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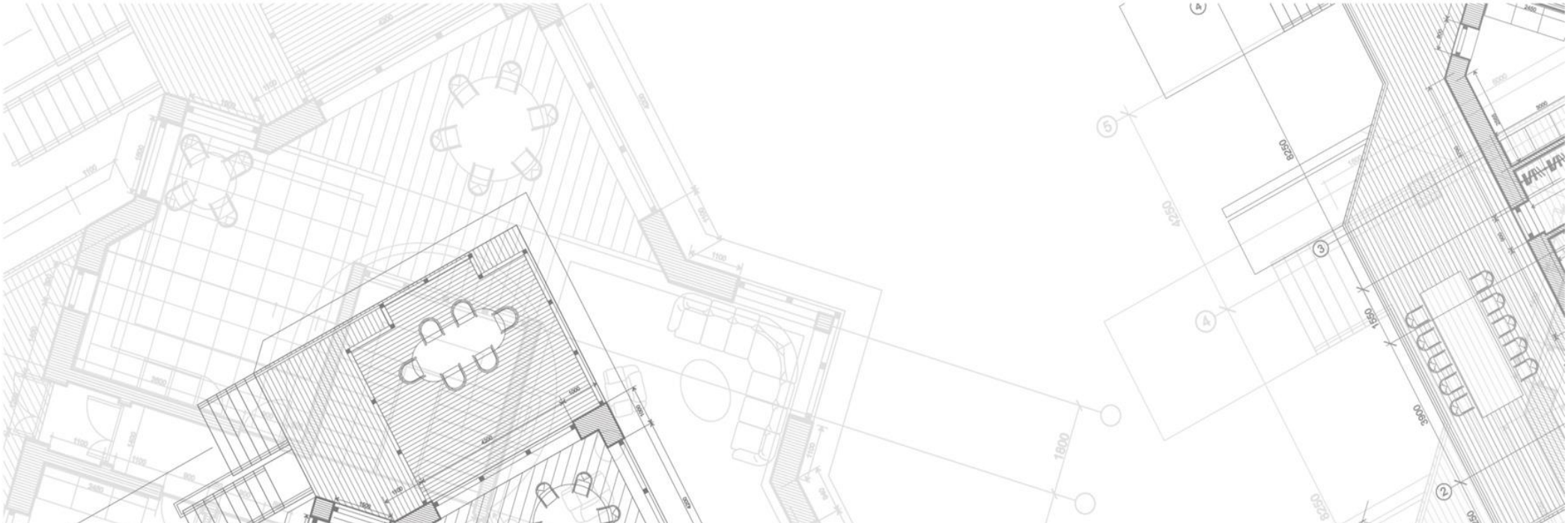
Condition Survey
In Relation to: -

Hundleby Parish Rooms
Church Lane,
Hundleby,
Spilsby,
PE23 5NA

22nd March 2024
DMP/CS973/March 2024



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Prepared by: K. Marling, B.Sc., FRICS
Director

Signed: 

Date: 28th March 2024

Verified by: S. Delaney B.Sc. (Hons), FRICS
Director

Signed: 

Date: 28th March 2024

Issue	Revision	Revised by	Approved by	Revision date

Introduction

Client – Hundleby Parish Rooms c/o Parish Clark – Joseph Roberts

Property – Hundleby Parish Rooms, Church Lane, Hundleby, Spilsby, PE23 5NA

Person Inspecting – K. Marling, B.Sc., FRICS & S. Delaney, B.Sc. (Hons), FRICS

Date of Inspection Thursday 21st March 2024

Weather Conditions – Overcast and cold.

Scope of Investigation – In accordance with instructions (provided as confirmed by our standard terms of engagement) we have undertaken a Building Survey and report on the property identified above. The scope of the survey is limited to a visual inspection of the building fabric to ascertain its condition restricted to those parts of the property that were accessible, exposed or uncovered (with the approval of the occupant) at the time of our inspection. No details of the original construction have been made available to us prior to our site visit. This report has therefore been prepared upon the visual evidence available at the time of our visit.

General Description of Buildings and site – Hundleby is a village and civil parish in the East Lindsey district of Lincolnshire. The village is a suburb of the market town of Spilsby. The village is adjacent to the main A16, 33 miles (53 km) east of Lincoln, 17 miles (27 km) north-east of Boston and 13 miles (21 km) north-west of Skegness. It lies at the southern edge of the Lincolnshire Wolds and north of the Fenlands.

The Parish Rooms are located at the end of Church Lane, adjacent to the entrance to Hundleby's Anglican St Mary's parish church, which was rebuilt between 1853 and 1855, and seated around two hundred parishioners. The foundation date stone to the front elevation of the property revealed it to be constructed in circa 1842. It is understood Hundleby's elementary school was built around 1860 the building was enlarged in 1884 and was utilised as the school for the village which accommodated up to 120 children. White's 1872 Trade Directory states that the school was being run as a National School and was attended at the time by about 60 pupils. The building has the same L-shape plan form shown on the 1906 OS map of the village. The school appears to have been closed in 1908. The Lindsey County Council Education Committee made the decision on the basis that 'the children attending can without hardship attend neighbouring schools'.

The building is linked with a flying freehold element to the end cottage which is believed to have been utilised as the headmaster's cottage. The main element of the building is constructed in load bearing solid wall construction in an English garden wall bond. The building was found to have been extending in its early construction believed to accommodate the national school provision. It is believed from areas of brickwork that remain that the extension was constructed with a pitched roof structure which reflects on the 'L' shape plan on the 1906 OS map of the village. Further extension of

the property has been undertaken circa 2010 to provide the extension to the kitchen area. The external wall is believed to be constructed in a load bearing cavity construction, with clay facing brickwork outer leaf and concrete blockwork inner wall. Due to the period of construction an element of insulation will be provided to the cavity. The outer brick leaf to the cavity wall has been constructed with a number of 'snap headers' to reflect the historic elements of the bond (the original provided with header brickwork at every sixth/fourth courses of the wall due to the solid construction/bond).

