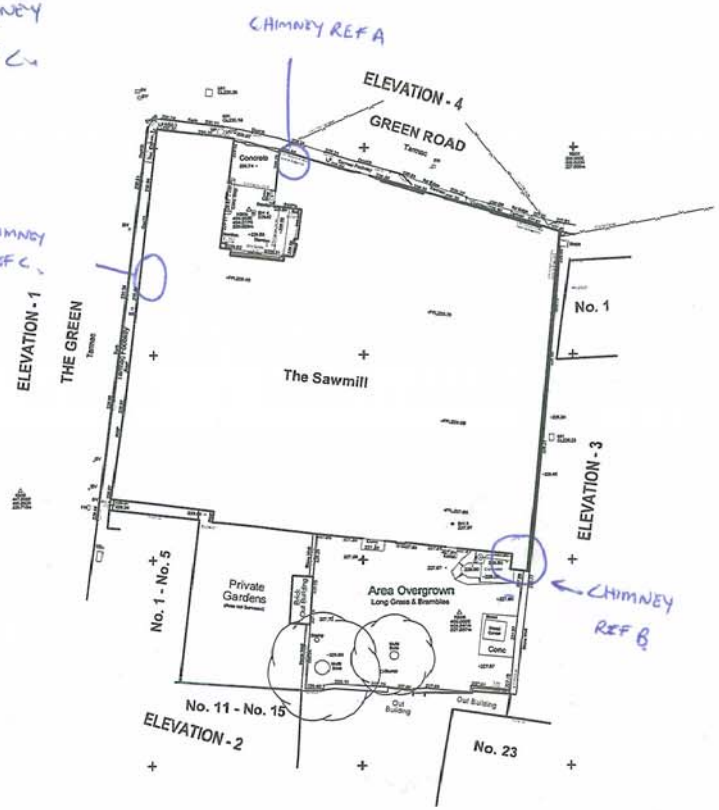


Elevation 4



Elevation 3

EXISTING ELEVATIONS 1:100



EXISTING SITE PLAN 1:250

PSM/002/A

20/6/12.

ALL EXISTING DRAWINGS WAS DRAWNED & SURVEYED BY **CLUGSTONE SURVEY SERVICES** DATED APRIL 2009

DSP
Dodd Frankland Stocks Partnership Ltd
CHARTERED ARCHITECTS & DESIGNERS
PRIORY HOUSE, 18 CHURCH STREET
ILKLEY, LS29 9DS
TELEPHONE 01943 600457
FAX 01943 602172

