



By email to Ruskington Parish Council

Parkfield Pavilion, Ruskington

8 December 2025

Dear Kathryn

Further to your recent instructions, I attended the above property on 26 November 2025 to undertake a structural inspection.

It is proposed to refurbish the existing pavilion, and a drawing (reference 24-1210-01) by Wayne Iszatt Architectural Services has been provided. The existing Kitchen and Changing Rooms 1 & 2 are to be opened up to create an enlarged café seating area, and the existing Female WCs are to be opened up to form a new Store 3. The walls proposed for removal are constructed of solid masonry.

The scope of this inspection relates solely to the removal of these walls, together with observations made from a head-and-shoulders inspection through the loft hatch. The restricted loft height severely limits safe access and therefore, a more detailed inspection.

Despite these access limitations, it was clearly observable that the walls proposed for removal are not loadbearing (other than supporting their own self-weight). The roof trusses span between the exterior walls and across corridor walls, and run parallel to the walls to be removed/opened up. Therefore, provided that the walls shown on Mr Iszatt's drawing are carefully removed from roof level down to slab level, no secondary beams appear to be required based on conditions observable from the inspection hatch.

However, due to the slight residual risk—and because conditions will become clearer once loft insulation and ceiling finishes are stripped back—I recommend including a contingent sum for structural strengthening within the building works tender. A suggested allowance would be: "Provisional Sum of £5,000 for structural works associated with the removal of walls, subject to further inspection and confirmation upon opening up." (If no structural supplementary action is needed, then the monies are not expended and not included in the works valuation and deducted from the final contract sum.)

Mr Iszatt's drawings indicate two buttress walls to remain within the café/kitchen area. These should provide a minimum internal buttress dimension of 550 mm. However, the existing 100 mm thickness should be increased by at least 215 mm, given the length of the external cavity wall panel. This additional masonry thickness may be constructed off the floor slab, provided the slab is at least 150 mm thick, with flat-laid blocks or two skins of new masonry tied to both the existing 100 mm cross wall buttress and the external wall.

The ceilings within the new café/kitchen area will need to be removed to facilitate the works. To improve structural performance against lateral wind loading, I further recommend that the roof trusses in these areas be underlaid with 8 mm plywood sheeting prior to installing the new plasterboard ceilings, with both fixed to the same truss members.

I trust the above meets your instructions. Should you or any member of your committee have any questions, please do not hesitate to contact me.

Yours sincerely

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