

Water Lane Hall Bishops Stortford

Condition Reports


East Herts District Council

60739177
WLH-ACM-XX-XX-RP-SE-001

9 April 2025


Quality information

Prepared by




Daniel Wallington
BEng(Hons) CEng MStructE
Associate Director

Checked by




David Probert
MEng(Hons) CEng MStructE
Principal Engineer

Verified by



Dave Brown
BEng(Hons) CEng MICE FStructE
Technical Director

Approved by



Daniel Wallington
BEng(Hons) CEng MStructE
Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
00	09/4/2025	Draft issue for information/comment	DW	Daniel Wallington	Associate Director
01	01/05/2025	Final issue	DW	Daniel Wallington	Associate Director

Prepared for:

East Herts District Council

Prepared by:

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom

© 2025 AECOM Limited.

AECOM Limited (“AECOM”) has prepared this report for the sole use of East Herts District Council (“Client”) in accordance with the terms and conditions of appointment.

AECOM shall have no duty, responsibility and/or liability to any party in connection with this report howsoever arising other than that arising to the Client under the Appointment. Save as provided in the Appointment, no warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by AECOM.

This report should not be reproduced in whole or in part or disclosed to any third parties for any use whatsoever without the express written authority of AECOM. To the extent this report is reproduced in whole or in part or disclosed to any third parties (whether by AECOM or another party) for any use whatsoever, and whether such disclosure occurs with or without the express written authority of AECOM, AECOM does not accept that the third party is entitled to rely upon this report and does not accept any responsibility or liability to the third party. To the extent any liability does arise to a third party, such liability shall be subject to any limitations included within the Appointment, a copy of which is available on request to AECOM.

Where any conclusions and recommendations contained in this report are based upon information provided by the Client and/or third parties, it has been assumed that all relevant information has been provided by the Client and/or third parties and that such information is accurate. Any such information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in this report. AECOM accepts no liability for any inaccurate conclusions, assumptions or actions taken resulting from any inaccurate information supplied to AECOM from the Client and/or third parties.

Table of Contents

1. Executive Summary..... 1

1.1 Introduction and Clients Brief..... 2

1.2 Weather 2

1.3 Definition of Survey..... 2

1.4 Limitations..... 2

1.5 Health and Safety 2

1.6 References 2

2. Building Description..... 3

3. Observations 6

4. Discussion of Defects and Recommendations 29

Appendix A..... 30

Photographs from Structural Visual Inspection 30

Appendix B..... 31

Building Fabric Visual Inspection Report..... 31

Appendix C

Mechanical, Electrical and Public Health (MEPH) Visual Inspection Report 32

Appendix D..... 33

Below Ground Drainage CCTV Survey Specification and TWUL Statutory Records

Appendix E..... 34

Geomatic Surveys, including Site Topographical Survey and Verticality and Spot Level Surveys

Appendix F 35

Cost Management Services. Rough Order of Cost Report

Figures

Figure 1 – Aerial view of Water Lane Hall viewed from Old River Lane facing west (AECOM image) 3

Figure 2 – Aerial view of Water Lane Hall viewed from Water Lane facing east (AECOM image) 3

Figure 3 – Ground level and first floor general arrangements (Lewis Patten Architects)..... 4

Figure 4 – A typical section through the hall roof structure with key to photographs (AECOM)..... 5

1. Executive Summary

This summary is qualified by the remainder of the report and the accompanying reports on the building fabric and MEPH services (in the appendices), which should be read and construed as a whole.

The client wishes to know the general condition of Water Lane Hall including the extent of recommended repair and replacement works. AECOM's multi-disciplinary team have undertaken visual inspections of the building structure, fabric and mechanical, electrical and public health (MEPH) services.

Access to most of the rooms within the building was made available by the church elder, which enabled visual inspection of the internal spaces. The areas where access was not possible are:

- i) The central and eastern portion of the roof space above the hall, and close inspection of the water tanks to the west portion of the roof,
- ii) The roof spaces within the six gable dormer rooflets above the hall on the north and south elevations,
- iii) The roof space above the ceiling hatch to the 'parlour' room at first floor (east),
- iv) The roof space above the ceiling hatch to the office room at first floor (southeast)

Building Structure Summary

Overall, the principal loadbearing structure of Water Lane Hall appears to be doing well for its age, particularly given that it has been exposed to prolonged water ingress together with partially unheated internal spaces. However the suspected ground subsidence over the full footprint of the building is a concern due to the range of evident associated defects to the building façade(s) and internal finishes. Anything which substantially disturbs the balance between the ground and the structure can promote new settlement. These can commonly include ground-specific causes including frost heave, changing water-tables, leaking drains, droughts, ground settlement from previous filling, and actions from nearby trees.

The most probable causes may be determined by a process of elimination. If symptoms are consistent with ground movement as well as other causes, further investigations must be made to distinguish between them, including trial-pits, boreholes, drain testing, and movement monitoring over a cycle of four seasons. The principles of repair to arrest progressive movement may need to include foundation strengthening, such as underpinning.

A timber specialist should be engaged. The extent of timber decay should be identified, and a plan of action put in place to remove any decaying timber and treat the areas where wet rot and/or dry rot is present to halt its spread. Part of this process will be to stop the source of water within the buildings and to allow appropriate ventilation to begin to dry the structure. The first step will be to prevent further rainwater penetration from above, this will be solved by way of the works to the roof coverings, chimneys and rainwater goods. Attention can then be turned to the masonry walls which may still contain moisture.

Building Fabric Summary

The pitched roof coverings appear to be beyond their serviceable life and the flat roof coverings appear to be nearing the end of their life cycle. The external masonry walls evidence localised areas of spalling, deterioration and cracking. The internal fabric is generally aged and worn throughout, with significant water damage and cracking to various locations of the internal linings.

Refer to the Building Surveying report for a full description of condition, together with recommendations for short, medium and long term.

Building Services Summary

The following provides a general summary of the observations:

- There are currently no operating and maintenance manuals available or record drawings or test certificates.
- The gas meter room is not sufficiently ventilated. Ventilation should be at least 3% of the meter room floor area.
- The main gas pipe is routed through the main hall. Although this is not a compliance issue, the pipe could be liable to accidental damage.

- Electrical Installation – A full EICR inspection by a qualified electrician should be carried out as there is no history on site of the installation being recently tested.
- Drainage from the toilet sinks and basins is very slow, and this may be the result of the drainage system being blocked or not adequately vented.
- Emergency lighting duration or levels not checked, a duration test and level check should be carried out.
- Most of the luminaires are either fitted with fluorescent or incandescent lamps, these should be replaced with LED versions to make the site more energy efficient. A number of luminaires are also not working or damaged.
- No fire detection or alarm system is installed.
- Both male and female toilets are tired and in need of an upgrade.
- The heating system boiler was working, but it is not known if the heating system has the ability to cope with temperatures close to or below freezing. The boiler is in the region of 20 years old and should be replaced.
- The hot water boiler in the kitchen is non-functioning.

An initial Energy Performance Certification (EPC) assessment has been carried out carried out for the existing hall using Integrated Environment Software's Virtual Environment approved dynamic simulation modelling software. Refer to the MEP report for full details of the EPC Assessment.

1.1 Introduction and Clients Brief

- 1.1.1 AECOM are instructed by East Herts Council to carry out condition assessments of the existing United Reformed Church Hall (aka; Water Lane Hall), which is located on Water Lane in Bishops Stortford. This report describes the following scope of services:
- Structural visual inspection of the building and report – Inspecting the safe, accessible areas of the hall roof space, floors and internal and external walls, as described in Section 1.3.
 - Building fabric visual inspection and report (Appendix B).
 - Mechanical, electrical and public health (MEPH) visual inspections and report (Appendix C).
 - Provision of a below ground drainage CCTV survey specification, including statutory record requests from Thames Water (Appendix D).
 - Unmanned Aerial Vehicle (UAV) drone survey and provision of aerial orthophotos for the purposes of this report.
 - Geomatic surveys, including a site topographical survey and specific verticality and spot level surveys (Appendix E).
 - Cost management services. Provision of a rough order of cost report. (Appendix F)
- 1.1.2 AECOM were instructed to perform Stage 1 visual structural survey, whereby a second stage assessment is generally reserved for physical investigations to determine the structural format of hidden parts of the building and latent defects.
- 1.1.3 AECOMs inspections, undertaken on 26th and 27th February 2025 were attended by AECOM. The surveys were based on a visual assessment of the parts of the property that were deemed safe to access through the completion of Safety, Health and Environment (SH&E) based risk assessments.
- 1.1.4 The purpose of this report is to provide a summary of observations and recommendations regarding the present condition of the structure and fabric of the building, including the mechanical, electrical (M&E), and public health utilities including below ground drainage. The observations in Section 3 highlight the visible defects or suspected latent defects. Preliminary priorities are assigned to each defect, so that approximate timelines for the repairs can be readily appreciated.
- 1.1.5 Selected photographs taken during the inspection are provided in Appendix A (structure), Appendix B (building fabric) and Appendix C (MEPH), and they illustrate areas of the key defects highlighted in the report. The existing key plans are located in Section 2. AECOM have not seen any other record drawings of the building apart from extracts from floor plans in the various reports listed in Section 1.6.

1.2 Weather

- 1.2.1 The weather during the survey on 26th February was mild, windy with frequent heavy rain. On 27th February it was cold and sunny.

1.3 Definition of Survey

- 1.3.1 A Visual Structural Survey comprises a visual inspection, with the naked eye and binoculars where appropriate, of those parts of the structure that can be seen from safe, readily accessible vantage points. The detection and eradication of timber infestation and damp are specialist matters and although mention may be made in this report, it is recommended that a suitably qualified company be employed to carry out an independent survey and report.

1.4 Limitations

- 1.4.1 Due to the nature of the survey being visual-only we did not inspect any inaccessible, covered, or unexposed parts of the structure. We will therefore not be able to report on the structural composition or condition of such areas at this stage. We have not undertaken any opening-up, material testing or carried out appraisals of the existing construction by measurement or calculation. The property was vacant at the time of the inspection.
- 1.4.2 Our report is based on the available visual evidence together with our previous experience of similar structures, and the information provided by others. We have reported on structural defects and conditions that were reasonably detectable and visible at the time of our inspection that may materially affect the stability and safe use of the structure.
- 1.4.3 It must be appreciated that deterioration will occur and continue in certain areas of the structure where they are permanently exposed to the atmosphere; even where no obvious evidence of distress was visible at the time of our inspection.
- 1.4.4 AECOM cannot offer any guarantees that the structure will be free from developing future defects, or that existing non-structural defects which fall outside the scope of, and/or beyond the limitations and exclusions of this report, will not deteriorate in the future, hence leading to problems with the structure.
- 1.4.5 The report is confidential and non-assignable and is intended for the sole use of the client. Unless specifically stated, it will not constitute a statement of fact, which might be used in resolution of disputes or litigation. AECOM takes no responsibility for any action by third parties, resulting from the contents of this report. Copyright is held by AECOM, hence reproduction of additional copies of the report is prohibited without prior agreement.

1.5 Health and Safety

- 1.5.1 Prior to arrival on site, AECOM completed a risk assessment outlining the proposed methodology for accessing the building and carrying out work. Access within the hall roof space was limited to the western end bay adjoining the roof hatch, which had a boarded floor covering. The remaining floor to the attic space was comprised of a narrow timber boardwalk that was completely covered with loose-laid insulation at the time of the survey.

1.6 References

- Quinquennial Inspection of the URC Hall, by G E Sworder & Sons dated 29th August 2002
- Report for a Type 2 Standard Sampling Identification and Assessment Asbestos Survey of URC Hall. By ALS Limited, dated 10th January 2006
- Report upon the General Condition of the URC Hall, by Sworder Associates dated 9th April 2008
- Report on Structural Inspection of the URC Hall, by RCA Structures (ref: 17979), dated 4th October 2016
- Existing floor plans and elevations, by Lewis Patten dated June 2018
- Arboricultural Report (tree report for planning purposes) 190110-PD-11, by Tim Moya Associates, dated February 2019
- Historic Buildings Report, by the Bishop's Stortford Civic Federation, dated February 2022.

2. Building Description

The existing building known as the United Reformed Church (URC) Hall is located between Water Lane and Old River Lane in the north region of Bishops Stortford town centre. The building lies within the Bishop's Stortford Conservation Area. It is understood the building was constructed in circa 1914 as a purpose-built church hall, with various lateral extensions added in the 20th century. The original course of the River Stort lay due east of URC Hall, and it was culverted in the early 1970s to make way for the construction of Old River Lane.

For the purposes of the report the front (west) elevation is viewed from Water Lane, and the north elevation faces the Waitrose supermarket. Refer to Figure 3 for the general arrangements.

The URC Hall building is constructed of pitched cut timber roofs with plain clay tiled coverings, with several areas of flat roof between roof junctions. The original parts of URC Hall are built in unframed loadbearing masonry mainly formed in solid brick masonry with red facing bricks, except the west gable of the hall is built with yellow bricks.

The hall stage and its rear single-storey roof enclosure was built to the east of the hall around 1960. In 1969 a new steel framed (concrete encased) structure was built to the northeast of the hall to form a family room at first floor level. The steel frame enabled the room to be built over an undercroft allowing vehicles to access the private car park at the rear of the site accessed from Water Lane. Also in 1969 was an extension to the ground floor toilets. The roof to the modern family room is a flat roof constructed in timber (possibly framed with intermediate steel beams), arranged around cavity masonry walls onto the steel frame at first floor which supports an insitu concrete floor with retained formwork to its soffit using wood-wool. To the west are two main stairwells with hipped-end pitched roofs with two similar roofs to the east over the first floor meeting (parlour) room and the hall office.

The hall is arranged over a double-height internal space with a galleried balcony at first floor level overlooking the hall auditorium below. On the north and south elevations located each side of the central roof ridge and between the gable ends are three adjoining gabled dormer roof windows. Below the dormer windows are the flat roofs forming the ground level single-storey utility rooms. The roof structure to the hall is comprised of four large timber scissor trusses arranged over five bays between the gable ends of the building. The trusses are reinforced with steel circular tension rods. The lower truss chords including the concealed diagonal steel rods project below the ceiling to meet the external walls to the hall. There are two levels of horizontal timber collars bracing the main truss rafters. The upper collar is located within the roof space and the lower collar is partially visible below the hall ceiling. The roof trusses support four rows of timber purlins that in turn support the close timber boarding (sarking) carrying the roof coverings. Common rafters were not visible in the roof space. The ends of the roof trusses are supported by solid wall piers forming the primary wall envelope around the interior of the hall. The piers extend to ground floor level and are concealed behind continuous wooden cladding.

