Report on the Structure and Condition of The Town Hall and Museum Hugh Town St Mary's Isles of Scilly

Revision 1	Name	Signature	Position	Date
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Fenton Holloway

1. Executive Summary

A structural condition survey has been carried out on the Town Hall and Museum, St. Marys, Isles of Scilly.

The overall shell of the two building parts that make up the entity, namely the 1887 Victorian granite Town Hall and adjacent modified and extended three storey modern office section are generally sound structurally.

Most of the defects in the buildings relate to ingress of water and damp through walls and roof elements. Minor crack repairs are required to some parts of the granite walls. Significant thought and effort is required to specify the right re-pointing solution for the south gable of the main hall to eliminate internal damp and ongoing breakdown of internal finishes.

The junction of the granite building and rendered block wall of the office on Silver Street and the south elevation of the office section is generally poor at resisting heavy weather.

Planning proposals currently under consideration will seek to add an extension to the east elevation of the main hall, extend habitable space into the attic, introduce galleries both sides of the hall at first floor level and introduce a lift and a skylight in the roof. These modifications are possible. Care should be exercised in the detailing of new foundations and any works that are close to the existing wall foundations. A common detail of the existing walls is that they are made of loose unbound granite block and cobbles below ground level and found on sand at relatively shallow depths.

The planning proposal also includes a remodel of the upper level of the office and remodelled front and rear elevations. A new roof profile and plant equipment at roof level are proposed. The existing steel mansard frame will require removal. The existing concrete floor beams and ring beams at second floor level should be retained as much as possible and used to support a new steel roof profile for the third storey. The introduction of a new stair core affords the opportunity to include internal lateral cross bracing to improve the lateral stability of the office construction.

Party wall responsibilities/issues should be identified.

Making safe loose render on the south elevation of the offices should be a priority.

The recess at first floor level in the west elevation of the offices is problematic in terms of keeping the area watertight. Leaks should be rectified.

2. Introduction

Fenton Holloway Ltd (FH) have been instructed by the Council of the Isles of Scilly to report on the structure and condition of the Town Hall, St. Marys, Isles of Scilly, TR21. This inspection was prompted by proposals and planning application to adjust the existing building parts that make up the Town Hall including the addition of an extension to the building on the west side with a new museum and exhibition space.

The purpose of this report is to outline visual observations of the building in general, describing the principal load bearing elements and their condition and to report on findings encountered when opening up holes were made at strategic locations to inform on detail of the structure.

On 27th June 2022 Richard Fowles, Conservation Accredited Engineer inspected the building with assistance from local contractors, council employees and a retired builder involved on a 1987 refurbishment. The following report summarises the findings of these investigations.

3. Location and context of the Town Hall and museum and offices

The illustration above indicates the location of the two building elements that make up the entity that were inspected.

The Town Hall is listed Grade II under listing number SV9032810515.

For simplicity of reporting the observations presented will be discussed under two headings – namely Town Hall and then Offices as these are such different structures.

General photograph of the north elevation on The Parade.

General photograph of the north elevation of the office section west of the main hall.

General photograph of the east and south elevations. Boiler house on east elevation and porch on the south elevation, Silver Street.

General photograph of high-level west elevation and adjacent lower-level buildings.

4. Observations – Town Hall

The Town Hall structure is a large stone-built building constructed in 1887. It measures approximately 26m x 12m on plan and approximately 11.5m to the ridge on The Parade and because of the slope of the land approximately 10.3m to the ridge on the south elevation (Silver St). The Town Hall building can be considered in two parts. The north end of the building (facing The Parade) is two storeys high and occupies approximately ¼ of the building footprint. This section of the building has had various uses. Ground floor has historically been a shop, post office, butchers and presently a small museum. Upper rooms at first floor level have served various civic functions. The loft space contains plant equipment for air handling. The rear ¾ section of the building is a full height space clear to the underside of sarking boards at rafter level and has been used as a performance space complete with raised stage. However, there is no current public use of the performance space due to fire insurance reasons. The original roof trusses are exposed to view in the rear section. The roof is common to both sections of the building.

Walls

The walls are of solid granite laid to rough courses and snecked with dressed quoin and jamb stones at corners and windows. The east elevation has tall windows in purpose made reveals with carved arch quoins and arch stones. The south elevation has fake window reveals and a door to a porch. An attempt was made to open and reinstate windows in the south elevation in the past. However, it was discovered there were no internal window quoin stones and thus it was concluded the reveals were for visual effect only. A small single storey porch at the rear of the building (Silver St) gives access to the rear of the hall. The west elevation also has reveals for fake windows. The north elevation has sash windows at ground and first floor level and two small windows in the gable that give light and ventilation to the loft space. The peak of the gable pediment supports a flagpole.

The granite walls of the building appear to be in a generally sound condition as load bearing elements. Repointing has been carried out at some point on all three exposed elevations. Where repointing has been carried out it appears to be a cement-based mortar rather than lime based.

There are some signs of movement and loss of mortar from exposed joints in several locations. Defects and comments are noted are as follows – photographs are contained in Appendix A.