It is evident that a number of historic changes/adaptations of the building have been undertaken, with evidence present to the front elevation to a number of doorways (were historic brick arches remain) and the end extension of the building.

A flying freehold element is believed to be present over the passageway utilised to access the rear elevation of both the Parish Hall and neighbouring property. The passageway was found to be provided with a plywood ceiling lining under the floor structure above. The passageway secured by a ledged and batten softwood painted timber door.

The roof to the building is primarily constructed with a timber pitched structure extending across the front elevation terminating at the junction with the neighbouring cottage. To the rear the pitched roof area reflects the changes undertaken to the building. The extension to the main hall rear wall has adjusted the original gable provision to provide a flat roof structure. The upper section of the wall area was found to be constructed in a clay London Brick company 'dabble' facing brick common in the 1980's early 1990's to allow the construction of a flat roof structure which extends back towards the ridge detail (of the pitched roof structure). Inspection internally to the roof void of the flat roof revealed it to be constructed with softwood joists which had been covered with a chipboard sheet decking to which a bitumen based felt system has been applied to provide a waterproof covering. A level of insulation of 200mm earthwool insulation has been laid at ceiling level to the roof void area.

The main pitch roof area further extends in a 'catslide' design down to the ground floor rear kitchen extension (which extends from the building to the rear). The main roof area is covered with clay pan tiles laid with a lap, some areas pointed with a mortar fillet to the side laps of the tiles. The roof areas drain rainwater down to ground level by a combination of half round PVC gutters and fall pipes, the rear flat roof utilising an historic hopper outlet (to discharge rainwater onto the kitchen roof).

Natural light and ventilation to the building is provided by a combination of PVC-u/timber double glazed casement window frames provided with opening lights/trickle ventilation. The door sets provided to access and egress the property are again a combination of PVC-u and timber (timber provided to the front main entrance).

Internally the main development of the property appears to related to the kitchen extension and the cloakroom provision to the main entrance of the building. The cloakroom/corridor provision utilises the historic rear elevation but extends into the entrance area via timber stud partition walls including a dedicated storage cupboard. Due to the height of the building the historic balcony provision allows access to the rear roof void and main roof hatch provision. Further hatches are present to the kitchen and rear main hall areas. The ceiling provision to the majority of the areas are provided with a Celotex sheet material which is fixed direct to the joists spanning over the area, the joints have been covered with softwood laths. The kitchen area however was found to be completed with a plasterboard sheet material finished with a plaster skim/paint application. The floor area to the entrance area is provided with a timber suspended construction finished with a pine tongued and grooved stain boarding.

Report Summary

The age of the property, standard of construction of the period, the materials utilised and the adaptation undertaken (to the building) is reflected in the current condition of the property externally. The report summary below highlights the defects identified during the survey undertaken and detailed within the main element of the document (defined individually for each roof area).

External Areas

a) As previously stated, the main pitched roof areas to the building were found to be covered with clay pan tiles laid with a lap. The clay pan tiles appear in the majority to be historic in nature primarily to the rear were the surface of the coverings is spalled/cracked due frost damage (the debris littering the roof). The extensive mortar fillets utilised to provide a side lap to the tiles are cracked and displaced in a number of areas (with voids present to the tiles which will allow rainwater to penetrate behind the coverings (especially to the junction between the kitchen/entrance hall area). The clay pan tiles are currently supporting a large degree of moss growth which has resulted in the blockage of the PVC gutters to the rear which is further enhanced by the debris from the coverings.

Our internal inspection of the roof voids to the main area and kitchen extension revealed that the bitumen-based sarking felt to the areas observed (which was restrictive to the main roof area due to the head height and the size of the ceiling joists/insulation covering the timbers) under the clay pan tiles was split/torn/degraded in a number of areas. This will allow any rainwater entering behind the clay pan tiles to enter the building (leading the rainwater degrading the internal fabric/structure). The mortar to the ridge tiles were found to be cracked/missing in areas. The mortar requires reinstating to prevent rainwater entry occurring.

Inspection of the areas especially the front main pitched revealed that the roof timbers had been replaced due to the size/sawn profile of the members.
However, to the upper-level rear mono-pitch area internally inspection of the roof structure revealed that the purlin member supporting the rafters and clay pan tiles was deflected (under the rafters and not supporting the provision). The end bearing of the member was found to obtain support from the end wall and to the exposed end via a timber hanger (the purlin not extending across all the rafters). Assessment of the deflected purlin/limited support from a timber beam spanning across the area should be undertaken by a structural engineer to provide a level of remedial work required to address the issue.
In addition, the masonry to the opening to the side flank gable wall provided by a precast concrete lintel was found to be open with brickwork displaced which again requires a level of remedial work to maintain its structural integrity (due to the displaced brickwork around the lintel).

Due to the condition of the bitumen-based sarking felt and the clay pan tiles found to be evident it would be prudent that the materials are replaced to ensure the property remains watertight and prevent decay of the timber roof structure. The sarking felt appears in areas externally at eaves level to be a PVC material for reasons unknown, which may suggest that degrading of the bitumen-based material has occurred. This is common due to UV degradation of the bitumen-based material projecting into eaves gutters is exposed. A breathable sarking membrane such as Proctor Roofshield should be utilised as replacement to allow ventilation to be introduced into the roof void areas to prevent condensation issues occurring which will lead to decay of the roof timbers/mould growth. The clay tiles should be replaced to match, which will allow the bond of the tiles to be undertaken without the need of any mortar fillets to the side laps of the coverings.
The ends of the clay pan tiles at eaves levels are currently infilled with a sand: cement mortar. Inspection revealed that the mortar was found to be missing or degraded in a number of areas. This will allow birds/vermin to enter the void behind the clay pan tiles and will also access the roof void through the holes in the sarking felt. The voids should ideally be infilled with a black PVC combed provision. This will allow air flow behind the tiles/assisting any breathable sarking membrane to perform as intended, and also any future maintenance need for repointing works.

