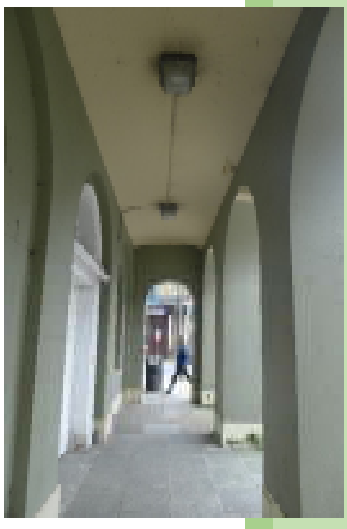
THE GUILDHALL
HIGH STREET
NEWPORT
ISLE OF WIGHT

Building Condition Survey Report



Oxley Conservation Ltd
8a Friday Street
Henley on Thames
Oxfordshire RG9 1AH

Telephone: 01491 414191
Email: info@oxleyconservation.co.uk
Website: www.oxleyconservation.co.uk

CONTENTS

EXECUTIVE SUMMARY

The Guildhall has served the town of Newport for 200 years. It is one of the principal buildings in the town and, as such, is Grade II* listed as it is recognised as being a particularly important building of more than special interest.

The Guildhall has, unfortunately, not had the benefit of a continued programme of proactive repair and maintenance over the last decade or so. This is reflected in the current appearance and condition of the building, in particular the deterioration of the roofs, external window joinery and its overall presentation. Consequently, the Guildhall is in need of an extensive programme of work to address what is a relatively large back-log of repair and to put the building into a condition where it can be effectively maintained through proactive routine repair and maintenance rather than piecemeal reactive repairs.

A planned and coordinated response to the challenges the Guildhall faces has started to be put in place, of which this report is a part. For the backlog of repairs to be addressed it is recommended that the planned and coordinated response be fully developed so that the further investigations and resulting repair works are programmed in a manner that maximise both practical and cost efficiencies within the funds available.

It is understood that a review to find the most appropriate use for the Guildhall has being initiated. If the building can achieve full beneficial use this would encourage and, most likely, create a demand for the proactive upkeep of the building; which would result in encouraging routine maintenance and the overall care of the structure. Without full beneficial use the Guildhall will be vulnerable to falling into a negative reactive cycle of repair and maintenance which would, inevitably, result in the deterioration in the appearance and condition of the building. A viable use for the Guildhall is critical to the long-term preservation of the building.

The repairs will provide the opportunity to make alterations or upgrade elements of the building to accommodate the future use of the Guildhall in a practicable and financially efficient manner.

It is strongly recommended that regular maintenance and repair regimes be devised and actively implemented, as these will help manage the rates the deterioration and will illustrate that this building, of prime importance to the town of Newport, is benefiting from a proactive sense of care.

1 THE REPORT

1.1 The client

Regeneration Team, Isle of Wight Council, County Hall, High Street, Newport, Isle of Wight PO30 1UD

Contact:
Martin Gibson [Newport High Street Heritage Action Zone Project Manager]

1.2 The subject building

The Guildhall, High Street, Newport, Isle of Wight PO30 2EH

1.3 Instructions

The production of a Building Condition Survey report that includes the production of an Order of Cost Estimate produced by a Chartered Quantity Surveyor for works to bring the building up to a good state of repair.

The report to include an initial assessment of the options to provide a lift in the building.

The assessment of the tower from an access platform was not carried out as logistical issues relating to gaining the necessary permissions within the available timescales prevented this proceeding as planned.

The presence of stored goods in the principal rooms at first floor level of the main building prevent a detailed assessment of the first floor structure and its loading capacity for the future use of these rooms.

1.4 Date of inspection

The inspections for the production of this report was made on the 31st of March and the 22nd April 2021.

This report was produced in collaboration by the following consultants:

- Richard Swift, SFK Consulting Engineers.
- Ian Walker, Walker Associates, Chartered quantity Surveyor.
- Richard Oxley, Oxley Conservation.

2 INTRODUCTION

2.1 The adopted approach

This report provides an overview on the condition of the Guildhall, which is a Grade II* listed building. Consequently, the recommendations made in the report are based upon a conservation minded approach that is considered appropriate to a building that is listed as being a particularly important building of more than special interest.

The recommendations rely upon constructional methods of repair, using materials compatible and consistent with the historic fabric, and, wherever possible, repair techniques that are reversible and that maximise the retention of the surviving historic fabric.