North Elevation (the Parade)

A. There is slight loss of mortar from joints at the bottom west corner of the elevation. Recent repointing is evidenced by lighter shades of pointing. Photo 1
B. The coping stones on the pediment are carved to a thin projection and joints in numerous places have washed out in the projection where such a joint would be vulnerable. Photo 2
C. There is a small crack between the string course at first floor level and the bottom corner of west-most first floor window. Photo 3
D. Mortar joints around the eaves block on the pediment are open. The detail is exposed to weather and could be a source of water ingress. The dentil supported blocks have a large overhang. When viewed from the side the block is almost balanced at its centre of gravity compared to the supporting wall under. Photo 4
E. The ridge block in the pediment is also balanced as the eaves level blocks. Additionally, the ridge block supports a flagpole cantilevered on brackets. This is not an ideal detail. Photo 5

West Elevation

A cottage and a single storey boiler house for the Town Hall obscure some parts of this elevation.

A. There is loss of mortar at the north end of the elevation just below eaves level. Photo 6
B. There is a vertical crack above the line of the cottage roof up to eaves level. Photo 6
C. Close to eaves level above the ridge of the cottage a band of corroding steel/ironwork has blown the mortar. Based on its approximate position the steel/ironwork is likely associated with a roof truss bearing. Photo 6
D. There are several small vertical cracks almost at eaves level along the length of the elevation. Photo 7
E. The south end of the west elevation has been repointed. The colour of the mortar is consistent with mortar in the south elevation. We conclude the pointing on the west elevation was carried out at the same time. Photo 8

South Elevation

A. The south elevation of the main gable has been re-pointed in the past. There is some mortar missing at low levels on the rear porch. Photo 9
B. The copings to the south Gable have no overhang which does not help with weathering of the top of the wall. It is not clear whether the copings were made this way, or they did have an overhang, and this has weathered away. Photo 10

C. The gutter on the west side of the roof discharges at the west side of the south gable through a pipe passed through a hole in the wall. Photo 10

East Elevation

A. There are cracks in mortar joints in the section of main wall above the foyer roof. These have previously been repointed in cement mortar but the crack has reopened suggesting some active mechanism. It is possible there is steel/iron corroding at this location in the wall. The position corresponds to a similar defect in the east elevation Photo 11 and Photo 6

Internal spaces – front section

Ground floor level of the front section of the Town Hall (6m x 11m) has a solid floor and all internal partitions at this level are studwork. Two cast-iron columns at approximately third points in the width of the building support a large timber beam over and thus the first-floor construction (Photo 12). Ground floor level is approximately 1.3 m lower than ground floor level in the main hall. The rear wall of the ground floor section at the front of the building is therefore a retaining wall and is approximately 650mm thick where it has been measured in the survey drawings. However, the actual thickness at depth where it is retaining is not known. Irrespective of the thickness, the retaining wall has proved adequate for many years. It would appear from the trial hole investigations the retained material is most likely sand.

First floor level is divided into a large room occupying 2/3 of the width of the building and a small room and stair with landing occupying the remainder. Stud wall partitions at this level do not line up with either the cast iron column positions at ground floor level or the downstand beam supported by the columns. The first floor has the feel of a solid floor rather than timber. This could be because there is a raised floor system present or because the original timber floor has been swapped out for a solid floor of some type. The exact form of the first-floor construction is not known.

Ceilings in ground and first floor rooms are suspended tiles. The ceiling at first floor over the stair well and landing is a plastered finish. There are minor cracks in the plaster but there is little evidence of general movement in the building. The cracks are likely caused by expansion and contraction at construction joints in the ceiling or by materials placed on ceiling joists in the roof space.

Access to the loft space is via a hatch over the stair well.

The wall between the front ¼ section and the ¾ main hall at first floor level is approximately 490mm thick.

The loft space at the front of the building contains two exposed roof trusses and large timber beams at ceiling level that support ceiling joists. Plant equipment for air handling occupies this roof space and is accessed by modern boarding on joists.

Internal spaces – the main hall

Two internal trial holes against the south elevation gable were made in the beech slat floor to determine the depth of void under the floor and the floor make up. Photo 13

The floor of the main hall is a raised timber floor comprising floor joists running east-west (63x170mm at 400 mm crs) supported by roughly made dwarf walls approximately 200 mm high running north south at approximately 1.8m centres. The joists are wedged with stone and timber slips to provide direct contact with the walls. The dwarf walls are laid in mortar directly onto sand (Photo 14). The capacity of the joists with the existing dwarf wall spacing is in excess of 5kN/m^2. (a typical live load capacity required for public spaces where crowding can take place). The joists that were visible through the hole positions were sound.

The joists support beach slat flooring. We understand these have been sanded back at least once during their lifetime. Slats can be sanded multiple times but can be made unserviceable with too many repetitions of the process.

The walls of the main hall give clear signs of water ingress and damp especially at the south elevation and the east and west elevations where they are in close contact with the south elevation (Photo 15). Mould, paint distress and degradation of plaster can be seen over much of the wall. This is likely due to the extreme weather conditions the wall experiences year-round from the prevailing weather. Granite is a stone of low permeability and low porosity. While these are good qualities it means that the ability of a wall made with granite blocks to resist saturation and cycles of wetting and drying is highly dependent on the mortar used in its construction. Repointing in cement mortar is likely to prevent rapid drying of the wall and will have the tendency to lock in moisture. Moisture once in the wall will try to escape via convective drying from the mortar joints and in some cases the path of least resistance for liquid water and vapour will be inwards and not outwards. Salts can be transported to internal faces of the wall and deposit as damaging crystals on internal surfaces. Recent studies sponsored by Historic England (Drying response of lime-mortar joints in granite masonry after an intense rainfall and after repointing, Fusade et al 2019 published by Heritage Science) have shown repointing with lime mortars gauged with quicklime and wood ash additives are effective in very wet environmental conditions at resisting water absorption and had a good drying rate. It should be the goal of a mortar in these conditions to keep water as close to the surface of the wall as possible and allow it to dry quickly.