The flat roof area to the rear elevation was inspected by surveyor's ladders/pole camera. The bitumen based felt coverings were found to have been repaired with an application of a liquid bitumen coating applied in areas. The area was found to be supporting a degree of standing water (to the central provision). The roof area was found to drain via a section of PVC half round gutter fixed to the timber fascia provided. The gutter was found to be supporting a degree of rainwater/debris but failed to drain towards the hopper outlet due to the gradient provided, which has resulted in the rainwater discharging over the profile. The gutter requires reinstating by the adjustment of the brackets to ensure the provision drains as intended and to prevent the rainwater degrading the external wall of the property.

Internal inspection of the void to the flat roof revealed that the end sections of the chipboard decking (the section extending under the clay pan tiles close to the ridge) were found to be wet across the provision (with the chipboard stained). Due to the extent of the water ingress to the chipboard decking which will reduce the integrity of the sheet material and support timber decay it would be necessary to replace the decking and the waterproof coverings. A marine plywood or OBS board should be utilised to replace the chipboard as these will not be affected by the possibility of any future leaks. A single ply membrane should be considered as a roof replacement (in a lead grey colour) to replicate historic lead details.
It would also be prudent to undertake further investigation of the build-up of the modern brickwork of the structure as it appeared that elements of the wall were only found to be half brick thick. This will lead to penetrating moisture through the brick/mortar joints into the roof void area.

b) A number of areas of brickwork to the elevations were found to be displaying open joints/minor cracking and eroded mortar. The areas require replacement with a lime mortar instead of the sand/cement mix present. Due to the inadequate preparation of the joints (to remove the defective mortar to a depth of 25mm) the mortar has failed and is loose and missing in a number of isolated areas. Any future repairs require a sympathetic approach to restoration and a suitable lime mortar to be selected.

The application of the sand/cement mortar pointing to reinstate open mortar joints has attributed to degrading of the clay brickwork. The use of sand/cement mortar restricts the evaporation of moisture trapped in the brick to naturally escape through the joints. During cold periods of weather especially frost, the moisture expands eroding/causing failure of the face of the brickwork, due to the pressure applied. Any future repointing should be undertaken utilising a lime-based mortar suitable for the location.

The window units within the external walls of the property are provided by a combination of PVC-u/timber double glazed units. Inspection of the timber windows revealed them to be in fair condition and decorative order. However, the seals between the timber windows and door sets were found to be cracked and failed. The existing material should be removed and replaced with a low modulus silicone material to prevent rainwater entry occurring.

c) The timber suspended floor to Main Hall was found to be finished with pine tongued and grooved boarding. Inspection to the rear of the hall revealed a level of decay to the floorboards close to the external gable wall. The boards were found to be holed with a temporary repair/marker tape to be present. It is believed that due to the build-up of the ground conditions to the gable wall, the air bricks once present to provide a cross flow of air to the floor void are covered. The air bricks should be exposed to the face of the wall (or additional air bricks provided – maybe telescopic type) to provide/increase the necessary cross flow ventilation to the void area to prevent condensation occurring (leading to decay of the joists/floor boarding). The decayed sections of floorboards require cutting out to the nearest joist and replacing to match (including the decorative finish).

d) The Regulatory Reform (Fire Safety) Order 2005 became law in October 2006 and introduced significant change to workplace fire safety responsibilities with a greater emphasis on fire prevention. The change simplified the legislative regime by bringing all fire safety legislation together into one Order (repealing all previous fire safety legislation including the Fire Precautions Act 1971 and Fire Certificates). It primarily introduced the need for employers, building owners and occupiers as ‘responsible persons’ to carry out, implement and maintain a fire safety risk assessment.

Under the Order the Fire and Rescue Authorities have a statutory duty to ensure compliance and enforce the requirements where necessary.

The ‘responsible person’ is required under the Regulatory Reform (Fire Safety) Order to: -

- Carry out a fire risk assessment identifying risks and hazards
- Consider who may be at risk, such as the disabled and those with special needs and must include consideration of any dangerous substance likely to be stored on the premises.
  Eliminate or reduce risk from fire (as far as reasonably practical) and prove general fire precautions to deal with any residual risk.
  The risk assessment will help identify risks that can be removed or reduced and to decide the nature and extent of the general fire precautions needed to be taken.
- Take additional measures to ensure fire safety where flammable or explosive materials are used or stored. A risk assessment will also be required in order to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002.
- Create a plan to deal with any emergency and in most cases, provide documentation to your findings
- Review as necessary any findings.

In carrying out a risk assessment the responsible person may decide that the given nature of the premises or the people involved, that they may need to appoint one or more competent persons to assist them. The Reform Order does not prescribe the level of competency, although it recognises that it may vary dependant on the nature and complexity of the premises.

The Fire Safety Order requires that arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures, which will arise as a consequence of the risk assessment in order to comply. No risk assessment for the property was evident for inspection during the survey.

However, assessment of the doors/hatches to the building especially the kitchen/ancillary areas revealed them not to be of a fire rated construction (to provide a level of compartmentation between areas kitchen/entrance hall area). It was also evident that the glazing present to the bi-folding door set between the main and entrance hall did not achieve compliance with the Building Regulations or BS6206 (relevant other standards for glazing) for critical impact. Glass within a door and screen should be impact resistance up to a height of 1500mm (above the finished floor level). Such compliance can be achieved by the application of a safety film (by a specialist contractor) to the glazing or the replacement of the glass with a critical impact resistance. Any work undertaken must display (to each square of glass) that compliance has been achieved for critical impact.

The determination of the fire compartmentation should be established on completion of the fire risk assessment of the building. The building is provided with a dedicated external fire door set to main hall area of the building to reduce the travel distance to a dedicated egress. However, the compartmentation provision to the cloakrooms should also be established. A risk to cloakroom areas is sometimes evident during events were a large number of people attend. This is posed due to the areas used for smoking and can lead to a fire risk.

