# Inspection
# Halton Village Hall

**Date of issue: 20th November 2024**


## BATTRAM ASSOCIATES

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# HALTON VILLAGE HALL, INSPECTION

The following sheets are the results of the inspection of Halton Village Hall. The purpose of the report is to identify immediate repairs required / anticipated within the next 5 years. However, in some places we might identify repairs that might need to be considered shortly after an estimated 5 years.

In the report we have:

*Included:*

External walls including interfaces with doors and windows
All roofing materials, tiled, ridges, dormers
Guttering and surface water drainage
Historic window
Internal load bearing walls
Floor structures *Not included:*
Kitchen fittings
Ablutions
Miscellaneous service installations Decorations and general finishes

*Note: although the road facing Hall faces south west, we have written all directions in the report as though it were due south.*

**Method of presenting the information:**

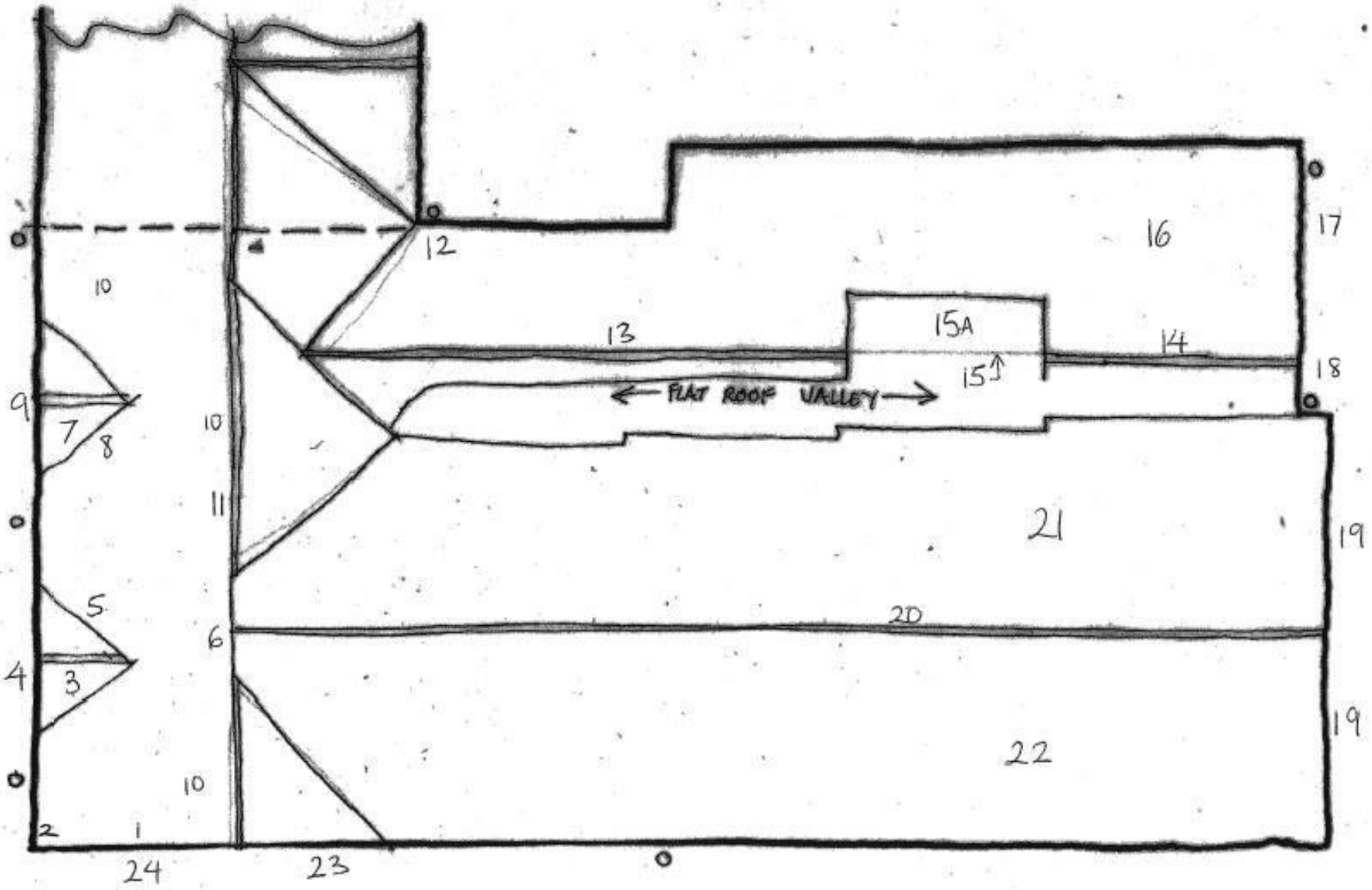
A previous report (by BSA Chesters) was carried in early 2018—in a traditional elemental reporting style. This further report looks to provide direct advice and recommendations in a style that will be user friendly going forward to enact the repairs.
In terms of numbering, we have in noted when in years the repairs should be caried out. When looking to the year column it would be prudent to try and group together a number of repairs in the same skill set and timeframe, so as to make best economic use of labour and materials.

**Maintenance Logs and planned preventative maintenance:**

We have referred to Maintenance and Monitor. Planned preventative/cyclical maintenance should include items such as clearing gutters, replacing frost damaged tiles on an ad-hoc basis.

This is a roof plan with the following pages of items noted on the plan for ease of location reference:

ROOF REFERENCES:



## ROOF ELEMENTS see attached plan for exact location of numbered item

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| | *South facing roof* | | | |
| 1 | Roof slope | Gapping noted between tiles to the eastern end of the roof. The end tiles had been replaced with 'tile and a half' in concrete tiles. As the ridge was straight and true and the roof slope had not dipped, we infer when the tiles were replaced, the spacing between the tiles had not been altered to suit rather than a defect with the rafters. There was no sign of internal water ingress at the time of inspection.  | Monitor into the long term. . | Monitor |

## ROOF ELEMENTS see attached plan for exact location of item

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|---|---|---|---|---|
| 2 | Roof slope eaves | Tiles starting to dish into the eaves. Tiles becoming frost damaged.<br>  | Re-set tiles when clearing valleys (see items 6 and 8).<br><br>Monitor tiles and replace those which wear thin as part of routine maintenance. | 1<br><br>Monitor |

## ROOF ELEMENTS see attached plan for exact location of item

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
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| 3 | RHS dormer roof—ridge | Moss present to benching and vertical joints. Intact for now.<br>  | Repair in the medium term. Ridge is becoming frost damaged, replacement ridge tiles will be required. | 4 |
| 4 | RHS dormer roof—mortared verge | Vertical cracks noted with staining and shaded to the lower elements. The mortar appeared quite sandy which can be more friable. | Rake out loose material and re-point with lime. | 3 |

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| 5 | RHS dormer roof–<br><br>LHS valley | Moss present to valley– holding water in the slope and at the lower elements of the mortared verge. Small void/open area noted.<br>  | Clear moss and re-set any valley tiles. Possible replacement of some tiles if poor condition. | 1<br><br>Maint |

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
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| 6 | Roof slope – lead flashing at the junction with upper gable | Lead flashing starting to lift but generally intact.<br>  | Monitor for now, beat down/repair if the lead continues to lift. | Monitor |

## ROOF ELEMENTS see attached plan for exact location of item

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|---|---|---|---|---|
| 7 | LHS dormer roof —ridge | Moss present to benching and vertical joints. Intact for now although benching eroded. Ridge tiles also becoming frost damaged.<br>  | Lift and replace with new matching ridge tiles. | 3 |

## ROOF ELEMENTS see attached plan for exact location of item

| Ref | Element & description | Condition | Recommendation | year |
|---|---|---|---|---|
| | | | | |
| 8 | LHS *dormer, RHS* valley | Moss present to valley. 2no valley tiles frost damaged. | Clear moss. Replace affected tiles. | 1 and Maint' |
| 9 | LHS dormer, mortared verge | Cracks present, especially to RHS mid level.  | Re-point and make good. | 3 |

## ROOF ELEMENTS see attached plan for exact location of item

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|---|---|---|---|---|
| 10 | Roof slope | Slipped tiles to circled areas. Slight frost damaged tiles sporadically across the slope. | Re-set slipped tiles and monitor into the future.<br>Monitor tiles and replace those which wear thin as part of routine maintenance. C.20 need short term replacement. | Maint' and Monitor |
| 11 | Upper roof– main ridge (front view) | Intact, tiles and benching in satisfactory order. | To monitor. | Monitor |

| Ref | Element & description | Condition | Recommendation | year |
|---|---|---|---|---|
| | *West facing roofs* | | | |