2.2 The limitations of the inspection

- The inspection for this report was limited to a visual non-destructive inspection of the readily visible and safely accessible areas of the building.
- The inspections were primarily, made from ground level and safely accessible areas, such as the balconies to the west portico and the south colonnade.
- Access was gained onto the east and north roofs of the building.
- Ladders and scaffolding present on the 22nd of April to the south of the east addition were used to gain a 'head and shoulders' inspection of the south roof slope and parapet gutter of the main building.
- The roof space of the main building was not inspected.
- The presence of stored goods prevented a full inspection of the two principal rooms, and in particular access to inspect the floor in detail, to the first floor of the main building.
- The services have not been inspected or tested for the purposes of this report.
- This report and the schedule of works that form part of the Order of Cost Estimate are not a specification for the execution of work and must not be used as such.
- The Order of Cost Estimate presented in this report was prepared by a Chartered Quantity Surveyor. This full report is included in this report at Appendix 6.

2.3 Brief description

The Guildhall was designed by Nash and built in the early 19th century and comprised of a council chamber, courts and town hall on the first floor and the town market at street level. A tower was added in 1887. Subsequent, alterations and additions to the Guildhall include the open ground floor town market at street level being enclosed and the provision of the, 19th and 20th century additions to the east of the building.

The building is currently used as the Museum of Island History. The exhibition spaces are located within the ground floor. The two principal rooms at first floor level are currently out of regular use and are used for temporary storage. The remaining accommodation at first floor level, primarily within the later additions, is currently used for office/administrative purposes.

The roof to the main range is pitched and hipped covered with artificial slates, with pitched and hipped slopes to the north roof covered in Welsh slate and the flat roofs covered in lead. The remaining flat roofs to the east additions/extensions are covered in felt.

The walls of the main range are primarily rendered and painted. The east addition/extensions are also primarily rendered.

Reference to Photo Sheets, PS01 – PS07, are made throughout the report. These Photo Sheets illustrate the condition of the building.

2.4 Additional information

List description. Historic England website [Appendix 1].

https://historicengland.org.uk/listing/the-list/list-entry/1278563

Report on possible floor strengthening produced by Pritchard Wilmott Partnership. 10th March 2001.

Provided by Martin Gibson.

Images of drawings for the Guildhall provided by Corina Westwood, Heritage Services.