At the end bays of the roof void the purlins are supported onto the gable end brickwork via a combination of i) timber plates on metal brackets embedded in the brickwork and ii) timber plates embedded in the brickwork. At each gable end to the hall within the attic space are vertical ventilation slots in the brickwork. The attic floor is built traditionally with timber joists spanning between the lower collar forming the trusses (the timber connections are unknown). The underside of the hall ceiling appears to comprise of gloss painted close timber boarding assumed to be affixed to the underside of the joists. The floor construction to the gallery at first floor is timber beams and joists spanning between steel cantilevered beams that project through the main hall walls to form the column-free perimeter balcony structure. The construction of the solid balustrading to the gallery is assumed to be timber, which may incorporate concealed steel stiffening elements. The general arrangement of the roof structure is shown in Figure 4.

To the north of the hall and the site boundary wall with the adjoining supermarket carpark lies a row of five mature horse chestnut trees, and a mature ash tree at the extreme northeast corner of the URC Hall site. According to an arboricultural report dated 2019, the average recorded height of the horse chestnut trees was 11.5 metres with an average stem diameter of 80cm, and the ash tree was 18 metres high with a 70cm stem diameter. According to the tree report there were plans to reduce the crowns of the five horse chestnut trees back to the site boundary line mainly on the trees' south crown face; and plans to fell the ash tree. Whilst it appears some crown reduction work has been undertaken to the horse chestnuts, the ash tree still exists in the URC Hall car park.



Figure 1 – Aerial view of Water Lane Hall viewed from Old River Lane facing west (AECOM image)



Figure 2 – Aerial view of Water Lane Hall viewed from Water Lane facing east (AECOM image)

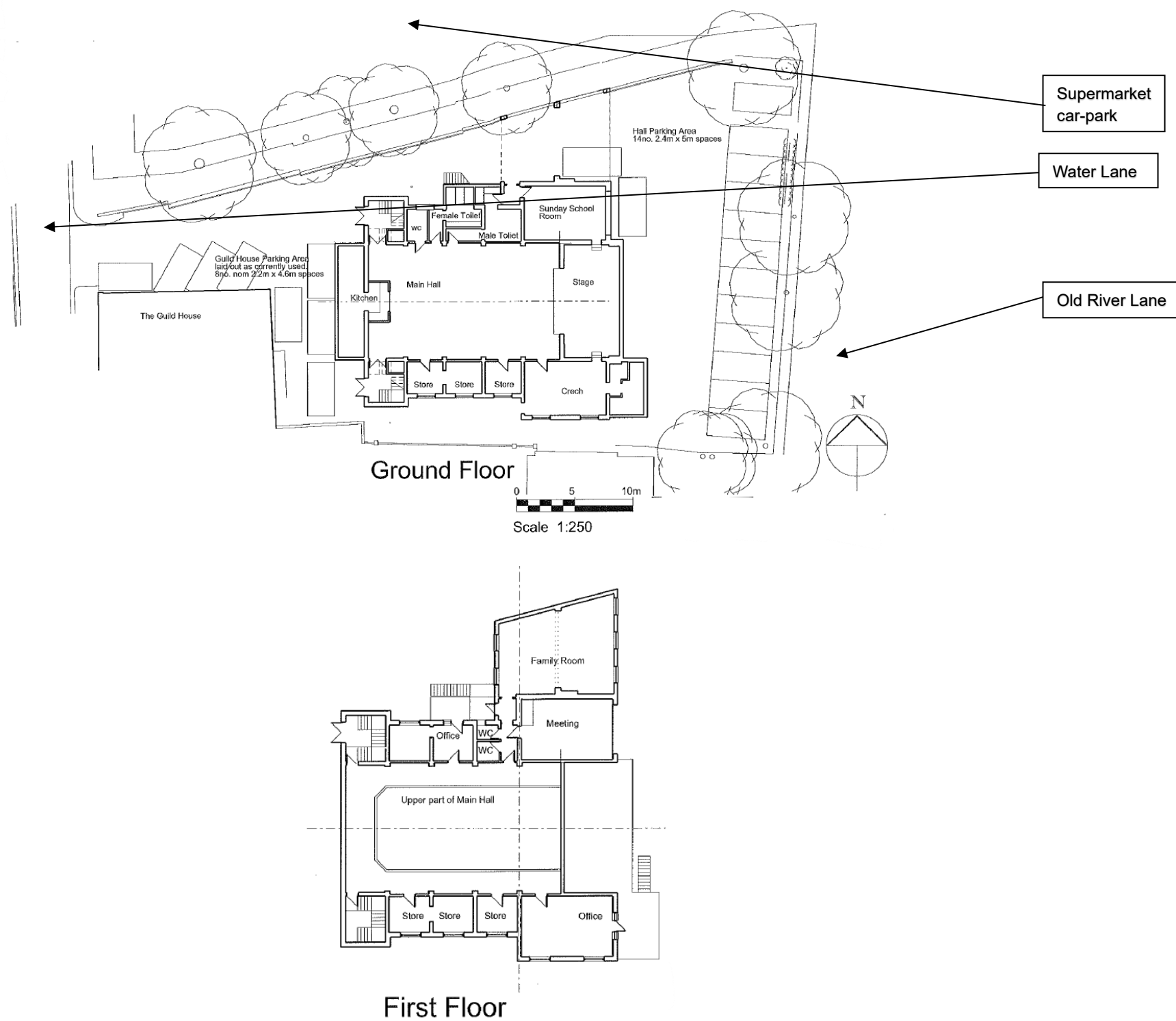
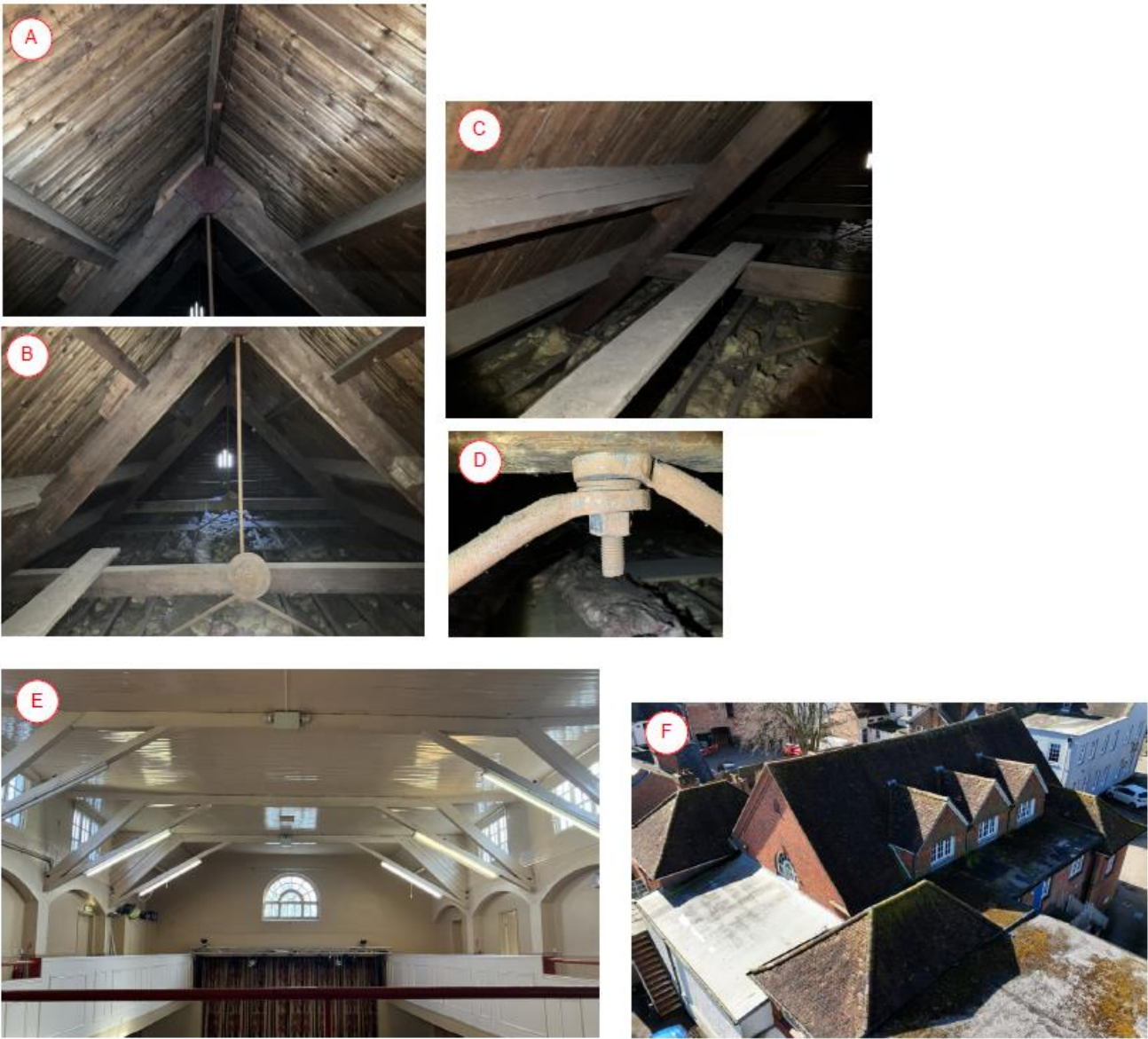


Figure 3 – Ground level and first floor general arrangements (Lewis Patten Architects)

Figure 4 – A typical section through the hall roof structure with key to photographs (AECOM)



3. Structural Observations

This section is to be read in conjunction with all other reports of ‘condition’ by the surveyors for the building fabric and the mechanical electrical and public health (MEPH) engineer. Read with the photographs all included in the Appendices.

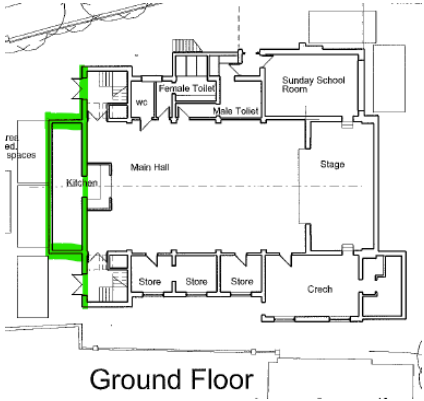
The table below describes visible symptoms of structural distress of each notable defect related to the building structure. The table also describes the probable cause of each defect, where there is more than one probable cause or the cause is unclear, further investigations are specified for action in the second stage of the appraisal.

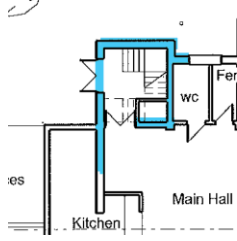
The principles of repair are given based on the likely outcome of any necessary further investigations. Preliminary priorities are assigned to each repair as follows:

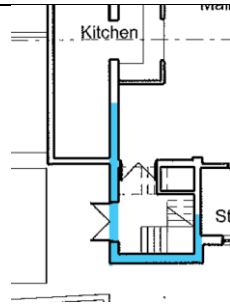
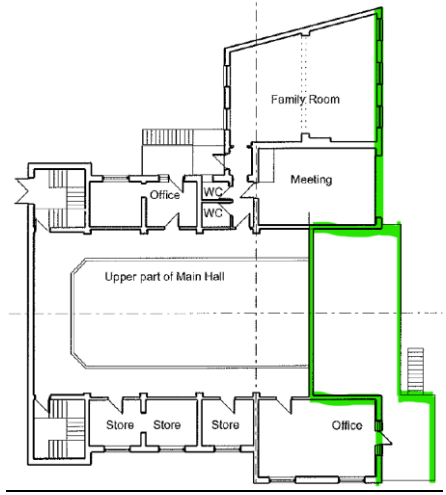
- A – Now
- B – Within 12 months
- C – Within 1-2 years
- D – Within 2-10 years

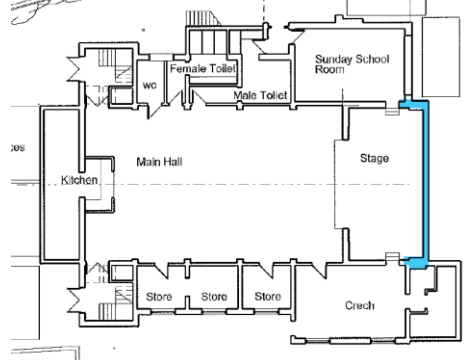
The likely consequences of inaction are given in the table, which enables the gravity of the defect to be readily appreciated. Some of the recommended investigations include opening-up parts of the structure.

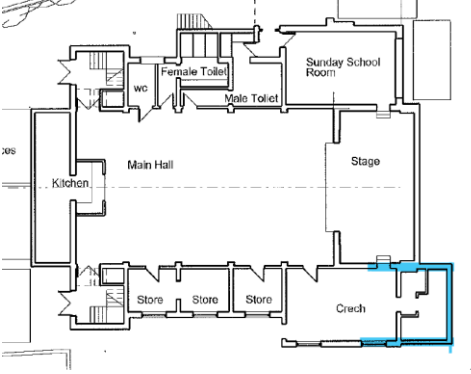
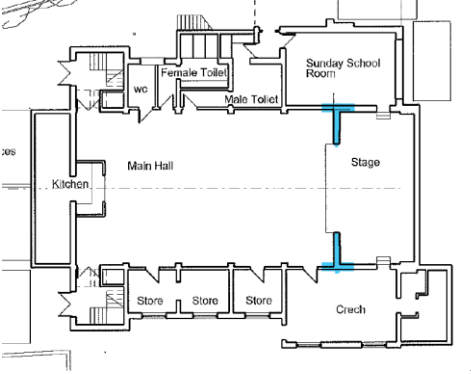
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
1.0	External roof areas					
(1a)	<p><i>Note: For a detailed assessment of the non-structural fabric of the building refer to the AECOM Building Surveying report in the Appendix. The following is only a general summary.</i></p> <p>1. The main pitched roof coverings to the hall and side annexes are locally slipped, broken, shaled and missing tiles (evidenced by AECOM's drone images included in the appendixes). Possible missing, damaged or poor lead flashings at roof, wall and chimney junctions. This has caused water damage inside the attic spaces, evidenced by water ingress into the hall internal space.</p> <p>2. Evident faulty rainwater goods, generally, which may be age expired and blocked. Heavy rainfall was encountered during the AECOM surveys, and key areas of the above (and below) ground drainage were visibly blocked and overflowing.</p> <p>3. Areas of flat roof to the front (west), rear (east) and side (north and south) elevations to the hall. No access to the flat roofs apart from AECOM's drone images included in the appendixes. Roof felt coverings are age-worn with evident past patch repairs, surfaces partially covered in gravel chippings with moss growth and general debris. Water ponding on west flat roof over the kitchen. Condition, quality and performance of felt is not known. Flat roof at the rear which allows access to the first floor office is constructed in timber joists.</p> <p>The above defects are most likely to be responsible for the evident general water ingress problems into the building and resulting damp and deterioration to the building interior.</p>	<p>1. Most defects in roofs in the coverings and at roof to roof and wall interfaces are due to poor weatherproofing / flashing installations, wind damage and loosening of roof coverings.</p> <p>2. Blocked rainwater goods generally causing local build-up of organic material in guttering, causing further problems to the structure and fabric.</p>	<p>1. Physical access onto the main roof is not possible without means of scaffolding. Access inside the dormer roofs to the hall was not made due to confined space access.</p> <p>Refer to the AECOM condition surveys of the roof coverings for further advice.</p> <p>2. All gutters and downpipes (including gulleys) should be investigated for defects.</p> <p>3. Flat roof coverings and flashings on all the flat roof terraces are probably age-expired, therefore further investigations on the condition of the waterproofing coverings is considered unnecessary. However it may be necessary to examine the build-up of the flat roofs to assess whether other agents of decay are occurring, such as condensation.</p> <p>4. If the flat roof at the rear is a dedicated fire escape route from the first-floor office, a structural engineer will need to check that the flat roof can safely carry the imposed load due to persons escaping the roof.</p>	<p>1. Any defective roof coverings, flashings and the rainwater goods should be repaired in the short term and later renewed if they form part of a wider scheme of refurbishment.</p> <p>A budget cost should include to remove the existing tiles, timber battens and roofing felt to the pitches roof areas. In the flat roofed areas the felt should be removed and the board substrate</p> <p>Prior to this, any roofing felt should be tested to ensure it does not contain asbestos as this can be the case for bituminous felts of this type and era. The covering should be renewed using a bituminous or Type 1F felt, new treated SW battens and natural Welsh slates (subject to planning approval). The inclusion of in-line slate ventilators should also be budgeted for, these will be required to ensure a suitable level of natural ventilation is achieved across the roof void, preventing condensation and subsequent timber decay.</p> <p>2. The existing rainwater goods are to be cleaned and repaired in the short term. However, the rainwater goods need to be assessed by the project architect to check if they are appropriate to the building's historic status, and whether cast metal gutters and downpipes are needed as part of any new refurbishment.</p>	<ul style="list-style-type: none">• Ongoing water ingress and damage to the internal structure and fabric leading to further structural decay compromising the structural safety and loss of fabric.• The guttering, hoppers and downpipes are generally blocked and damaged and loose slates can be seen in the guttering when viewed from ground level. This can also be dangerous to persons below and it needs repairing as a priority together with other roof repairs.• Rainwater outlets block and cause rain to overtop finishes and damage fabric below.• Piecemeal repairs will become uneconomic.	A/B