## ROOF ELEMENTS see attached plan for exact location of item

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| 12 | West roof – lead (neighbours' roof detail) | When viewed from the ground, the lead appeared to be intact albeit with a crack between the lead and the below mortar. The tiled fillet below was covered in algae and the guttering was blocked with plants. Internally at the foot of the stairs, damp ingress was seen to be pushing sideways through the wall. This is partly due to water being able to run down the wall. See comments and photos in EXTERNAL WALLS for further notes about damp at the bottom of the wall.  | Clear the gutter.<br><br>Annually monitor the tile fillet and lead details and the internal ceilings into the future for any possible leaks. Liaise with neighbour as required. | 1 |

## ROOF ELEMENTS see attached plan for exact location of item

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
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| 13 | Western pitched roof—half round ridge southern | When viewed from the ground, the western side of the ridge was in satisfactory order. Moss seen to the mortar benching and vertical joints. Slightly eroding mortar noted.  | Monitor annually.<br>Some mortar repairs likely in the medium/ long term. | Monitor<br>3-5 |

## ROOF ELEMENTS see attached plan for exact location of item

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| 14 | Western pitched roof—half round ridge, end ridge tile at the north | End ridge tile had dropped slightly, moss covering present with decay noted to some of the other benching.<br>  | Mortar repairs will be needed in the medium term. Dependent on the severity of the winters, these repairs may be needed in the shorter term. | 3-5 |

| Ref | Element & description | Condition | Recommendation | Year |
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## ROOF ELEMENTS see attached plan for exact location of item

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| 15 | High level clerestory coping detail | Joints intact between the coping stones. Stains running down the cladding below to indicate water runs down the joints. This is not an ideal detail as in the long term more maintenance will be required.<br>  | Monitor annually for decaying mortar. | Montitor |
| 15a | Clerestory cladding and flat roof | Rubber roof covering in good order. Moss buildup in front of RHS window to be removed.<br>Brown mastic noted to the junction of cladding and sills – internal sign of water ingress in toilet ceiling. (see page 48)<br>  | Remove moss regularly.<br><br>Remove some of the cladding between the windows and find out why the rainwater is being driven into the stud walling, and finding its way down past the back of the roof upstand, into the WC ceiling below. | Maint'<br><br>1 |

## ROOF ELEMENTS see attached plan for exact location of item

| Ref | Element & description | Condition | Recommendation | Year |
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| ROOF ELEMENTS see attached plan for exact location of item | | | | |
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| 16 | Western pitched roof– western facing slope | Tiles presently in good order. Sporadic tiles are becoming frost damaged.<br>  | Monitor and replace significantly damaged tiles as part of routine maintenance. Likely from year 3-5 | Maint'<br>M |

## ROOF ELEMENTS see attached plan for exact location of item

| Ref | Element & description | Condition | Recommendation | Year |
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| 17 | Western pitched roof – northern mortared verge | Intact at present. Relatively recent repairs to the apex and the upper 1/3 on the RHS.  | Monitor into the future. | Monitor |

## ROOF ELEMENTS see attached plan for exact location of item

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| 18 | Northen end of western pitched roof, lead flashing detail | Upper lead flashing at the end of the valley was in good order and well dressed to the roof slope. The lead hopper flashing was intact at present.<br>  <br>  | Monitor, especially for tears in the lead hopper surround. | Monitor |

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| | Eastern facing roof | | | |
| 19 | Eastern pitched roof (main hall) mortared verge and gable timbers. | In good order. Slender mortar noted. | Monitor into the future. | 2+ |

## ROOF ELEMENTS see attached plan for exact location of item

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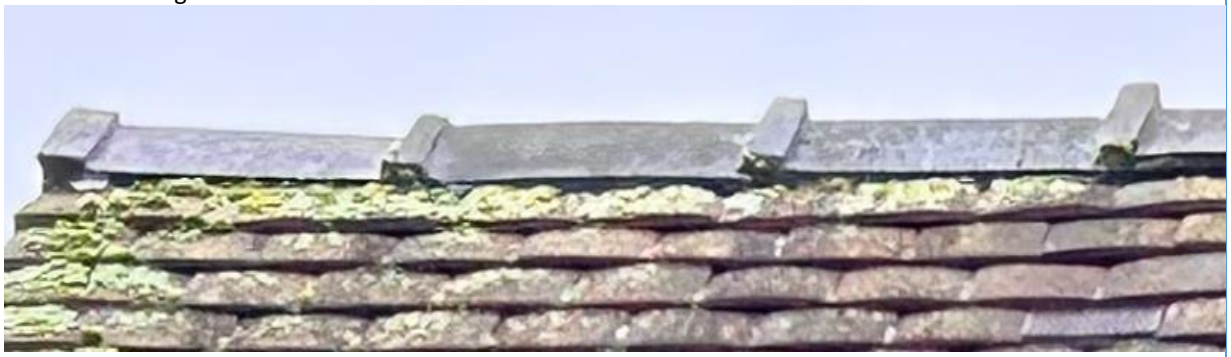
| 20 | Eastern pitched roof (main hall) - interlocking tile ridge | When viewed from the ground, it was noted to be slightly undulating. Minimal mortar benching was present. Moss to benching where visible.  | Monitor into the future. | Monitor |
| 20A | Valley between pitched roof constructions | Viewed from the roof light in the office, the valley was clear and free flowing. The EDPM type roof covering was in good order to the areas we could see. | Inspect bi-annually to ensure the valley is clear. | Maint' |
| 21 | Eastern pitched roof (main hall) - western roof slope | Only c. top 20 courses visible from the ground. Generally satisfactory order. Moss/lichen growth noted to tiles directly below the ridge. | Monitor into the future. | Monitor |
| 22 | Eastern pitched roof (main hall) - eastern roof slope | Viewed from the road, in good order. These tiles appeared to be a more recent installation than the western slope. | Monitor into the future. | Monitor |
| 23 | Northern gable slope of the front elevation roof range. | Not visible from the road. An oblique view infers relatively new tiled coverings as per the eastern slope of the upper roof. | Monitor into the future. | Monitor |
| 24 | Northern gable of the front elevation roof range - RHS verge | Recently reformed– in tandem with newer coverings on adjacent slopes | Monitor into the future. | Monitor |

## ROOF ELEMENTS see attached plan for exact location of item

| Ref | Element & description | Condition | Recommendation | Year |
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| 25 | Northern gable of the front elevation roof range – LHS verge | Shaded throughout . Vertical cracks to the lower elements of the benching  | Re-point in the medium term. | 3 |

## INTERNAL ROOF ELEMENTS see attached plan for exact location of item

| Ref | Element & description | Condition | Recommendation | Year |
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# EXTERNAL WALL ELEMENTS

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| 26 | Roof void above Kitchen | Timber carcass construction, and remnants of the original Hall roof eaves built over.<br>  <br>  | Wasp nest build up on the rear gable wall—need to find entry point to stop future infestations.<br><br>The use of unsupported insulation at the wall partition to the rising WC atrium well is not ideal—renew the glass fibre with boarded PIR insulation firmly fixed into place | Maint`<br><br>Maint` |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| ***Our observations commence on the N elevation of the main hall and working anti- clockwise around the building*** | | | | |
| EW 1 | Main hall – north wall | Applied cement framing adjacent to the window jambs. Paint coating peeling significantly, tapping hollow to indicate moisture is behind the cement   | Remove all failed material. Inspect the wall behind. A new detail should be designed in a suitable material e.g. lime render. | 1 |

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| EW 2 | Main hall – north wall:<br>Brick arch above window | Hairline crack vertically and heading up to RHS. This appears to have returned through the paint coating—evidence of historic making good. Typical defect noted at the weaker area at the head of the arch. Replicated internally– see internal wall record.<br>  | Monitor annually. | Monitor |

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 3 | Main hall – north wall:<br>junction with the brickwork and the gable timbers | Slight openness noted at this junction. Climbing ivy present. | Ivy must be removed and plant killed to prevent brickwork damage.<br>Potential re-pointing of the voids in the long term. | 1<br>5-10+ |

# EXTERNAL WALL ELEMENTS

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| EW 4 | Main hall – north wall: below feature window | Diagonal hairline crack from the LHS sill, stopping 3no courses above the plinth. Signs of historic making good, the crack has opened up again (hairline):<br>  | To monitor.<br><br>See comments also about removal of the inappropriate paint coating. | Monitor |

