BUILDING INSPECTION REPORT

OF

DONALD THOMAS CENTRE, CAMBORNE

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As inspected 8th July 2021
CGH/8095

BUILDING INSPECTION REPORT

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DONALD THOMAS CENTRE, CAMBORNE

WITH ADVICE FOR REPAIR AND MAINTENANCE

In accordance with kind instructions from Angela Hatherell of Camborne Contemporary Crafts Hub, we have undertaken a building survey inspection of The Donald Thomas Centre on Chapel Street in Camborne. Our inspection was carried out in accordance with our Standard Terms and Conditions which are appended to this report, Appendix I.

The inspection was undertaken on 8th July 2021. The weather conditions at the time of the inspection were clear and dry and this was preceded by a period of warm weather.

A copy of the listing of the property is attached in Appendix II (includes the details for the wayside cross).

In Appendix III please find a roof plan which will be used for cross referencing within the descriptive bulk of the report.

DESCRIPTION

The building is Grade II* Listed. Built in 1842 and enlarged in 1852 as a Literary Institute and subsequentially a social centre. It is now used as a craft hub by the current tenants.

The building is T shaped with extensions on the north and south sides including an extensive flat roof section on the south side. The main east elevation is dominated by Greek revival style frontage with giant Doric portico with side walls running to the front line distyle in antis. There is a triglyph frieze over the Doric columns running to a mutule pediment.

The Literary Institute was founded in 1829 and the Donald Thomas Centre was built on the site of the first purpose built Methodist chapel in Camborne, which had been on the site since 1806 as a larger premises to house its library and museum. .

The two main halls were constructed first in 1842 including the granite north and south wings on the east elevation. This was followed by the north wing infill in 1852 as a lecture hall. The C20 flat roof extension was added to what would have been a courtyard area.

There is a small courtyard to the east of the building surrounded by wrought iron spear railings and housing a wayside cross which is a scheduled ancient monument under designation 1016749.

Wayside crosses were erected during the medieval period between C9 and C15 both as a way of reinforcing and reiterating Christian faith and to help navigation in difficult and unmarked terrain. The cross is unique as being the only example in Cornwall of a cross head displaying both a figure of Christ and projections at the neck. Only a small portion of the upper shaft remains, and the cross was moved from its original location at the intersection of Crane Drive and the Old Churchyard path (SW 64034011) to the Donald Thomas Centre in 1883 to the rear of the institute. It was moved to its present and more accessible location in 1924. The shaft, base and the ground beneath are protected by the scheduled status.

EXTERNAL CONSTRUCTION AND CONDITION

Roof Slopes

We would refer you to the roof plan and photographs attached to this report to help in the understanding of the building.

The roof slopes have been re-slated relatively recently we believe around 15 to 20 years ago.

Roof R1

This roof sits over the western wing of the building.

The roof covering is of natural Cornish slates. They are sized and have been dry laid. The roof is a hipped roof with black clay angled ridge and hip tiles.

The roof is showing some signs of deflection and bowing, but this appears historic and there is no evidence of damage to walling below or the roof structure.

The slates are in generally good order. There are a few damaged / slipped / missing slates that will need to be attended to with replacements clipped into place. Cornish slates to match should be used.

1. View of R1 from west

There are a number of open joints to ridges and hips that need to be raked out fully and re-pointed in lime to avoid water penetration. The ridge tile to the far south side is sitting proud and would benefit from being re-set to reduce the bedding gap below and prevent water driving up underneath.

There is a simple square section timber fascia running around the roof. This appears in good order but would benefit from re-decoration.

2. View along north elevation with Wall 1 and R1 fascia.

Roof R2

Main roof to central hall running east west. The roof is gable ended and cuts into the higher R1 at the west end.

Roof is dry laid covered with natural Cornish slates with black clay angled ridge tiles. The slates are generally sound. Some slipped / damaged slates including a number to the pitched valley at the west end. These will require access and addressing accordingly.

Ridges are sound with some minor open joints that would benefit from re-pointing.

The roof to the east end runs to the coping to the pediment. On the north side this runs to a crude mortar fillet which is showing signs of cracking and deterioration. It is unclear if there is lead weathering under. This needs to be accessed, removed and more appropriate lead weathering provided to resist water ingress. There is evidence of water running down into the covered porch below in this location.

On the south side a lead upstand has been provided with a small cover onto the coping. Due to the construction of the pediment coping it is not possible to provide a lead tray. Slightly more cover onto the coping would be beneficial to ensure the weathering here is sound. A similar detail would be required to the north side.

3. Coping on north side of R2

4. R2 from south side

Square fascia as above for R1. Re-decorate.

Pitched valley to R1 leadwork and appears sound.

Roof R3

Natural Cornish slates dry laid fixed to east side and part of west with black clay ridges. West side north of R5 are fibre cement slates. Slating on east side undulating with a number of clipped slates. Slates to west side appear sound.

Flash band has been applied to the north gable on the west side which is a temporary patch repair system – there should be lead weathering detail to this point. On the east side a lead upstand is provided to the coping running over a raised roll to achieve height from the slate line. This is convoluted and unsightly – a secret gutter may well be an option to improve the detailing in this area.

Ridges have open joints and do not sit well against R5 hip.

There is water ingress into the kitchen below from the roof above. Unclear what the cause of this leak is. There are a number of defects as outlined above.

R3 would benefit from being stripped and re-slated with improved lead weathering to the copings and re-bedding ridge tiles to ensure they are set correctly. Cornish slates should be re-used from the east side and matching slates brought in as required to other areas. Timber repairs may be required to the roof structure as there has inevitably been some deterioration due to the water ingress.

The roof runs to a lead lined gutter on the east side, which is relatively shallow and runs to a tight outlet lead chute on the south side that runs into a downpipe. It should be investigated if widening of the outlet can be achieved to alleviate this potential pinch point for the water disposal.

5. R3 from east

6. Flash band to R3 west side

Roof R4

Small gable roof running to granite pediment. Cornish slates dry laid with black clay ridges. Generally the slates are sound with a small number of damaged slates near the wall abutment. Joints to ridges should be raked out and re-pointed.

This runs to the same lead lined gutter detail as described for R3 – the same issues described apply.

There is no lead to the upstand of the copings. A mortar fillet weathers the abutment. This is cracking and will be allowing moisture to track down beyond the slate line, subject to the presence of any lead in this area. This needs to be addressed and improved and the option for a secret gutter in this location should be investigated.

There is no lead evident on the north side against the building. Soakers and cover flashings should be provided to weather the interface between wall and roof subject to wider works on the rendered surface.

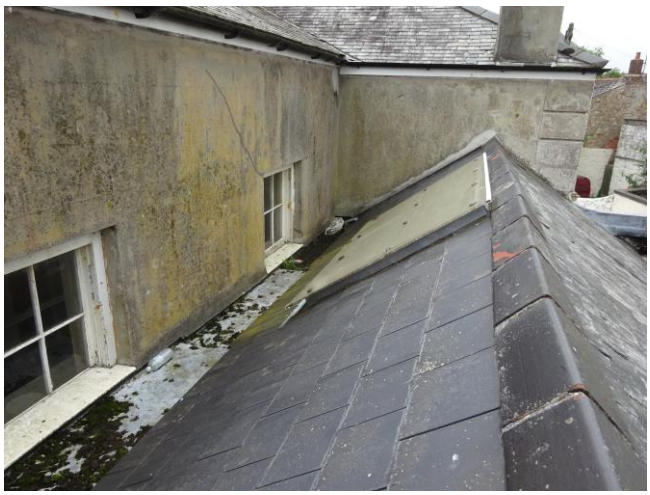
7. R4 east side

8. R4 west side

Roof R5

Part hipped roof over north infill. The north slope is natural slate as elsewhere. Generally sound although a number of slates have been repaired with clipped slates to repair. South slope is man made fibre cement slates clipped. This slate type is inappropriate for a grade II* listed building and has been provided in this area due to being hidden from view. Generally sound however. Slipped and damaged slates should be attended to.