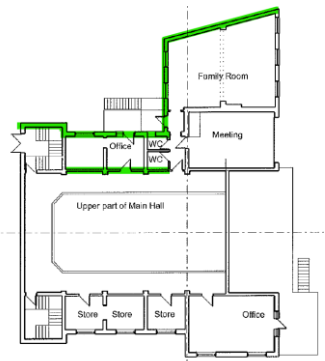
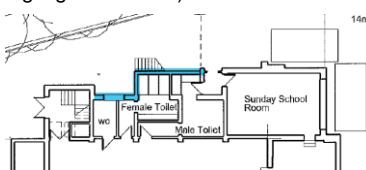
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
	<p>4. <u>External chimney stack (west elevation to hall)</u>. The stack is visible externally from the top of the flat roof above the kitchen. The cement flaunching to the chimney is cracked, and the upper five brick courses to the stack are poorly weathered and stained, with organic growth. There are signs of possible deterioration of the brickwork bed and perpend joints. Staining from an overflow from a water tank in the hall roof space.</p> <p>5. <u>External chimney stack (south elevation to rear office room)</u>. The stack is approximately 2.4 metres high above the roof gutter line to the top of the mortar flaunching. There are signs of possible deterioration of the brickwork bed and perpend joints. The cement flaunching to the chimney is cracked, and the upper five brick courses to the stack are poorly weathered, cracked and stained, with organic growth.</p> <p>The flashing detail between chimney and roof coverings appears to be below standard.</p>	<p>Age-expired cementitious flaunching to the chimney stack allowing water to enter the building fabric through cracks.</p> <p>Staining to the brickwork is possibly leachate from the cement flaunching.</p> <p>Possible lack of ventilation to the chimney flues / stack.</p>	n/a	<p>Refer to Building Surveyor's report for recommended repairs to chimneys.</p> <p>Defective parts of the chimneys should be re-pointed in a suitable hydraulic lime mortar to maintain breathability of the masonry.</p> <p>The chimney pots may require new vented caps, a budget should allow for this, including local repairs to the flaunching.</p>	Possible ongoing water ingress and damage to the chimneys and internal structure and fabric leading to further structural decay compromising the structural safety and loss of fabric.	B/C
2.0	<p>External front elevation (west)</p>  <p>Ground Floor</p>					
(2a) Photos EX-1, 2 & 3	<p><u>Front entrance and (northwest) stair lobby</u></p> <p>i) External cracking to the brickwork at high level over the front entrance doors. The cracking propagates vertically and diagonally above the bullseye window at first floor, with a vertical crack at the base of the window (the cracking continues through the wall and pronounced cracks can be seen internally).</p> <p>ii) Despite widespread cracking internally within the stair lobby walls, there doesn't appear to be any consequent adverse structural distress to the external (white painted) decorative timber (Baroque-style) doorcase including pilasters, the half round window (fanlight) and masonry surroundings located above and each side of the entrance door.</p> <p>No apparent related structural damage <u>externally</u> to the adjoining (west) triangular gable end wall to the hall. However</p>	<p>i) Possible ground subsidence due to faulty drains and / or action from nearby trees. There is an evident problem with the below ground drainage in the adjoining hardstanding. The nearby gulley became flooded during heavy rainfall in March 2025 whilst AECOM were surveying the building. Other evidence includes the settlement of the Tarmacadam hardstanding where it abuts the walls to the building entrance.</p>	<p>i) Investigate drains by conducting a below ground drainage CCTV survey. This is being coordinated by AECOM between February-April 2025.</p> <p>ii) Carry out trial pitting of the foundations to the wall on the west frontage and the north return wall. Expose the existing foundations for structural inspection. Pending the results, a more <u>comprehensive specialist site ground investigation is recommended</u>, including a desktop geotechnical study, and a minimum of 2No boreholes (window samples), and associated laboratory soil sampling and testing for soil type, tree root identification and analysis and soil engineering properties. Ground water</p>	<p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown below, including transition underpinning into the hall gable wall (all as highlighted in blue).</p> <p>ii) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.</p>	<p>Subsidence is likely to be the cause. If it is active subsidence, it will continue causing further cracks, water ingress and loss of stability affecting the safety of the building.</p>	B

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
	refer to table section relating to defects to the internal face of the west gable wall.		<p>testing for leaking drains / water mains. Assessing the causes of the ground settlement in the rear (east) car park. Provision of a factual geotechnical report and interpretative engineering report on the condition of the ground at the site and its impact(s) on the existing Water Lane Hall building.</p> <p>iii) Touching distance checks are recommended to assess the integrity of the external decorative entablature, since vertical cracking in the internal face of the wall extends between the elliptical window and the half round window.</p> <p>iv) Establish movement monitoring: Install monitors (such as stainless steel studs) to various walls in this location to see if structural movement is progressive. It is recommended that this either be conducted by a local structural engineering company, or by a specialist geomatics company. Allow for monitoring this areas (and other areas highlighted in this report) for a minimum period of 12 months i.e. a cycle of four seasons.</p> <p>v) Refer to table section relating to defects to the internal face of the west gable wall.</p>	 <p>iii) Allow provisional sum for repairs to the external entablature to south elevation frontage, including its fixity to the external wall.</p>		
(2b) Photo EX-16	<u>Single-storey extension (kitchen)</u> Two vertical cracks in the rendered coverings on the front (west) elevation.	<p>Possible thermal effects relating to the render and the backing masonry. The render mix may be too hard compared to the backing masonry, causing differential movement. The cracking could be a consequence of the suspected subsidence to the adjoining entrance lobby.</p>	<p>Monitor the cracking over a period of 12 months (see above). Check if mode of movement is lateral uniformly (thermal) or tapering (subsidence). If movement is progressive, allow for opening up the render to inspect the backing masonry.</p>	<p>If subsidence or due to thermal effects, consider reinforcing the masonry at the crack locations with Helifix stainless steel stitching bars, installed to Helifix requirements. Allow provisional sum for local underpinning as the backstop (if subsidence is the cause). If the render is cracked simply due to thermal effects, cut out the principal full-height vertical crack in the render and repair locally with a stop joint bead detail which will help to prevent further movement related cracking in this location.</p>	<p>Open cracks in external render coverings and brick masonry allows water (including wind driven rain) to enter the wall and cause damp penetration and consequential defects.</p>	B/C
(2c) Photo EX-1	<u>Southwest stair lobby wall</u> i) External cracking to the brickwork at high level over the front entrance doors. The cracking propagates vertically and diagonally above the bullseye window at first floor, with a vertical crack at the head (and possibly at the base) of the window (the cracking continues through the wall and pronounced cracks can be seen internally).	<p>i) Possible ground subsidence due to faulty drains and / or action from nearby trees. There is an evident problem with the below ground drainage in the adjoining hardstanding. The nearby gulley became flooded during heavy rainfall in March 2025 whilst AECOM were surveying the building. Other evidence includes blocked roof guttering allowing water to overspill and saturate the adjoining ground.</p>	<p>i) Investigate drains (see above for details)</p> <p>ii) Physical checks to assess the integrity of the external decorative entablature (see above for details)</p> <p>iii) Establish movement monitoring to check for progressive subsidence (see above for details)</p> <p>iv) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection.</p> <p>v) Refer to table section relating to defects to the internal face of the wall.</p>	<p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown below, including transition underpinning into the hall gable wall (all as highlighted in blue).</p>	<p>Subsidence is likely to be the cause. If it is active subsidence, it will continue causing further cracks, water ingress and loss of stability affecting the safety of the building.</p>	B

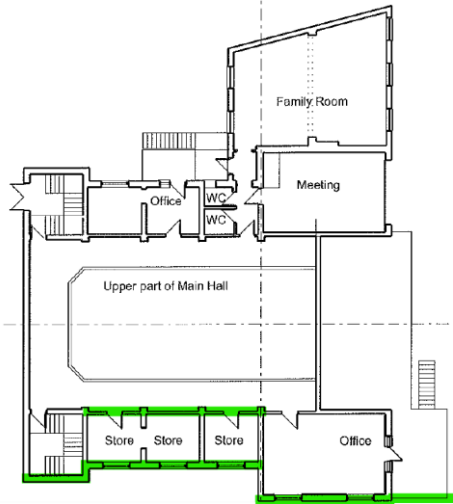
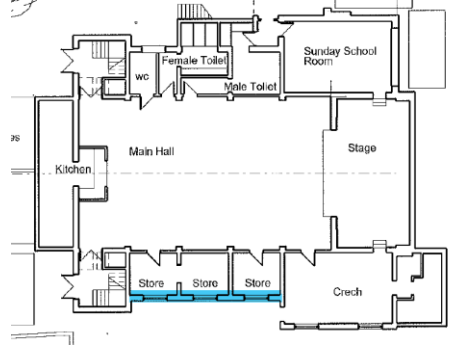
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
				 <p>ii) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.</p> <p>iii) Allow provisional sum for repairs to the external entablature to south elevation frontage, including its fixity to the external wall.</p>		
3.0	External rear elevation (east) 					
(3a) Photo EX-6	<u>Family room (modern extension over car park entrance) on east elevation</u> i) General water related damage to brickwork, including around windows	i) Blocked roof guttering and downpipes (refer to accompanying building surveying report for further advice).	Refer to accompanying building surveying report for any further advice.	Refer to accompanying building surveying report for any further advice.	Progressive ongoing water ingress and damage to the internal structure and fabric leading to further deterioration / decay compromising the structural safety through loss of fabric.	B/C
(3b) Photo EX-6	<u>Ground floor (Sunday school / meeting room)</u> i) General cracking and spalling to painted rendered wall below and around window, with severe water saturation and staining at junction with the ground.	i) Blocked roof guttering and downpipes (refer to accompanying building surveying report for further advice). ii) There are evident problems with the below ground drainage in the car park area. Reports of bad smells from foul drainage has been reported in the warmer months in this area. It understood that the hardstanding at the rear elevation once housed an external toilet building (since removed and covered with a raised paved hardstanding). The height of the raised paving	Allow for permanent removal of the raised paved hardstandings, and inspection of the downpipe. Locally remove the render coverings to promote drying. Inspect the render material which may be a hard cementitious mix.	Cement renders are known to promote dampness within solid masonry as rainwater which passes the render becomes trapped within the wall structure. This usually leads to the decay of the masonry itself along with the mortar, the internal finishes and leads to decay of the timbers bearing into or, in close contact with the walls. It is recommended that when a major	Progressive ongoing water ingress and damage to the internal structure and fabric leading to further deterioration / decay compromising the structural safety through loss of fabric.	B/C