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 5 | Main hall – north wall: brickwork | Bubbles seen coming through, raised and slightly bubbling mortar joints. Paint sections peeled to RHS mid height. Peeling paint at the head of the plinth.<br><br>The paint covering is incompatible with the age and construction of the brickwork behind. The paint is preventing the brickwork from breathing, trapping moisture within the walling.<br>  | Remove paint covering and paint with fully breathable paint system. Some lime repointing of joints may be required when paint is removed.<br>  | 1 |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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# EXTERNAL WALL ELEMENTS

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| EW 6 | Main hall – north wall:<br><br>cement rendered plinth at the base of the wall<br>  | Vertical cracks throughout the plinth. Failed paint coating. Tapping slightly hollow to LHS to indicate background damp behind. Paint system flaking and bubbling throughout.<br>  <br>  | Remove paint covering and paint with fully breathable paint system. Some lime repointing of joints may be required when paint is removed. | 1 |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 7 | Main hall – east wall , coarse pebbledash render: north end upper RHS fire doors | Cracks seen to render. Tapping hollow to indicate moisture behind and failure of rendered surface. Render ready to fall.<br>  | Render to be removed. Lime render should be used in replacement, to be fully designed out once the face of the wall is exposed. | 1 |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 8 | Main hall– east wall , coarse pebbledash render: around fire doors | Cracks seen to mortar making good, linked to cracks to render above. Mortar also tapping hollow.  | Render to be removed. Lime render should be used in replacement, to be fully de-signed out once the face of the wall is ex-posed. Careful attention to detail needed around window reveal. | 1 |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 9 | Main hall– east wall , coarse pebbledash render: head of W1 | Cracks seen to render. Tapping hollow to indicate moisture behind and failure of rendered surface. | Render to be removed. Lime render should be used in replacement, to be fully de-signed out once the face of the wall is ex-posed. | 1 |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 10 | Main hall– east wall , base of the wall LHS fire doors and below W1. | Render removed from the lower 3/4no courses. Lime mortar joints were mostly intact, some friable joints noted. Some spalling/damage to the face of the lowest course of bricks where render has been removed.<br><br>Airbrick ventilating subfloor was concealed with gravel. Concrete has been cast into a channel beneath the gravel. This supposed 'French drain' detail was formed incorrectly, the concrete holds the water at the base of the wall. This is the opposite to what a true well designed French drain should achieve. See further comments about the same channel at EW13 below.<br><br>  | Nominal lime re-pointing required– proposed lime render should be detailed to ensure brickwork protected but remain higher than ground level.<br><br>See RAINWATER GOODS AND DRAINAGE FOR FURTHER RECOMMENDATIONS<br><br>See recommendations in EW15 for discussion of the ground levels.<br><br>  | 1 |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 11 | Main hall– east wall pebbledash render around W2 | Same defects to render– cracked throughout, tapping hollow and separated from the external wall. Render plates significantly detached below the window and ready to fall. Cracks again seen to the making good around the window. | Render to be removed. Lime render should be used in replacement, to be fully designed out once the face of the wall is exposed. | 1 |

## EXTERNAL WALL ELEMENTS

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| EW 12 | Main hall– east wall exposed brickwork at the base of the wall around downpipe. | Exposed brickwork in poor condition. Some hard cement render facing remains. Green algae and moss throughout, missing mortar and remaining mortar wet and crumbling.<br>  | Rake out loose material, lime re-pointing required– proposed lime render should be detailed to ensure brickwork protected but remain higher than ground level. | 1 |

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 13 | Main hall– east wall : base of the wall around downpipe. | Improper design and installation of a 'French drain'. Plastic sheeting found at the base of the gravel channel– again this ensures water sits at the base of the wall. This will cause long term issues with the brickwork and in turn possibly the suspended floor joists (see comments re FLOORS. The downpipe was also blocked.<br>  | Remove all gravel to channel to allow for well designed solution to drainage from the downpipe. See RAINWATER GOODS AND DRAINAGE FOR RECOMMENDATIONS<br><br>Clear downpipe.<br><br>See recommendations in EW15 for discussion of the ground levels. | 1 |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 14 | Main hall– east wall LHS single fire door | Holes in pebbledash render. Hollow and cracked throughout . | Render to be removed. Lime render should be used in replacement, to be fully designed out once the face of the wall is exposed. | 1 |
| EW 15 | Main hall– east wall : base of the wall LHS single fire door | Airbrick and void was covered in gravel and leaf debris. This prevents adequate ventilation of the subfloor. The Some brickwork joints wet and friable. See comments about the FLOORS F2 later in this report.<br>  | Clear all the debris , re-site airbrick to ensure ventilation without open void to the subfloor.<br>Lime re-point brickwork before any render is applied.<br>Consideration should be given to any gravel at the base of the walls. The airbricks should remain above ground level and haunched around to ensure they do not become blocked. It is recommended the areas around the airbricks are reduced by circa 200mm to ensure good ventilation and prevent moisture becoming trapped in the base of the wall (see FLOORS for comments on the effects internally. Haunches should be provided around the air bricks.<br>It is essential regular maintenance includes keeping the airbricks clear of debris. | 1 |

# EXTERNAL WALL ELEMENTS

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| EW 16 | Main hall– east wall: gable wall render | Finer render than the coarser pebbledash elsewhere. Horizontal crack (fine) at level with the eaves. Paint covering flaking throughout. Sporadic slightly hollow areas e.g. above RHS gas box. Intact at present. | As render currently intact, use fine filler and monitor. | 1 and Monitor |

| Ref | Element & description | Condition | Recommendation | Year |
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| ***Note: the front elevation render w is generally sound however there were signs long term issues will arise. Inappropriate san d and cement making good had failed and hairline cracks were noted. The render should be nonitored into the future, with the expectation of repairs within 5-10 years and a possible re-rendering in lime will be required at 15 years+. Repairs where recommended should be co npleted in the short term to prevent the acceleration of the defects noted.*** | | | | |

# EXTERNAL WALL ELEMENTS

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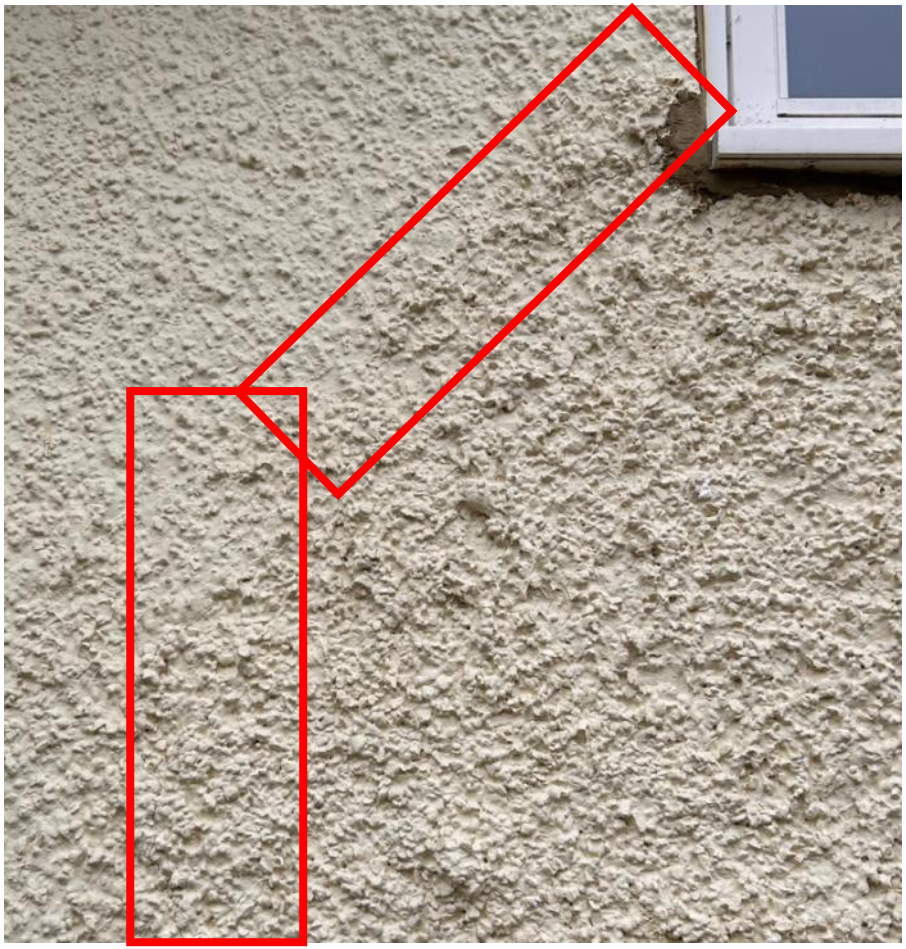
| EW 17 | Front (south) elevation– pebbledash render high level | Diagonal cracks to lower LHS and RHS of both first floor windows . Previous making good of render to these locations. Tapping slightly hollow to infer some background damp.<br>  | As render currently intact, use fine filler and monitor. | 1 |