The south slope runs to a lead valley gutter with three bays against north wall of eastern hall. On the north side the roof runs to a parapet valley gutter. A pitched valley runs between R5 and R3.



9. R5 south side

10. R5 north side plus parapet.

Flat Roof to South

Built up felt roof. In poor condition with extensive areas of vegetation and ponding. There is water penetration to the skylights and the weathering details to abutments has been crudely done with upstands of felt and bitumen applied (see walling section below).

The whole area is to be re-developed pending funds and permissions. If retained we would recommend completely re-laying the flat roof and providing lead detailing to the perimeter allowing at least 150mm upstand with cover flashing.

The roof feels relatively stable underfoot, but inevitably some damage will have been caused to the supporting timberwork given the amount of moisture that has tracked into the spaces below.

The soil and vent pipes from the lavatories run out at an angle over the flat roof, which is unsightly.

11. Flat roof to south side

Parapets and Copings

Granite copings to the northeast and southeast gable wall pediments and large section copings to the main east front pediment. All from local granite with cornice detailing to the front face.

The copings to the upper roof R2 have open joints and vegetation is visible growing out from between the stones. These open joints have the potential to allow water to track into the core of the wall below and as there is evidence of penetration further down these need to be accessed and re-pointed in lime.

The side copings to the south and north gables also have open joints and would benefit from being raked out fully and re-pointed in lime.

Parapet to north side of R5 masonry lined with lead and rendered with Stucco as outlined below. See comments in walling section and leadwork section below.

Skylights

UPVC domed skylights to flat roof section – 3no. These are poorly detailed and deteriorating. There is extensive water penetration around the skylights. This whole area is scheduled to be re-developed. If retained for any length of time the skylights need to be completely overhauled with weathering improved.

Perspex lined skylight to south roof of R5. This appears to be well weathered and no water ingress is evident below. The skylight is crude and not in keeping but hidden from view so is not impacting the character of the building.

12. Dome skylights to flat roof

13. Internal water ingress from flat roof skylights.

Chimneys and Flues

The building has four chimneys all in different styles.

Chimney C1

This chimney sits on the northeast corner of the western roof R1. The chimney is rendered in cement likely on brickwork. The lead flashing has been covered with the cement render which has compromised the weathering. There is evidence of water ingress internally to the ceiling and walls below.

The chimney is leaning to the west and the render is loose and failing in a number areas.

Clearly there was some failure of the original structure and the cement render was applied as a way of addressing this. Unfortunately the impermeable covering has likely exacerbated the problem and cracking and displacement caused by movement and settlement will have resulted in water penetration and likely further accelerated deterioration of the brickwork behind.

It is recommended that the chimney is accessed and taken down and then rebuilt in brick with an appropriate lead tray and detailing to the roof.

Hopefully the original profile of the chimney is visible beneath the render so this can be replicated when re-built.

14. Chimney C1

Chimney C2

Re-built in brickwork when the roof was repaired – early 2000s. Sound.

Chimney C3

Capped stone chimney that forms part of the northeast gable pediment. This is sound however it requires re-flaunching in lime to weather the head.

Chimney C4

Stone chimney as per C3 rendered in cement. There is no visible lead weathering to the base. The rendered surface is unsightly and cracking will allow water to penetrate and be trapped in behind allowing for ingress internally and wetting of the masonry to the chimney and wall below.

It would be beneficial to remove the rendering and allow for exposing the stonework. A degree of stone repair and weathering is likely along with some replacement.

15. Chimney C4

Flue from South Kitchen

A steel flue has been taken through the walling on the west side of the small southern wing over the flat roof. This has knocked through a very large section of wall and has caused inappropriate damage to the listed fabric. The vent runs out over the flat roof. The end section is heavily rusted. This needs to be removed and the walling repaired behind the felt upstand, which needs to be amended and addressed (see image 12 above).

Boiler Flue (east side above D3)

Boiler flue through blockwork wall. This is rusting with rust staining running down the wall. This is unsightly and impacts the main elevation. As mentioned this whole area is due to be re-developed subject to funding and permissions (visible on picture 7 above).

Lead Work

Lead valley between western hall and former public conveniences. This runs to a central downpipe. This is on the neighbouring property. Sound.

Lead valley between R5 and eastern hall wall. Three bays running to internal downpipe on west side. There is very limited upstand to the windows W15 / W16 and UPVC sections have been added to the cill to build up the levels. There does not appear to be a lead upstand, which is worrying. Unfortunately given the levels the window would need to be significantly altered to accommodate an upstand. There is evidence of rot to the cills to W15 and W16 under the UPVC panels indicating that some revision to the detailing here is required to provide appropriate weathering.

16. Lead valley to R5 south side.

The lead valley has debris and detritus that needs to be cleared to ensure weathering to the roof and abutments is not compromised. Regular access to clear and maintained will need to be undertaken.

R5 north side runs to lead lined parapet. The lead is detailed well and sound. The capping to the parapet needs to be re-dressed in places to ensure capping lead is tightly secured to joints.

17. Parapet leadwork north of R5

Rainwater Goods

The gutters and downpipes are Alumasc cast iron effect aluminium with ogee section gutters and round downpipes.

The gutters are in good order although ogee is relatively undersized compared to half round gutters and cannot deal with a significant amount of rainfall effectively. This is particularly problematic with the extremely heavy downpours

Downpipes are round pipes of the same. There is a missing section on the southwest corner into the Royal Mail car park that needs to be re-fixed.

18. Missing downpipe sections southwest corner.

To the west end of the parapet gutter to north of R5 there is an aluminium hopper that has been crudely fixing into the walling with extensive damage caused to the rendering. The fixing hole is open allowing water to penetrate into the building – there is evidence of dampness below this point. The hopper and downpipe here needs to be re-fixed appropriately with improved discharge from the end of the lead gutter.

19. Hopper to west end of R5

20. DP below hopper as per picture 19.

To the north side of the west lead gutter onto the old public conveniences the discharge is poorly detailed with a small section of UPVC pipe running from the swan neck to the front gutter of the neighbouring property. Relocating this downpipe outside of the line of the lead gutter to discharge to the street would be beneficial and avoid water build up in this pinch point. This was likely adapted when the conversion works to the public lavatories took place.

21. Poor downpipe outlet detail to northwest corner of western hall.

There is an internal downpipe in the southwest corner of the north side infill draining the lead valley south of roof R5. There is no damp staining internally, although the outlet is heavily blocked with debris and detritus that needs to be cleared. The pipe is boxed in plywood – it would beneficial with further works to expose the pipe to assess the condition. Given the nature of the roof in this area re-directing externally is difficult so the internal downpipe will need to be maintained.

The guttering to the flat roof section both around the perimeter and within the small courtyard is half round UPVC with round UPVC downpipes. The arrangement is not satisfactory and the gutters are holding water and leaking in areas. The detailing needs to be overhauled.

Downpipe outside D3 spilling water from the blocked gutter to the flat roof. The detailing here needs to be improved to avoid water penetration to masonry.

The roof over the pediment to north of western hall has an internal downpipe just inside.

Main Walling

The walling is a mixture of large cut grey granite on the east frontage with areas of rubble granite and stucco plastering. All areas of walling have been extensively re-pointed or plastered in inappropriate cement which is impermeable and is causing water retention within the core of the walls. The wall sections have been itemised – see the attached plan showing the reference designations.

Wall 1 (west wall of the western hall)

The west wall of the western block above the lead valley to the former public lavatories is formed from local granite and killas rubble with granite quoins to the corners and granite lintels and surrounds to the window openings.

The stonework appears in sound condition however it has been pointed crudely in cement mortar which has been smeared over stone faces in areas. There are some open joints where the mortar has fallen away and there are large gaps just below the fascia, which may be creating access points for birds and possibly bats.

The wall should be re-pointed in hydraulic lime as per the general comments below.

Wall 2 (north wall of western hall)

This wall is assumed to be granite / killas as per the west side. It has been stucco rendered. This appears to be a cement based system. Cement was used in C19 so it is conceivable that the rendering is original however the stucco could well have been a C20 replacement. Lab testing would be required to ascertain the age.