The increasing provision of fire doors in such locations have increased. In addition, any fire door provided between the kitchen and the entrance lobby should be provided with a vision panel as previously stated. Any fire door should also be installed in accordance with the British Woodwork Federations guidelines as listed below.

- The gap between the door and the frame must be suitable for the intumescent seal fitted. The gap should not exceed 3mm along the door linings to the hanging stile/leading edge and across the top of the door leaf. To the bottom of the door the gap should not exceed 5mm, unless where smoke seals were it should be no more than 3mm.

- All products utilised to reinstate the performance of the doors are to achieve compliance under the BWF-CERTIFIRE Scheme, door hardware covers performance under the fire test; durability (against relevant BS ENs or BSs) and quality assured manufacture under the ISO 9000 regime. The certificate issued for each product will give details on the scope of the product's certificated use on various fire-resisting door types.

e) It should be noted that at the time of the inspection that no test certification for the service/statutory obligations of the service provisions i.e., electrical testing, fire alarm/security systems/ etc. was provided to allow an assessment to take place to assist in determining the condition of the items. It is important that all test/inspection certification is provided to assist in assessment of the service installations within the units which will ensure that they are compliant with any current or proposed statutory legislation as follows: -

- Main electrical/general system present are to be maintained in compliance with Electricity at Work Act and the IEE Regulation for Electrical Installations 17th Edition BS7671 – 2008. Maximum interval between tests is five years. All alterations to an electrical system must be certified.

- Asbestos Management Policy and register required in compliance with the Control of Asbestos at Work Regulations 2012 is required for each of the buildings if the property was constructed before 1998.

- Test/inspection certification of condition/compliance for the fire detection alarm/emergency lighting, etc.

- Surveys/audits relating to the Equalities Act.

Limitations - The schedule has been prepared in accordance with the fee quotation prepared and submitted by Delaney Marling Partnership Ltd.

Parts of the fabric and structure obscured/hidden by equipment or fixtures etc. where not inspected. No testing or inspection of foul drains, rainwater drainage systems etc. No comment can therefore be made to the condition of those parts of these installations hidden from view. We have not opened up or otherwise damaged any parts of the structure or fabric to inspect the underlying construction. We cannot therefore confirm that any parts of the structure that are covered, inaccessible or exposed are free from decay, corrosion, insect infestation or any other defects.

High level elements of the building such as roof surfaces, gutters etc, were generally inspected via the photographs taken by the pole camera utilised as part of the survey and by the use of surveyor's ladders to assist in physically conducting the survey/inspection.

The report of this property will state the opinion of the surveyor as to the condition of various elements which are present and can be found in the building at the time of the inspection, reporting on their construction and any defects apparent. The opinion will be based upon the information that the surveyor will be able to obtain following an inspection of all parts of the building that are reasonably accessible and can be seen without causing any damage to the property, its decorations or contents. The report reflects the condition of various parts of the property at the date of inspection. It must be expected that defects can arise between the date of the inspection and the date of occupation of the property. The main objectives of the report are to enable the instructing client to establish the condition of the various structure/fabric (were visually evident) prior to construction work taking place.

No specific surveys or audits have been undertaken which may relate to statutory covenants such as the Equalities Act, or any Fire Risk Assessments (Fire Regulatory – Safety Reform Order).

The Schedule - The schedule has been sub-divided in order to clearly identify elements of the building recording their current condition. A photographic schedule is also annexed and forms an integral part of this schedule of condition. All the photographs taken at the time of the survey are provided in memory peg format. It is important that when reviewing the schedule of condition that it is undertaken with the aid of the photographic schedule. Individual photographic schedules provided as part of the submission have been defined by the relevant roof areas/bays etc (with a number of the roof contained within the same document).

References to front and rear, left and right assume that the surveyor is standing facing the front elevation of the building. The rear elevation incorporates the main access into the building. Neither the whole nor any part of this schedule may be reproduced (in whole or in part) or relied upon by third parties for any use, without the prior approval of Delaney Marling Partnership Ltd.

Glossary of Terms - The descriptive and expressive terms utilised in the schedule to describe the condition of the property are defined as follows: -

- Good - In good condition with no significant wear or other defects. No repairs will be required.
- Satisfactory – Subject to general wear/tear/partly soiled – Minor/isolated repair or cleaning required.
- Fair – Subject to wear and tear – Repair work required.
- Dilapidated/Poor – Subject to long term wear/tear nearing the end of its useful life – Extensive repair/replacement required.

Crack Classification - Approximate crack width utilised in the schedule to describe defects arising are defined as: -

- Up to 0.1mm – Hairline
- 0.1mm to 1.0mm – Very Slight
- 1.1mm to 5.0mm – Slight
- 5.1mm to 15mm – Moderate
- 15.1mm to 25mm – Severe

Condition Survey

External

Item	Location	Element	Description	Condition/Remarks	Photograph
R1	**Main Roof Area**	**A) Pitched Roof Area - Rear** **Photograph 4,5,6**	The building is provided with a pitched roof structure which is covered with clay pan tiles laid with a lap. The end profile of the tiles has been infilled with a mortar sand: cement, To the rear extended element of the kitchen a PVC sarking membrane is provided below the pan tiles. A bitumen/PV sarking felt provision was evident under the pan tiles. The ridge is completed with a half round clay tile bedded on a mortar bed. A lead stepped flashing detail has been provided to the junction with the neighbouring property and the extended element of the hall (to the rear). The remainder of the flashing with the raised element of brickwork is completed with a mortar fillet (with the roof tiles). A mortar verge detail is present to the kitchen roof area. The mortar detail is supported by a cement-based boarding under the material. The roof area drains rainwater from the tile coverings via half round PVC	**R1.A1** The clay pan tiles were found to be displaced/holed/cracked to areas of the rear roof (directly behind the kitchen provision to the building). The mortar fillet applied against the side lap joints is loose/cracked/missing allowing rainwater entry to occur. **R1.A2** The face to a number of the clay pan tiles are spalled/degraded across the area. Small sections of the clay pan tiles were found to become detached littering the roof with minor provision evident at ground level. The clay pan tiles were found to be supporting a degree of moss growth. The end mortar detail to the eaves detail is cracked/open in areas. **R1.A3** The mortar verge detail is in fair condition, although minor cracking with the undercloaking was noted. **R1.A4** The rainwater gutter provision to the rear elevation (above the cloakroom windows) was found not to fully extend across the roof area. The end section of tiles will discharge rainwater to the gap degrading the external fabric/brickwork.	**9,10,11, 12,13,14 15,16,17 18,** **15,19,20 21,22,28** **26**