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 18 | Front (south) elevation– around first floor windows | Inappropriate use of sand and cement mortar to make good around windows. This was poor workmanship and now failing. Hollow and render to the gable also tapping hollow.<br>  | Remove all and replace in lime mortar. Repair render to gable. Any paint should be breathable. | 1 |
| EW 19 | Front (south) elevation– high level render | Hairline crack from the eaves behind downpipe, travelling and disappearing behind sign. Further hairline vertical crack from the eaves to the LHS of the upper LHS window, dissipating c.1m into wall below. | As render currently intact, use fine filler and monitor. | 1 and Monitor |

## EXTERNAL WALL ELEMENTS

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| EW 20 | Front (south) elevation– pebbledash render mid-low level | Paint coating just starting to bubble. Tapping very hollow to the lower LHS of RHS ground floor window. Slightly hollow to the lower LHS of the LHS ground floor window. | Render presently intact– to monitor. | Monitor |

| Ref | Element & description | Condition | Recommendation | Year |
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# EXTERNAL WALL ELEMENTS

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| EW 21 | Front (south) elevation– pebbledash render around RHS window | Failed render and made good area. Sand and cement mortar behind had totally crumbled.  | Remove all failed material and repair in lime. Paint with breathable paint | 1 |
| EW 22 | Front (south) elevation– rendered plinth at low level | Bubbling paint to plinth surface. Tapping very hollow to the lower LHS of the RHS window, less to the lower LHS of the LHS window. | As intact for now, monitor and review at Y5. | Monitor Y5 |
| EW 23 | West elevation– neighbours courtyard. | We have noted in ROOF elements the blocked guttering at the neighbours' roof. Looking over the wall, we noted a good deal of vegetation on the floor below. As before, we suspect rainwater is overspilling the blocked guttering , running down the wall and pooling on their paving. This is causing damp to migrate sideways to the walling– smells of damp and slightly bubbling paint work was noted at the foot of the stairs. | It is essential the gutter and downpipe are cleared and the vegetation removed from the base of the wall. | 1 and Maint' |

# EXTERNAL WALL ELEMENTS

| Ref | Element & description | Condition | Recommendation | Year |
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| EW 24 | West elevation– painted brickwork | RHS entrance door: bubbling paint coating with some blistering to the mortar joints. One exposed and friable joint where paint has pushed off. As before, the use of an incompatible paint system is trapping moisture behind.<br><br>Elsewhere on the elevation, the paint system was in better condition with less evidence of trapped moisture.<br><br>The type of brick is more resistant to moisture– as such the actions are not urgent.<br>  | Ideally, remove paint coating to isolated area. Re-point joints and apply breathable paint system.<br><br>Monitor remaining paintwork. | 3–<br><br>economies of scale may mean it should be packaged with N wall works. |

# EXTERNAL WALL ELEMENTS

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# EXTERNAL WALL ELEMENTS

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| EW 25 | North elevation (kitchen)- brickwork  | Bubbling paint and raised mortar joints. More advanced below sill and to black painted plinth. The type of brick is more resistant to moisture– as such the actions are not urgent.   | Ideally, paint co wall. Re damage and app breatha system. |

# RAINWATER GOODS AND DRAINAGE

| Ref | Element & description | Condition | Recommendation | Year |
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| RW 1 | Front elevation—cast iron downpipes | Staining and rusting noted to the swanneck sections. Tape was seen to the swanneck at the LHS downppe. Paint flaking to the shoes.<br>  <br>  | Ensure clear .<br>Take apart swannecks and ensure all are well fitted.<br>Brush down and apply rust inhibitor, paint.<br>  | 1 |

# RAINWATER GOODS AND DRAINAGE

| Ref | Element & description | Condition | Recommendation | Year |
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| RW 2 | Front elevation– drainage channel | The downpipes at the front elevation discharge into concrete lined channel. It is presumed this channel falls and connects with that of the neighbours. It is unknown where the water drains to from there. At our inspection, the channel was filled with leaves and quarry tile debris from the path works. The neighbours' section was also completely blocked. Water does not drain away from the base of the wall. In times of heavy rain, water is able to slash back onto the rear face of the retaining wall, this has contributed to extensive mortar decay.<br>  <br>  <br>  | Urgently need to clear the debris from the channel, and also the neighbouring side where we suspect the water flows to—they should have a gulley, which may also need clearing and unblocking.<br>Will need clearing twice a year | 1 and Maint` |

# RAINWATER GOODS AND DRAINAGE

| Ref | Element & description | Condition | Recommendation | Year |
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| RW 3 | Drainage channel to the side path | This channel had concrete sides but a large depth of soil to the base. The channel did not appear to connect to any formal drainage. It intercepts any rainwater running down the path but is reliant on water percolating through the soil to drain.  | As not accepting rainwater from downpipes and in the absence of nearby drainage options , although not ideal this can remain as is.<br>Keep clear | Maint` |

# RAINWATER GOODS AND DRAINAGE

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| RW 4 | West elevation– guttering: neighbours' courtyard | We have commented in EXTERNAL WALL ELEMENTS, the effects of blocked guttering is having on the walls at the foot of the stairs.<br>  | Ensure the guttering and downpipe are clear and the vegetation below is removed from the base of the external walls. | 1 |

| Ref | Element & description | Condition | Recommendation | Year |
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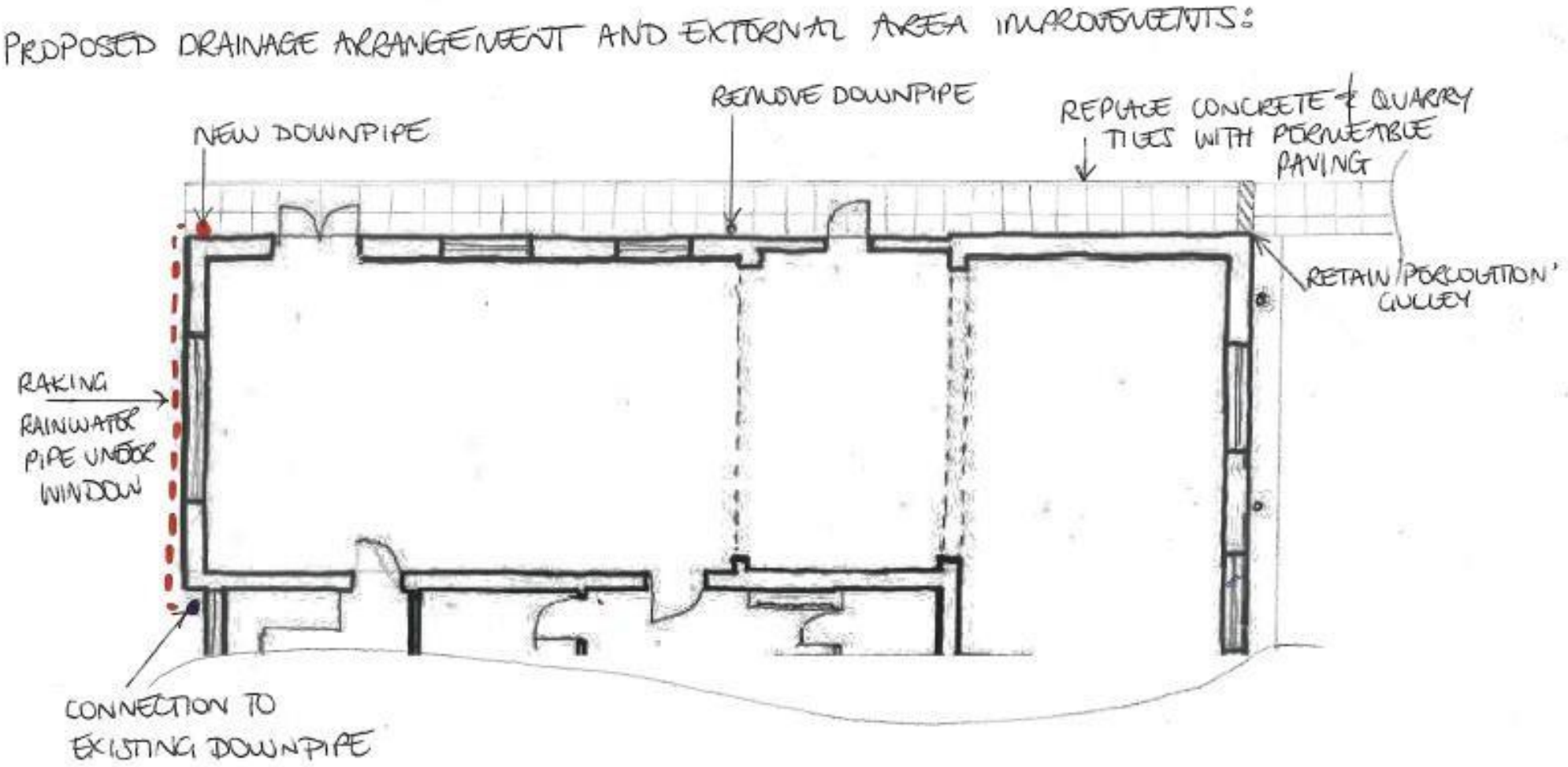
|---|---|---|---|---|
| RW 5 | East elevation– main hall guttering and downpipe | We have commented in EXTERNAL WALLS about the effects an incorrectly installed 'French drain' have had on the walls. The downpipe which serves the entire roof slope on the east side discharges directly into the plastic/concrete/gravel lined channel.<br>  <br>  | It is essential rainwater is re-directed away from the walls. The levels of the site make it difficult to connect to any road manholes.<br><br>The only accessible drainage run exists at the rear of the kitchen, with a downpipe descending into the ground. We are unsure whether this connects to a soakaway or combined drainage.<br><br>It would be possible to re-locate the downpipe that is half way along the Eastern side back to the rear NE corner of the elevation and install a raking pipe across the north wall (underneath the window) and connect to the downpipe at the rear of the kitchen. The guttering at high level would be refitted to run the water towards the NE corner. See proposed plan on the following page.<br><br>This would ensure all rainwater discharges to a proper drainage system and prevent ongoing damp issues along the eastern elevation.<br><br>See our marked up photo to left | 1 |