We understand that the rear of the hall floods with sea water during severe storms from the south. We understand the sea can crest the beach immediately south of the hall and the volume of sea water that lands on Silver Street falls towards the hall and temporarily overwhelms the drainage at the porch door. Sea water creeps inside and puddles on the beech slats. Sandbags are kept at the porch door to limit ingress. (Photo 16)

Aside from the damp in the walls there is little evidence of structural problems with the walls of the hall. There are three window reveals in the west elevation. The central window reveal has been blocked up to enable routing of a flu or air handling duct for the boiler. Only the southernmost window reveal on the west elevation has a glazed window in it. All other windows are blocked or never were windows and are false reveals. (Photo 17)

Main hall roof

The roof of the town hall is supported by eight Victorian trusses, six in the main hall and two inside the front section attic space. The trusses are well engineered Victorian timber and iron work.

The truss rafters are supported by a central compression prop held in place by a series of tension rods in a combination of wrought iron and cast-iron elements. The trusses appear robust and appear to have performed adequately.

Air ducts for the main hall are currently supported on the central tension rods of the trusses at the north end of the main hall space. There is some deflection in the tension rods visible, but this is not considered detrimental. (Photo 18).

Bearings of the trusses are internal on corbels so are not considered vulnerable to damp provided roof coverings are maintained. Bearings of the purlins at the south elevation may be subject to damp by virtue of their contact with the south elevation, however, there did not appear to be a problem with the bearings viewed from ground level.

The roof in the main hall is completed in sarking boards placed diagonally on the underside of the rafters. These alternate in direction between bays and between purlins. Each side of the pitched roof has three purlins. The roof space in the front section of the building does not have sarking boards and the rafters are visible. The dividing wall between the two roof spaces provides support to the purlins. At attic level this wall is made of stud work in-filled with masonry and is approximately 170 mm thick.

The roof covering of the town hall roof appears to be an asbestos bitumen type tile. At the time of inspection there were no roof leaks visible. Viewed

from outside the ridge appears level with no undulations in the roof structure or coverings.

Investigation trial pits

Two trial pits were excavated externally against the walls of the town hall. One pit was opened on the west elevation against the main hall wall and the boiler house. A second hole was opened against the south elevation on the east side of the porch.

Both trial pits were excavated to establish how deep the main wall foundations are and their form. Both pits revealed details typical of the buildings in the town.

The pit adjacent to the boiler house on the east elevation showed random granite rubble stonework, not dressed, and not fixed by mortar, bearing directly on sand. Stones were established to a depth of 750 mm. This pit was made in the vicinity of a buried former oil tank bund for the boiler house. Asbestos was found immediately under the concrete capping on the bund wall construction. The bund appeared to have been backfilled with sand. It is likely this area is contaminated with asbestos under the concrete and tarmac surface. (Photo 19)

The second trial pit against the south elevation showed the wall was founded to a depth of 600 mm. The wall rested on a very large granite block which projected beyond the line of the dressed stone wall over. This is a typical detail of the area. (Photo 20)

The two trial pits confirmed the main hall walls have relatively shallow foundations of unbound granite cobbles and large stones directly onto sand. The foundation does not always spread as conventional foundations are constructed.

5. Observations - Office Section

The west side of the Town Hall has a three-storey office section attached. The office structure is effectively a narrow (5.7m) infill between the Town Hall building and an adjacent two storey house. The building was originally two storeys high at the north end on The Parade. It appears the office section has its own supporting west wall rather than a party wall, but this should be verified for the length of the building. Access and measurements may need to be taken inside the adjacent properties to determine what parts if any of the west wall are a party wall.

A third story was added to the infill office structure in 1987 and was the first of three refurbishments with subsequent work being carried out in 2008 and 2013.

The structure is essentially formed by two masonry walls up to second floor level with timber floors at ground, first and second floor levels and a steel mansard frame forming the second-floor walls and roof. Partition walls at first and second floor are plasterboard on studs.

Ground Floor

At ground floor level the building is accessed via a single storey foyer with a stepped flat roof that has a zinc upstand covering. The floor to the foyer is solid and common with street level on The Parade and the ground floor of the museum. Stone steps from the entrance foyer lead to the main hall and door to the offices approximately 1.3m higher than the foyer floor level.

Ground floor of the office building at the north end was part of the original 1887 construction and now contains a kitchen and stationery cupboard and beyond an original 600mm thick masonry wall are toilet facilities and storage for the main hall added in 1987.

The original wall in the kitchen has a significant damp problem. (Photo 21)

The floor to the stationery room and kitchen are timber joists spanning the width of the building. A trial hole was opened inside the kitchen floor. The joists were found to be 65x175mm at 400mm crs and the void under the joists to sand was 330mm clear. (Photo 22)

The kitchen floor void under the boards and joists contains a sealed manhole chamber which receives WC and kitchen waste from upper floors. (Photo 23) Suspended cast iron waste pipes can be seen in the void, these discharge to the manhole and then southwards under the building to Silver Street.