Item	Location	Element	Description	Condition/Remarks	Photograph
			gutter and 68mm diameter fall pipes (into the underground drainage system). The rainwater gutters have been fixed to a softwood painted/bargeboard facia to the kitchen area and via adjustable steel brackets to the cloakroom elevation.	**R1.A5** The rainwater gutters were found to be supporting vegetation/debris within the profile, with minor leaks to the joints evident. **R1.A6** The mortar present to the ridge tiles is in poor condition. **R1.A7** The end section of lead flashing over the ridge has been repaired with a flashband material/lifting in areas.	**27,** **24,** **23,25,**
		B) Flat Roof Area	The extended/raised rear element to the external wall of the building has resulted in the provision of a timber flat roof structure. The flat roof structure was found to be covered with a bitumen based felt system (with a mineral flashing). The perimeter of the roof area is provided with a welted drip detail (which projects into the front elevation PVC gutter fixed to a softwood fascia detail. The gutter drains into a PVC fall pipe/hopper outlet onto the kitchen roof.	**R1.B1** The flat roof area was found to be supporting a level of standing water (to the central area). The felt appears to have been coated with liquid membrane in areas, for reasons unknown. **R1.B2** The gutter was found to be supporting a degree of standing water due to the backfall/gradient away from the outlet. Minor decay was evident to the to the timber fascia board areas.	**7,8,9,17 30,**
R2	**Front Elevation**	**A) Roof Area**	The front elevation area of the pitched roof extends across the building which is again covered with clay pan tiles laid with a lap.	**R1.A1** The mortar verge is in fair condition, although minor holes/areas of cracking were noted in the detail.	

Item	Location	Element	Description	Condition/Remarks	Photograph
			The verge detail to the pitch (to the gable end) is completed with a sand: cement mortar finished flush with the clay brickwork (of the external wall below). The roof area to the elevation was found to again drain to ground via a 68mm diameter PVC fall pipe. The fall pipe drains rainwater to a dished concrete channel drain externally (which has been laid to a gradient) discharging onto the macadam service road/Road gulley evident. The rainwater gutter is fixed/secured to the timber fascia with PVC brackets.	**R1.A2** The gutter was found to be supporting a level of debris within the profiles along its length. **R1.A3** The mortar pointing to the ridge was found to be cracked/degraded in areas across the provision.	
EXT1	**Front/End Elevation**	**A) External Wall Areas**	1) The external walls to the elevation were believed to be constructed in 225mm thick load veering solid clay brickwork. The brickwork was found to be constructed in an English garden wall bond with headers provided every 4th course between stretcher courses. The brickwork was found to be bonded/pointed with a lime mortar historically. A number of 200 x 65mm clay air bricks are provided to the front elevation to ventilate/provide a cross	**EXT1.A1** The clay brickwork was found to be in fair condition, although areas of open mortar joints are present in areas across the elevations. It should be noted that a number of historic adjustments to the wall has taken place. Reflected in the infilling of isolated door/window openings (with the historic arch details still present in the wall construction). A number of vertical mortar joints have been provided due to the adjustments of the openings (but appear to be well bonded) however the mortar joints are open.	44,45,46 47,48,49 50 43,44

Item	Location	Element	Description	Condition/Remarks	Photograph
			flow of air to the timber suspended floor void. To the window openings within the elevation a number of clay cill/cant bricks have been bonded with the external wall (still evident where the windows have been removed). It is evident that the end section of the building has been historically extended with a radius bull nosed brick provided to the corner detail. To the rear a cant brick detail provides the corner junction.	**EXT1.A2** It was noted that areas of the clay brickwork had been repointed with a sand: cement mortar (to the gable end elevation). The facings to a number of clay bricks were found to be degraded in areas across the elevations. The brickwork to the elevation is in fair condition, although again areas of open/cracked pointing	**36,42** **35,36,37 38,** **41,**
EXT2	**Rear Elevation**	**External Wall Areas**	The rear elevation of the building was found to be constructed in a number of different clay bricks/bonds, depending on the period of adaptation. The end section to the main hall was found to be constructed in imperial load bearing brick, again in an English garden wall bond (headers provided at every sixth course). The wall has been further extended in height (to support the flat roof structure with LBC	**EXT2.A1** The brickwork to the elevation is in fair condition, although again areas of open/cracked pointing (especially to the dapple facing brickwork) is present in isolated locations (also evident at ground level). The facings to a number of clay bricks were found to be degraded in areas across the elevations.	**33,34**

Item	Location	Element	Description	Condition/Remarks	Photograph
			dapple facing clay brickwork in cavity construction - believed to be circa 1980‘s). A slate DPC was present at ground level. The kitchen extended element of external wall is constructed in load bearing cavity wall construction with an historic renovating brickwork provided externally (the internal leaf of concrete blockwork). The external wall is provided with ‘snap header’ bricks to simulate the historic solid wall bond of the building. A PVC DPC is present to the wall area/2 courses above ground level. The end section of external wall (to the cloakroom provision) is again provided in 225mm load bearing solid wall construction. The wall found to be constructed in an English bond/English garden wall construction. The brickwork to the elevation was found to be constructed and pointed with a lime mortar except the new extension/dapple facing work (which has been undertaken in a sand: cement mortar). Cast iron air bricks are present to the front/rear elevations of the property.		

