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VISUAL STRUCTURAL INSPECTION

OF THE

FORMER SWIMMING BATHS FRONTAGE
DUKE STREET
WHITEHAVEN
CUMBRIA



Client - **Mrs A Bird BEC**

Reference - **WDS/05/9318/REP01**

Date - **15/07/2025**

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1.0 BRIEF

1.1 WDS Limited were instructed by Mrs A Bird, BEC to carry out a structural inspection of the remining building, formerly the Swimming Baths, Duke Street, Whitehaven. The survey was limited to a visual, non disruptive inspection of the building where access allowed.

1.2 The building comprises the remnants of the former Swimming Baths building which more recently housed The Park Night Club. The rear portion of the building has been demolished as has the Paul Jones Pub which was attached off the left hand side. The remaining structure is the original Swimming Baths Frontage and comprises a sandstone clad brick masonry structure which supports the remaining timber roof structure and joisted first floors. The ground floor comprises a ground bearing slab. It should be noted that the property had been derelict for some time, some of the roof has collapsed as has the first floor structure which has limited access to the property due to safety reasons.

1.3 The original building is over 100 years old. The rear portion of the building was demolished over 10 years ago, the Paul Jones pub was removed in the past few years.

1.4 The inspection was carried out on the 25th June 2025. On the day of the inspection the weather was clear and dry.

1.5 It should be noted that there may be faults with the building which are masked or hidden by finishes that are not normally identified during a non-disruptive inspection. As noted partial collapse of the roof and first floor structures limited access into the full building area.

1.6 For the purposes of this report the front elevation of the property will be considered the elevation which faces Duke Street, all other areas will be referenced as if looking at the front elevation.

2.0 OBSERVATIONS

2.1 The rear and left hand side walls of the property are in a very poor structural condition. Similarly the first floor structure to the remaining building has partially collapsed having suffered rot and infestation over the years; the roof structure is also open to the elements in areas which has also been affected by rot and localised collapse has occurred. The collapse of the first floor structure has locally affected the supporting walls. In addition the masonry walls are now laterally unrestrained and at risk of collapse in high wind conditions. See photographs 01-05 attached.

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2.2 The roof covering is missing in areas which has allowed water to enter the building which has resulted in the deterioration of the timber roof structure and first floor joists. Moreover the remaining roof covering could be blown off the roof in high wind conditions which is a considerable safety issue to pedestrians.

2.3 The front façade appears robust however relies on the inner walls, floors and roof structures to offer lateral restraint. With further deterioration of the internal structures the lateral stability of the front elevation will be compromised.

2.4 It should be noted that the building is at risk of localised collapse and access into the property and within 10 metres of the rear and left hand side walls should be prohibited.

3.0 DISCUSSION/RECOMMENDATIONS

3.1 The property is a significant safety hazard and needs demolished. The generally building structure, roof and floors are beyond repair. The lack of lateral stability to the remaining walls due to the deterioration of the first floor and roof structures could lead to the walls failing in high wind conditions. The front façade could be carefully removed and reused as part of any future building work, it appears that this is merely cladding with brick wall backing supporting the internal structures.

4.0 CONCLUSION

4.1 The property is a significant safety hazard and is at risk of localised collapse, especially the rear and left hand walls. Access to the property needs prohibited as should access to within 10 metres of the rear and left hand walls. Moreover high winds will lead to roof elements becoming detached and being blown on the adjacent streets.

The property needs demolished as soon as possible.

For and on behalf of WDS Limited



Tom Short BEng (Hons) CEng MICE

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PHOTO 01 VIEW ON REAR ELEVATION



PHOTO 02 VIEW ON LEFT HAND ELEVATION

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PHOTO 03 VIEW ON INTERNAL FACE RHS ELEVATION



PHOTO 04 VIEW ON UNDERSIDE OF TOWER ROOF STRUCTURE

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PHOTO 05 VIEW ON FIST FLOOR AND COLLAPSED ROOF OVER (TYPICAL)