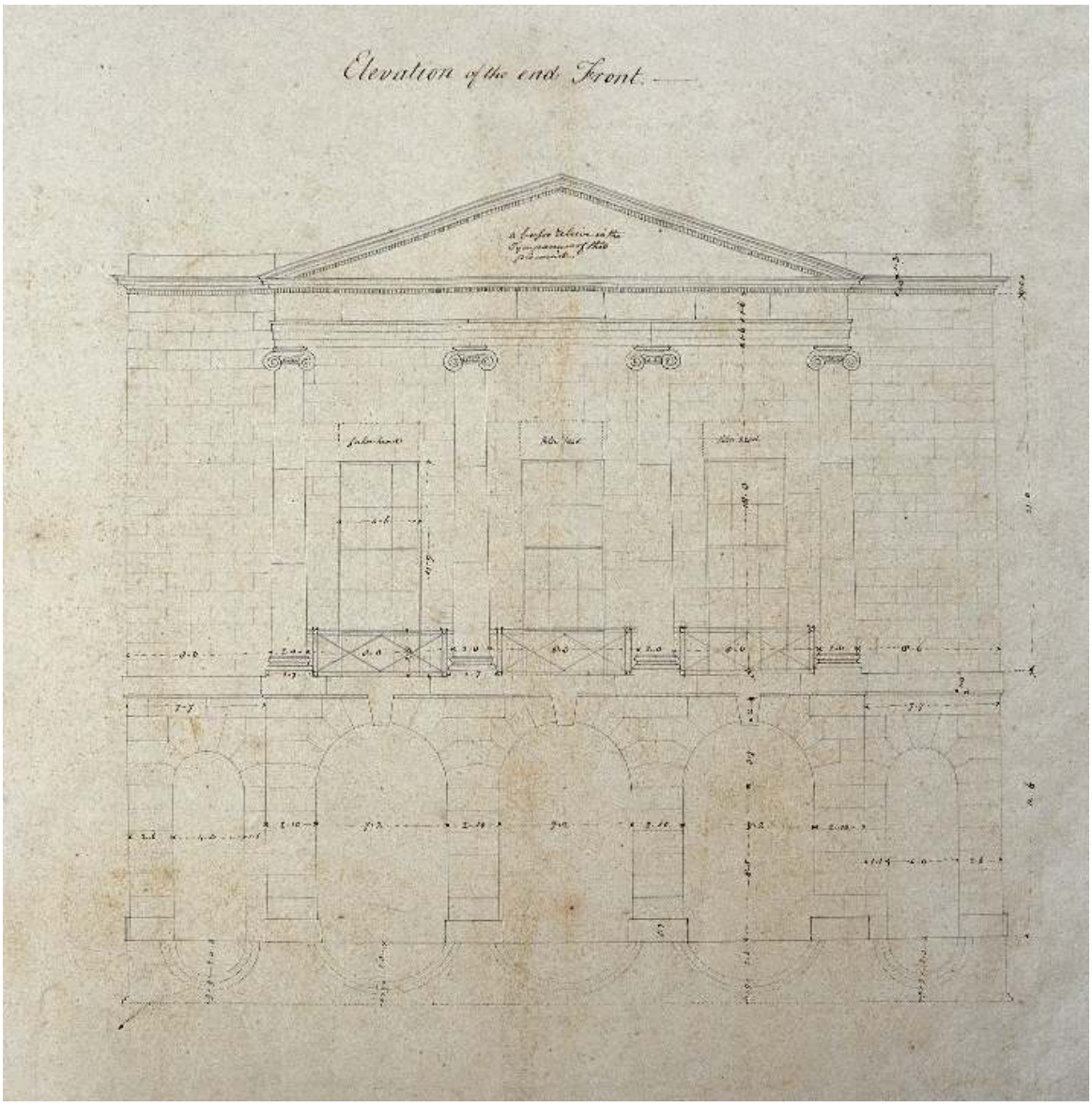


Figure 1: Drawing of the west portico elevation

Drawing produced for the design of the Guildhall. Construction was completed in 1819.

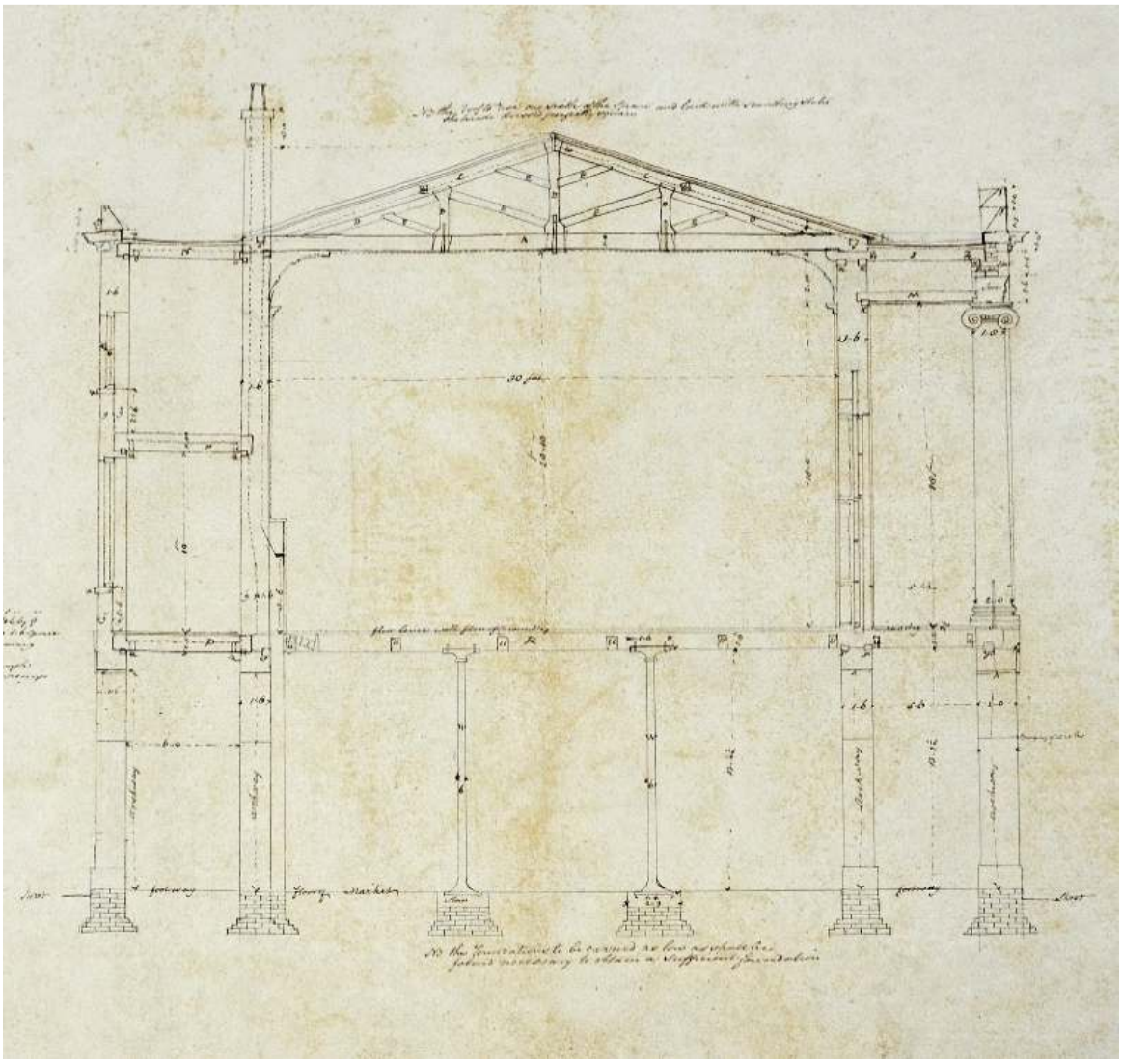


Figure 2: Drawing of the section immediately behind the west portico

Drawing produced for the design of the Guildhall. Construction was completed in 1819.