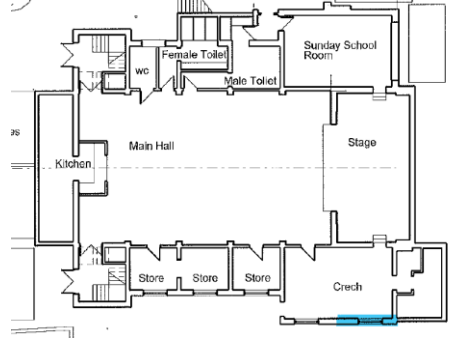
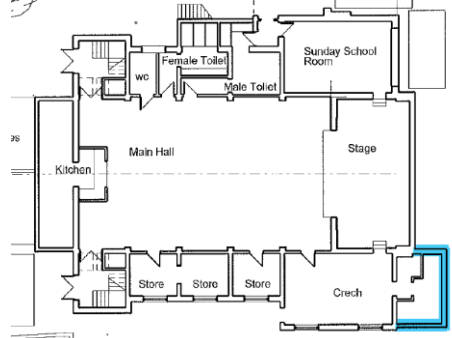
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
		bridges above the level of the damp proof course, which has allowed to penetrate the wall. iii) Defects exacerbated by the lack of vapour permeability of the cement-based render and their inability to deal with the normal movement and breathability of a solid masonry wall.	Refer to accompanying building surveying report for any further advice.	scheme of refurbishment is undertaken, the cement render be removed, the walls consolidated with an imminently hydraulic lime mortar and then finished with a suitably designed lime render. This will be less prone to cracking and begin to allow the walls to dry through evaporation. Refer to accompanying building surveying report for further advice.		
(3c) Photo EX-7	<u>Rear and side elevations of hall stage (single-storey rear extension)</u> i) General cracking and spalling to painted rendered wall below external wall chamfer with severe water staining at junction with the ground. ii) At high level (accessed from the rear external steel staircase), the south facing wall to the stage has cracked render. iii) External metal staircase – The finish to the steel staircases is corroding, causing deterioration of the paint finish.	See above comments for Sunday school / meeting room.	See above comments	See above comments. Subsidence of the stage rear wall is not evident. However given the significant subsidence movement to the adjoining workshop building, provide provisional sum allowance for underpinning for the extent shown below (all as highlighted in blue).  iii) Clean and repaint staircase	Progressive ongoing water ingress and damage to the internal structure and fabric leading to further deterioration / decay compromising the structural safety through loss of fabric.	B/C
(3d) Photo EX-8	<u>Rear elevation of ground floor workshop (single-storey rear extension)</u> i) General condition of the brickwork is adequate, however signs of water saturation to the brickwork at junction with the ground. ii) Refer to separate section on the south elevation of this rear extension, which identifies severe tilting of the building towards the rear car park with large cracks.	i) Water penetration is the likely cause of the water staining and weathering of the brickwork. Water splashing – possible lack of DPC. ii) Building subsidence due to faulty drains, and / or the backfilled waterway (River Stort) at the rear of the building.	i) It needs to be established if the cracking and water penetration at the eastern side is related to ground movement. Investigate the cracks, including other cracks on the east elevation and those observed internally. Carry out a full CCTV drain survey of the below ground drainage system. It may be necessary to monitor the cracks for a cycle of four seasons to determine if building movement is seasonal and ongoing. Investigate for damp penetration and retained moisture in the masonry. Determine the quantity of moisture in the masonry masses and its source(s). The render in general remains largely well bonded to the substrate, although the affected areas are likely to be holding moisture within the walls. In addition to localised structural movement displayed across parts of the	i) The water penetration may be remedied once the below ground drainage repairs have been made. The results of the CCTV drainage survey and recommendations are awaited. ii) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown below including transition underpinning (all as highlighted in blue). iii) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.	Subsidence-based movement of the workshop portion of the building may be ongoing. Inaction may result in further deterioration of the structure and ultimately failure of the supporting walls and partial collapse. Progressive ongoing water ingress and damage to the internal structure and fabric and the external render leading to further structural decay compromising the structural safety and loss of historic fabric.	B

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
			elevation, the breathability of the wall and render needs to be investigated.			
(3e) Photos EX-6 & 7	<u>Rear gable elevation of hall</u> Evident brickwork cracking to the left-hand side of a former window opening (now infilled) to the left of the main hall fanlight window. Refer to the corresponding cracks internally within the hall, to the east gable wall.	i) Possible building subsidence due to faulty drains, tree roots and / or the backfilled waterway (River Stort) at the rear of the building.	i) Investigate drains (see above for details) ii) Establish movement monitoring to check for progressive subsidence (see above for details) iii) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection. iv) Refer to table section relating to defects to the internal face of the wall. v) Check the junction between the flat roof to the hall stage and the hall east gable wall for signs of detachment due to building movement.	i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown below including transition underpinning into the hall return walls (all as highlighted in blue).  ii) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.	Subsidence-based movement of the hall gable may be ongoing. Inaction may result in further deterioration of the structure and ultimately failure of the supporting walls and partial collapse. Progressive ongoing water ingress and damage to the internal structure and fabric and the external render leading to further structural decay compromising the structural safety and loss of historic fabric.	B/C

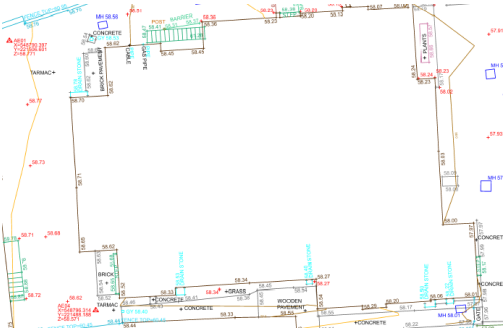
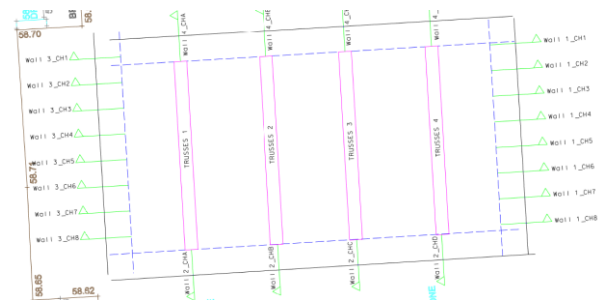
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
4.0	External side elevation (north) 					
(4a) Photos EX-2 & 3	<u>Side (north) elevation of entrance / stair lobby at ground floor</u> No signs of adverse structural defects in the external fabric. However, internally there are numerous cracks in the walls to the lobby/staircase. Green staining to the brickwork. Furthermore the external ground hardstanding (Tarmacadam) appears to have dropped relative to the building. Refer to the accompanying building fabric and building services reports for other observations in this area.	i) Possible building subsidence due to faulty drains and /or tree roots. ii) Water penetration into the façade, possibly through a combination of causes such as faulty rainwater goods, roof leaks, water splashing, latent defects i.e. missing DPC, and deficiencies in the brickwork have likely caused the historic defects on this elevation. Active water overtopping from the guttering is evident, as seen during heavy rainfall during the survey.	i) Investigate drains (see above for details) ii) Establish ground movement monitoring to check for progressive subsidence. iii) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection. iv) Refer to table section relating to defects to the internal face of the wall. v) Investigate for damp penetration and retained moisture in the masonry. Determine the quantity of moisture in the masonry masses and its source(s).	Once the source(s) of the damp penetration have been established, the affected areas will require remediation and re-decoration. The roof guttering in this area is defective and will need to be replaced. The water penetration may be remedied once the below ground drainage repairs have been made. The results of the CCTV drainage survey and recommendations are awaited. Refer to the External front elevation (west) for underpinning recommendations.	Subsidence-based movement may be ongoing. Inaction may result in further deterioration of the structure. Progressive ongoing water ingress and damage to the internal structure and fabric and the external brickwork leading to further structural decay compromising the structural safety and loss of historic fabric.	B/C
(4b) Photos EX-3-5	<u>Side (north) elevation of toilet block at ground floor (adjoining external staircase)</u> Brickwork cracking around and under the windows. Spalling and stained brickwork (possibly saturated) up to two brick courses above the external hardstanding.	As above	As above	Once the source(s) of the damp penetration have been established, the affected areas will require remediation and re-decoration. The roof guttering in this area is defective and will need to be replaced. The water penetration may be remedied once the below ground drainage repairs have been made. The results of the CCTV drainage survey and recommendations are awaited. If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown below including transition underpinning (all as highlighted in blue). 	Subsidence-based movement may be ongoing. Inaction may result in further deterioration of the structure. Progressive ongoing water ingress and damage to the internal structure and fabric and the external brickwork leading to further structural decay compromising the structural safety and loss of historic fabric.	B/C

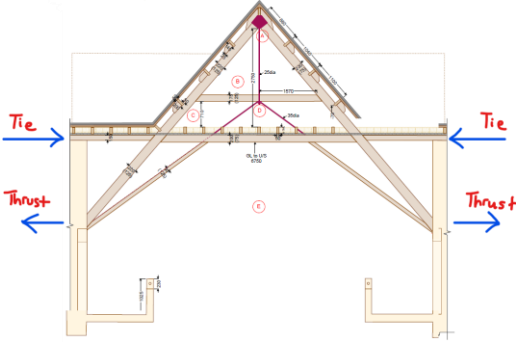
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
				Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.		
(4c) Photo EX-4	<u>North elevation external staircase</u> Progressive loss of paint protection to stair stringers and handrailing through paint spalling and a coating of green algae. Open mesh glass reinforced plastic (GRP) floor treads are also covered in green algae. Fixity of handrailing to the adjoining brickwork walls and flat roof to toilet block is unknown and condition of the fixings is in doubt due to spalled paintwork and corroded fixings.	Age-worn painted coverings to staircase elements. Gutter water dripping from faulty roof rainwater goods onto staircase, causing algae in addition to north facing elevation with minimal sun for drying.	Building surveyor / structural engineer to carry out focused intrusive survey of the staircase supports to check condition and robustness to suit the Building Regulations, and current codified lateral loading criteria. Metalworker to check the integrity of the existing 1950s/60s balustrading.	If the staircase has passed all structural checks and is compliant, it shall be stripped of all existing paint and re-coated with a suitable external grade primer and top coat. Allow for re-fixing the staircase to the building. In the event the staircase doesn't comply, allow for replacement including the balustrading.	In its current condition the staircase is not suitable as a means of access or as a designated means of escape.	B/C
(4d) Photo EX-6	<u>Family 'New Room' (modern extension over car park entrance) on west elevation</u> i) General water related damage to brickwork, including around windows, and faulty guttering at roof corner junction (above first floor external fire escape door). ii) Stretch mark type diagonal and vertical cracks on the west and north face of the primary (assumed reinforced concrete encased steel frame) beam supporting the brick façade at first floor. iii) Construction of the first floor (Family Room) is reinforced concrete constructed using permanent formwork called wood-wool slabs. The use of wood wool can lead to voids and honeycombing of the concrete. By examination there were no evident signs of excessive cement bleed on the soffit of the woodwool which is one of the telltale signs of grout loss during concrete placement.	i) Water penetration into the façade, possibly through a combination of causes such as faulty rainwater goods, roof leaks and deficiencies in the brickwork have likely caused the defects on this elevation. Blocked gutters seen in drone images. ii) Cause unknown. The construction of the modern family room building (built circa 1967/8) over the private roadway is not known; however if progressive ground subsidence is occurring around the perimeter of the building (as evidenced in this table) then movement could be causing the cracks to the superstructure. iii) Wood wool slabs. During the construction of the floor slab reinforcement spacers were often used, which were sunk into the wood wool, which caused reduced concrete cover to the steel reinforcement, and risks of rebar corrosion. See Investigations.	ii) In conjunction with the CCTV drain survey and other investigations to check for ground subsidence, carry out a touching distance survey with associated non-destructive (ground penetrating radar [GPR] and intrusive (opening up) investigations to determine: a) construction of the building frame b) cause of the cracking, consider the possibility of monitoring the cracks if they appear to have opened further since the earlier conditions reports by Sworder Associates. c) Consult with geotechnical specialist consultant tasked with the site ground investigation to establish the construction of the foundations to the family room building (according to the General Condition report by Sworder Associates dated April 2008, the foundations are pad footings). iii) Due to the potential variability in the format and condition of the concrete and reinforcement hidden by wood wool boards it would be prudent to locally remove approximately 5No random locations of wood wool slab coverings to inspect the condition of the floor slab and cover to the reinforcement. Non-destructive testing (ferroscanning) can be used to detect the approximate depth of cover to the bottom reinforcement in the floor slab.	The repair of concrete and any corroded reinforcement is wholly dependent on the results of the investigations. Allow provisional sum for concrete repairs to the frame using Fosroc Nitobond, Nitoprime Zincrich Plus and Renderoc ST-05 top coat.	Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.	B/C

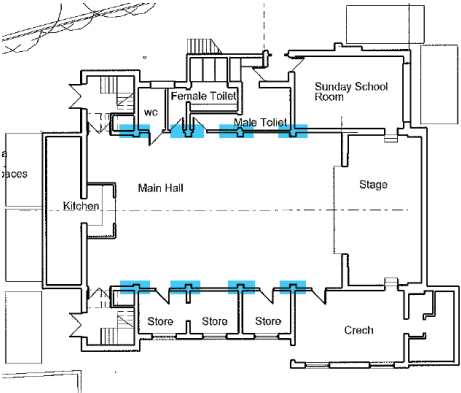
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
5.0	External side elevation (south) 					
(5a) Photos EX-13, 14 & 15	<p><u>Side (south) elevation (central region)</u></p> <p>Staggered diagonal and vertical cracking in the brickwork walls generally between the lower and upper level windows. At least two (centre and left of centre) of the three segmental brick arches have dropped causing loss of support to the brick spandrels between the windows which have cracked in a classic arched-shaped manner to remain stable.</p> <p>The brickwork below DPC level along the length of the three hall windows appear to be saturated, weathered, stained with salts and bed joints and perpend joints missing.</p>	<p>i) The symptoms of distress suggest that the cause is ground related, which may be subsidence due to faulty drains and / or the action of tree roots. The dropping of the brick arches is activated by dropping of the supporting wall/piers.</p> <p>ii) Open cracks in the façade allow water to penetrate into the wall core which exacerbates further deterioration due to damp and mechanical actions such as freeze/thaw. Other agents of decay include faulty rainwater goods, roof leaks, water splashing, latent defects i.e. missing DPC, and deficiencies in the brickwork/mortar which need to be investigated further to enable appropriate repairs to be specified.</p> <p>The external ground is built up too high against the brick courses below DPC level, causing accelerated decay.</p>	<p>i) Investigate below ground drainage (see above for details)</p> <p>ii) Establish ground movement monitoring to check for progressive subsidence.</p> <p>iii) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection.</p> <p>iv) Refer to table section relating to defects to the internal face of the wall.</p> <p>v) Investigate for damp penetration and retained moisture in the masonry. Determine the quantity of moisture in the masonry masses and its source(s).</p>	<p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown (all as highlighted in blue).</p>  <p>ii) Repair of the vertical masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer. Additional reinforcement to repair the brick arch lintels can adopt the Helifix HeliBars which are installed in parallel lengths bonded into cut slots directly above the existing lintel. Angled CemTies or DryFix ties are installed up through the lintel and into the masonry above the lower HeliBars; specified by the structure in accordance with Helifix installation requirements.</p> <p>iii) The ground level adjoining the brick façade needs to be lowered to at least 150mm below DPC level.</p> <p>The brickwork bed and perpend joints need to be re-pointed using an appropriate lime-based</p>	<p>Subsidence-based movement may be ongoing. Inaction may result in further deterioration of the structure.</p> <p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p>	B/C