CLIENT: TOMAHAWK GROUP

PROJECT: THE SAW MILL, THE GREEN, PENNISTONE

DWG TITLE: EXISTING ELEVATIONS

DATE: MAY 2009 | DRAWN BY | DRAWING NO. 5118-05

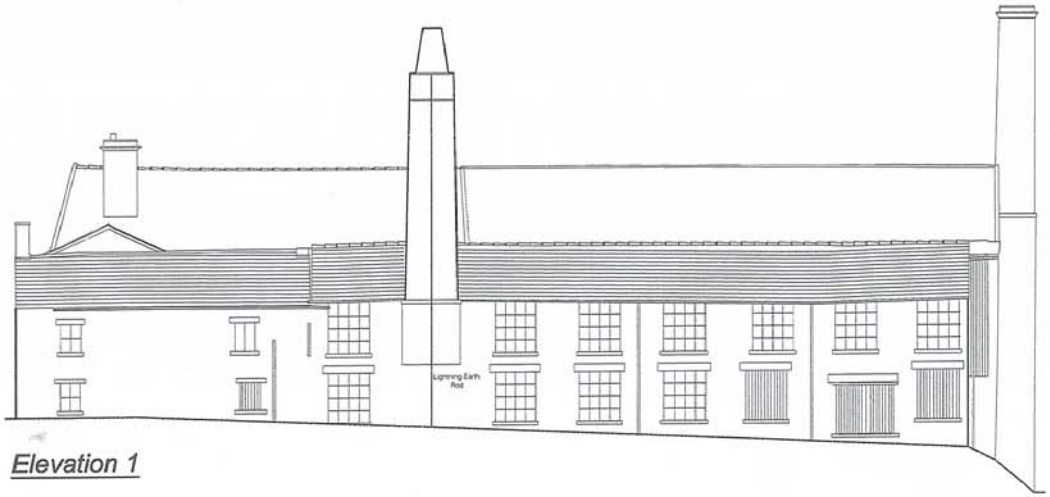
SCALE 1:100@A1 | CHECKED BY

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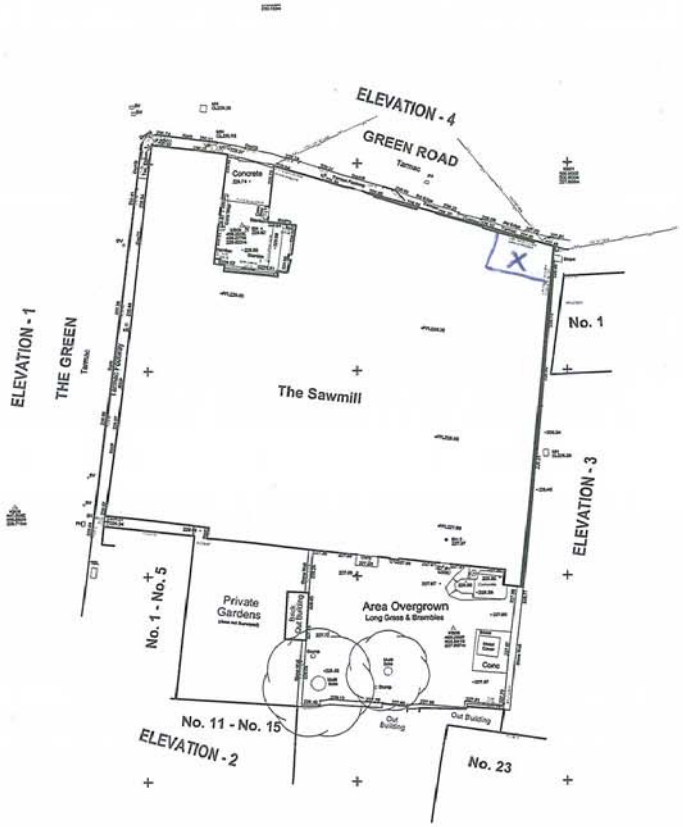


Elevation 2



Elevation 1

EXISTING ELEVATIONS 1:100



EXISTING SITE PLAN 1:250

DWG NO. PSM/001/A
20/6/12

ALL EXISTING DRAWINGS WAS DRAWNED & SURVEYED BY **CLUGSTONE SURVEY SERVICES** DATED APRIL 2009

MARK	DATE	REVISION

DSP
Dodd Frankland Stocks Partnership Ltd
CHARTERED ARCHITECTS & DESIGNERS
PRIORY HOUSE, 18 CHURCH STREET
ILKLEY, LS29 9DS
TELEPHONE 01943 600457
Fax 01943 602172

CLIENT: TOMAHAWK GROUP

PROJECT: THE SAW MILL
THE GREEN , PENNISTONE

DWG TITLE: EXISTING ELEVATIONS

DATE: MAY 2009	DRAWN BY	DRAWING NO.
SCALE 1:100@A1	CHECKED BY	5118-04

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PHOTO A
3 SETS BRACED PROPS
CANTILEVER
SCAFFOLD
TO SPECIALIST
DESIGN


PHOTO B
Item 9
LIMIT OF
WORKS
2nd
PIER

Delivered by Ciaran Donnelly (Cidon)

TOOL BOX TALK RECORD

Site	Saw Mill, Penistone
Date	Wed 20 June 2012
Tool Box Talk Subject/Details	EMERGENCY WORKS REF: CID/CI/002 - Contractor's Instruction from Cidon
Site Supervisor	Barrie Bellamy / Simon Ogden

Attendees: We confirm having received the above tool box talk.

NAME	SIGNATURE
EMMA THOMPSON	
LEE SEARLE	
Simon Ogden	
BARRIE BELLAMY	
DEREK PECK	
ROB FIEDOR	
CON O SHEA	
ANDREW PECK	

APPENDIX B

CIDON CONSTRUCTION	**CONTRACTOR'S INSTRUCTION**	No: CID/CI/ 003
		Date: 21/6/12
Contract: **PENISTONE SAWMILL DEMOLITION**		Contract No:
Subcontract: **N/A**		S/C No: **N/A**

Contractor's instruction category:		
1	☐	General instruction
2	☒	Instruction changing works information
3	☐	Proposal to change works information
4	☐	Acceptance of a quotation
5	☐	Notification that a proposed instruction or proposed changed decision will not be given

Previous relevant communications:	

DETAILS

For and on behalf of Cidon Construction

REINSPECTION ON WORKS INSTRUCTED AS PER CID/CI/002 CARRIED OUT.

ALL CARRIED OUT + WORKS OK TO PROCEED AS BELOW.

1. REMOVE 4 BAYS OF MASONRY ON ELEVATION 3. DWG PSM/002/A 20/6/12 BY HAND FROM SCAFFOLD.

2. ENSURE SCAFFOLD CLEANED OF ALL DEBRIS

3. CLEAR UP INTERNAL MATERIAL

4. REMOVE TIMBER CLADDING ON AREA MARKED Y ON DWG PSM/001/A 20/6/12, DRILL HOLES IN WALL TO FACILITATE ERECTING OF BRACING SCAFFOLD.