The walling on this side includes a brick portico which has also been stucco rendered. This runs to a simple pediment detail.

The quoins to the main walling section are basic flat profile stucco. To the portico the quoins are vermiculated. Cills are rendered in the same.

The wording ‘INSTITUTE LECTURE HALL’ is embedded in the stucco over the portico.

There is cracking evident to the stucco particularly to the corners and edges and vegetation has taken hold in a number of areas. There is evidence internally of water penetration behind the stucco sections and clearly moisture is being trapped behind.

Within the portico are original fixing points from an outer gate. These are rusted and have cracked the rendering and damaged the brickwork behind. These need to be removed carefully and the masonry repaired accordingly.

It is recommended that the stucco is carefully removed to access the masonry behind to the main wall and the portico. Repairs will be needed to the masonry as necessary. A lime based stucco should then be applied using the same detailing. This should be a ‘common stucco’ formed from hydraulic lime, sand and hair. This will be a fully breathable surface allowing moisture to evaporate through the walling externally.

The original detailing should be retained, and the walls should be painted in a breathable mineral based paint.

22. North wall of western hall.

Wall 3

Stucco render on solid. Unclear if this is stone or brickwork – the wall in this section, which was built up in 1852 is thinner and therefore a solid brick wall is feasible. The walling runs to a parapet with cornice detailing and lead capped parapet wall. This section has vermiculated quoins and surrounds to the windows.

The stucco is cracking in areas and the paint surface is deteriorating. There are open joints and holes particularly behind the downpipe on the west side of this section. The render is hollow when tapped indicating that it has lost adhesion. As above it appears to be a cement based stucco.

The detailing to the base of the wall is poor with a number of open joints and cracks. The cracking and joints will be allowing water to penetrate in behind the render and lead to water penetration into the core and into the building.

Where the outlet to the parapet gutter has been formed the masonry has been cut through poorly leaving sections of render hanging exposed. This should be addressed and re-formed to stabilise and improve.

As above the render should ideally be removed and re-rendered in a lime based stucco as per wall 2 allowing for breathable mineral based paint surface and vermiculated detailing as per existing.

It is likely that repairs to the masonry is required below the render and this should be attended to once the wall surface can be assessed.

23. Wall 3.

Wall 4 (north wall running round to east wall of northeast granite wing)

Cut local granite walling with thin joints. The joints have been re-pointed in inappropriate cement. The north wall runs to a pediment with a triglyph frieze running around both sides.

There is some vegetation against wall 3 that needs to be removed and controlled. Also some green staining due to run off that should be carefully cleaned off.

To the east side the walling runs to a lead lined stone gutter.

Walling sound but should be repointed in a hydraulic lime mortar mix with fine sand. See general comments below.

Wall 5 (Main east frontage)

Cut granite large section stone walling in Greek revival style with giant Doric portico distyle in antis. This runs to a triglyph frieze over the Doric columns with a mutule pediment. All in local granite. The granite sections have unfortunately been repointed in cement and there a number of open joints that need attending to. There is water penetration within the outer porch that may well have been exacerbated by the open joints.

24. View up towards frieze and pediment.

It was not possible to check the flat section of the frieze, but the area is used extensively by pigeons and a build up of debris and detritus plus a lack of flaunching and open joints to the detailing will allow water to penetrate the wall sections. The pigeon spikes are not functioning properly and steps are in place to renew these.

In addition, Christmas lights have been secured directly to the stone faces, which is inappropriate and has caused damage. The cable runs through the window frame of W7. Fixing into mortar joints is preferable. This can be addressed once full access to this area for re-pointing is undertaken as the lights will need to be removed to accommodate this.

There are large section granite lintels over the columns. The central lintel has been replaced as the stone is much newer and less pollution stained. The side stones are original and showing some signs of delamination, which is likely what occurred to the central lintel.

A close investigation is required but from below the granite looks stable although minor cracking needs to be investigated. Clearly there has been water ingress that has caused this as a result of the abutment detailing to the roof above, the open joints and potentially penetration to the flat section above the frieze.

25. Delaminating lintel over column.

The frontage needs to be raked out and repointed in hydraulic lime mortar with a fine sand as per general comments below. The area above the frieze needs to be accessed and potentially flaunched or clad in lead to allow water to run off and way from the building. Granite should be cleaned down to remove green staining / growth.

The inner ledges of the column heads are being used by pigeons for nesting. Again spikes here need to be renewed.

Inside the outer porch there is what appears to be a hardboard ceiling. This has been heavily affected by water penetration from the east and potentially roof above. There is rot and heavy mould staining. This should be removed and replaced with a stable external quality boarding such as Multiboard or Supalux. The boarding should be checked for asbestos. This is contingent on the pointing and detailing work as described above to the portico and pediment area generally.

26. South column and boarding.

27. View of pediment – note Christmas lights.

The inner wall of the porch is assumed to be rubble stone and has been rendered with roughcast cement render with pebble dashing. There is evidence of water ingress to the walling and ceiling inside the building below the mezzanine floor and it is therefore possible that moisture is being trapped by the render and is tracking internally. Water could quite feasibly be running over the outer porch ceiling and down behind the render and then across the floor joists to the mezzanine.

The rendering is inappropriate and unsightly and should ideally be removed and re-rendered in a breathable lime render mix. The walling below will need to be repaired and re-pointed accordingly. There are large gaps between the roughcast sections and the granite to the portico that should be filled and pointed in when works are undertaken.

The window surrounds and cills are stucco and largely sound. Decoration is required following removal of loose paint.

<u>Wall 6 (south wall running round to east wall of southeast granite wing)</u>

Cut local granite walling with thin joints. The joints have been re-pointed in inappropriate cement. The north wall runs to a pediment with a triglyph frieze running around both sides.

To the east side the walling runs to a lead lined stone gutter.

Walling sound although some erosion beyond the mortar joints is evident to the gable masonry. The cement should be raked out and repointed in a hydraulic lime mortar mix with fine sand. See general comments below.

Wall 7

Blockwork cavity walling to flat roof section rendered in cement. The render is cracked in areas and there are some hollow sections indicating a loss of key. This will need to be patched and repaired. There are plans for redevelopment of this whole area depending on permissions and funding. If retained for any length of time, in addition to patching the cracked areas, good quality exterior emulsion should be applied to help weather the wall effectively.

The wall runs to a simple square section fascia, which is rotted in areas and will need to be repaired / replaced and re-decorated.

Wall 8

South wall of western hall. This is rubble granite and killas stone and has been repointed in cement as per wall 1 on the west side. There are a number of open joints that will be allowing moisture in and as for other areas the cement will be trapping the moisture within the core of the wall and allowing potential penetration internally.

The upstand from the flat roof that cuts across this wall has been taken up in felt and provided with a mortar fillet. This has been very crudely done. The cement has failed and the upstand is both insufficient in height and poorly dressed. This has resulted in water penetration to the lavatory below and very likely damage to the flat roof timbers and penetration into the western hall east of window W5.

The upstand here needs to be attended to and a correct lead flashing applied – pending any development of the flat roof area.

28. Defective weathering from flat roof to Wall 8.

To the base of the wall the junction between the wall surface and the tarmacadam of the Royal Mail car park is poor with open joints that will be allowing water ingress.

This area needs to be carefully pointed in to ensure water cannot track internally. The provision of a small gravel evaporation zone or gully along the base of the wall would be beneficial to further deal with disposal and directing of rainwater.

The cement pointing generally to this wall should be removed and re-pointed in lime to ensure breathability.

Wall 9

This section extends along the south elevation at first floor above the flat roof and onto the east face of the western hall due to the detailing applied.

The walling here is assumed to be rubble stonework as per the western hall. It has been rendered with an inappropriate cement render system. This is cracked in multiple areas and will be allowing moisture to enter behind the render and become trapped further deteriorating the wall below.

This has been crudely weathered to the flat roof using bitumen applied from the flat roof up the render surface.