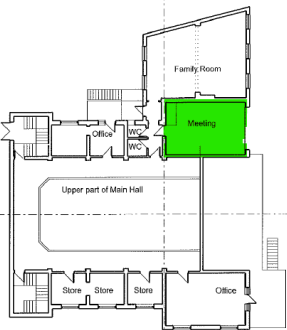
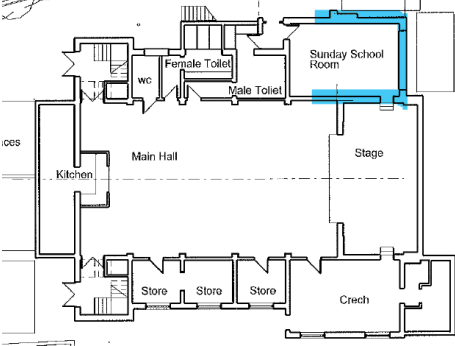
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
(5b) Photo EX-12	<p><u>Side (south) elevation of office at first floor and creche under at ground floor</u></p> <p>Staggered diagonal cracking in the brickwork walls generally between the lower and upper-level windows. The pier to the right-hand corner adjoining the single-storey workshop has evidently dropped.</p> <p>The concrete gulley below the location of wall cracking is cracked. The gulley is also blocked, as evidenced during the survey during heavy rainfall.</p>	<p>i) The symptoms of distress suggest that the cause is ground related, which may be subsidence due to faulty drains and / or the action of tree roots.</p> <p>ii) Open cracks in the façade allow water to penetrate into the wall core which exacerbates further deterioration due to damp and mechanical actions such as freeze/thaw. Other agents of decay include faulty rainwater goods, roof leaks, water splashing, latent defects i.e. missing DPC, and deficiencies in the brickwork/mortar which need to be investigated further to enable appropriate repairs to be specified.</p>	<p>i) Investigate below ground drainage (see above for details)</p> <p>ii) Establish ground movement monitoring to check for progressive subsidence.</p> <p>iii) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection.</p> <p>iv) Refer to table section relating to defects to the internal face of the wall.</p> <p>v) Investigate for damp penetration and retained moisture in the masonry. Determine the quantity of moisture in the masonry masses and its source(s).</p>	<p>sacrificial mortar that allows moisture to drain from the joints rather than the brickwork.</p> <p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown (all as highlighted in blue).</p>  <p>ii) Repair of the vertical masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.</p> <p>iii) Once the condition of the below ground drainage has been confirmed, allow for replacement of all the external gulleys on the south elevation (4No) and their connections to the drainage network.</p>	<p>Subsidence-based movement may be ongoing. Inaction may result in further deterioration of the structure.</p> <p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p>	B/C
(5c) Photos EX-9, 10 & 11	<p><u>Side (south) elevation of single-storey workshop at ground floor</u></p> <p>Two parallel rows of severe (fine to circa 10mm thickness) staggered diagonal cracking in the brickwork walls extending half-height between the underside of the small window and the ground; and probably extending to the foundations. A third finer crack extends from the flat roof verge to the level of the window sill, indicating a general tilting of the building towards the rear car park (to the east). The flat arch brick lintel to the small side window has a large tapered vertical crack to its left-hand side.</p> <p>The concrete gulley below the location of wall cracking is cracked. The gulley is also blocked, as evidenced during the survey during heavy rainfall.</p>	<p>i) The symptoms of distress suggest that the cause is ground related, which may be subsidence due to faulty drains and / or the action of tree roots.</p> <p>ii) Open cracks in the façade allow water to penetrate into the wall core which exacerbates further deterioration due to damp and mechanical actions such as freeze/thaw. Other agents of decay include faulty rainwater goods, roof leaks, water splashing, latent defects i.e. missing DPC, and deficiencies in the brickwork/mortar which need to be investigated further to enable appropriate repairs to be specified.</p>	<p>i) Investigate below ground drainage (see above for details)</p> <p>ii) Establish ground movement monitoring to check for progressive subsidence.</p> <p>iii) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection.</p> <p>iv) Refer to table section relating to defects to the internal face of the wall.</p> <p>As a temporary measure locally prop the head of the small window to the cill with short lengths of treated hardwood timber to prevent local collapse of the brickwork in this area.</p>	<p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown (all as highlighted in blue).</p>  <p>ii) Repair of the vertical masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.</p>	<p>Subsidence-based movement may be ongoing. Inaction may result in further deterioration of the structure.</p> <p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p>	B/C

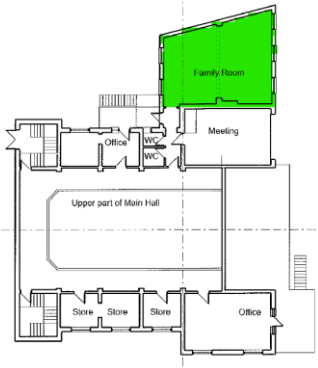
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
				iii) As noted above, allow for replacement of all the external gulleys on the south elevation (4No) and their connections to the drainage network.		
6.0	Internal – Hall roof structure above the ceiling (Read the following in conjunction the accompanying drawing ref: ACM-SK-HF-250321-001_WaterLane_Truss, and the photographs)					
(6a) Photos H ROOF 1 - 6	<p><u>Hall roof space</u></p> <p>i) <u>Signs of water ingress and damp staining.</u> White mould staining evident on the underside of various sarking boards and purlins.</p> <p>ii) <u>Structural robustness:</u> The roof purlins are supported from the brickwork gable walls via angle irons embedded in the brickwork (not inspected on east elevation). Whilst there is positive vertical support the connection is missing lateral restraints (or ties) between the primary roof structure and the gable end walls at the east and west elevations.</p> <p>iii) <u>Splits and shakes</u> observed in the principal trussed rafters.</p> <p>iv) <u>Unsafe means of access (H&S):</u> Access to the hall roof space is through a ceiling hatch via the gallery landing at first floor level. There does not appear to be a managed safe means of entry to the roof other than the use of a long demountable aluminium ladder stored in the boiler room, which when erected extends circa 5 metres in height from gallery level adjoining the double-height space to the hall. <u>This is a working at height hazard.</u> During AECOM's survey, access to the roof space was made via a hired mobile access scaffold.</p> <p>v) <u>Unsafe means of access within the roof space (H&S):</u> Access within the roof space is provided by a narrow boarded timber walkway that spans parallel with the attic floor joists (the hall ceiling joists). The structure of the walkway is not known. At the time of AECOM's survey the walkway was concealed by loose fibreglass insulation, thus access in the roof space was limited to the area boarded around the access hatch at the western end. The dormer roofs are accessible from the main roof void via crawl boards and access / observation holes. These areas were not accessed for health and safety reasons.</p> <p>vi) Asbestos water storage tank in roof void.</p>	<p>i) Water penetration through defects in the roof coverings. Condensation within the roof space through insufficient ventilation to supply the large roof void. The 2022 quinquennial inspection report by GE Sworder & Sons reported that during their mid-summer inspections in the roof void the moisture levels were recorded to be elevated.</p> <p>The March 2025 drone aerial survey imagery confirms that there are defects in the roof coverings, whereby in places the tiles are broken, shaled, slipped or missing. The weatherproofing detail between the tiled roof coverings at the junction between the main roof and the dormers is not known. The 2022 quinquennial inspection report by GE Sworder & Sons reported that, '<i>Externally, the roofs appeared in good condition. The main roof is clad in machine made clay tiles and appeared good and sound. We believe that repairs that have been carried out will ensure the roofs will have many years of useful service.</i>'</p> <p>It is not clear in the above report how access was made to inspect the external roof coverings.</p> <p>ii) The absence of mechanical lateral and vertical tying of a roof structure to the perimeter walls is a requirement under Part A (Structure) of the UK Building Regulations to fulfil the robustness requirements. In unframed buildings such as Water Lane Hall, structural robustness, or the ability to withstand disproportionate collapse after an initial failure is enhanced through the use of lateral ties, which are horizontal and vertical elements designed to ensure continuity and distribute loads preventing a local failure from causing a widespread collapse.</p> <p>iii) Splits (shakes) are generally found in larger softwood and hardwood timber members of this type and age. These are drying fissures, which are a separation along the fibres of the timber and are the result of the relief of stresses caused by differential shrinkage of timber as it dries. They are generally not considered to be a structural concern, provided the timber is kept dry and protected from water penetration and damp through condensation.</p>	<p>i) Assess suitability of the 3No water tanks, including asbestos containing materials.</p> <p>ii) Investigate remaining areas of roof space (particularly the areas affected by prolonged water ingress) once a safe means of access is arranged within the roof.</p>	<p>i) A mechanical / environmental engineer including a building surveyor should be consulted to assess the existing internal natural ventilation provisions and provide recommendations to improve the overall ventilation in the roof space.</p> <p>ii) Install lateral restraints to the roof / gable walls to the structural engineer's design.</p> <p>iv) An access consultant should be consulted to design improved high-level access to the hall roof ceiling hatch above the gallery.</p> <p>v) An access consultant should be consulted to design improved safe means of access within the hall roof and adjoining dormer roofs.</p> <p>vi) Asbestos specialist to inspect the roof space and undertake a Refurbishment and Demolition survey of the existing three water storage tanks. Building services engineer for Water Lane Hall to advise on the recommended removal of the asbestos materials from the roof and replacement with modern non-asbestos equivalents as needed.</p>	<p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p> <p>By tying the structure together, ties create a more resilient system that can withstand accidental events such as storms with high wind.</p>	B/C

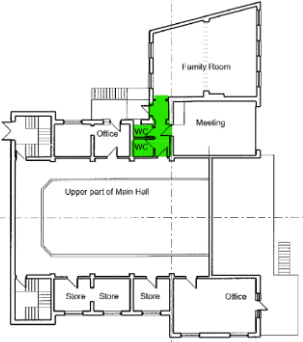
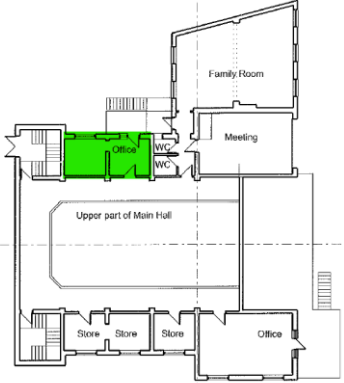
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
7.0	Internal – Hall roof structure below the ceiling (Read the following in conjunction the accompanying drawing ref: ACM-SK-HF-250321 001_WaterLane_Truss, the photographs and the hall ceiling spot level survey in the appendix.					
(7a) Photos H INT 1 - 4	<p>i) Assessment of vertical deflection of the bottom chord of the roof trusses below the hall ceiling.</p>  <p>Extract from topographical survey (AECOM 2025)</p>  <p>Extract from measured survey of hall (for truss identification)</p>	<p>i) The report of structural inspection of the hall building by RCA Structures dated October 2016 refers, <i>'We could see that the roof trusses have deflected under the load of the existing roof. This is causing the joints to open [in the] timber sections and is creating a lateral load to be applied to the external walls. Extensive repair works will be required to repair the trusses and ensure that they are structurally sound.'</i></p> <p>In their report RCA Structures advised they did not enter the hall roof space to inspect the roof structure. AECOM carried out a partial inspection of the roof space during the March 2025 surveys and undertook spot level surveys of the hall ceiling structure to observe the truss deflections. The results of the spot level survey are included in the Appendix, and the overall range in measured defection of the bottom truss chord is summarised as follows (in millimetres):</p> <p>TRUSS 1 (West): 16mm downward shape between outer knee braces. TRUSS 2: 25mm upward shape between outer knee braces. TRUSS 3: 22mm upward shape between outer knee braces. TRUSS 4 (East): (0mm) flat bottom truss chord between outer knee braces.</p> <p>Based on the above results, it is evident that the four principal roof trusses have not deflected significantly under load from the roof (and attic floor).</p> <p>The hall ceiling construction is comprised of gloss paint coated close boarding which is secret nailed/screwed to the ceiling support timber structure. It is evident there is a general undulating profile in the surface of the ceiling, which can trick the observer into thinking the structural frame is distorting.</p>	<p>The general condition of the hall ceiling fixings to the attic floor structure is not known.</p> <p>It is recommended that investigations are made (using scaffolding or a mobile elevated working platform (MEWP) to carry out spot checks by locally removing ceiling boards, in conjunction with touching distance inspections from within the attic space. Given the limited walkways in the roof, a planned safe means of access is needed to carry out this work.</p>	<p>Repairs to the ceiling may be needed if the close boarding is becoming detached. Make allowance for access to fully survey and enhance the fixings between the boarding and ceiling joists.</p>	<p>Given the water ingress in the hall via the roof coverings, it is prudent to carry out the survey work in the next 12 months so that an action plan can be made for the repairs.</p>	B
(7b)	<p>ii) Assessment of verticality (i.e. plumbness) of the external walls to the hall at truss supports.</p> <p>Roof spread can occur with this type of roof structure when the principal rafters are not adequately tied, causing them to open in a scissor-like pattern. The first signs of roof spread are often cracks, bulging, or leaning at the head of the masonry, causing bowed walls.</p> <p>Previous structural modifications have been made to several truss feet, using bolted steel plates/shoes, which were probably installed in response to water damage to the truss bearings.</p>	<p>As noted in Section 2, the principal roof structure to the hall is a hybrid timber scissor truss incorporating steel tension rods, timber knee braces and a horizontal timber chord (tie) member (see extract below from the truss section drawing). Generally, compared to conventional closed triangular roof trusses, scissor trusses can apply horizontal loading (or thrust) at the supports which needs to be resisted by the bearings. The truss arrangement at Water Lane Hall incorporates a horizontal chord which acts as a tie to resist the horizontal load. However, the knee braces meet the walls below the level of the bottom chord, so there may be some residual load thrust onto the external walls to the hall (see drawing extract below). Some resistance to lateral thrust is resisted by the two-storey side additions to the hall on the north and south elevations (i.e. the storerooms to the south, and the offices and WCs to the north.</p>	<p>It is recommended that structural investigations be made (using scaffolding or a mobile elevated working platform (MEWP) to carry out spot checks of all trusses, notably TRUSS 3 in the hall. Assessing the timber joints to the truss to check if they have opened due to roof spread or other reasons.</p>	<p>Structural repairs may needed to the roof truss if the touching distance inspections reveal that the timber components such as the knee brace have moved over time, allowing load to push against the external wall.</p> <p>Make allowance for access to fully survey and enhance the fixings top TRUSS 3 below the hall ceiling.</p>	<p>Given the age of the building and the history of water ingress in the hall via the roof coverings, it is prudent to carry out the survey work in the next 12 months so that an action plan can be made for any repairs.</p>	B