It is believed the west wall of the offices and WCs at ground floor level south of the original granite wall is blockwork lined with plasterboard.

The ground floor of the toilets serving the main hall is solid. There is an odd bump in the floor of the disabled toilet which has been present for some time (Photo 24). There is not a logical explanation for why this bump is present, however, the area does suffer from water ingress higher up the building. It could be the bump is related to expanding corroded steel embedded in the slab.

A reinforced concrete stair serves the upper two levels of the building.

Neighbouring buildings have been added against the west wall of the office building at the rear. It is believed the neighbouring buildings on the west side have stud walls at ground and first floor level which are independent of the office blockwork west wall.

First Floor

The first-floor construction is of timber joists assumed to be spanning side to side approximately 4.8m. First floor contains two large office rooms, a print room and two toilets. A corridor parallel and adjacent to the main hall wall also has a stair that descends to a rear door at ground floor level.

Windows for the two WCs central to the building plan open onto a recessed covered inset in the building footprint. The walls in the recess are timber clad studwork. The recess introduces a curious detail in the west elevation. A fibreglass "roof" protects the first-floor construction over the original thick wall under between the kitchen and WCs. (Photo 25) This roof evidently has leaked badly in the past and likely still leaks given the presence of active mould on the kitchen walls at ground level. Any timber in the first floor in this area is likely also affected by the water ingress and not just the masonry. Timber in this area and hidden from view is at risk of rotting.

Second Floor

The second-floor construction added in 1987 is curiously deep, measuring approximately 740mm overall from floorboards to underside of ceiling. A hole opened at second floor level revealed the reason. It appears the original two storey building had a flat roof at the time of the refurbishment. It seems this roof was retained, and a new second floor structure added over this construction. This may have allowed the building under to remain watertight during construction. The primary structure of the second floor is made of deep reinforced concrete T beams cast insitu (250/400x400 deep). (Photo 26)

The concrete beams appear to be supported at the main hall granite wall on welded steel shoes bolted to the granite. The T beams are supported at the west wall on a deep reinforced concrete ring beam (400mm deep) which is sat on the raised blockwork wall under. The T beam positions coincide with steel

portal frames which form the second floor Mansard roof construction. (Photos 26 and 27)

Timber joists (50x225 at 400 crs) span north to south perpendicular to the concrete beams.

The second floor adjacent to the RC stair is apparently trimmed with steel beams rather than RC T beams that span the full width of the extension.

The Mansard walls at second floor between the steel frames are timber stud with internal plasterboard sheathing and insulation. A hole made to find out the nature of the wall construction discovered a cement type sheathing board on the outside of the stud wall. The cement board should be analysed for the presence of asbestos. (Photo 28) The Mansard is externally clad with hung slates.

The steel Mansard frame bearing on the granite main hall west wall does not make direct connection to the reinforced concrete T beams at second floor level. The steel has a bearing, likely on an RC ring beam/concrete padstone approximately 780mm above the concrete T beam.

The foot of the steel frame on the west wall appears to have been cast in a recess at the end of the T beams. This appears to have been done to lower the base plate and associated bolts of the steel frame to below floor level thus avoiding a clash with floor finishes.

Although we have identified a typical detail of the connection of the steel mansard frame to the T beams and ring beam, it is possible there could be several variations in this detail around the building at second floor level. This should be remembered when future detailing of connections takes place.

Office north elevation

The north elevation comprises a glazed screen and door at ground floor foyer level and at first floor level the original building wall in granite continues to underside second floor level and the Mansard tile hung roof forms the topmost part of the elevation. There do not appear to be any significant defects.

East elevation

The east elevation is limited to a short height of exposed slate hung Mansard roof above the gutter line of the main hall. Velux windows were introduced to the corridor of the 1987 roof extension to provide access to the gutters of the main hall for cleaning.

South elevation

The south elevation is an unpainted render finish from ground floor to 2nd floor level. The render is in poor condition. A wide section of render approximately 450 mm high and 2m long has fallen off the building from second floor level where it was applied as a coating to plywood used in the Mansard roof extension construction. More render is at danger of falling off onto the pavement below and should be made safe (removed and repaired) as soon as possible. (Photo 29)

The south wall has visibly suffered from water ingress at ground floor and first floor level. This is evidenced by a decayed timber element above a stair at the rear of the building at first floor level and degradation of paint and plaster finishes on the main hall wall. (Photo 30 and 31)

A rear storage room at ground floor level has been boarded out with new plasterboard but not skimmed. Screws in the plasterboard on the south wall can be seen to have served as conduits for moisture/condensation/damp leaving marks on the plasterboard where the screws are located. The room appears to be unvented, uninsulated, and unheated. It could not be worked out in the limited time of the inspection whether the damp issues associated with the room are generated by internal moisture or rain ingress. (Photo 32)

We understand that rain and storm conditions from the south can create the condition where water is driven up the Velux windows at second floor level and into the room at the head of the window. The slate hung wall of the mansard does appear to have resisted leaks but the same cannot be said of the render below.

West elevation

The west elevation of the office section is obscured by adjacent buildings on The Parade and Silver Street. Part of the original granite wall is visible up to first floor level. Ground floor construction of the rear of the building is not known for certain, however, walls at first floor level are either a block cavity wall or solid block wall with a plasterboard dot and dab internal finish and a rendered external finish.