There is evidence of water ingress all along this section of wall internally as a result of trapped moisture.

The rendering should be accessed and carefully removed to all areas. The walling behind should be repaired and re-pointed in lime as below and a three part lime render system applied if required to the outer surface. It may be possible to retain the stone facing as existing, but this would be subject to final assessment and agreement on site once sections have been opened up.

The application of a lime render will enable the wall to breathe effectively allowing trapped moisture to evaporate out.

29. View of south elevation wall.

Wall 10

This section extends along the north elevation at first floor above R5 and onto the east face of the western hall (north end).

As per wall 9 - the walling here is assumed to be rubble stonework as per the western hall. It has been rendered with an inappropriate cement render system. This is cracked in multiple areas and will be allowing moisture to enter behind the render and become trapped further deteriorating the wall below.

There appears to be limited upstand from the lead valley with a very low profile bellcast bead weathering the base. This should be improved with at least 150mm lead upstand detail.

The rendering should be accessed and carefully removed to all areas. The walling behind should be repaired and re-pointed in lime as below and a three part lime render system applied if required to the outer surface. It may be possible to retain the stone facing as existing, but this would be subject to final assessment and agreement on site once sections have been opened up.

The application of a lime render will enable the wall to breathe effectively allowing trapped moisture to evaporate out.

Pointing Generally

As outlined the walls have been re-pointed in impermeable cement mortar. As the cement is impermeable it traps moisture within the core of the wall. This then can push internally and lead to areas of damp penetration. In addition, the moisture cannot evaporate through the mortar joints as it is supposed to and therefore moisture tries to evaporate through the stone, which is the weakest element. This causes deterioration and erosion of the stone face which can in time push the face of the stone behind the line of the pointing creating ridges and depressions that exacerbate the water penetration issues.

The lime pointing ideally should be raked out and re-pointed in a breathable lime mortar mix. This will allow the wall to breathe through the mortar joints aiding evaporation of water from the core and protecting the stone by allowing the sacrificial mortar to function in the intended way.

Care needs to be taken when filling gaps at high level to fascias to ensure that bats and birds are not disturbed. An ecologist will need to be engaged to survey the building prior to any works taking place.

External Joinery

D1

Original timber door lost and replaced with security plain steel double doors. Arched headed. These are showing signs of deterioration and delamination with rust to the hinges, although are still functioning appropriately. They are unsightly and a return to more traditional timber door would be beneficial although security on this elevation is of prime concern. The provision of a gate to the portico as was originally provided may provide increased security here and prevent use of the steps for sitting and congregation.

D2

Six panel raised and fielded timber replacement doors. Sound. Hinges are stiff and require oiling / adjusting.

D3

Softwood framed ledged and braced side door. Rot to the base boarding. Relatively poor quality. Requires decoration.

W1, W2, W3

Timber frame single glazed windows with partial stained glass and top hung hopper lights. Sound – requires decoration.

W4 and W5

Unfortunately the south windows of the western hall have been replaced with UPVC. These are completely inappropriate for the listed building and should be removed and replaced with an appropriate timber window. The windows in themselves appear sound. They have been provided with mortar fillets to the reveals.

30. South side of western hall showing windows W4 and W5.

W6

Sliding sash timber frame window to kitchen – sound. Requires re-decoration and re-puttying to panes.

W7 and W8

Windows either side of main entrance door – they are in the same condition. Discoloured stained single glazed sections within timber framing behind Perspex protection. The windows appear sound.

Perspex needs to be removed and the windows decorated accordingly. New Perspex provided with improved fixings for security.

W9

Sliding sash timber frame window to kitchen – sound. Requires re-decoration and re-puttying to panes.

W10

3 section horned sash tripartite window – timber frame with single glazing. Some minor rot to cill but generally sound. Putty has deteriorated. Window paintwork should be scraped back and the window repaired, re-putty to window and then re-decorate.

W11

Timber frame leaded light window with small stained glass sections behind protective Perspex screen. The cill is heavily rotted with wet rot along with the stiles and window beads holding the Perspex. The Perspex needs to be removed and the window access fully to show the extent of repair required. An inner frame may be present to the leaded light. The window should be repaired and overhauled using like for like timber. Any repairs to the leaded light will need to be undertaken by an expert craftsman.

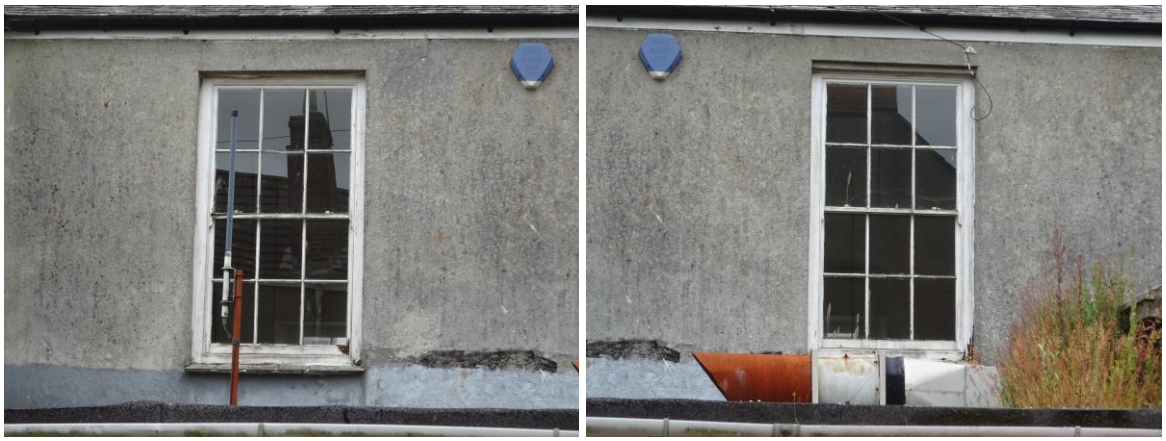
W12

As per W11 – cill deteriorated even further.

W13 and W14

Timber frame sliding sash single glazed horned windows. These appear original and are unfortunately in a poor condition with rot to the cills, lower sash and meeting rails. The putty has been lost to areas. The windows will need to be taken out and assessed on a bench. Repairs are always preferred and largely achievable.

The windows have slate clad external cills. The slates are loose and require resetting.



31. Windows 13 and 14.

W15 and W16

Fixed timber frame single glazed windows – appear to be previously top hung pivot windows. Externally the windows have been provided with UPVC panels to bring the upstand height over the lead valley up. There is evidence of rot under the UPVC. These windows need to be removed and potentially re-modelled to allow sufficient upstand externally. Re-putty and re-decorate.

32. Window W15.

Boundaries, Paths and Accessways

To the north and east sides the building is surrounded by a low plinth wall off the pavement / highway formed from large section granite slabs. The east elevation has wrought iron spear topped railings embedded in the granite and stopped with lead. To the north side the railings only extend to part of the length although the granite still shows the fixing holes and lead from the railings that have been lost. The plinth is in sound condition however there are a number of open joints to both the head and front face of the plinths with some vegetation between the gaps.

Railings are generally sound – scrape back paint apply rust inhibitor and re-decorate.

Wrought iron gate – overhaul, oil and re-decorate. Generally sound condition.

The joints need to be raked out fully removing all cement mortar and re-pointed in a fine mix hydraulic lime mortar.

There are granite steps running up to D1. The mortar is loose or missing and should be raked out and repointed in lime as above.

Either side of the north portico the raised ground is provided with a concrete slab that runs to the building. This has open joints and vegetation is taking hold. The concrete is impermeable and is encouraging water to track tight to the building wall and potentially adding to ingress into the building. These areas would benefit from being broken up and dug down to sound earth before a geotextile material is applied and the area is filled with selected gravel to act as evaporation zones for water.

The east courtyard has small section granite slabs just inside the opening leading to granite steps up to the entrance outer porch. The joints should be raked out, vegetation removed and re-grouted. Joints to steps should be raked out and repointed.