Item	Location	Element	Description	Condition/Remarks	Photograph
EXT3	**All Elevations**	**Window/Door Units**	The property is provided with natural light/ventilation via a combination of: A) Softwood timber casement window units in a multi glazed (divided into 3 sections) with 1No top hung opening light. The windows are provided with double glazed units held in place via external timber glazing beads. B) 1No side hung timber casement window unit with fixed light (incorporating trickle vents). The window unit provided with double glazed units held in place by external glazing bead. C) PVC-u double glazed window units with single top hung casement opening light/fixed units, glazed with double glazed unit. D) PVC-u double glazed window units with single top hung casement with bottom opening light/2No fixed light units (with trickle vents), glazed with double glazed unit. **A) Door Sets** 1) The front entrance door into the building is provided with a ledge and framed/batten softwood timber door	**EXT3.A1** The windows were found to be in fair condition. **EXT3.A2** The perimeter silicone seal to the door sets is poorly applied with gaps present (with the brickwork).	51

Item	Location	Element	Description	Condition/Remarks	Photograph
			set. The door is provided with a pair of SAP lever door handles, timber threshold bar and 3 lever mortice lock/latch set (and spy hole viewer). 2) Fire exit door set – Ledge and framed/batten 2xg pattern door with crash bar escape ironmongery, hung on 1 ½ pair of hinges (provided with fire signage). 3) Rear external door set – PVC framed central insulated panel – in a T&G mock pattern with double glazed vision panel to BSEN12150. Door is hung on 1 ½ pair of hinges with multi point locking/thumb turn/cylinder lock/white lever handles (installation 2023).		
EXT4	**External Store**	**External Stand-Alone Store (Believed to be the historic privy to the Victorian School** **Photograph 98**	The old external privy block of ½ brick thick load bearing masonry. The block is provided with a timber pitched roof structure finished with clay pan tiles/half round ridge, 2No steel crittal single glazed windows (with top hung opening lights) are present to the external wall. Access is provided by a timber ledged braced/batten door with latch/padlock/hasp ironmongery. A	**EXT4.A1** 1No square glazing is cracked/damaged to the window. **EXT4.A2** Isolated roof tiles are cracked/spalled with the mortar fillets to joints displaced. The plywood to the ceiling is water stained. **EXT4.A3** Decay to door frame/bottom of door.	**99,101, 102** **100**

Item	Location	Element	Description	Condition/Remarks	Photograph
			cast insitu concrete is provided to the floor area. A plywood sheet ceiling following the line of the roof structure is provided internally. The external hardstanding to the rear of the site is provided in cast insitu concrete laid to a gradient towards a central drainage gulley. 2No manholes for the foul drainage is provided to hardstanding's. Cast/pressed galvanised steel covers are provided to access the manholes. Inspection of the chambers revealed 400/430mm deep invert levels to manholes respectively. The foul drains discharge within the neighbouring/adjacent property within the front garden area.	**EXT4.A4** Boundary walls - ½ brick thick – brick on edge/tile crease drip detail 1.80m high with spalled/missing bricks/open pointing evident in areas including to the ½ brick thick piers. The rear hardstanding area is in fair condition although soiled/cracked in areas, across the provision. The manholes/gullies were generally found to be in fair condition although debris is evident to a number of gullies present.	**52,53,54 55** **39** **56,57,58**

B – Internal Areas

Item	Location	Element	Description	Condition/Remarks	Photograph
I1	**A) Roof Void Areas**	**Area 1. Flat Roof Void Area**	A void access via loft hatch in ceiling to a depth of 870mm is provided above the ceiling area. The roof structure comprises of 75mm x 55mm @ 400mm centres which supports the chipboard decking present. The ceiling joists supporting the Celotex boarding to the room below were found to span from the external wall to the central beam structure. The ceiling joists were found to be, again, 75 x 55mm @ 400mm centres in profile. A 75 x 55mm softwood binder is present across the ceiling joists (to bind the timbers). 200mm of earthwool insulation was present to the roof void.	**I1.A1** The ends of the chipboard decking to the front and rear edge of the roof structure were found to be water stained across the provision (generally to a width of around 300mm).	**59,60,61**
	B) Roof Void Area	**Area 2. Entrance Lobby and Associated Room**	Access via loft hatch to raised/ mezzanine floor area – The roof structure to the front pitched element was found to be constructed with: • 80 x 50mm wrot timber rafters @ 400mm centres. • Purlin wrot timber members – 110 x 50mm supporting the rafters. • Wrot timber raking ties 80 x 50mm tying ceiling joists to purlin members (5No evident to front/rear	**I1.B1** The sarking felt below the clay pan tiles is damaged/split/torn in a number of areas with rainwater entry evident to the ceiling area above. Cracking/open joints were found to be evident to the party wall with the neighbouring property with the end of the purlin member present (in the wall exposed). The mortar application to part of the wall face was found to be in poor condition to the random masonry	**62,63** **64,66,67 68,69**