Investigation Holes

Investigation holes were opened in the ground floor kitchen and at second floor level around a mansard frame and associated concrete T beam.

A trial hole was excavated at the front of the granite stone wall on the boundary with the neighbouring house on The Parade. This hole was made to verify the foundation depth of the wall. The hole was excavated to approximately 500mm deep. The wall below ground level was shown to be random granite rubble stonework, not dressed, and not fixed by mortar. A

loose stone fell out of the wall so further excavation was stopped. There was further stone at the base of the hole. Despite not establishing the bottom of the foundation the detail is similar to the other two external holes excavated for the main hall walls. (Photos 33 and 34)

6. Recommendations and Conclusions

The primary elements of the existing building parts that make up the Town Hall and office are structurally sound.

The 1887 Town Hall construction is effectively a solid shell, which, with regular maintenance can function satisfactorily for another 150 years.

Of primary concern to the performance and use of the shell of the building is the damp found in the south elevation gable and the east and west walls where connected to the south wall. Consideration should be given to repointing the south elevation and connected side wall after a suitable period of drying is allowed. Internal plaster finishes where damaged should be removed, and breathable plaster finishes considered and the external cement pointing removed and repointing carried out in a suitable lime mortar. Where there is cement repointing but no apparent problem with damp internally, the walls could be left as they are unless it is preferred the walls are cosmetically uniform in appearance.

The external joint between the granite and rendered block wall of the office on Silver street is vulnerable and appears to contribute to damp at ground floor level inside the rear of the office.

The wall defects listed by elevation in section 3 should be addressed. Larger cracks in the east elevation above the cottage should be stitched using stainless steel Helibar placed in bed joints spanning the crack. Embedded and corroding steel/iron should be removed where possible and treated for corrosion where removal is not possible. Consideration should be given to improving the coping stones on the south elevation gable.

The three-storey office building is a mixture of construction types from several different eras. Structurally the building appears to be sound at present, however, the active damp problems associated with the first-floor inset recess could be causing hidden timbers to rot. The source of the damp should be established and eliminated and the condition of timbers in the vicinity of the damp investigated.

The cause of damp in the ground floor rear storage room should be investigated and the problem eliminated.

Any high-level loose render on the rear elevation should be removed immediately as this poses a potential danger to all who walk under it. The render should be made good, or some temporary rain protection provided if a programme of wider repairs is not anticipated in the near future.

7. Future proposals

A planning application has been submitted for adjustments to the Town Hall and Office buildings under a scheme to expand the museum and reinstate the performance space of the main hall to public use again. The proposals can be accommodated by the structures.

There are some constraints that will need to be worked around and with during construction phases to make sure the performance of the building is not compromised.

Examples of constraints are as follows:

- New excavations must consider the shallow foundations of loose stone on sand. Care will need to be exercised when excavating near loose stone in the foundations and the sand under the foundations should not be undermined. It may be necessary to employ stabilising techniques on the loose stone and sand where new excavation will be made close to the walls prior to any works taking place.
- The second-floor level office concrete T beams and associated ring beams should be kept and any demolition of the existing structure at second floor level should be minimised. While typical details have been established relating to the T beams and their connection to the existing Mansard steel we believe there could be a number of variations in this detail around the building as local variations in the width of the existing building and profile on plan was accommodated. This should be remembered when future detailing of connections and structure takes place.
- New foundations where needed should be shallow.
- The presence of asbestos should be confirmed by testing where excavations will be required near the boiler house and the external sheathing at second floor level of the Mansard roof checked.
- Existing drains to the rear of the building to Silver Street should be maintained with adjustments to suit new layouts.
- The exact nature of Party Wall issues should be established at an early stage.