The outer porch has large section granite slabs. These have been grouted in cement. The cement should be removed and re-pointed in lime.

A concrete ramp runs up around the north column. The concrete is friable and uneven. The pitch of the ramp is too steep for current regulations and improving accessibility is a key requirement going forward. The ramp surface requires stabilisation or possibly levels reduced and re-surfaced.

Either side of the central portico section there are concrete paving slabs running south and north. There are some open joints to the slabs and a lot of vegetation that needs to be removed. The joints then need to be re-grouted. Generally the slabs are sound.

The building borders the Royal Mail car park on the south side. This is a tarmacadam surface.

33. Entrance ramp.

Wayside Cross

The granite wayside cross is located to the northeast corner of the courtyard. The upper shaft is all that remains of the original cross and it sits on part of another cross in a small gravel area. The upper shaft is cemented to the lower base and this has loosened over time with cracking and joints opening up. The cement should be raked out and repointed in lime. This will need Scheduled Monument Consent and close liaison with Historic England. The cross will need to be carefully protected when any works on the building takes place.

34. Wayside cross.

Inner Yard (within flat roof area)

Small yard with dilapidated shed and inner guttering that does not drain effectively. This area is due to be developed. If retained for any length of time attending to the drainage of this area and potentially removing the shed to open up the area up.

35. Shed within inner yard (flat roof section).

BUILDING INTERIOR

Roof Voids

Roof voids to R1 and R2 accessed via trap hatches. These show king post roof trusses. Both are sound and have been provided with replacement slating rafters and felt when the roof works were done.

No evidence of water ingress or stress.

No insulation evident.

Lath and plaster ceilings have been lost and replaced with plasterboard.

There is potential to open up the roof void so visible from below with insulation to the slating rafters on the pitch line. Subject to permissions.

36. R2 roof void.

37. R1 roof void

Eastern Hall

Ceiling:

Plasterboard and skim. Sound. Decorate.

Walls:

East wall over mezzanine - Plaster on solid. Condensation mould growth on walls to be cleaned off. Some minor cracking that requires filling. Generally sound.

South side lower wall section provided with head height vertical boarded timber panelling - sound. Upper wall plaster on solid. Damp staining and salting to window reveals. Allow for replastering at least to reveals. Some condensation mould.

North and west walls plaster on solid. Some condensation mould growth – sound.

Condensation mould due to moisture in the masonry and still air due to building being unused.

If breathability is desirable consider re-plastering in lime however the surface of majority of plaster is generally sound and if external breathability is applied there is an argument that the internal surface could be retained with filling of cracks, attention to reveals etc and decoration.

East wall to ground level timber frame moulded screen with single door to each end with glazed panels. Sound – requires decoration.

Floor:

Mezzanine floor – exposed boarding with timber railing on west side lined with plasterboard and skim – sound.

Carpet on solid to main room floor. Sound.

38. Mezzanine on left and towards W15 and W16

39. Screen to east end.

Western Hall

Ceiling:

Plasterboard and skim. Mould staining from condensation due to lack of insulation and lack of use of the building and limited ventilation and heating. Black staining has defined position of ceiling ties. Some damp staining to northeast corner due to chimney C1 leaks as described above. Ceiling structure seems sound. Some stain block required if retained (note earlier comments on potential opening up to trusses) prior to redecoration.

Walls:

Plaster on solid to upper section. Efflorescence (salting) has caused bubbling and deterioration to paint surface and plaster particularly to reveals and to southeast corner where water ingress from the roof upstand to flat roof into accessible lavatory is occurring. Replastering in lime would be beneficial for breathability.

Lower sections provided with vertical panelled boarding. Checks behind will be required to assess condition of timber supports. Generally appear sound although often panelling applied to hide defects.

Floor:

Parquet on solid. Generally sound. Some damage to ramp by vestibule at north end. Loose blocks will need to be reset. Would benefit from sanding down and re-finishing.

Other:

Vestibule to north end – timber frame fire door leading to security door. Sound.

40. Ceiling to western hall.

Kitchen Under R4

Ceiling:

Plasterboard and skim – painted. Some minor cracking. Fill and decorate.

Walls:

Mix of cement based plaster and tiling. Some damage to walling where tiles have been removed / kitchen units stripped out. Allow for stripping back tiles and replastering in lime where possible subject to final use of room.

Floor:

Vinyl sheets on solid.

Other:

Vent to old cooker as described above. Should be removed and masonry repaired.

Dilapidated kitchen units should be removed.

Plain fire door damaged and needs replacement.

41. West wall of south kitchen.

Front Corridor West of D2

Ceiling:

Hardboard and painted. Dampness to northeast corner potentially due to water tracking behind external rendering and tracking across outer ceiling as described above. Checks should be made for asbestos. Consider replacing with plasterboard and skim unless lath and plaster is insisted upon by Historic England.

Walls:

Screen to east side as above – sound. Decorate.

Remaining walls – plaster on solid. Plaster blown over north door lintel and requires patching. Remaining areas sound.

Floor:

Carpet on solid. Sound.

Other:

Basic plain fire doors. Unfortunately panelled doors lost. These can be improved.

42. Damp stain to east corridor north side.

Kitchen (below R3):

Ceiling:

Hardboard and painted. Leak from roof as described above. Ceiling requires replacement – consider plasterboard and skim / lath and plaster depending on Historic England comments. Insulation over following repairs to timber structure beneficial.

Walls:

Plaster on solid painted. Plaster failure on north wall due to water penetration and damp penetrating from above (flash band applied to stop ingress) and through open joints. Strip and re-plaster north wall in lime.

43. North kitchen.

Floor:

Vinyl on solid – sound.

Other:

Room contains good condition kitchen units.

Infill Hall Under R5

Ceiling:

Plasterboard and skim to pitch line with exposed trusses. Plasterboard screw fixings blown. Fill and re-decorate. Otherwise sound.

Skylight sound from below.

Walls:

Plaster on solid. Small section of plasterboard to west of window W10. Damp staining below window and to west wall, which relates to the downpipe issues externally. Damage to plaster west of window. Condensation mould staining due to limited thickness of wall. Minor cracking throughout. Strip and re-plaster in lime. Subject to further investigation. Boxing to downpipe as described above.

44. Dampness to infill hall due to defects at downpipe.

Floor:

Carpet on solid.

Other:

Timber inner lintel should be check due to dampness on wall.

Multi fold door to hall on south side – sound.

Boiler / Utility Room

Ceiling:

Fibre board. Painted – check for asbestos. Some movement and dropping due to ponding over. Requires replacement following repairs to structure over as required.

Walls:

Cavity blockwork with plaster. Cracking over door to yard where walls intersect – appears historic. Patch repairs and decoration required.

Floor:

Vinyl tiles on solid. Sealed manhole to centre of room.

Other:

Single glazed softwood (off the shelf) window to yard. Heavily rotted. Requires replacement if rooms as existing retained.

Boiler and tank within room. The plant looks aged and will need to be assessed by a GASSAFE contractor.

Door to yard heavily dilapidated with lower half missing and replaced with chipboard. Replace.

Fire door to corridor is missing closer and this is required for fire safety from the boiler room.

Central Lavatory Block

Ceiling:

Plasterboard and skim – sound.

Walls:

Plaster on solid with some tiling – sound.

Floor:

Vinyl on solid – sound.

Other:

Single glazed softwood (off the shelf) window to yard. Heavily rotted. Requires replacement if rooms as existing retained.

Corridor (running from southeast to southwest corner of south flat roof section)

Ceiling:

Plasterboard and skim. Failure around skylights where water ingress has damaged the boarding. Heavy condensation mould to remaining areas showing lack of insulation and dampness to substrate. Replacement required following weathering improvements if retained.

Walls:

Plaster on solid. Condensation mould growth. Water penetration to north wall against eastern hall due to poor weathering and cement rendering above. Replastering required to damaged sections. Other areas sound.

Floor:

Vinyl on solid.

Other:

Tie lintels (3no) within corridor. Some deterioration to plasterboard boxing due to water ingress from above. Replace boxing as required if retained.