## WINDOWS

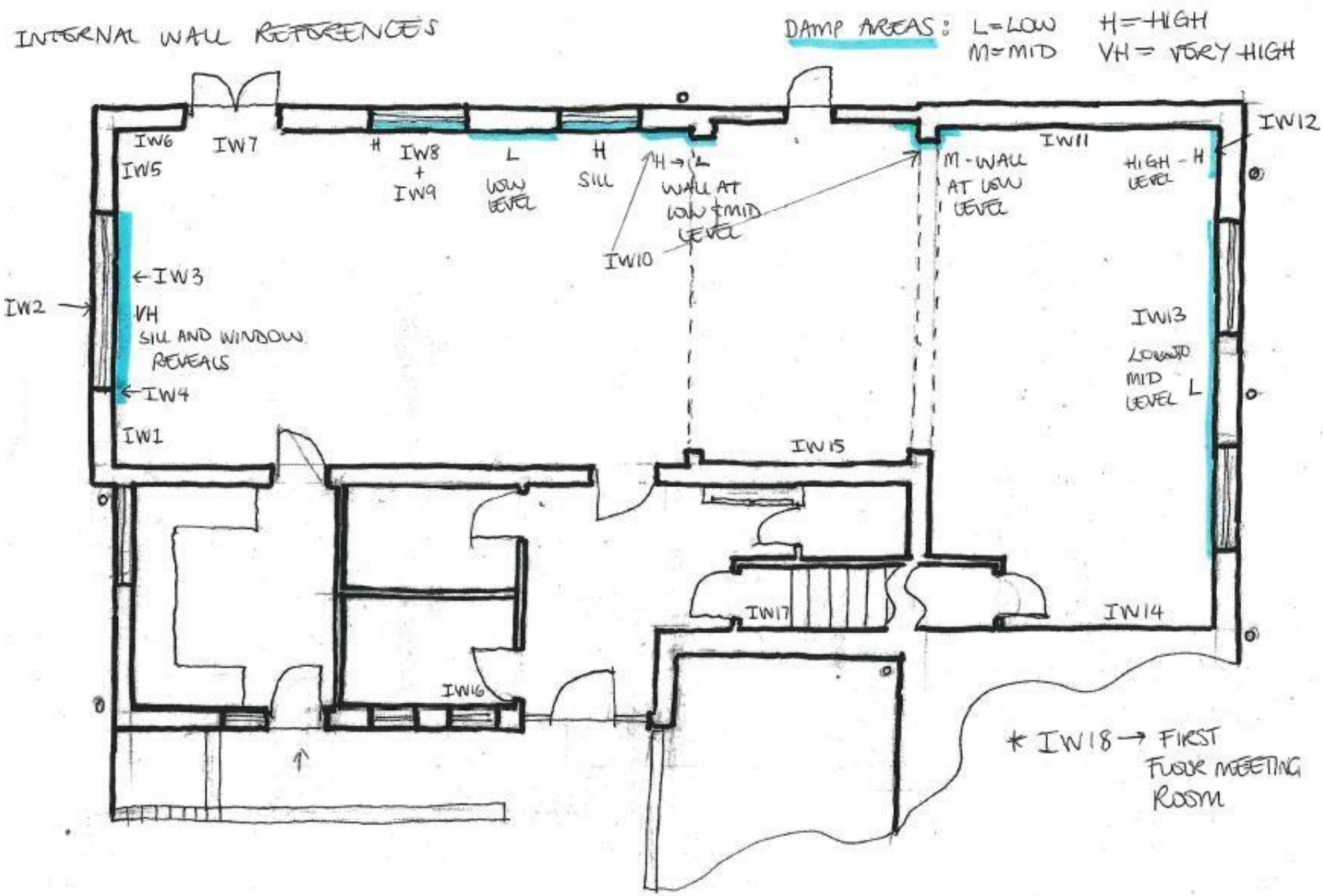
| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| ***Working from the N elevation, anti-clockwise around the building.*** | | | | |

| | | | | |
|---|---|---|---|---|
| W1 | North elevation—leaded window | Several repairs noted to this window frame, in addition to many years of overpainting.<br><br>The timber frame was wholly rotten and had past repairs. The BSA report carried out in 2018 urged repairs to be carried out, but seemingly no professional repairs had been carried out so by overpainting the rotting wood has been "seled in" and caused fast degradation of the wood fibres—as seen in photo below. For a long time, water has passed into the window reveal and base at the rear of the failed sill.<br><br>  <br><br>  <br><br>  | Urgent works are required.<br><br>The window should be removed. The leaded panes should be set aside and re-used where possible. Especial care should be taken with the painted roundels.<br><br>A new hardwood window frame and sill is required. A specialist joiner (eg A&H Joinery of Tring (Tim Delderfield) and leaded/ stained glass expert (eg Chapel Glass) should be consulted and employed to complete the works. | 1 |

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| *Unless commented upon, windows were in good order.* | | | | |

| | | | | |
|---|---|---|---|---|
| W2 | West elevation—uPVC fire doors and 2no uPVC windows | We have commented in EXTERNAL WALLS, regarding the making good around the windows which needs to be removed as part of render removal.<br><br>To the interior frames of the fire doors, mould spores were seen internally. This indicates condensation is able to occur. This door sets nor the windows are provided with trickle vents for passive ventilation. Use of the hall produces water vapour which must be allowed to escape, in tandem with effective heating of the hall. | As part of render works, it should be ensured the windows are properly sealed within their frames.<br><br>The windows should be opened regularly to limit the effects of condensation from hall use. | 1<br><br>Maint` |

This is a floor plan with the following pages of items noted on the plan for ease of location reference:


INTERNAL WALL REFERENCES
DAMP AREAS: L=LOW H=HIGH
M=MID VH = VERY HIGH
IW6
IW7
IW5
H
IW8
+
IW9
L
LOW LEVEL
H
SILL
H → L
WALL AT LOW & MID LEVEL
IW10
M - WALL AT LOW LEVEL
IW11
HIGH - H LEVEL
IW12
IW2
←IW3
VH
SILL AND WINDOW REVEALS
←IW4
IW1
IW13
LOW TO MID LEVEL L
IW15
IW17
IW14
IW16
* IW18 → FIRST FLOOR MEETING ROOM

## INTERNAL WALLS see attached plan for exact location of numbered item

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| *Our observations commence in the NW corner of the main hall and working clockwise around the building* | | | | |

| | | | | |
|---|---|---|---|---|
| IW1 | Main hall– north wall: upper RHS | At high level, a  crack between the NW corner corbel and window arch was present. The crack split into two nearing the arch. The crack had been previously made good several times, re-opened likely due to seasonal movement. This relatively slender area of brickwork will always be more susceptible to such movement.<br>  | To monitor into the long term. | Monitor |