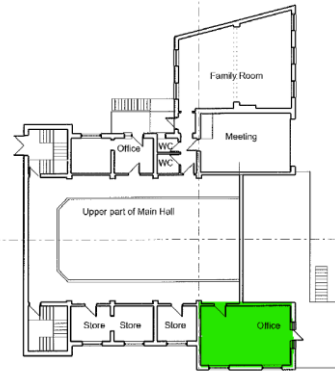
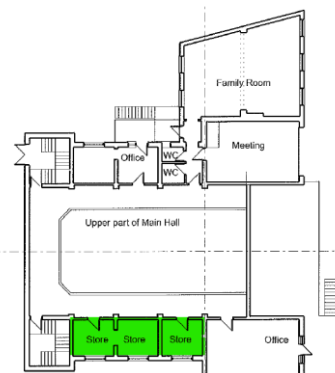
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
		<p>Based on this, digital verticality checks have been carried out to assess the verticality of the hall walls between the gallery (first) floor and the head of the dormer roof (truss bottom chord).</p>  <p>The results of the wall verticality survey are included in the Appendix, and summarised as follows.</p> <p>The offsets in millimetres are the measured out-of-plumbness of the internal wall. The offsets are taken from the face of the wall finish, therefore there may be inaccuracies due to irregularities in the wall construction:</p> <p>South wall at TRUSS 1 = 37mm South wall at TRUSS 2 = 14mm South wall at TRUSS 3 = 63mm South wall at TRUSS 4 = 22mm</p> <p>North wall at TRUSS 1 = 8mm North wall at TRUSS 2 = 16mm North wall at TRUSS 3 = 58mm North wall at TRUSS 4 = 6mm</p> <p>Walls that are either built out-of-plumb or move out-of-plumb in service can become potentially unstable when the centre of gravity of the wall moves beyond $t/6$ where t = the <i>structural</i> thickness of the wall. At Water Lane Hall we have assumed a thickness of 330mm for the external walls at the level where the roof knee brace intersects the wall. The results show that the verticality of wall locations supporting roof trusses 1, 2, 3 & 4 are all safely within acceptable verticality recommendations for walls based on a limit-of-lean of $t/3$ (110mm). The wall at Truss 3 appears to show higher horizontal displacements (as highlighted in red) with an average value of 60mm. Whilst 60mm still falls well within width $t/3$ (110mm), the movement may be one of the reasons for the brickwork wall cracking seen internally within the hall (see table section 8b).</p>				
(7c) Photos GALL- 13 & 14	iii) General water ingress through the hall ceiling. During the March 2025 surveys AECOM was advised by the church elder that recent rainfall had entered the roof and ceiling and dripped onto the hall floor at ground level in up to three locations.	<p>Defective roof coverings.</p> <p>Refer to the external observations at the beginning of this defects schedule, and the Building Surveyor's report in the appendix.</p>	<p>Refer to recommendations in the Building Surveyor's report.</p> <p>Additionally, check the condition of the stained ceiling boards and the supporting substrate.</p>	Refer to recommendations in the Building Surveyor's report.	Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.	B/C

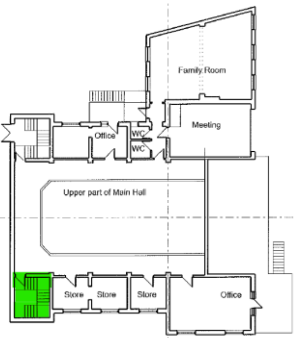
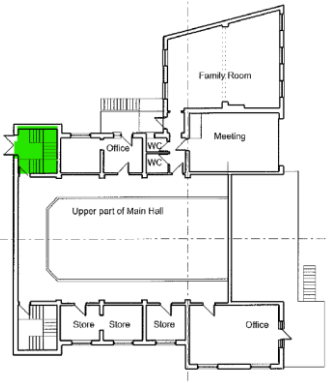
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
	Water staining to the ceiling boards. Possible decay of the boarding and supporting joists.					
8.0	Internal – Hall (gallery) at first floor					
(8a) Photos H INT 5 & 6	<p>i) <u>Galley floor / internal balcony</u>:</p> <p>The internal balcony runs around the main hall and it provides access to the first floor rooms. There are no evident <u>sighs-signs</u> of structural distress.</p> <p>By locally removing an LED light under the gallery floor it was possible to observe the general floor construction of the balcony, which is comprised of cantilevered steel beams from the rear rooms each side of the hall supporting the timber floor construction and balustrading to the balconies. In some areas the gallery floorboards appeared loose and squeaky.</p>	<p>General loosening of the timber structure, through age and wear and tear. Possible water damage from the roof leaks may have affected parts of the timber and steel structure.</p>	<p>In the areas where the gallery floor coverings appear to be loose, and areas prone to water ingress, locally lift the floor coverings and examine the condition of the floor structure.</p>	<p>Allow for local repairs to gallery floor (say 2No areas) and tightening the floorboard connections where loose using additional wood screws.</p>	<p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p>	B/C
(8b) Photos GAL-1 - 19	<p>ii) <u>Gallery walls (cracking)</u></p> <p>There is widespread and sporadic plaster cracking to the perimeter walls around the hall at all truss / wall interfaces and around and under the dormer windows between the trusses. Some of the cracking located around the hall windows and gable ends is severe. This is shown in the photographs in Appendix A.</p> <p>The age of the defects is not known, however wall cracking is recorded in the 2002 and 2008 condition reports by Swarder & Sons, and the 2016 structural report by RCA Associates.</p> <p>Some of the cracks appear to coincide with wall cracking in the external brickwork face. It is not known if associated cracking continues internally to ground floor level due to mush of the wall surfaces being concealed behind wooden boarded dado panels.</p>	<p>Given there are evident ground movement related defects around parts of the Water Lane Hall building(s), damage from subsidence cannot be discounted until appropriate factual site data is obtained through various investigations.</p> <p>Other causes for the cracking could be structural movement of the roof, which is discussed above (in table sections 7a and 7b), water penetration, condensation and thermal effects. Earlier reports suggest that the wall construction to the dormer roofs is a type of clinker concrete. Clinker is a by-product from the coal industry, and it is known to deteriorate when in prolonged contact with water.</p>	<p>i) Investigate drains (see external observations for further details)</p> <p>ii) Physical checks to check if the plaster cracks continue through into the wall structure. This is particularly important in the masonry arched walls below the hall windows on the north and south elevations. Open up plaster to the arches to check extent of damage to masonry.</p> <p>iii) Establish movement monitoring to check for progressive subsidence (see external observations for further details).</p> <p>iv) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection. Open up the dormer walls to determine their construction, in conjunction with the other investigations.</p> <p>v) Refer to table section relating to defects to the external face of the walls.</p>	<p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require ground improvement or underpinning for the extent shown below highlighted in blue in the region of the 6No loadbearing masonry piers.</p>  <p>ii) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer. Repairing the internal cracking to the plaster would benefit reinforcement of the new plaster interface with existing.</p> <p>If the masonry arches are found to be defective, additional reinforcement to repair the brick arches may be able to adopt a Helifix solution (subject to</p>	<p>If it is active subsidence, it will continue causing further cracks, water ingress and loss of stability affecting the safety of the building.</p>	B/C

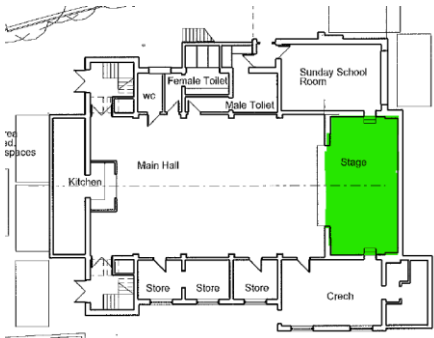
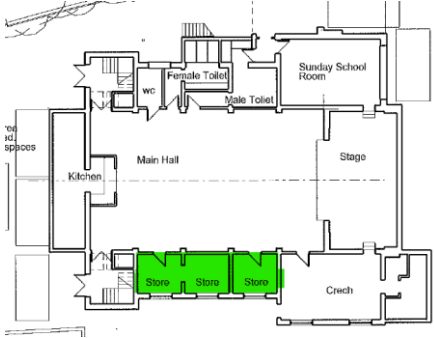
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
(8c) Photos GALL- 11 & 12	<p>ii) <u>Gallery walls (water damage)</u></p> <p>At the location of the wall support to TRUSS 1 on the internal south wall of the hall there has been progressive water damage due to a roof leak above which has also affected the wall in the south staircase lobby.</p> <p>The internal face of the south gable wall to the hall shows signs of paint spalling.</p>	<p>Water penetration, principally from the roof.</p> <p>The damage to the gable wall may be due to the water storage tanks at roof attic level, which may be leaking.</p>	<p>During the March 2025 survey, the church elder advised AECOM that the roof leak had been temporarily repaired. The type and quality of the roof repair is not known, however AECOM's aerial drone imagery in 2025 appears to show new roof soaker flashing between the main hall roof and the west dormer roof. Further temporary repairs appear to have been made to the flat roof interfacing the pitched hall roof, however it is not known if this is a recent repair.</p> <p>The long-term reinstatement of the roof coverings needs to be considered, as temporary fixes will fail in the short term causing further damage.</p>	<p>structural engineer's report). Helifix HeliBars which are installed in parallel lengths bonded into cut slots directly above the existing arch. Angled CemTies or DryFix ties are installed up through the lintel and into the masonry above the lower HeliBars; specified by the structure in accordance with Helifix installation requirements.</p> <p>Chip off damaged plaster and locally re-plaster wall and re-decorate.</p>	<p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p>	B/C
9.0	Internal – Meeting (parlour) room at first floor					
(9a) Photos PAR 1- 4	 <p>The ceiling above the church parlour room has a raised collar roof arrangement. There are visible signs of water penetration due to water staining, spalling and cracking on the ceiling and walls. There are also signs of roof spread and possible distortion of the roof/ceiling towards the rear wall facing the car park. This is evidenced by stretch mark patterns of cracking in the ceiling.</p> <p>The parlour room floor is live and bouncy under the heel-drop test, and the vibration causes the internal door to rattle. The floor is also noticeably rolling towards the rear wall.</p>	<p>Given there are evident ground movement related defects around parts of the Water Lane Hall building(s), particularly at the east (car park) side, damage from subsidence cannot be discounted until appropriate factual site data is obtained through various investigations.</p> <p>Other likely causes for the cracking and movement of the roof is water penetration, condensation and thermal effects.</p>	<p>i) Investigate drains (see external observations for further details)</p> <p>ii) Physical checks to check if the plaster cracks continue through into the wall structure.</p> <p>iii) Establish movement monitoring to check for progressive subsidence (see external observations for further details).</p> <p>iv) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection.</p> <p>v) Refer to table section relating to defects to the external face of the walls.</p>	<p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown below highlighted in blue, with transition underpinning along the flanking walls as shown.</p>  <p>ii) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer. Repairing the internal cracking to the plaster would benefit</p>	<p>If it is active subsidence, it will continue causing further cracks, water ingress and loss of stability affecting the safety of the building.</p> <p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p>	B/C

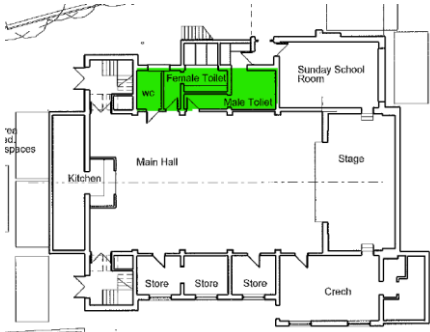
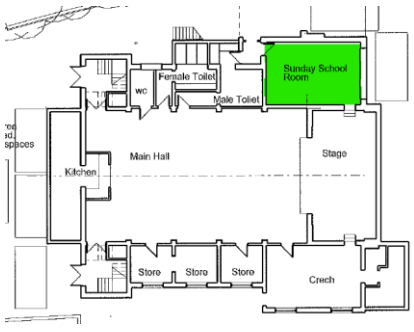
Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority	
	The parlour room door won't fully close in its frame, suggesting that structural movement has or is occurring.			reinforcement of the new plaster interface with existing. iii) Allow for structural repairs to the first-floor joists, including splicing new timber joists to ends of joists and supporting them off masonry hangers – Re-levelling the floor using levelling timber fillet and reinstating the floor deck using 18mm plywood fully screwed down. iv) Repair roof structure if adverse distortion has pulled member connections apart. Repair roof coverings and vaulted ceiling.			
10.0	Internal – The ‘New Room’ at first floor						
(10a) Photos NEW-1-3	<div></div> <p>According to earlier reports, the new room was built in 1969. The New Room is situated above the private car park undercroft, and it is constructed in a steel frame encased in concrete with a concrete first floor slab with 'wood wool' permanent formwork left visible insitu on its underside. The frame is built on pad foundations, and the external walls are built in cavity wall construction.</p> <p>i) There are signs of structural movement at the north end of the room (facing Waitrose carpark), evidence by various cracks to the brickwork and concrete encasement. Reports of movement were recorded in the 2008 report by Swarder & Sons.</p> <p>ii) Roof water penetration at northeast corner of the room. The ceiling finishes have perished and collapsed locally. There is active water on the surface of the timber flat roof joists, white and green mould on the underside of the ply roof deck and black mould on the plasterboard ceiling. The approximate affected area is 10m2.</p>	Given there are evident ground movement related defects around parts of the Water Lane Hall building(s), particularly at the east (car park) side, damage from subsidence cannot be discounted until appropriate factual site data is obtained through various investigations.	Other likely causes for the water ingress is water penetration, and condensation.	i) Investigate drains (see external observations for further details). ii) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection. Check for active tree roots. iii) Refer to table section relating to defects to the external face of the walls.[DP2] iv) Refer to investigations in table section ref: 4 regarding the first-floor slab with wood wool formwork material.	i) If subsidence is the cause of the movement the pad foundations in the location of the subsidence will need to be assessed to see if they need to be modified. This is subject to the results of the investigations. ii) Repair flat roof coverings entirely, replace damaged sections of ply decking and ceiling plasterboard. Building surveyor / architect to advise on thermal insulation requirements to meet the current Building Regulations. iii) Redecorate room	If it is active subsidence, it will continue causing further cracks, water ingress and loss of stability affecting the safety of the building. Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.	A

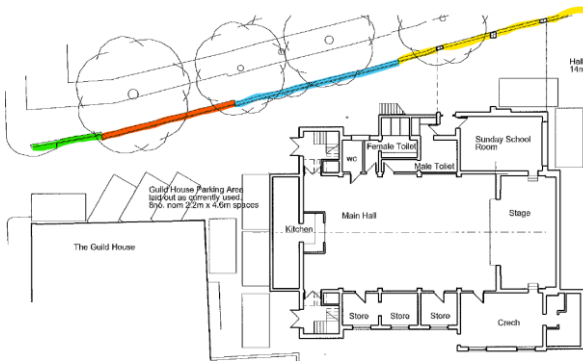


Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
	iii) Paint spalling around the perimeter walls to the room.					
11.0	Internal – First floor lobby and WCs					
(11a) Photo WC-1	<div></div> <p>i) Cracked and water stained ceiling in WC adjoining fire exit door.</p> <p>ii) Cracked and water stained ceiling and walls above fire exit door in lobby area.</p>	Water penetration, principally from the roof.	Open up ceilings. Check condition of roof joist ends and lintels.	Repair roof structure if members are locally decayed. Repair roof coverings and ceiling / walls. Redecorate.	Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay. [DP3]	B
12.0	Internal – First floor offices (north side)					
(12a) Photos OFF- 1 & 2	<div></div> <p>i) Cracked and water stained ceiling in office room adjoining fire exit door. Flat roof above. Floor coverings are dark stained. Condition of floor structure unknown. Floors are fairly live.</p> <p>ii) Partially collapsed lath and plaster ceiling in adjoining office room. Rotten timber joists. Signs of dry rot spores on</p>	Water penetration, principally from the roof.	Open up ceilings. Check condition of roof joist ends and lintels.	Repair roof structure if members are locally decayed. Repair roof coverings and ceiling / walls. Allow for local structural repairs to the first-floor joists, including splicing new timber joists to ends of joists and supporting them off masonry hangers. Redecorate.	Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay. If dry rot is present, it will spread rapidly to other parts of the building via the masonry walls. Repair costs will rise if dry rot is not treated early.	A