45. Views to corridor particularly ceiling defects.

Lavatory to Far Southwest

Ceiling:

Plasterboard and skim. Condensation mould – otherwise fine.

Walls:

Plaster on solid with some tiling. Sound.

Floor:

Vinyl on solid with sealed internal manhole. Sound.

Other:

Single glazed softwood (off the shelf) window to yard. Heavily rotted. Requires replacement if rooms as existing retained.

Accessible WC

Ceiling:

Plasterboard and skim. Damage below the weathering to the western hall as described above. Repairs required to timber structure and replacement ceiling boards if area retained.

Walls:

Plaster on solid – damage due to water ingress as above. Plaster has blown and is starting to come away from the wall on the north side. Re-plastering required.

Floor:

Vinyl on solid.

46. Damage to ceiling / wall accessible lavatory north side.

SERVICES

Electrics

The building is connected to the mains electricity supply. It is imperative in any public building to ensure that the electrics are regularly tested and certified by a registered electrician.

The electrician should be engaged to inspect, test and certify all fixed and mobile appliances.

It is particularly important to ensure that all electrics are adequately earthed and bonded. This is of particular importance where electrics are near or in the vicinity of sinks, basins or water supplies.

Trailing leads should be kept to an absolute minimum and should be visually checked on a regular basis to ensure that there is no adverse wear. Appropriate fuse protection should be provided within all plugs. Older light fittings should be checked for earthing.

We would recommend that all public buildings are provided with appropriate emergency escape lighting or that appropriate guidance and stewardship is provided to ensure public safety. Disabled lavatories should ideally have alarm pull cords within them connected to both audible and visual signalling.

We would recommend the installation of hard wired smoke, and where appropriate, carbon monoxide alarms. All call and alarm systems must be regularly tested and serviced.

Gas

All gas appliances, boilers etc, should be regularly tested and certified by a registered heating engineer prior to the start of any heating season. Gas meters and pipes should be regularly checked to ensure that there are no leakages. The servicing engineer should also ensure that there is adequate ventilation and fire security.

The engineer should be GASSAFE registered.

Water

The building is connected to the mains water supply. This was not checked for potability.

Heating

The building has gas central heating with basic radiators throughout. This would benefit from being updated perhaps with low carbon solutions such as heat pumps being installed.

Drainage

All drainage installations should be checked, sluiced through and cleaned on a regular basis. We would recommend that all pipe runs for both foul and surface water systems be inspected with cameras on at least a ten yearly basis to ensure that the pipes have not got displaced due to problems of ground heave, movement, slump or root growth within them. All manhole chambers should be checked to ensure that they are competent and have adequate load bearing capacity in trafficking areas. Internal chambers should be double sealed and the existing manholes may need to be upgraded as the seals look aged.

Adequate soil vent pipes should be provided to ventilate the drainage system and reduce problems of syphonic action. All surface water, drainage systems and gullies should also be regularly checked, the gullies cleared through of organic detritus and debris. The gullies and gratings should be sealed adequately to the adjoining surface areas to ensure that all rainwater discharges into the gully and does not miss the same. Perimeter gullies should be kept clean and free of debris and plant growth. Any cracks should be sealed to ensure that water does not leak around the perimeter of the wall.

Where possible land drainage improvements should be provided and evaporation zones formed around the lower walling to reduce the ground water pressure on the lower structure thus reducing the potential for rising damp. .

ENVIRONMENTAL

Ventilation

As a matter of good practice, all roof voids should be adequately vented. This should be provided in the form of ventilation above any thermal insulation.

A regular problem within buildings is inadequate ventilation of sealed voids, under floor cupboards, sub floor voids and suspended timber daises.

We would strongly recommend that on a regular basis access be provided to these areas to enable checks to be undertaken of the timber structure to ensure that it has not been affected by woodworm, beetle infestation or rot.

Improved ventilation within all sealed or sub floor voids will reduce the problems of high humidity and should be encouraged.

Any redundant flues should be vented internally and externally to reduce the problems of inter flue condensation.

All lavatory facilities should be suitably vented with a forced ventilation system.

Damp

We have highlighted within this report various areas where sections of the building are in need of attention and where this will be increasing the risk of damp within the fabric.

We list below the relevant problems highlighted within the report, and if attended to should, in the long term, help the fabric and environment within the building:

- blocked and overflowing rainwater goods.
- open jointing to coping stones.
- voidage in some of the wall pointing.
- poor pointing to the sealing of, windows and doors.
- inappropriate use of cement mortars.
- poor weathering to roofs at abutments.
- inappropriate use of vapour impermeable paints.
- accumulation of salts to the plaster.
- inadequate passive ventilation.
- intermittent heating.
- poor thermal insulation.
- slipped, missing and damaged slates plus open joints to ridges / hips.

It is important to try and maintain the fabric of the building internally and externally, utilising appropriate vapour permeable materials to reduce the increase of damp, condensation and humidity within the fabric. Use of appropriate, sympathetic and historically appropriate materials is always recommended. Unfortunately, over the years subsequent to the last 60 years, materials have been introduced which are quite appropriate for modern construction techniques, but are not suitable for older and intermittently used historic traditional structures. We would recommend where possible, action to reduce the problems of damp within the building as listed above. We would note, however, that this is not going to result in a rapid cure. Many of the problems raised within the report are associated with both inappropriate materials and workmanship, which will inevitably take a long time to be reversed. Persistence in this area, will, however, prove to be advantageous in the long term.

As noted elsewhere increased high levels of moisture and damp within the building will increase the risk of wet and dry rot infestation to any abutting timbers, whilst also increasing the risk of beetle infestation. This should be avoided if at all possible.

Woodworm and Beetle Infestation

As with any old building of this nature, there is always a risk of beetle infestation. This is most commonly seen in the form of the common furniture beetle. There are, however, further beetles which attack both soft and hardwood timbers. The most well known of these is the death watch beetle.

Any treatment of timber must be undertaken extremely carefully and should, if possible, take into consideration any earlier form of timber treatment or chemical application to ensure that these are compatible and will not produce a toxic chemical cocktail, which could adversely affect users and occupants. It is for this reason that we recommend purely judicious localised treatment of any infestation or activity noted.

We would also note that following any treatment of timber it will take the full life cycle of the beetle before it is killed. Surface timber treatment will only kill the beetle that is already within the affected timber when it exits for breeding purposes through flight holes. You will, therefore, inevitably see the new activity after treatment. This will be in the form of frass or fine sawdust. If this continues for many years after treatment, further advice should be sought.

With changes in climatic conditions, we are beginning to learn of other forms of beetle and weevil infestation of timberwork, some of which can be very aggressive. A close watch should be kept and suitable advice sought.

Within this building there were no obvious signs of infestation but would note the roof voids to R3 and R4 were not accessed and the water ingress to R3 could well be an area of concern.

Rot Infestation

The most common forms of rot infestation within building are either wet or dry rot.

Wet rot infestation is more generally seen on external joinery, window and door frames and in some roof structures. It needs continual moisture to survive. Joinery that is affected is generally treatable, although the affected timber will need to be carefully cut out and splice repaired. This needs to be appropriately done. Wholesale replacement of historic joinery units is not recommended, both for financial and environmental reasons.

Dry rot infestation is more aggressive. This will often occur in concealed, unvented places for many months or years before becoming evident. We will have noted within the bulk of the report, areas that may or may not be at risk of rot infestation, along with recommendations as to how to reduce the risk. Dry rot is both manageable and treatable.

Insulation

The thermal qualities of the building are poor. Improvements to the building should be considered subject to necessary statutory approvals. A review of insulation within any accessible roof voids should be considered, along with the possibility of reducing unnecessary draughts through windows and doors. The extent and use of insulation will also be dependent upon heating regimes.

Lightning Conductor

There is no lightning conductor on the building. We do not consider one necessary in this location.

Security and Safety

We are not aware of any recent problems of vandalism or security beyond those possibly minor incidents noted in the report.