# INTERNAL WALLS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| *Our observations commence in the NW corner of the main hall and working clockwise around the building* | | | | |

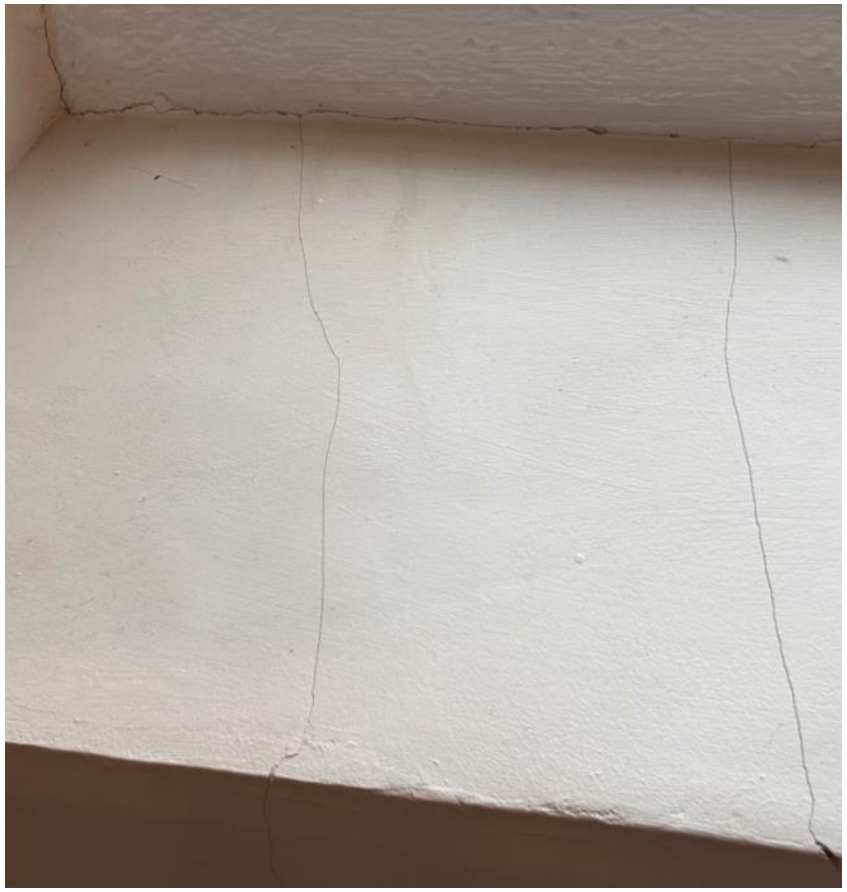
# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW2 | Main hall– north wall | At high level from the ceiling to the arch, a hairline crack was noted. This continued around and down the window reveal on both sides. Again, a weaker point which will always be more susceptible to seasonal movement and stress.<br>  | To monitor into the long term. When the window is overhauled, the internal cracks can be raked out and made good.<br>  | Monitor and 1 |

# INTERNAL WALLS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| *Our observations commence in the NW corner of the main hall and working clockwise around the building* | | | | |

# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW3 | Main hall– north wall—sill | 4no hairline cracks through the sill into the wall below. The sill was cold with higher damp readings– externally repairs are needed to the window and sill. These are assisting moisture to ingress into the fabric of the wall.<br>  | Make external repairs. The plaster on the sill can then be made good. | 2/3—for sill works |

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|

# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| ***Our observations commence in the NW corner of the main hall and working clockwise around the building*** | | | | |
| IW4 | Main hall– north wall—window reveal | Flaking paint and high damp readings to the inner LHS reveal. Externally, we have reported upon the failed cement framing which is trapping damp in. The rotting window frame is exacerbating the damp held in this location (see WINDOWS) Main hall– north wall—sill  | In tandem with the window overhaul and external wall works, the affected plaster should be removed internally, allowed to dry out. Once dry, lime plaster should be used to repair. | 1 |

# INTERNAL WALLS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| *Our observations commence in the NW corner of the main hall and working clockwise around the building* | | | | |

# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW5 | Main hall– north wall: upper LHS | Diagonal crack from above the corbel down into the window. Some signs of making good. As before, stress cracks/seasonal movement are more likely in these locations.<br>  | Monitor | Monitor |

# INTERNAL WALLS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| *Our observations commence in the NW corner of the main hall and working clockwise around the building* | | | | |

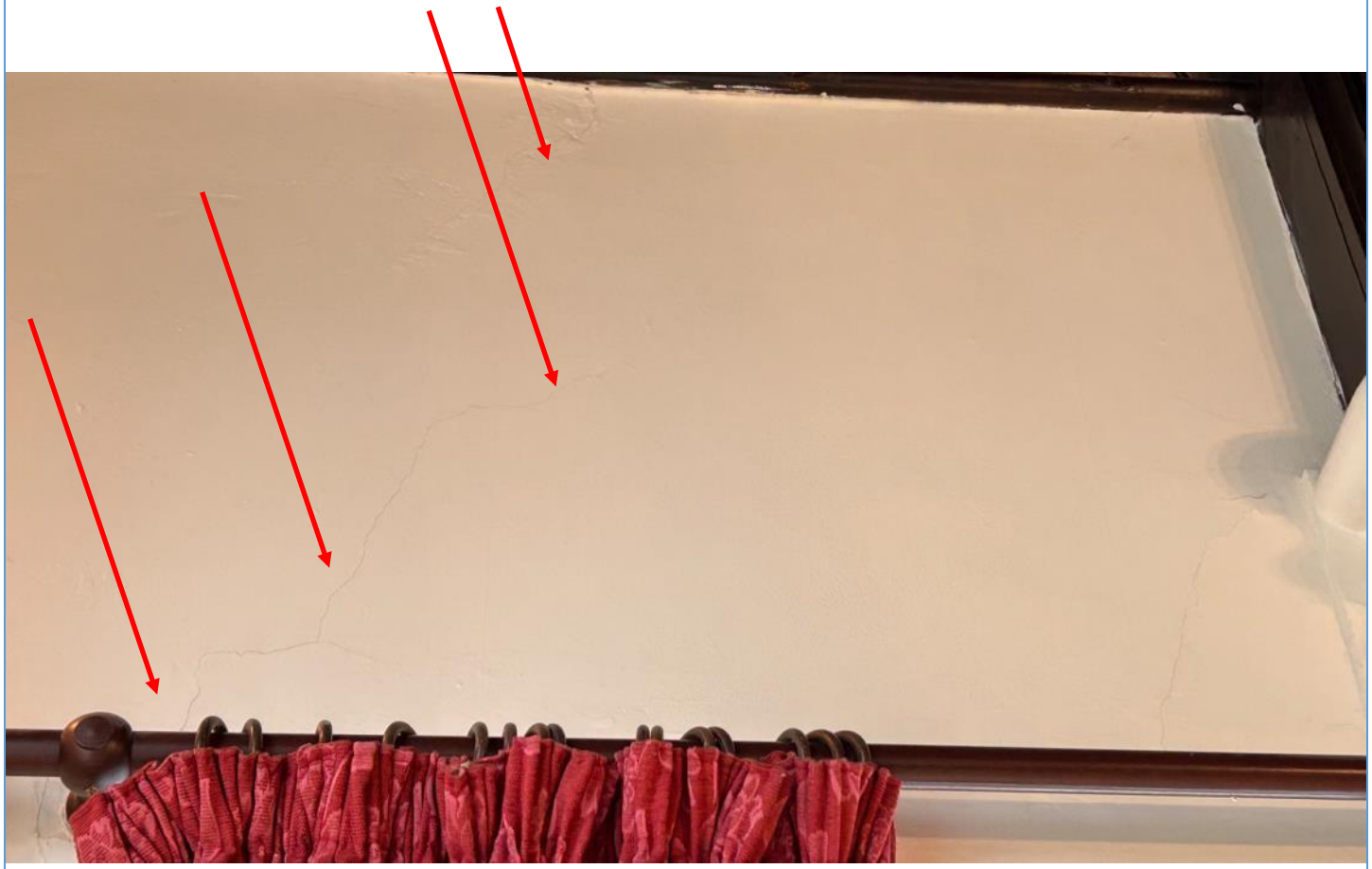
# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW6 | Eastern flank wall– north end: NE corbel | Crack from the NE corner corbel raking towards the window. The plaster appeared to have lofted slightly despite historical making good. Externally, the render is in very poor condition with substantial cracking. This will exacerbate the plaster damage as a result of migrating moisture.<br>  | Intact for now, monitor and make good in the medium term if condition worsens. | Monitor |