Item	Location	Element	Description	Condition/Remarks	Photograph
			pitches). The Celotex ceiling finishes are present to the 80 x 50mm ceiling joists @ 400mm centres. 200mm of earthwool insulation was present to the roof void. A bitumen-based sarking felt is evident under the clay pan tiles.	construction. The brickwork around the precast concrete lintel is cracked/open/with brickwork displaced. The purlin member to the small return/mono-pitch roof area is deflected under the rafters.	**70,71**
	C) Roof Void Area	**Area 3. Kitchen Area**	Access via loft hatch to kitchen area. The monopitch roof structure to the area was found to be constructed with: • 80 x 50mm wrot timber rafters @ 400mm centres. • 110 x 50mm wrot timber purlin member supporting rafters. • 80 x 50mm softwood ceiling joists/frame @ 400mm centres. • 200mm rockwool quilt insulation. • A bitumen-based sarking felt is evident under the clay pan covers.	**I1.C1** The sarking felt below the clay pan tiles is damaged/split/torn in a number of areas with rainwater entry evident to the ceiling area above. Minor mycelium present to the timber wall plate (above front external wall) of the roof structure.	**72, 73,74 75,76**
I2	**Main Hall Area**	**A) Ceiling**	The ceiling to the area has been finished with a Celotex board nailed to the timber joists spanning across the area. The joints of the boards have been covered with a softwood timber lath. The ceiling/laths are finished with a paint application. A plywood hatch is provided in the ceiling to access the roof void area (as previously stated).	**I2.A1** The ceiling finish is in fair condition and decorative order. However, minor areas of staining are evident to the ceiling. **I2.A2** The beam provision to the hall appears to be in fair condition/decoration and performing as intended.	**79,80,89**

Item	Location	Element	Description	Condition/Remarks	Photograph
			Due to the opening provided between the areas of the main hall, a beam supports the structure/ceiling provision. The structural support appears to be provided by two timber beams bolted together across the provision to provide the necessary support (the beams decorated to match the ceiling).		
		B) Wall Areas	The external load bearing masonry walls of the area are believed to have been lined with a plasterboard sheet material. An element of solid insulation board has been provided by the plasterboard sheet (thickness/type is unknown). The plasterboard is completed with a plaster skim coat/paint application. A 175mm softwood lambs tongue/torus skirting is provided to the lining at the junction with the floor finish.	**I2.B1** The wall areas were found to be generally in fair condition, although minor impact was noted in isolated areas.	**77,78,87**
		C) Floor Area	The floor to the area is provided with a pine tongued and grooved boarding which has been fixed to softwood joists spanning from the external sleeper walls present. The floor is finished with a wood stain finish.	**I2.C1** The floor is generally in fair condition, although minor cupping of the boards was noted in isolated locations. **I2.C2** Minor decay of the floorboarding was noted close to the gable end of the main hall (which is currently temporarily boarded over).	**85,86,88** **92**

Item	Location	Element	Description	Condition/Remarks	Photograph
		D) Door Provision	A softwood timber framed/fielded multi panelled bi-folding door set is provided to separate the main hall area from the entrance area of the building. The door provision incorporates glazed vision panels (415 x 510mm) with the set. The door is hung/operates via a track system and is decorated with a paint application.	**I2.D1** The door set was found to be in fair condition and operated as intended. **I2.D2** The glazing to the door set was found not to be etched to state that in such a critical impact area, that it is to a safety standard (BS6206/BS EN 12150).	
		E) Services	The main hall area was found to be provided with the following services: 1) 3 phase electrical supply (with the dedicated cupboard). 2) Mains electrical distribution board (next inspection 4/5/26). 3) Mains electrical distribution for electric heating. 4) Radiant wall heater. 5) Hyco Electric panel heaters (with timer controls). 6) BT Internet provision. 7) Expelair recirculation wall mounted fan. 8) LED strip light fittings. 9) Smoke detection. 10) Emergency light provision.		**90**
I3	**Entrance Hall Area/ Store Provision**	**A) Ceiling Area**	The ceiling to the area has been finished with a Celotex board nailed to the timber joists spanning across the area. The joints of the boards have	**I3.A1** The ceiling finish is in fair condition and decorative order. However, minor areas of staining are evident to the ceiling. An historic roof leak was also	

Item	Location	Element	Description	Condition/Remarks	Photograph
			been covered with a softwood timber lath. The ceiling/laths are finished with a paint application. A plywood hatch is provided in the ceiling to access the roof void area (as previously stated).	found to be present above the entrance into the kitchen area with the Celotex ceiling board water damaged.	
		B) Wall Areas	The external load bearing masonry walls of the area are believed to have been lined with a plasterboard sheet material. An element of solid insulation board has been provided by the plasterboard sheet (thickness/type is unknown). The plasterboard is completed with a plaster skim coat/paint application. A 175mm softwood lambs tongue/torus skirting is provided to the lining at the junction with the floor finish. The historic chimney/fireplace to the building was found to be infilled (with no historic stack present externally). The internal wall/partitions to the area defining the adjoining rooms were believed to be constructed in a timber stud frame clad with a plasterboard sheet, although the kitchen wall area is finished with a decorative (simulated	**I3.B1** The wall areas were found to be generally in fair condition, although minor impact was noted in isolated areas.	

Item	Location	Element	Description	Condition/Remarks	Photograph
			tongued/grooved plywood sheet with a paint finish). However, a number of masonry walls to the area are completed with a direct two coat plaster application completed with a paint finish. To the end of the entrance hall a first-floor balcony area provides access to the rear mono pitch roof area (and also a hatch to inspect the front element of the main pitched area). The area is partially guarded by a timber balustrading to the area. A ledged/braced batten door is provided into the rear roof void. The projection of the door set to the disabled cloakroom providing a stepped access up to the area. The walls to the area incorporate a number of plywood faced flush door sets within a softwood rebate frame. The doors/frames completed with a paint application (as described within the various rooms below). Bi-folding plywood doors are provided to the servery hatch into the kitchen area accessed from the entrance hall.		