Appendix A – Photographs

Photo 1 – mortar joint loss

Photo 2 – mortar joint loss in pediment coping projection

Photo 3 – joint washout round pediment block and washout under

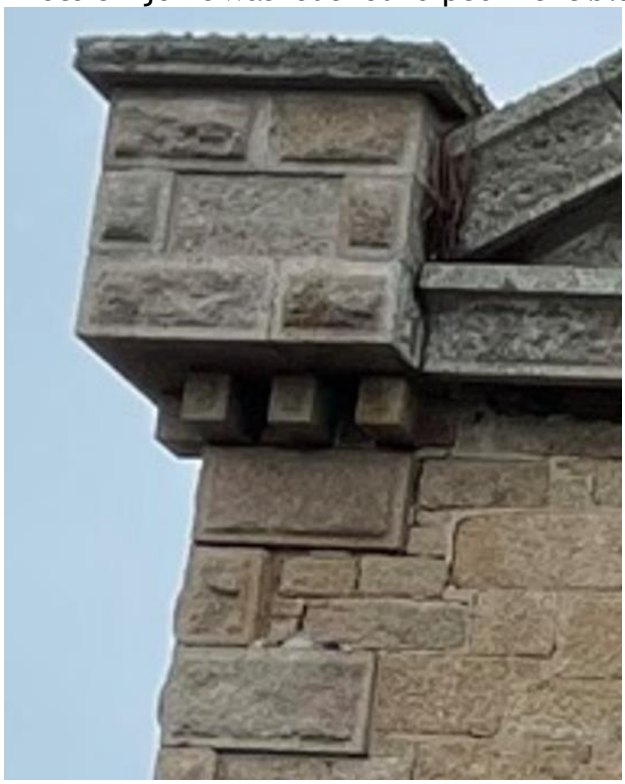

Photo 4 – pediment blocks over hang

Photo 5 – gable peak pediment block supports cantilever flagpole

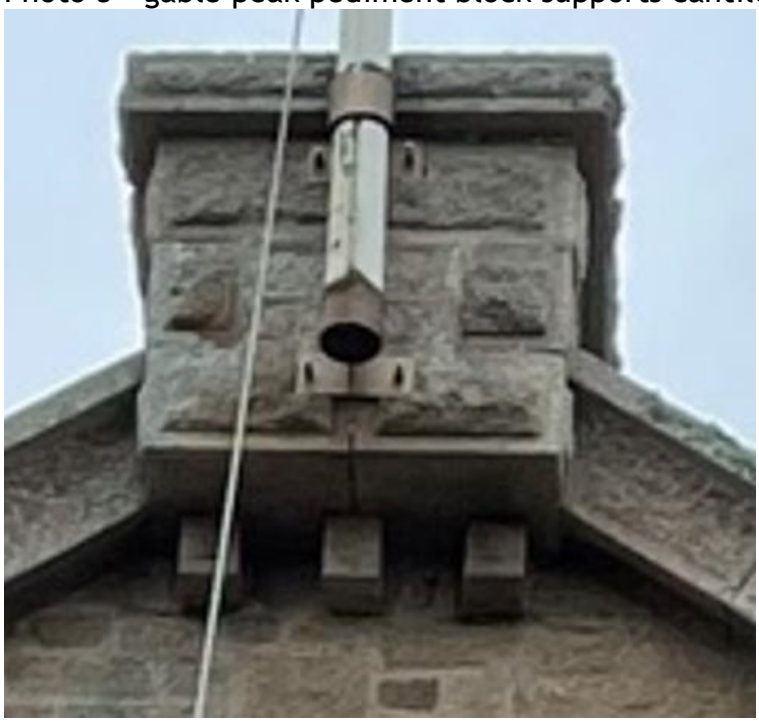

Photo 6 showing loss of pointing, vertical crack, and corroding steel/iron. See also photo 11

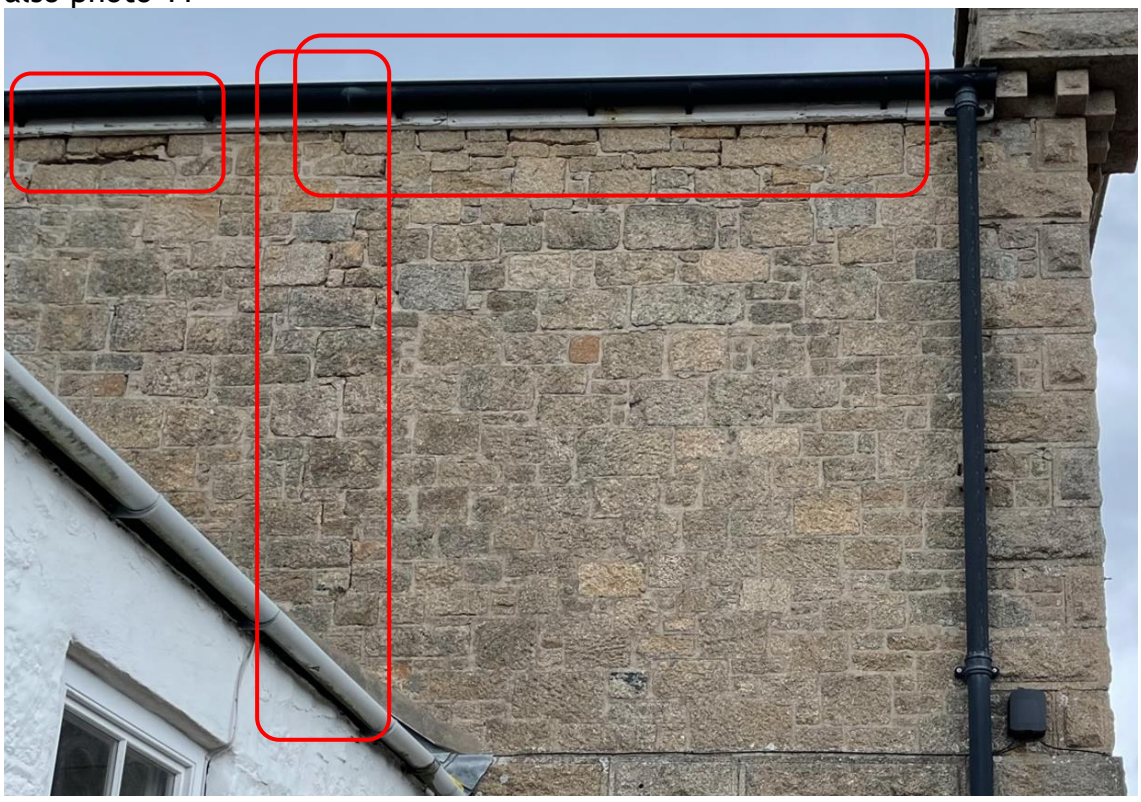

Photo 7 – vertical mortal joints missing

Photo 8 – change of pointing from lime to proud cement in east elevation over south most window head

Photo 9 – mortar joint loss on rear porch at ground level

Photo 10 – no coping on south gable. Gutter discharge through gable at eaves

Photo 11 – cracks over high-level window, note repointing and recurrence of crack. Possibly a mirror of the east elevation and buried corroding steel/iron. See photo 6

Photo 12 – cast iron columns supporting beam and FF over

Photo 13 – inspection holes in hall floor

Photo 14 – dwarf walls supporting main hall joists – note poor contact support details

Photo 15 – damp inside south elevation

Photo 16 – sandbags inside rear porch to keep out water

Photo 17 – Main hall west elevation – blocked window at boiler flu position

Photo 18 – Exposed roof trusses supporting air duct in main hall.