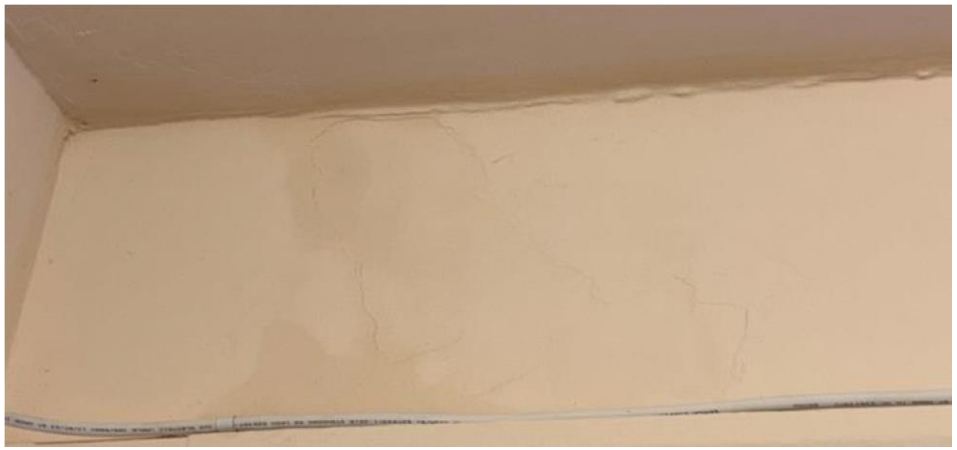
# INTERNAL WALLS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| *Our observations commence in the NW corner of the main hall and working clockwise around the building* | | | | |

# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW7 | Eastern flank wall– over fire escape | Hairline cracks across plasterwork., likely due to seasonal movement. As before, the condition of the external render is poor which will being to affect the internal plasterwork.<br>  | Intact at present. Monitor and make good if condition worsens. | Monitor |

# INTERNAL WALLS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| ***Our observations commence in the NW corner of the main hall and working clockwise around the building*** | | | | |
| IW8 | Eastern flank wall: over northern window | Slight hairline cracks and undulating plaster at high level. | Intact for now. To monitor. | Monitor |
| IW9 | Eastern flank wall: northern window sill /reveal | Hairline cracks to sill, high damp meter readings. The poor render condition and sand/ cement making good is retaining moisture around the window opening. | Complete external works and allow the wall to dry out. | |
| IW 10 | Eastern flank wall: internal wall pier to LHS and RHS of single fire escape | Raised moisture levels at low level, reducing upwards higher up the wall. No salts were seen to the surface, nor disturbed plaster. Externally, we have reported the issues with the downpipe and water sitting at the base of the wall. | Resolve the external issues– see EW12–EW15 | |
| IW 11 | Eastern flank wall: gable end section | Slightly undulating plaster. | Intact for now. To monitor. | Monitor |
| IW 12 | South elevation: SE corner at ceiling level | Shading and very high damp readings.<br>  | Ensure downpipe is clear. That is directly opposite this on the outside. However, rendering has recently been made good outside in the same spot, and we suspect a fine “drying” crack may exist between new and old render, that should be looked into and filled with flexible long terms sealant.<br><br>Then monitor. | 1 |

# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW 13 | South elevation: low to mid level under sill level | Low readings on damp meter. No salts coming through. The render was intact to the external face, however the cement plinth was tapping hollow. | Monitor for now. | |

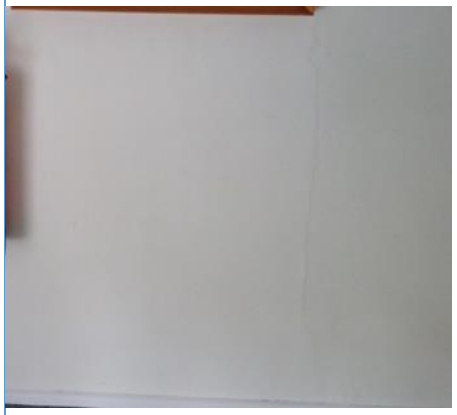
| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| ***Our observations commence in the NW corner of the main hall and working clockwise around the building*** | | | | |
| IW 14 | Party wall line | Plaster failed and detached. Without removing a large amount of the plaster, we were unable to see if any cracks were present to the wall behind.  | There were some cracks to the upper element of the party wall (in the meeting room)- for peace of mind the plaster should be removed to assess the condition of the wall behind, and a check to ensure the party wall is actually bonded to the main front wall. We may need to make further comment. | 1 |
| IW 15 | Main hall – eastern wall | Slight hairline cracking noted between row of corbels., previously made good. | Intact for now. To monitor. | Monitor |

# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW<br>16 | WC | Cracks travelling down from the high level window and small areas of plaster damage at the sills  | Make good. This cracking could be due to dampness in the studs of the upper window wall, as there is ingress noted on the other side of this photo, in the adjacent toilet.<br>As noted elsewhere take the cladding off and rectify the ingress. | Maint' |

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| | | | | |

# INTERNAL WALLS

| | | | | |
|---|---|---|---|---|
| IW 17 | Foot of rising stairs | Slight bubbling of plaster. Cracking of plaster and damage to plaster at stair string.<br>  | We have commented earlier in the report about guttering and the external wall at this point– follow recommendations made.<br>Make good plaster at stair string. | Maint' |
| IW 18 | SE corner in upper meeting room | Lifted lining paper , plaster tapping hollow to the rear. Hairline vertical cracks to the low on and from mid to low level on the E wall. There was cracked plaster in the main hall below there was no significant movement noted, removal of the paper/failed plaster to make good<br>  <br>  | For peace of mind and to make good, remove area of lifted lining paper, inspect the wall behind (in tandem with exposing the wall in the room below).<br>Monitor cracks to S elevation, intact at present. | 1 |

## CEILINGS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| ***Unless commented upon, all ceilings were found to be in good order.*** | | | | |
| C1 | WC ceiling | Signs of leak/water damage. No external sign of leak.<br>  | Although there was no direct evidence of ingress point we suspect the cladding is allowing wind driven rain—see our notes at item 15A on page 10. | 1 |

## FLOORS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| ***If floors are not commented upon, they were found to be in good order.*** | | | | |
| F1 | Main Hall—floor covering | The floor covering was in good order and intact around the perimeter. | | |

| | | | | |
|---|---|---|---|---|
| F2 | Main Hall– subfloor | By lifting the ventilation grilles, we were able to get a glimpse of the subfloor. The sheet floor covering was laid upon T&G timber boarding. This boarding is not the original suspended floor and has been renewed, most likely within the last 30 years.<br><br>Timber joists span east to west, laid into brick sleeper walls (north to south) and stopped just short of the main external hall walls. We suspect this is a replacement floor, as the inboard plate had a modern dpc below it. From the ventilation grille near the single fire door, we could see the ends of the joists abutting the external wall had been painted in black jack. This was to protect the ends of the joists from any damp at the external walls. The nominal sections of timber we could access (ventilation grilles near both fire doors) did not appear to be suffering with rot/decay– the timber was hard when pressed with a screwdriver. However , there were a large number of snail shells to the subfloor. This indicates raised moisture levels in the recent past.<br><br>The timber floor was very creaky and with a definite bounce when traversed to these areas: either side of the pillar to the RHS of the single fire door and to a lesser extent to the LHS. There were no ventilation grilles in to be able to inspect the subfloor and void. Externally, we have reported issues with rainwater sitting at the base of the walls and an open unprotected void to the subfloor (see items EW13, EW15 and RW5).<br><br>The brickwork plinth to the east wall was in need of repair– the damp conditions seen especially towards the south end of the wall will if left contribute to timber decay of the nearby joist ends. | Any localised damp issues must be resolved externally to avoid any rots occurring to timbers. See notes previously in this report.<br><br>It is essential the external drainage issues are resolved. These must be addressed in tandem with the airbrick and brickwork repairs.<br><br>It would be prudent to peel back the floor covering where the deflection is felt to inspect the suspended timber floor. It will be necessary to expose the joist ends to assess their condition. Once exposed, we will make further recommendations. | 1<br><br>1<br><br>2 and Monitor |

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| E1 | Side path on the eastern side. | The path was part concrete, with half of the quarry tiles having being removed. | To assist with drainage and permeability, in tandem with reducing levels around the airbricks,, ideally the concrete should be renewed with a more permeable surface. Bearing in mind this path is a fire escape route, it is essential to be easily traversed (especially given the slope of the upper path). SUDS specific permeable paving should be used– see proposed plan on p.36 | 2 |
| E2 | S elevation: retaining wall | We have commented in RW2 on the condition of the rear of the shallow retaining wall due in part to splash back from rainwater.  | Clear channel, rake out loose material and re-point the rear of the wall. | 1 |