Item	Location	Element	Description	Condition/Remarks	Photograph
		C) Floor Area	The floor to the area is provided with a pine tongued and grooved boarding which has been fixed to softwood joists spanning from the external sleeper walls present. The floor is finished with a wood stain finish. An area of coir matting has been provided to the entrance door into the building internally.	**I3.C1** The floor is generally in fair condition, although minor cupping of the boards was noted in isolated locations.	
		E) Services	The entrance hall area was found to be provided with the following services: The main hall area was found to be provided with the following services: 1) Radiant wall heater. 2) Hyco Electric panel heaters (with timer controls). 3) LED strip light fittings.		
I4	**Kitchen Area**	**A) Ceiling Area**	The ceiling to the kitchen area is finished with a plasterboard sheet/plaster skim coat completed with a paint application.	**I4.A1** The ceiling is generally in fair condition and decorative order. A roof leak/staining to the ceiling area was found to be evident (above the hatch).	**94**
		B) Wall Areas	The external wall areas (including the masonry internal wall area) are completed with a two-coat plaster application finished with a paint coating.	**I4.B1** The wall areas are generally in fair condition; decorative order however minor cracking is evident in areas.	**95,96**

Item	Location	Element	Description	Condition/Remarks	Photograph
		C) Floor Area	The concrete floor structure to the area has been finished with a vinyl sheet covering.	**I4.C1** The floor finish is generally in fair condition and performing as intended.	
		D) Door Provision	A painted plywood faced door set is provided to access the area. The door is provided with SAA lever furniture/latch and Perko closer. A 45-95mm chamfered softwood architrave is provided to the frame.	**I4.D1** The door set is generally in fair condition, decorative finish and operated as intended (although not fire rated along with the servery hatch provision).	**93,97**
		E) Services/ Fittings	The kitchen was found to be provided with the following services/fittings: • LED strip light fittings. • Water heater • Insert stainless steel hand wash basin. • Manrose extract fan. • 30mm post formed work surface. • Country style kitchen units. • Insert stainless steel sink/double drainer. • Kick plinth electric heater. • Heat detector.		
I5	**Male/ Female/ Disabled Cloakroom Areas**	**A) Ceiling Areas**	The ceiling to the kitchen area is finished with a plasterboard sheet/plaster skim coat completed with a paint application.	**I5.A1** The ceiling areas were found to be in fair condition and decorative order, although minor cracking was noted.	**84,**

Item	Location	Element	Description	Condition/Remarks	Photograph
		B) Wall Areas	The external wall areas (including the masonry internal wall area) are completed with a two-coat plaster application finished with a paint coating. Further a masonry partition is provided to the Male cubicle to the cloakroom which is again provided with plaster application.	**I5.B1** The wall areas are generally in fair condition and decorative order.	
		C) Floor Area	The concrete floor structure to the area has been finished with a vinyl sheet covering.	**I5.C1** The floor finish is generally in fair condition and performing as intended.	
		D) Door Provision	A painted plywood faced door set is provided to access the area. The door is provided with SAA lever furniture/latch and Perko closer. A 45-95mm chamfered softwood architrave is provided to the frame.	**I5.D1** The doors are in fair condition/decorative order and performing as intended. The ironmongery to the door is not DDA compliant.	**81,83**
		E) Services/Fittings	The cloakroom was found to be provided with the following services/fittings: • 1No low level vitreous china WC suite with lever flush (gents cloakroom). • Corner vitreous china wall washbasins with cold tap/vortex over sink – Autosensor Redring hot water heater (gents cloakroom).	**I5.E1** No DDA alarm provided to the cloakroom. **I5.E2** Wall colour is not '30 shades' in colour 'LRV' (light reflectance values) with the grab rails to the area.	**82**

Item	Location	Element	Description	Condition/Remarks	Photograph
			• Emergency light (gents cloakroom). • Grab Rail (gents cloakroom). • Electric tubular wall heater/fuse spur (gents cloakroom). • WC high level suite/cistern vitreous china (ladies/disabled cloakroom). • Vitreous china was basin (ladies / disabled cloakroom). • Galaxy Aqua over sink water heater. • Compact LED light fitting (ladies/disabled cloakroom). • Emergency light fitting (ladies/disabled cloakroom).		
I6	**Damp Assessment**	**Internal Ceiling/ Wall/Floor Areas**	The following readings were undertaken by means of an electronic handheld damp probe/meter to the areas/levels (indicated below):		
	Location	**Position**	**Height**	**Damp Readings Obtained**	
	Lobby ceiling above hatch to kitchen	Stained area of ceiling		89%	
	Disabled WC – Rear wall under window		100mm 200mm 300mm 400mm 500mm	17.8% 17.3% 20.6% 19.2% 17.3%	

Item	Location	Element	Description	Condition/Remarks	Photograph
	Gents WC - rear wall		100mm 200mm 300mm 400mm 500mm 600mm	17.2% 18.4% 18.5% 20.2% 18.6% 19.8%	
	Gents WC – lobby rear wall		100mm 200mm 300mm 400mm 500mm 600mm	27.2% 57.9% 78.4% 50.5% 41.8% 24.2%	**91**
	Lobby Area – front elevation right side of right window		Skirting 200mm 300mm 400mm 500mm 600mm	17.3% 19.6% 19.0% 19.1% 18.9% 18.3%	
	Lobby Area – Front elevation under notice board		Skirting 200mm 300mm 400mm 500mm 600mm	16.0% 19.4% 18.9% 18.5% 18.5% 16.4%	
	Main Hall – Front elevation under Window		100mm 200mm 300mm	16.7% 19.5% 18.5%	
	Main Hall – Gable wall		Skirting 200mm 300mm	15.6% 19.5% 18.5%	

Item	Location	Element	Description	Condition/Remarks	Photograph
	under electrics		400mm 500mm	18.5% 17.9%	
	Main Hall – Gable wall left of window		Skirting 200mm 300mm	15.5% 17.8% 17.9%	
	Main Hall – gable wall above hole in floor.		Skirting 200mm 300mm 400mm 500mm 600mm	16.2% 20.7% 20.5% 19.8% 19.2% 17.8%	
	Floor in Hall by hole.			20.5% - 26.6%	
	Main Hall rear right hand corner		Skirting 200mm 300mm	15.7% 17.3% 17.8%	
	Main Hall – rear wall		Skirting 200mm 300mm 400mm 500mm 600mm	15.3% 16.4%	