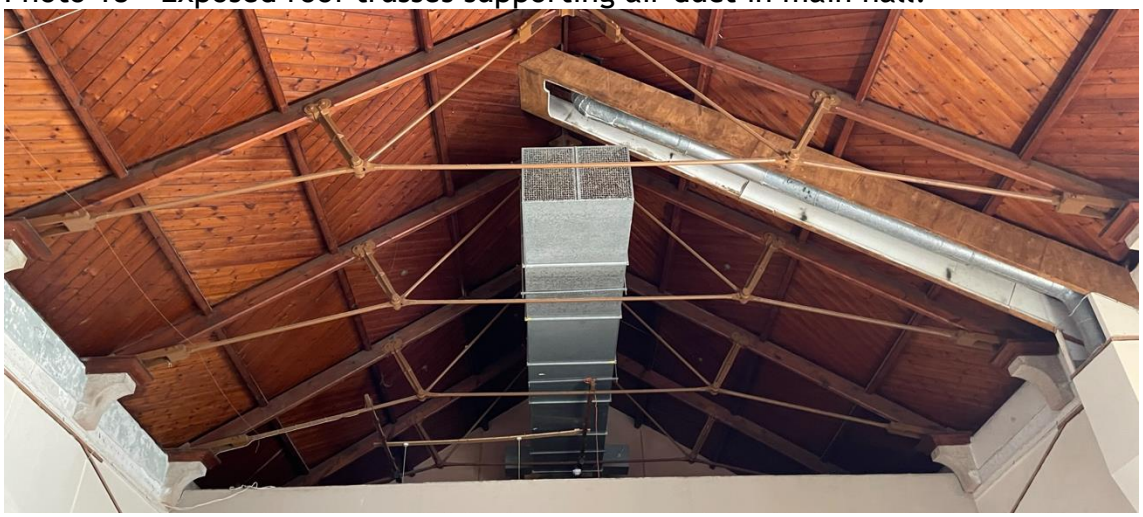

Photo 19 – trial pit west elevation against boiler house and main hall. Note asbestos sheet at left of hole under concrete cap and block wall top of bund and sand in bund

Photo 20 – trial pit south elevation east of rear porch.

Photo 21 – mould growth on plastered granite kitchen wall

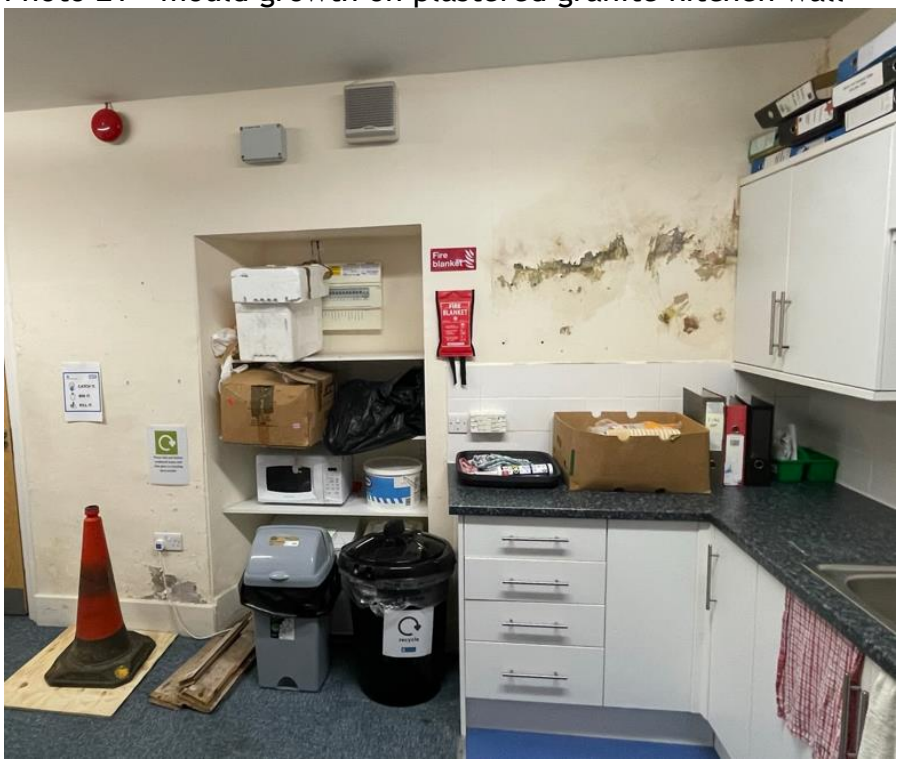

Photo 22 – trial hole in kitchen floor – sand under

Photo 23 – foul drain access chamber under floor of kitchen

Photo 24 – raised bump in disabled WC floor

Photo 25 – FF recess in elevation at WCs. Fibreglass roof in recess over original wall at rear of kitchen under