We would, however, note that it is good policy to ensure that the security of the building is regularly reviewed. All items of value within the building should be suitably photographed and records kept in a separate location, away from the building. The items should also be security marked. Valuable metallic items and any lead work on the building should be marked with the Smartwater system as recommended insurance companies. We would note that if lead is not appropriately marked, this will prejudice any possible insurance claim, should problems of theft or vandalism be experienced.

We would recommend that consideration is given to forms of security lighting, both for safe access and for property protection. Economic forms of video surveillance are also now becoming available. These, if appropriately installed with necessary statutory approvals, can prove beneficial. Discussion with your insurance company should become a regular part of your annual review. This may reduce premiums.

It is recommended that noticeboards carry the post code of the building so that those who are unfamiliar with the property location can advise the emergency services should they be required to attend.

Where there are sudden changes in level, low rails, unprotected steps or areas where the unwary or visitors could easily stumble, suitable warning notices should be provided.

Lighting

The light levels within the property are reasonable, although some of the focus lighting should be improved. Energy consumption of the lighting within the building should be reviewed regularly, as should the carbon footprint pertinent to the occupation of this building.

Asbestos

We saw evidence of potential asbestos containing materials, which should be checked. Asbestos may be found in:

- manmade roof slating or sheets.
- internal thermoplastic floor tiles or cladding.
- softboard ceiling materials.
- electrical or other insulants.

In addition old pipe runs and electric fuseways could contain asbestos. This is not an exhaustive list.

Managers of buildings of this age and nature must ensure that any asbestos that is found is properly recorded, noted and managed or removed.

If an asbestos report has not been commissioned an independent assessment should be carried out. We can offer recommendations if required.

Protected Species

We saw no obvious evidence of bat activity within the building, but would note that the property is likely to provide a suitable habitat for bats to roost, breed and winter in however it's town location may preclude this. Any re-roofing works which may disturb habitat of any protected species should be assessed and if deemed appropriate, Natural England licences will need to be obtained before the work is put in hand. This is a requirement of Planning.

Accessibility

The building does include accessible lavatory facilities.

Appropriate light levels should be provided for those who have visual impairments with appropriate focal lighting for areas of specific importance within the building. Emergency escape lighting should be provided and suitably maintained.

Large print notices should be made available.

Access is possible but difficult and any development that takes place should include improved access provisions.

SUMMARY

The building is of two parts – the main halls, eastern wings and the infill to the north side are all high-quality elements of this extremely important listed building. The southern flat roof section is a negative component of the building and really detracts from the significance.

There are plans to re-develop the southern area to form additional workshops and any improvement to the dilapidated and unsightly blockwork and flat roof area would be welcomed.

The main roof slopes are in generally good condition. R3 over the existing kitchen is in the worst condition and does require extensive works. Weathering details are poor with limited upstands and protection plus poor detailing copings, which is difficult given their design. The incorporating of secret gutters could be of benefit but would require extensive stripping and adaptation to the roof slopes.

Chimney C1 is in a poor condition and requires re-building along possibly with C4.

The primary issue on the building is the total use of cement based pointing mortars and rendering systems. This is having impact on the stone surfacing and causing water ingress issues. Pointing has been lost to areas and open joints are causing routes for moisture within the walling cores.

Extensive repointing in hydraulic lime is required along with re-rendering in lime both to stucco sections and three-part standard lime rendering to upper floor areas on either side of the eastern hall.

The east portico is the most impressive component of the building and an iconic landmark in the town. The delamination to the side lintels over the columns does need to be monitored but ensuring the weathering improvements above are attended to will mitigate further deterioration. Unfortunately, the rough cast rendering to the walling behind the portico is unwelcome and unsightly and improvements here can only benefit this key aspect of the building.

Improving the breathability of the walls is important and this should certainly be undertaken externally using lime as per above. There is an argument to undertake lime plastering internally although most of the existing plaster is sound and patching could be applied to rectify issues. The cost and potential impact of internal replastering needs to be understood before going forward.

Joinery elements have been neglected but hopefully they are repairable. It can be difficult to obtain consent for replacements of timber windows in grade II* buildings and repairs are often feasible once proper access to the units is achieved.

Certainly replacement of the UPVC windows is essential as they are detracting from the character and significance of the building.

The building is structurally sound and stable. Lack of maintenance, inappropriate materials and under use have all had impacts and caused defect and deterioration but a scheme of repair and improvement works can easily be undertaken to improve the buildings longevity and usability. Insulation, heating and ventilation are important and any improvement to the flat roofed extension can only be of benefit.

SUMMARY OF MAJOR WORKS

Immediate

Reinstate all missing and slipped or damaged slates
Provide improved weathering to upstand from flat roof to south wall of west hall.
Clear blocked valley south of R5
Attend to and repair / overhaul rainwater goods and disposal.
Remove vegetation from walls.
Undertake electrical inspection and deal with require repairs.
Allow for repairs and re-slating to R3 to cure water ingress.

Within 2 Years

Take down and rebuild chimney C1
Attend to joinery repairs to rotten windows W11 and W12
Investigate and improve weathering to W15 and W16.
Take down south flat roof extension or undertake repairs to existing fabric
Allow for accessing and dealing with weathering to coping stones – fill joints.
Access and investigate portico granite lintels
Allow for pointing to open joints to cut granite walling to east, north and south.
Access and point / re-set ridges and hips
Attend to poor detailing on downpipe west of R5 parapet.
Remove steel flue from south kitchen and make good.
Improve weathering from flat roof if retained.
Dress back parapet leadwork capping.

Within 5 Years

Allow for re-pointing to all areas in lime.
Allow for stripping cement render and re-render in lime.
Allow for internal plaster repairs / replacement.
Replace timber UPVC windows with timber alternatives.
Point to base of wayside cross
Attend to external paving, plinth walls and detailing.

Routine

Reinstate slipped slates and loose tingles
Test all services
Clean gutters and downpipes
Ensure adequate ventilation
Redecorate
Remove debris from gullies and plant growth
Clear paths
Check security

SPECIAL NOTE

This report does not purport to be a full structural survey but is a report executed following our limited inspection in accordance with our terms and conditions of engagement. We cannot confirm that any area that was not available for inspection within the context of the terms and conditions of engagement is free from defect, rot or deleterious materials.

THIRD PARTIES

This report is confidential and for the sole use of our Client's and their Legal Advisors. No responsibility may be taken for any third party acting upon or relying upon this report. No part of the report may be published without prior consent.

CHRISTOPHER HUNTER BSc (Hons) MSc CHE MRICS
CHARTERED BUILDING SURVEYOR

CGH/8095
3rd August 2021

APPENDIX 1

Terms and Conditions

1. The Surveyor will advise the Client as to his opinion of the state of repair and condition of The Building specified by the Client. No specific comment will be made upon the environment, the locality, grounds or Planning.

2. The Surveyor will not advise whether or not the price agreed for the property reflects the current open market value taking into account its repair and condition and market condition generally. A separate independent valuation should be arranged with a specialist valuation surveyor if this is required. The Surveyor will not include this in his fee. Separate terms and conditions should be arranged direct.

3. If a reinstatement valuation for the purpose of insurance is required this can be arranges at an additional fee. This can be discussed with the surveyor.

4. Save as hereinafter provided, the Surveyor will carry out such work as is reasonable in his professional judgement, bearing in mind the limitations of the inspection. This inspection is not a full structural survey, which is now interpreted by the courts as an inspection of every part of the building accessible or otherwise resulting in destructive surveying techniques.

5. The Surveyor will inspect as much of the internal and external surface area as is practicable, but he will be under no obligation to raise fixed floorboards or to inspect those areas of the property that are covered, unexposed or not readily accessible. Inspection will therefore exclude both the roof space, if there is no, or no reasonably accessible roof hatch, and the outer surfaces of the roof if they cannot be readily seen. Similarly, inaccessible flat roofs over 3m above ground level will not be inspected.