# EXTERNAL AREAS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| | | | | |
| E3 | Shared wall with neighbour | Spalling brickwork and damaged mortar joints. Possibly caused by pots on the wall being watered.<br>  | Rake out loose material and re-point. Remove all pots. Some significantly spalled bricks will need to be replaced. | As only boundary wall– 3 |

# EXTERNAL AREAS

| | | | | |
|---|---|---|---|---|
| E4 | Bin enclosure wall | Spalled bricks at low level, especially to the N side. Joints to Staffordshire blue bricks intact at present  | To monitor. | Monitor |

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| | | | | |

# EXTERNAL AREAS

| | | | | |
|---|---|---|---|---|
| E5 | External joinery– S elevation and western gable<br>  | There was much evidence of overpainting without proper attention to preparation.<br>Peeling and flaking paint noted to the following areas:<br>All gable timbers and soffits. On the SW corner, the soffit had been repaired but not painted.<br>Timber lintels above the first floor windows<br>  <br>  <br>  | All require burning back and full redecoration. Timbers should be scraped back and preservative applied at areas which are starting to rot to the surface. | 2 |

# EXTERNAL AREAS

| Ref | Element & description | Condition | Recommendation | Year |
|---|---|---|---|---|
| | | | | |

# EXTERNAL AREAS

| | | | | |
|---|---|---|---|---|
| E6 | External joinery– N elevation: main hall | Paint starting to peel at the gable timbers.<br>  | Re-decoration required in the medium term. | 5 |

# EXECUTIVE SUMMARY

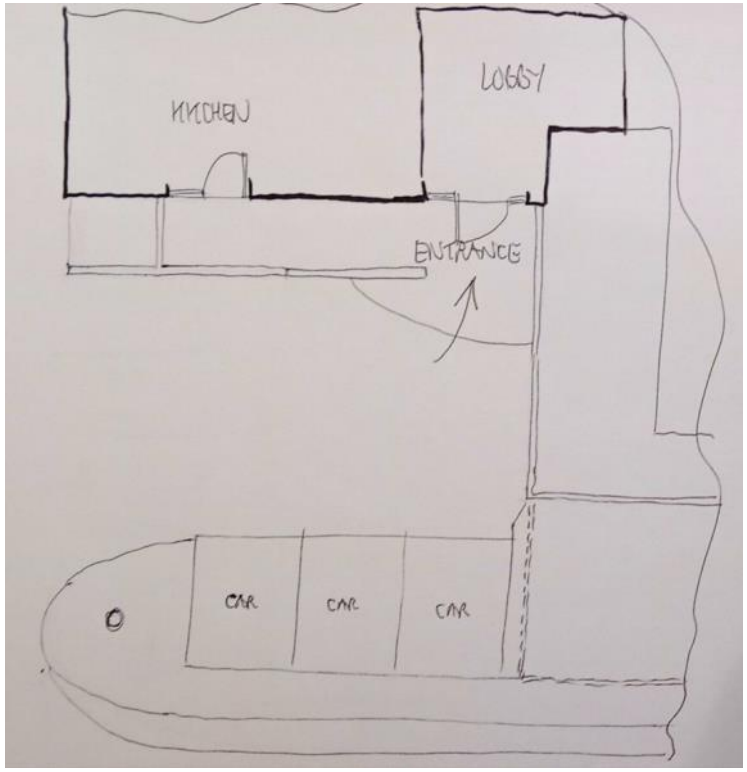
| | | |
|---|---|---|
| | | **This report has been carried out as a condition report, WITH THE AIM TO PROVIDE ADVICE ON THE REMEDIAL WORKS, SO THE CUSTODIANS OF THE HALL CAN LOOK TO INSTIGATE WORKS DIRECT FROM. A SPECIFICATION OF WORKS MAY BE USEFUL AS A NEXT STEP, THAT COULD BE TENDERED AGAINST FOR THE LARGER ELEMENTS OF WORK NEEDED.** |
| | | **SYNOPSIS:**<br><br>Overall the Hall building is in good overall condition, and no major structural movement or urgent wholesale roofing issues.<br><br>What is in urgent need of work is:<br><br>• Eastern side failing rendering needs renewal<br>• Rainwater needs to be guided away from the ground on the eastern side<br>• The north facing historic feature window framing had failed, renewal required |

| | | |
|---|---|---|
| | | |

## EXTERNAL WELCOMING IMPROVEMENTS

| | |
|---|---|
| | **We briefly reviewed how the entrance to the hall could be improved** |
| | The main issues for the entrance are:<br>• the nearest parking spaces are awkward and tight to manoeuvre the three vehicles<br>• The car space opposite the hall entrance is potentially dangerous from a reversing point of view straight at the door screen<br>• The tarmac at the entrance door is tight for access into the Hall<br>• The inner lobby needs overhaul |

Existing view from the Close and part plan:

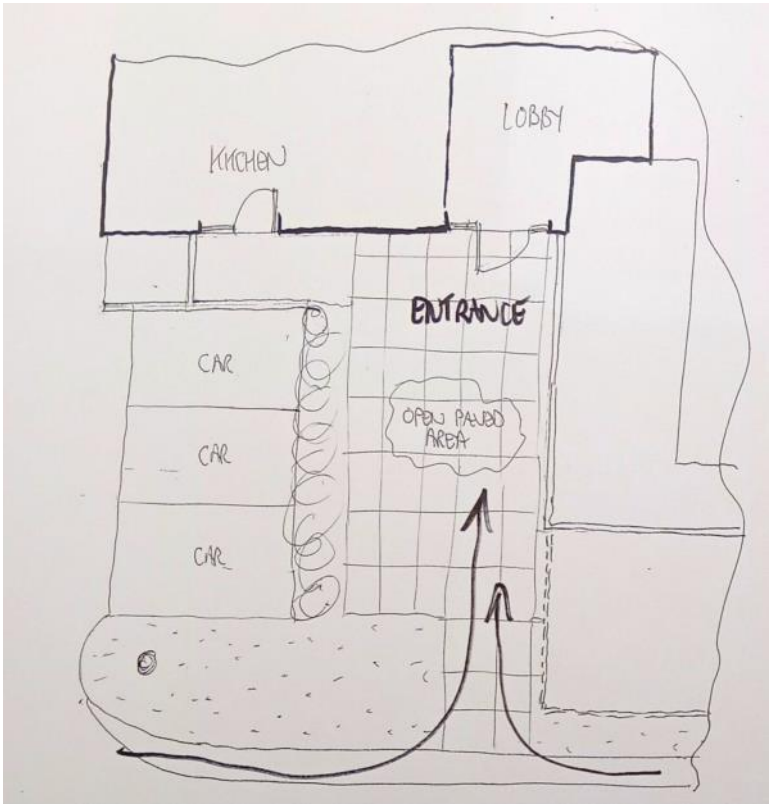




## EXTERNAL WELCOMING IMPROVEMENTS

Suggested view from the Close and part plan.

The suggestion involves turning the car spaces 90degrees to free up an area for a landscaped circulation space at the Hall entrance, cutting back the wall slightly too. This overcomes some awkward levels and ramping issues:


SUGGESTED VIEW :
CAR
CAR
CAR


KITCHEN
LOBBY
ENTRANCE
CAR
CAR
CAR
OPEN PAVED AREA

# CONCLUSION

## CONCLUSION:

Actions:

We would recommend that: some further professional work is carried out, namely

1) a detailed drawing and seeking specialist prices for the feature window is carried out.

2) A specification and drawing of the side Eastern Wall is carried out, and tendered to suitable Contractors

3) A review on the balance of heating and ventilation to the Hall is required, to minimize the humidity in the building at peak occupancy

4) If any entrance improvement is to be considered a proper scheme stage should take place to look at the various alternatives

For now, the key concerns are that with the failing of the sheets of render on the side east wall unless this is renovated in the short term wholesale dampness will start to ingress into the Hall main walling and delicately balanced floor edge, and higher restoration costs will occur.

The diversion of the rainwater away from the side elevation is also another extremely urgent item, especially with wetter winters now readily occurring, and unless this dampness is stopped leaching into the soil the Hall flooring will again start to fail and collapse.

Report carried out by:

**Alison Ingles** LLB PgDip and **Mark Battram** Bsc Hons Dip Bldg Cons MRICS

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