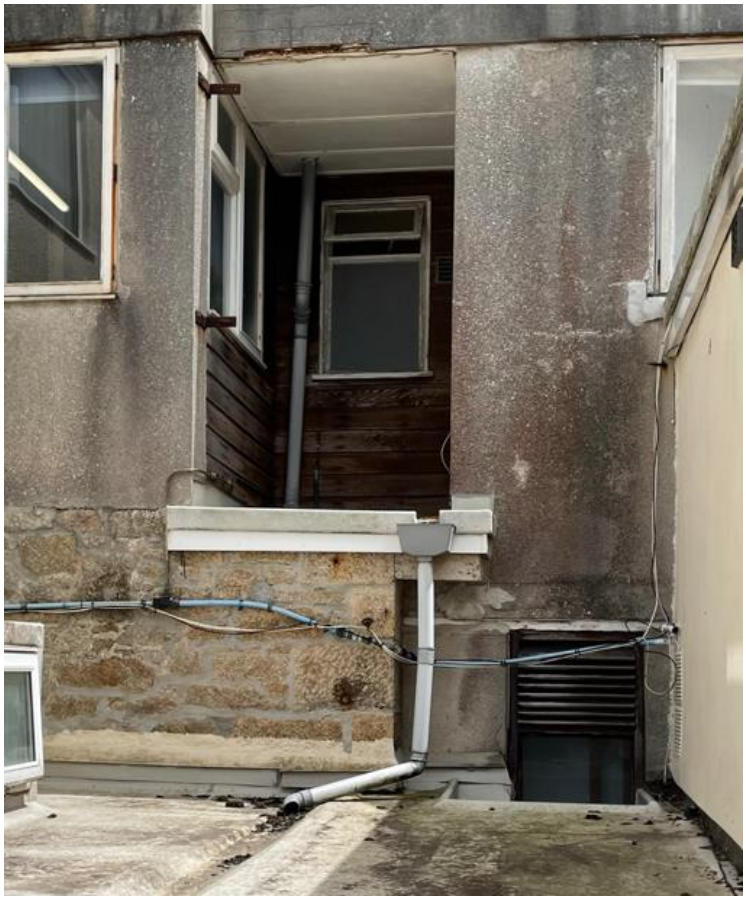

Photo 26 showing mansard steel on main hall wall on concrete ring beam or pad on granite and concrete T beam in the floor zone

Photo 27 – mansard steel on west side wall cast into top of concrete T beam and T beam cast into ring beam, the face of which is seen under timber joist

Photo 28 – cement board sheathing in mansard wall should be tested for asbestos

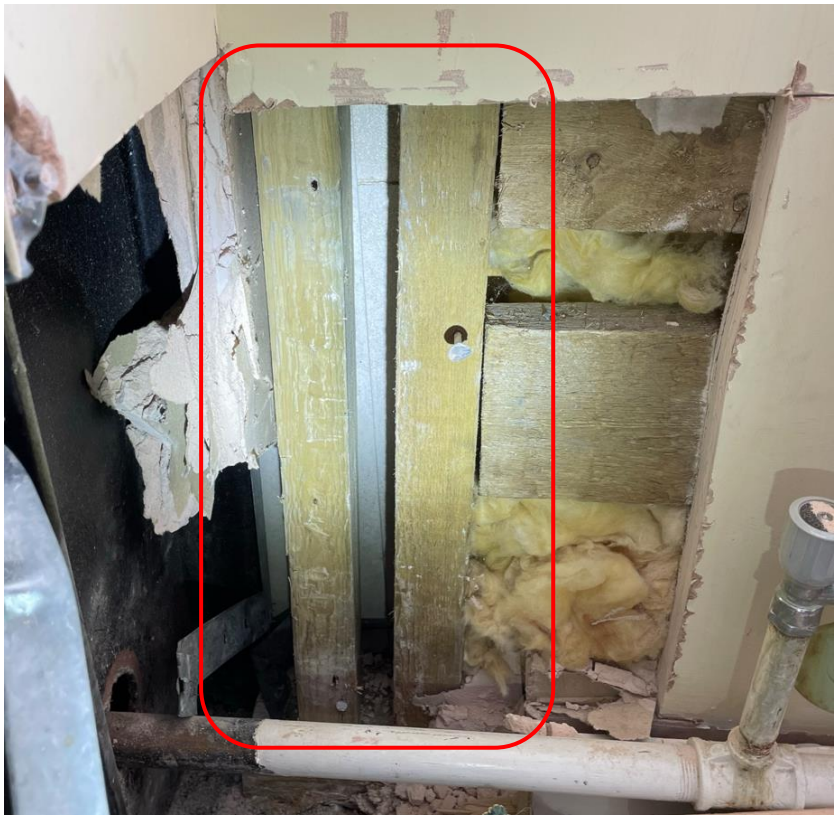

Photo 29 – loss of render over window and pavement below. Joint between render and stone likely allows water to track in creating damp conditions in side see photo 30.

Photo 30 – damp wall at GF rear of office section – decayed timber at FF level

Photo 31 – severe damp in main hall wall – office side GF level

Photo 32 – GF rear storeroom – damp at plasterboard fixings in south elevation

Photo 33 – trial hole at boundary wall with adjacent house to the west on The Parade

Photo 34 – showing loose stone makeup in foundation. Mortared joints commence at ground level