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
	underside of joists. Black mould on ceiling surface and widespread cracking. Fresh air coming through the hole in ceiling, signalling that water penetration is ongoing.					
13.0	Internal – First floor offices (south side)					
(13a)	 <p>i) The ceiling above the creche area has a raised collar roof arrangement. Whilst there are no visible signs of water penetration, there are cracks to the ceiling and walls, and a black stain above the entrance door to the hall gallery. Based on the external observations noted above in the table, there are signs of building movement at the southeast corner.</p> <p>ii) The floor is live and bouncy under the heel-drop test.</p>	<p>Given there are evident ground movement related defects around parts of the Water Lane Hall building(s), particularly at the east (car park) side, damage from subsidence cannot be discounted until appropriate factual site data is obtained through various investigations.</p> <p>Other likely causes for the cracking and movement of the roof is water penetration, condensation and thermal effects.</p>	<p>i) Investigate drains (see external observations for further details)</p> <p>ii) Physical checks to check if the plaster cracks continue through into the wall structure.</p> <p>iii) Establish movement monitoring to check for progressive subsidence (see external observations for further details).</p> <p>iv) Carry out trial pitting of the foundations. Expose the existing foundations for structural inspection.</p> <p>v) Refer to table section relating to defects to the external face of the walls.</p>	<p>i) If subsidence is the cause of the movement the foundations in the location of the subsidence will likely require underpinning for the extent shown (see table section 5b).</p> <p>ii) Repair of the vertical masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer.</p>	Refer to the above comments relating to the Parlour Room.	B
(13b)	 <p>i) Cracking in ceiling</p> <p>ii) Live floors under the heel-drop test</p> <p>iii) Water damage to wall/ceiling adjoining TRUSS 1 and south stair lobby.</p>	<p>Given there are evident ground movement related defects around parts of the Water Lane Hall building(s), damage from subsidence cannot be discounted until appropriate factual site data is obtained through various investigations.</p> <p>Other likely causes for the cracking and movement of the roof is water penetration, condensation and thermal effects.</p>	<p>Open up ceilings.</p> <p>Check condition of roof joist ends and lintels.</p>	<p>Repair roof structure if members are locally decayed.</p> <p>Repair roof coverings and ceiling / walls.</p> <p>Allow for local structural repairs to the first-floor joists, including splicing new timber joists to ends of joists and supporting them off masonry hangers.</p> <p>Redecorate.</p>	<p>Repair roof structure if members are locally decayed.</p> <p>Repair roof coverings and ceiling / walls.</p> <p>Allow for local structural repairs to the first-floor joists, including splicing new timber joists to ends of joists and supporting them off masonry hangers.</p> <p>Redecorate.</p>	B

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
14.0	Internal – Stair lobby (south side)					
(14a) Photos SW-1 - 3	 <p>i) Water damage to wall/ceiling adjoining TRUSS 1 / office room at first floor</p> <p>ii) Wall paint peeling and spalling</p> <p>iii) Multiple cracks to the ceiling and walls generally, notably above south window and above and around west bullseye window/fanlight window.</p>	Refer to table section (2c) comments (stair lobby)	Refer to table section (2c) comments (stair lobby)	<p>Refer to table section (2c) comments (stair lobby)</p> <p>i) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer. Repairing the internal cracking to the plaster would benefit reinforcement of the new plaster interface with existing.</p> <p>ii) Repair roof structure if adverse distortion has pulled member connections apart. Repair roof coverings and vaulted ceiling.</p>	<p>If it is active subsidence, it will continue causing further cracks, water ingress and loss of stability affecting the safety of the building.</p> <p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p>	B
15.0	Internal – Stair lobby (north side)					
(15a) Photos NW-1 - 4	 <p>i) Multiple cracks to the ceiling and walls generally, notably above and around the north window and the west bullseye window/fanlight window. The cracking on the ceiling is a type of a parallel stretching pattern suggesting ground movement at the northwest corner of the stair lobby building. The cracking in this room is <u>severe</u>.</p> <p>ii) At the first floor landing the junction between the rebated stone tread stair and the landing slab has separated. This is evidenced by spalling paint along the line of the stone joint, and a physical vertical gap between the top of the tread and the underside of the landing.</p>	<p>Refer to table section (2a) comments (stair lobby)</p> <p>Staircase defect – The most likely cause of the opening up of the joint between the stone landing and the upper stair flight is ground movement and consequent dropping of the building on the NW corner.</p> <p>CAUTION: With this type of staircase construction (stone cantilevered staircase), the stair flight is supporting the first-floor landing slab, and the metal balustrading is preventing the staircase from twisting under load. Therefore, the apparent dropping of the upper flight could affect the structural support of the landing which would become <u>a health and safety hazard</u>.</p>	<p>Refer to table section (2a) comments (stair lobby)</p> <p>Staircase defect – Movement monitoring of the staircase and the wall and ceiling cracking to determine if movement is progressive.</p>	<p>Refer to table section (2a) comments (stair lobby)</p> <p>i) Repair of the masonry cracks based on an underpinning scheme would comprise of brick stitching using stainless steel bars inserted into the bed joints (such as Helifix), specified by the structural engineer. Repairing the internal cracking to the plaster would benefit reinforcement of the new plaster interface with existing.</p> <p>Repair roof structure if adverse distortion has pulled member connections apart. Repair roof coverings and vaulted ceiling.</p> <p>ii) Allow for temporary support of the upper landing and stair flight with designed temporary works that still enables the entrance lobby and staircase to be used. Permanent repairs are subject to the results of the ground investigations. Allow for remedial works pinning of the stone staircase using multiple thin steel shim plates packed into the gaps between the stone elements injected with a suitable grout, all to the structural engineers design.</p>	<p>If it is active subsidence, it will continue causing further cracks, water ingress and loss of stability affecting the safety of the building.</p> <p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p> <p>The dropped staircase could become a health and safety hazard if the cause of the movement is not investigated.</p>	B A (staircase)

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
16.0	Internal – Stage area (east) ground floor					
(16a) Photo ST-1	 <p>i) Heavy (dark) water staining on ceiling boarding to monopitch roof at rear of stage. Structure of the roof is not confirmed, but likely to be timber joisted supported from the hall gable east wall and the east elevation wall facing the car park.</p>	Water penetration, principally from the roof.	<p>Open up ceilings.</p> <p>Check condition of roof joists and at their bearing ends and wallplates.</p> <p>Check for presence of vertical tie straps</p>	<p>Repair roof structure if members are locally decayed.</p> <p>Repair roof coverings and ceiling / walls.</p> <p>Redecorate.</p>	<p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p> <p>If dry rot is present, it will spread rapidly to other parts of the building via the masonry walls. Repair costs will rise if dry rot is not treated early.</p>	B
17.0	Internal – ground floor offices (south side)					
(17a)	 <p>i) Cracking around the side and head of the windows, spalled paint and chipped plaster.</p> <p>ii) Cracking running along the ceiling junction with the internal walls. Black mould in crack in front corner of room, and black residue on wall where water has penetrated ceiling from above.</p> <p>iii) Ceiling cracked around vertical pipework penetrating ceiling.</p>	Water penetration, principally from the roof.	<p>Open up ceilings.</p> <p>Check condition of roof joists and at their bearing ends and wallplates.</p>	<p>Repair roof coverings and ceiling / walls.</p> <p>Allow for local structural repairs to the first-floor joists, including splicing new timber joists to ends of joists and supporting them off masonry hangers.</p> <p>Redecorate.</p>	<p>Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay.</p> <p>If dry rot is present, it will spread rapidly to other parts of the building via the masonry walls. Repair costs will rise if dry rot is not treated early.</p>	A/B

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
18.0	Internal – ground floor WCs (north side)					
(18a)	<div></div> <p>i) Various cracks running along the ceilings. Defects in floor above include active water penetration and potential dry rot.</p>	Water penetration, principally from the roof. Possible condensation.	Open up ceilings. Check condition of floor joists and at their bearing ends and wallplates.	Repair roof coverings and ceiling / walls. Allow for local structural repairs to the first-floor joists, including splicing new timber joists to ends of joists and supporting them off masonry hangers. Redecorate.	Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay. If dry rot is present, it will spread rapidly to other parts of the building via the masonry walls. Repair costs will rise if dry rot is not treated early.	B
19.0	Internal – ground floor ‘Gym Room)					
(19a)	<div></div> <p>i) Various cracks running along the ceilings. Defects in floor above include active water penetration.</p>	Water penetration, principally from the roof. Possible condensation.	Open up ceilings. Check condition of floor joists and at their bearing ends and wallplates.	Repair roof coverings and ceiling / walls. Allow for local structural repairs to the first-floor joists, including splicing new timber joists to ends of joists and supporting them off masonry hangers. Redecorate.	Durability is essential for the continued structural health of the building and fabric. Openings in the external envelope allow water to penetrate and initiate decay. If dry rot is present, it will spread rapidly to other parts of the building via the masonry walls. Repair costs will rise if dry rot is not treated early.	B/C

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
20.0	External – Freestanding brickwork masonry boundary wall between Water Lane Hall and Waitrose car park					
(20a) Photos EXT W1, W2 & W3	<div></div> <p>i) Length of wall highlighted in green Between 1.1 and 1.63m height. Modern brickwork, 215mm thick, possibly built in recent past. Wall is reasonably plumb.</p> <p>ii) Length of wall highlighted in red Between 1.85m and 2.14m height. Thickness 340mm. Older (red) brickwork, possibly original. At its western end the wall integrity is poor, with loose and missing brickwork and joints. Heavy moss growth at the head of the wall. Height of wall different each side due to Water Lane Hall side road having steeper gradient. Severe distortion of the wall which is leaning into the public pavement serving the supermarket. The wall is not in contact with the adjoining 215mm thick wall at its western end (adjoining the wall highlighted in green) where the maximum lean in the wall from the vertical is 140mm. The wall begins to straighten as it runs east (towards the wall highlighted in blue). At mid-length the wall leans 60mm from the vertical.</p> <p>iii) Length of wall highlighted in blue Between 2.14m and 2.4m in height. Thickness 215mm (upper) 440mm (lower) thickened both sides. Heavy moss growth at the head of the wall. Height of wall different each side due to Water Lane Hall side road having steeper gradient. Wall is reasonably plumb. There is a vertical diagonal crack through the wall at approximately mid-length.</p> <p>iv) Length of wall highlighted in yellow</p>	<p>Possible cause of leaning wall is ground movement due to the adjoining (horse chestnut) trees.</p> <p>Walls that are either built out-of-plumb or move out-of-plumb in service can become potentially unstable when the centre of gravity of the wall moves beyond width $t/6$ where t = the <i>structural</i> thickness of the wall.</p> <p>The freestanding wall highlighted in red with thickness 340mm is leaning 140mm out of plumb, which falls outside width $t/3$ (110mm). There is a risk that the wall is unstable due to eccentric loading. Masonry walls have little or no tensile strength, therefore walls that lean and are put into tension may have to be re-built or strengthened with masonry buttressing. The wall is also susceptible to impact from vehicles from the hall side.</p> <div></div> <div></div>	<p>The Client is to determine the ownership of the boundary wall, and whether the wall highlighted in red is listed or locally listed. Since any permanent repairs or rebuilding parts of the wall may require consultation.</p>	<p>ii) TEMPORARY PROPPING To be designed by temporary works contractor / engineer to provide a safe means of support to the west end of the wall highlighted in red, whilst a permanent remedial works proposal is agreed for the wall.</p> <p>iii) Repair cracking in wall highlighted in blue using Helifix crack stitching to specialists details.</p>	<p>Once a wall is out of plumb, the process accelerates because of eccentric loading. The Water Lane end of the wall highlighted in red is unstable.</p>	A

Ref: [DP1]	Visible Symptom of Distress	Possible Cause(s)	Further Investigation Required	Principles of Repair (subject to Further Investigation)	Likely Consequence of Inaction	Repair Priority
	Between 1.93m and 1.8m in height. Thickness 215mm. Heavy moss growth at the head of the wall. Historic distortion in the wall on plan. Wall reasonably plumb.					

4. Discussion of Defects and Recommendations

There are major structural and fabric related problems in the building which need further investigations before repairs can be specified with confidence. The key areas of concern are the perimeter elevations of the building(s), notably the south, east and west sides which are all showing signs of distress associated with ground related movement. For example, in the two stairwell entrance lobbies on the west elevation there are pronounced patterns of cracking in the walls that suggest parts of the building are rotating about their bases causing stretch-mark patterns in ceilings and cracks in walls that are splitting apart. Stretch-mark cracks in the ceiling can also be seen in the first floor (parlour) room on the east elevation facing the car park together with a marked downward roll in the level of the floor towards the external (east) wall. At the southeast corner, adjoining the creche room the adjoining single-storey workshop building has physically tilted towards the car park, with the consequent splitting apart of the masonry. During the heavy rainfall the adjoining rainwater gully was observed to be split open but completely blocked with water which was spilling over the sides into the surrounding ground.

The likely causes of the above observed damage are discussed in detail in Section 3.0. This includes the likelihood of ground subsidence due to water inundation (i.e. excessive ground water washing soil fines from under the foundations, leaking drains, frost heave) and water removal (i.e. tree growth / root action, droughts). There is an evident problem with the below ground drainage in the adjoining hardstandings. The road gully adjoining the hall entrance lobby quickly flooded during a rainfall event in March 2025 during the surveys. Other evidence includes the apparent settlement of the Tarmacadam hardstanding where it abuts the walls to the building entrance and in the rear car park.

Overall, the principal loadbearing structure of Water Lane Hall appears to be doing well for its age, particularly given that it has been exposed to prolonged water ingress together with partially unheated internal spaces. However the suspected ground subsidence over the full footprint of the building is a concern due to the range of evident associated defects to the building façade(s) and internal finishes. Pending the various necessary investigations to confirm the cause(s) of the damage, one of the principals of repair may need to be foundations strengthening. When movement is or is likely to become excessive so that the use or safety of the building is compromised, then underpinning may have to be considered. This is usually achieved by digging underneath shallow footings and pouring concrete to extend the bottom of the foundations down to a more stable stratum and below the influence of any live tree roots.

It is essential to determine whether the cause(s) of the ground movement have ceased and are unlikely to recur. In these cases, repairing the damage alone may be a sufficient outcome. Where the rate and total magnitude of anticipated ground movement is continuing to threaten the structural strength, stability or integrity of the building during its required lifespan whose economics doesn't warrant periodic repairs and redecoration, then strengthening the foundations is recommended. Recurring open cracks in walls and at roof junctions caused by progressive building movement allow water to penetrate the building causing adverse damage to the structure and fabric.