5. INSTALL 3 ROWS OF BRACED PROPS IN AREA 2 TO SUPPORT FLOOR JOISTS AS DISCUSSED ON SITE

NO FURTHER DEMOLITION WORKS OTHER THAN ABOVE

CONTRACTOR'S INSTRUCTION

No:	CID/CI/003
Date:	21/6/12
Contract: PENISTONE SAWMILL DEMOLITION	Contract No:
Subcontract: N/A	S/C No: N/A

Contractor's instruction category:	1 ☐	General instruction
	2 ☒	Instruction changing works information
	3 ☐	Proposal to change works information
	4 ☐	Acceptance of a quotation
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Previous relevant communications:		

DETAILS

For and on behalf of Cidon Construction

TO BE CARRIED OUT UNTIL ~~AN~~ ~~AGREED~~ A CIDON/STRUCTURAL ENGINEER SEQUENCE OF WORKS HAS BEEN AGREED BASED ON THE PROPOSALS AND METHOD STATEMENTS BY DSR. HOLD POINT - REQUIRES CIDON INSTRUCTION BEYOND THIS ~~POINT~~ INSTRUCTION

ISSUED BY. C. Donnelly C. DONNELLY (CIDON)

APPROVED BY C. Nell C. NELL (BTB)

ACCEPTED BY: S. Ogden S. OGDEN DSR)

21/6/12 9.30 am

Form No.25a
(1/2005)

APPENDIX C

2028 – THE SAWMILL PENISTONE

ENGINEERS REPORT FOR THE SAWMILL FAÇADE RETENTION ALONG THE GREEN, PENISTONE.

BJB Consulting LLP were appointed by Mr. Ciaran Donnelly to undertake a visual building inspection of the building known as The Sawmill at the junction with The Green and Green Road, Penistone. The inspection was carried out on the 19th December 2011.

The purpose of the investigation was specifically to evaluate the existing facades which affront The Green (photos 1 & 2) and also directly adjacent to the gable of residential properties Nos. 1 to 5 inclusive (photo 3), as these have been suggested for retention as part of the redevelopment of the site.

From an internal inspection it is apparent that the stone wall running the length of The Green is acting as a retaining wall to the footpath and highway. The height of the retaining wall varies from approximately 1.9m at the Green Road end to approximately 1.7m at the opposite end adjacent to the residential properties. The condition of the internal face of this wall is in extremely poor condition. Moisture has penetrated the wall resulting in the loss of mortar, also the stone is becoming soft and fragile (photo 4).

At first floor level timber joists have been pocketed into the stone, over time and due to the presence of moisture the ends of the joists have rotted away leaving the timber first floor sagging and voids within the stone wall. Damp has extensively penetrated the wall leaving the stone soft and fragile and the mortar needing replacement (photo 5).

Externally the wall is in an extremely poor condition, repeated wetting along the bottom of the wall from road spray has left the stonework in a highly weathered condition, in certain locations the mortar is non existent (photo 6). Substantial large cracks are evident at numerous locations along the wall and have likely been caused by failed timber lintels and settlement of the structure (photos 7, 8 & 9). Many of these problems are likely to have been worsened by the close proximity of the highway and vibrations induced by vehicles travelling along them.

Conclusions

Consideration had been given to temporarily prop the wall in order to carry out repairs however this has been discounted. The wall is in extremely close proximity to the highway with the footpath being only approximately 800mm wide, any propping system would pose significant safety risks and also hamper the extensive mortar repairs and stone replacement which would be necessary.

It is the professional opinion of BJB Consulting LLP that the existing wall is unsafe to be retained and also beyond economic repair.

We would recommend that the existing wall is demolished to ground level with the highway retained portion left in situ following the construction of a new fully waterproofed highway retaining wall being built slightly within the site boundary, this new wall would provide a long term highway retaining solution whilst also acting as a foundation for the new façade.

Moving the new façade further back from the highway would provide a degree of protection from road spray which is currently have a detrimental affect upon the integrity of existing wall.

Chris Neill
Project Engineer – BJB Consulting LLP 9th January 2012

APPENDIX A



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

APPENDIX D

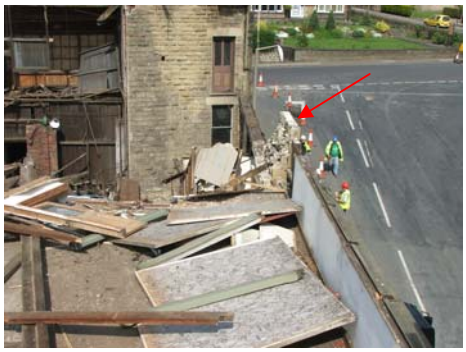


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7