6. The Surveyor will not be responsible for arranging the testing of domestic or mains services, unless specifically instructed to do so. Specialist tests can be arranged at an additional fee. Recommendation for testing of Electric & Heating Services may be included in the report and should be completed before a commitment is made to Purchase.

7. Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or inaccessible, will not be inspected and will be assumed to be sound and in good repair. Where concern is raised over condition we will advise further inspection with builders in attendance. We will not expose foundations.

8. The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

9. The report is provided for the sole use of the named Client and is confidential to the Client and his Legal Advisors. The Surveyor accepts responsibility to the Client alone for the stated purpose that the report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any person other than the Client himself. Any such person relies upon the report at his own risk. Further, neither the whole or any part of the report, or reference thereto may be included in any published Document, Circular or Statement nor published in any way without the Surveyor's written approval as to the form and/or context in which it is to appear.

10. Unless otherwise expressly stated, in making the report the following assumptions will be made. The Surveyors will be under no duty to verify these assumptions:

    a. That no high alumina cement concrete or calcium chloride additive mundic, or other deleterious material was used in the construction of the property. Further tests may be needed in laboratories at additional costs.

    b. That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good Title can be shown.

    c. That the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by Statutory Notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful. A separate legal adviser will be engaged by you to advise on these and other legal matters.

    d. That the inspection of those parts which have not been inspected would neither reveal material defects nor cause the Surveyor to alter his advice materially.

11. The Surveyor will be unable to categorically confirm the absence of known invasive plant species such as Japanese Knotweed within the property.

12. The Client will pay the Surveyor the agreed survey fee upon receipt of the report and any expressly agreed disbursements plus VAT where applicable. Disbursements include travel costs and can include a printed copy for a further charge of £25, if required. Otherwise a digital copy of the report will be provided. Any further inspections, Attendance upon builders, Follow up reports and Advice following scientific laboratory analysis will be charged over and above the agreed report fee detailed below, on a time or fixed fee to be agreed separately if necessary.

APPENDIX II

LISTINGS

Donald Thomas Centre

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1142652

Date first listed: 01-Dec-1951

Date of most recent amendment: 12-Sep-1989

Statutory Address: THE DONALD THOMAS CENTRE, WITH FORECOURT RAILINGS, CHAPEL STREET CAMBORNE CHAPEL STREET SW 64 SW (west side) 10/28 The Donald Thomas Centre, with 1.12.51 forecourt railings (formerly listed as The Literary Institute)

GV II*

Literary Institute, now social centre. 1842, enlarged 1852; altered. Granite ashlar, slate roof. T-plan formed by hall at right-angles to the street flanked by small wings; plus later extensions to the rear. Greek Revival style. All single storey, but the hall much taller, presenting a giant Doric portico, distyle in antis, with triglyph frieze and mutule pediment, protecting a central doorway with simple pedimented surround and 2 round- headed windows with moulded architraves and keystones, and glazing with coloured margin panes. The wings, at right-angles to the hall, each have clasping corner pilasters, a sashed window with sill-band and shouldered architrave (4- and 12-paned respectively), and entablature with simplified triglyphs and guttae; their gable walls are pedimented, with a triglyph frieze. Forecourt enclosed by simple spear railings with wrought-iron gates. To the rear of the right-hand (north) wing is a former lecture hall, added in 1852, which is stuccoed, with vermiculated quoins and surrounds to openings, a tripartite window to the 1st portion, and a round-headed doorway with a shallow porch, flanked by tall round-headed windows on a high level. Interior altered. History: Camborne Literary Institute founded in 1829, this building erected on site given by Richard Vivyan and formerly occupied by 1st Methodist chapel in Camborne.

Listing NGR: SW6469340052

Wayside Cross

Heritage Category: Scheduled Monument

List Entry Number: 1016749

Date first listed: 22-Mar-1932

Date of most recent amendment: 12-Jul-1999

Reasons for Designation

Wayside crosses are one of several types of Christian cross erected during the medieval period, mostly from the 9th to 15th centuries AD. In addition to serving the function of reiterating and reinforcing the Christian faith amongst those who passed the cross and of reassuring the traveller, wayside crosses often fulfilled a role as waymarkers, especially in difficult and otherwise unmarked terrain. The crosses might be on regularly used routes linking ordinary settlements or on routes having a more specifically religious function, including those providing access to religious sites for parishioners and funeral processions, or marking long-distance routes frequented on pilgrimages. Over 350 wayside crosses are known nationally, concentrated in south west England throughout Cornwall and on Dartmoor where they form the commonest type of stone cross. A small group also occurs on the North York Moors. Relatively few examples have been recorded elsewhere and these are generally confined to remote moorland locations. Outside Cornwall almost all wayside crosses take the form of a `Latin' cross, in which the cross-head itself is shaped within the projecting arms of an unenclosed cross. In Cornwall wayside crosses vary considerably in form and decoration. The commonest type includes a round, or `wheel', head on the faces of which various forms of cross or related designs were carved in relief or incised, the spaces between the cross arms possibly pierced. The design was sometimes supplemented with a relief figure of Christ and the shaft might bear decorative panels and motifs. Less common forms in Cornwall include the `Latin' cross and, much rarer, the simple slab with a low relief cross on both faces. Rare examples of wheel-head and slab-form crosses also occur within the North York Moors group. Most wayside crosses have either a simple socketed base or show no evidence for a separate base at all. Wayside crosses contribute significantly to our understanding of medieval religious customs and sculptural traditions and to our knowledge of medieval routeways and settlement patterns. All wayside crosses which survive as earth- fast monuments, except those which are extremely damaged and removed from their original locations, are considered worthy of protection.

The medieval wayside cross and cross-base immediately north east of the Donald Thomas Daycare Centre survive reasonably well. The cross is a good example of a wayside cross, probably originally marking a church path. The cross is unique as being the only example in Cornwall of a cross head displaying both a figure of Christ and projections at the neck. These projections are rare and are more usually found in crosses in north Cornwall. Both the removal of the cross and the cross-base to the Literary Institute in the 19th and early 20th centuries, demonstrate well the changing attitudes to religion and their impact on the local landscape since the medieval period.

Details

The monument includes a medieval wayside cross mounted on a medieval cross-base situated immediately to the north east of the Donald Thomas Daycare Centre. The cross is Listed Grade II. The wayside cross, which is 0.72m high, survives as an upright granite shaft with a round, `wheel' head, 0.54m wide and 0.2m thick. The principal faces are orientated north-south, and both are decorated: the south face bears a relief Latin cross; the north face has a relief figure of Christ with outstretched arms. There is a narrow bead around the outer edge of both principal faces. Immediately below the head, at the neck, are two rounded projections, one to either side of the shaft; each projects 0.1m beyond the edge of the shaft. On the south face of the shaft is a deeply incised semi-circular groove. Only a small portion of the upper shaft survives, cemented into a cross-base which originally supported another cross. The granite cross-base measures 0.92m east-west by 0.91m north-south and is 0.3m thick. It has rounded sides and resembles a large boulder. It has been suggested that the cross originally marked a path to Camborne church. By 1896 it had been moved to the Literary Institute (now the Donald Thomas Daycare Centre) in Camborne town centre where the historian Langdon recorded it as having been at the rear of the Institute for many years, being but recently moved to the front of the building. The cross was set up in the cross-base in its present location in 1924. The cross-base originally supported Roskear Cross, opposite Tuckingmill Church, 1.25km north east of its present location. The Roskear Cross was removed to a garden in Camborne for many years until it was removed to Crewkerne in Somerset in 1916. The paving slabs around the cross where they fall within its protective margin are excluded from the scheduling, although the ground beneath is included.

APPENDIX III

ROOF PLAN


Cross
Wall 5
Wall 6
Wall 4
Wall 3
Wall 2
Wall 7
Wall 8
Wall 9
Wall 10
Wall 1
R1
R2
R3
R4
R5
W1
W2
W3
W4
W5
W6
W7
W8
W9
W10
W11
W12
W13
W14
W15
W16
D1
D2
D3
C1
C2
C3
C4
SL
Parapet valley
Lead valley
Flat roof
N