The current key risks are water ingress into the property and consequent damp-related defects. It is evident that defects in the roof coverings and rainwater goods have allowed water to enter through the roof and walls which is accelerating the decay of the structural timber roof and floor elements and the masonry walls. The localised structural (and cosmetic) problems in the building need further investigation before repairs can be specified with confidence.

Although not all parts of the main hall roof structure were fully visible, the primary timber construction appeared sound with no evident signs of decay or significant movement. The direct cause(s) of the widespread cracking to the side walls of the hall where the roof trusses are supported is not fully understood without further investigation. Roof spread from the roof trusses imparting lateral load onto the walls is possible due to the geometry of the trusses whose feet are not tied by a horizontal chord (as shown in Figure 4).

We were unable to establish if the roof spaces and roof coverings are suitably ventilated. Some areas of the roof will benefit closer examination where they have been exposed to water ingress. Externally, the plain clay tiles to the pitched roof portions of the roofs, lead flashings and the flat roof coverings are generally age-expired with numerous loose, damaged or missing tiles.

The building exhibits localised areas of damp penetration, which may have initiated wet rot and dry rot related decay. This will require the appropriate specialist investigations, and if necessary, treatments to prevent further decay and deterioration of the timber carcassing. It is suggested that an independent timber condition survey specialist be commissioned to undertake a survey of the timber condition at the property, including an assessment of damp penetration and retained moisture in the masonry masses. Once engaged, the timber specialist can advise on the future control and eradication of damp and decay.

The western section of a tall freestanding solid brickwork masonry boundary wall between Water Lane Hall and the adjoining supermarket car park has distorted beyond the generally considered safe limits of wall verticality. The wall leans towards the pavement that leads to the supermarket and car park. In Section 3.0 we make urgent recommendations for the wall to be temporarily propped and protected until permanent remedial repairs can be agreed and implemented. The ownership of the boundary wall is not known, or whether it is listed (or locally listed). This will need to be understood before executing permanent repairs or rebuilding parts of the wall.


AECOM have produced a specification for a CCTV drainage survey of the foul and surface water drainage system, which will inform the condition of the drainage network, enabling any repairs/replacements to be specified.

Appendix A


Photographs from Structural Visual Inspection



Appendix A					
Visual Structural Inspection Report, Section 3.0 (Observations) Refers					
					
EX-1	View on two entrance and stair lobbies (NW & SW) with visible diagonal brickwork cracking circled		EX-2	Blocked yard gulley outside entrance lobby (NW) during heavy rainfall	
					
EX-3	North elevation of NW entrance lobby		EX-4	North elevation of ground floor WCs. Diagonal brickwork cracking above, below and to side of window cill	

		EX-5	North elevation of ground floor WCs and office rooms at first floor. Brickwork cracking below window cill (arrowed), damp in wall corner adjoining 1960s extension (circled)
		EX-6	East elevation facing the hall's private car park (parlour room and new room at first floor)
		EX-7	East elevation facing the hall's private car park (rear of stage and gable wall to hall).
		EX-8	East elevation facing the hall's private car park (ground floor workshop and office at first floor). Damp in external wall above ground level (circled)

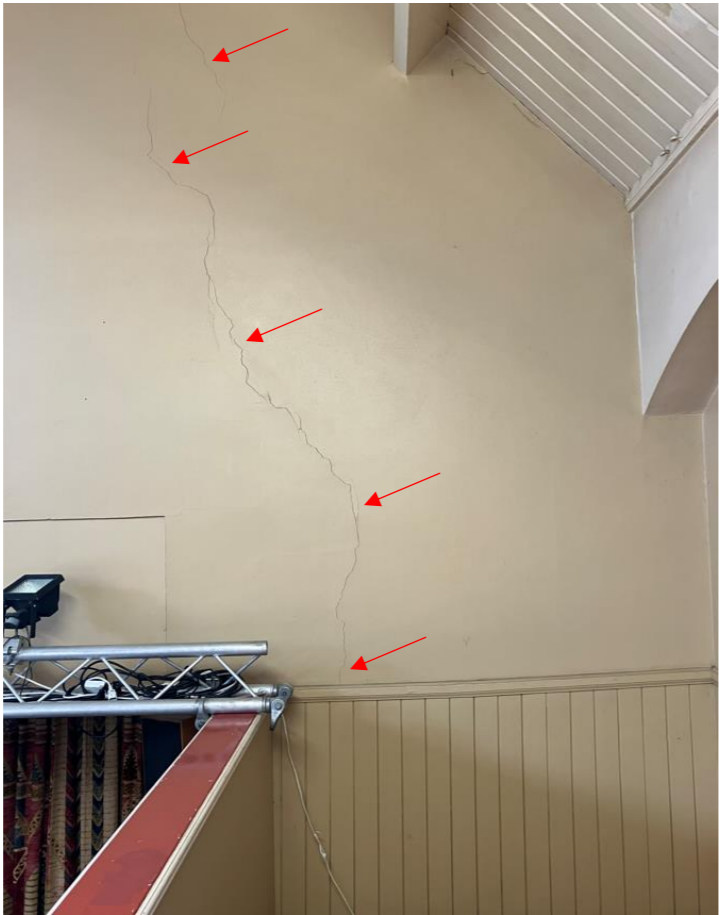



			
EX-9	South elevation of single-storey workshop, showing tilting of the building resulting in cracking of the brickwork	EX-10	Previous photo refers
			
EX-11	Previous photo refers. Both gullies are cracked and broken.	EX-12	South elevation of two-storey building (office above creche), showing diagonal brickwork cracking (arrowed), and water damage to roof eaves soffit (circled)

			
EX-13	South elevation of two-storey (storerooms above storerooms) right-hand window, showing brickwork cracking under window	EX-14	South elevation of two-storey (storerooms above storerooms) central window, showing brickwork cracking under window
			
EX-15	South elevation of two-storey (storerooms above storerooms) left-hand window, showing cracking under window	EX-16	West elevation – Single-storey extension (kitchen and adjoining boiler room)


			
H ROOF 1	Internal view of hall roof space (viewed east) showing principal roof trusses and metal tie rods	H ROOF 2	Internal view of hall roof space (viewed east) showing upper part of principal roof truss
			
H ROOF 3	Internal view of hall roof space showing typical chord and purlin interfaces with principal truss rafter. White mould staining on underside of roof sarking (arrowed)	H ROOF 4	Internal view of hall roof space showing purlin interfaces with principal truss rafter. White mould staining on underside of roof sarking

			
H ROOF 5	Internal view of hall roof space showing typical chord and purlin interfaces with principal truss rafter. Roof purlin interface with hall gable wall on west elevation	H ROOF 6	Internal view of hall roof space showing typical chord and purlin interfaces with principal truss rafter. Roof purlin interface with hall gable wall on west elevation
			
H INT 1	Interior of hall from gallery, viewed to the east	H INT 2	Interior of hall from ground floor, viewed to the west




			
H INT 3	Interior of hall from ground floor, viewed to the west	H INT 4	Interior of hall from gallery, viewed to the west
			
H INT 5	Underside of hall gallery (north side) viewed from ground floor	H INT 6	View inside gallery floor at first floor, showing timber beams, joists and supporting (cantilevered) steel beam in the distance (arrowed)

			
GALL-1	Hall gable wall (east) showing vertical diagonal wall cracking	GALL-2	Hall gable wall (east) showing vertical diagonal wall cracking
			
GALL-3	South elevation wall to hall at TRUSS 4 showing sporadic wall cracking	GALL-4	South elevation wall to hall between TRUSS 4 & TRUSS 3 showing sporadic wall cracking




			
GALL-5	South elevation wall to hall at TRUSS 3 showing sporadic wall cracking	GALL-6	South elevation wall to hall at TRUSS 3 showing sporadic wall cracking
			
GALL-7	South elevation wall to hall between TRUSS 3 & TRUSS 2 showing wall cracking	GALL-8	South elevation wall to hall at TRUSS 2 showing wall cracking


			
GALL-9	South elevation wall to hall at TRUSS 2 showing wall cracking	GALL-10	South elevation wall to hall between TRUSS 2 & TRUSS 1 showing wall cracking
			
GALL-11	South elevation wall to hall between TRUSS 2 & TRUSS 1 showing wall cracking	GALL-12	South elevation wall to hall at TRUSS 1 showing water damage to wall

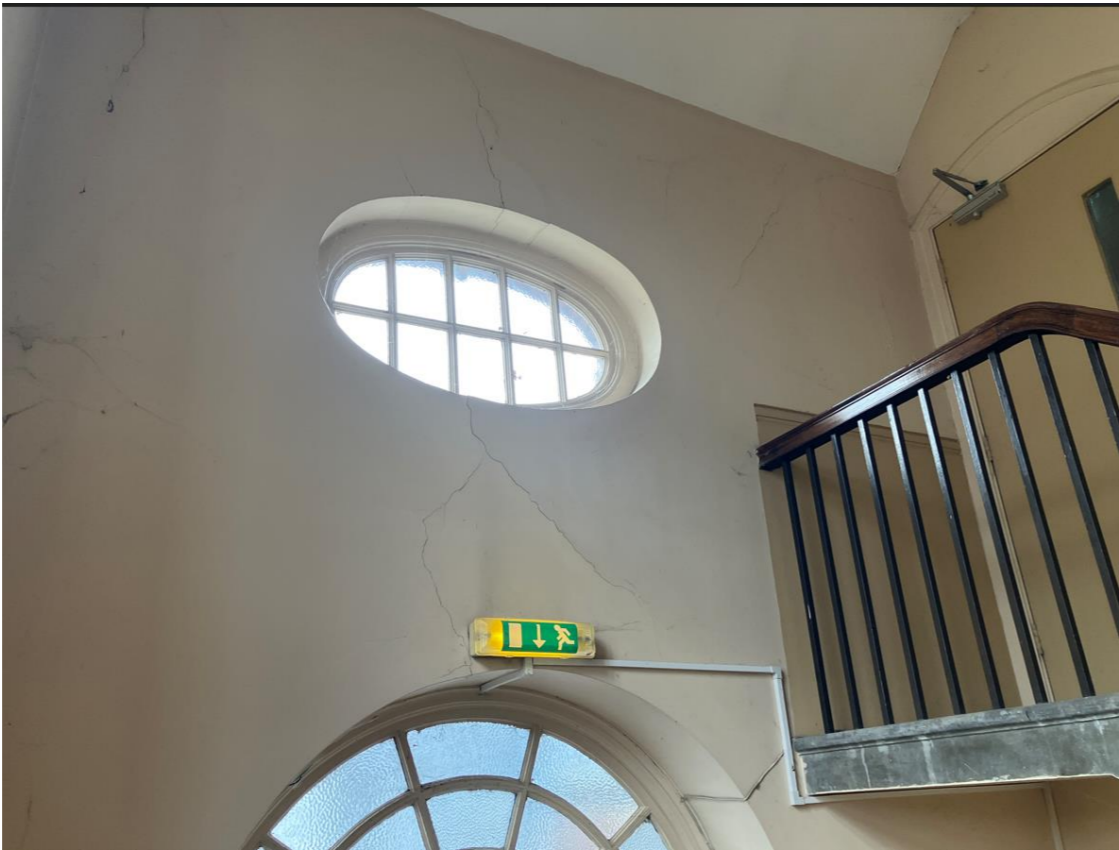


			
GALL-13	View on hall ceiling on north elevation between east gable wall and TRUSS 4 showing water staining	GALL-14	View on hall ceiling on north elevation at TRUSS 4 showing water staining and location of progressive water penetration
			
GALL-15	North elevation wall to hall at TRUSS 3 showing sporadic wall cracking	GALL-16	North elevation wall to hall at TRUSS 2 showing wall cracking

			
GALL-17	North elevation wall to hall at TRUSS 2 showing sporadic wall cracking	GALL-18	North elevation wall to hall at TRUSS 1 showing wall cracking
		NO PHOTO	
GALL-19	Hall gable wall (west) showing vertical diagonal wall cracking adjoining NW stair lobby (which also has adverse structural cracking)		



			
PAR-1	Parlour room at first floor facing east	PAR-2	View of the damage to the south wall of the parlour room due to water penetration
			
PAR-3	View of the cracked ceiling to the parlour room at first floor. The cracking forms a stretching pattern indicating dropping of the east elevation wall	PAR-4	View of the cracked ceiling and water damaged wall to the parlour room at first floor



			
NEW-1	The 'New Room' at first floor, facing east on NE corner	NEW-2	Ceiling view in the NE corner showing mould deposits due to chronic water penetration
		NO PHOTO	
NEW-3	Ceiling view in the NE corner showing active water penetration and mould forming on underside of flat roof ply boarding		

			
WC-1	View of the ceiling above the WC opposite the parlour room at first floor, showing water penetration to the ceiling	OFF-1	View of the ceiling above the offices on the north side of the hall, showing major water damage
		NO PHOTO	
OFF-2	View of the ceiling above the offices on the north side of the hall, showing major water damage and signs of possible dry rot spores		

			
SW-1	View inside the staircase / entrance lobby on the southwest corner, showing cracking on the west facing wall	SW-2	View inside the staircase / entrance lobby on the southwest corner, showing water damage to the internal east wall
		NO PHOTO	
SW-3	View inside the staircase / entrance lobby on the southwest corner, showing cracking on the south facing wall	-	

 		 	
NW-1	View inside the staircase / entrance lobby on the northwest corner, showing cracking on the west facing wall. Inset photo shows evident dropping and separation of the upper stone stair flight from the first-floor landing.	NW-2	View inside the staircase / entrance lobby on the northwest corner, showing cracking on the internal south wall. Inset photo shows evident dropping and separation of the upper stone stair flight from the first-floor landing.

			
NW-3	View inside the staircase / entrance lobby on the northwest corner, showing cracking to the ceiling above the external (west) wall. The cracking forms a stretching pattern indicating possible dropping of the external wall on the NW corner	NW-4	Previous photo refers

			
ST-1	View on rear (east) wall behind the hall stage, showing water staining from water penetration. Condition of the roof structure is not known.	EXT W1	View looking northeast on the freestanding brickwork boundary wall between Water lane Hall and the adjoining car park

		 	
EXT W2	View looking east on the freestanding brickwork boundary wall between Water lane Hall and the adjoining public car park. The wall with red brickwork is leaning adversely towards the path accessing the supermarket. <u>This is a health and safety hazard.</u>	EXT W3	Previous photo refers

End of Section

Appendix B

Building Fabric Visual Inspection Report

Appendix C

Mechanical, Electrical and Public Health (MEPH) Visual Inspection Report

Appendix D

Below Ground Drainage CCTV Survey Specification and TWUL Statutory Records

Appendix E

Geomatic Surveys, including Site Topographical Survey and Verticality and Spot Level Surveys

Appendix F

Cost Management Services. Rough Order of Cost Report