Photographs [selected examples provided below] taken during inspections of the clock tower in 2017 provided by Martin Gibson. The photos show that the movement is established, with the 'mastic' repairs having cracked and become detached. The cracking is symptomatic of the raising of the stonework caused by the corrosion and expansion of the metal framework [3.4.1.1].

Figure 3: Detail of clock tower 2017

Figure 4: Detail of clock tower 2017

Figure 5: Detail of clock tower 2017

Figure 6: Photo [2021] repointed cracking to west face of the clock tower - which has not re-opened

3 CONDITION: OBSERVATIONS & RECOMMENDATIONS

The priority of the recommendations itemised below have been classified in accordance with the following definitions:

- Items of utmost urgency are categorised as **A**
- Items requiring attention within 18 months are categorised as **B**
- Items requiring attention within the next five year period are categorised as **C**
- Items to be kept under surveillance or those which will eventually require attention are categorised as **D**
- Matters of routine maintenance that do not require any further professional input or supervision are categorised as **M**
- Matters that require further investigation are categorised as **FI**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.1 Chimney stacks	The building is no longer served by any chimney stacks.		
3.1.1 Removed stack	The drawing of the section of the Guildhall immediately behind the portico for the design of the building [Fig. 2] shows an apparent single flue chimney stack, probably serving a fireplace in the west first floor room [Council Chamber].	The presence of any reduced chimney stacks, internal chimney breasts and fireplaces needs to be recorded when encountered within any future repair works.	**D**
3.2 Roofs	Refer to Photo Sheet PS02. The main roof is located behind the pediment above the west portico. The ridge runs west/east. The slopes are shallow [approx. 20º] and covered in asbestos/cement artificial 'slates'. The main roof has two 'box' dormers to the north slope and a single 'box' dormer to the south slope. The dormers are dressed in mineralised felt. The flat roof over the south colonnade is covered in an established asphalt. The north roof, between the main roof and the north elevation fronting onto Quay Street, effectively comprises of two roofs set an angle to the main roof; reflecting that the building is constructed on a 'corner plot'. The west part of the north roof is primarily a lead covered flat roof and parapet gutter. The eastern part of the roof comprises of hipped slopes covered in Welsh slate with a flat roof crown covered in lead. The central valley/box gutters have, largely, been recovered or lined with felt. The east addition and extensions are served by flat roofs covered in felt.		
3.2.1 Main and north roofs	The artificial and natural slates to the pitched roof slopes are, generally, intact and have been subject to piecemeal repair. The coverings to the slopes are, however, established and showing signs of accelerated deterioration. The principal concerns regarding the condition of the roofs is the poor condition of the dormers, the flat roofs and the central valley/box gutters that are contributing to ongoing, or are an imminent threat of, water penetration. There is a history of patch repairs to the lead flat roofs and associated detailing, in particular around the roof light [PS02/03]. The central valley/box gutters are full of accumulated debris which will increase the risk of overloading and associated water penetration [PS02/10].	To achieve any confidence in the performance of the roof coverings a comprehensive overhaul of the roofs is required, including the provision of improved detailing to enhance the performance of the roofs and the management of rainwater from the roofs [also refer to 3.3 below]. The history of patch repairs, most probably in response to problems of water penetration, will inevitably have caused decay of roof timbers and decking. The extent of repair of the roof timbers will not be known until the roof coverings are stripped. Before any works to strip the roofs commence it is strongly recommended that the funds are in place to include extensive repair and improved detailing of the roof timbers. Implement short-term repairs to address ongoing water penetration. Programme and implement a comprehensive overhaul of the roofs, including improved detailing, as soon as practicably possible.	**A** **B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.2 Roofs[continued]			
3.2.2 East addition roofs	The felt covered roofs to the east addition and extensions are all in need of attention. There are ongoing problems of water penetration in and around the roof lights to the north east addition/extension [PS02/B & D and PS07/09]. There is a build-up of debris on the flat roofs and in the gutters which will impede the efficacy of the discharge of water off the roofs. The felt roof coverings have a limited serviceable life and will need to be replace with improved detailing to achieve confidence in their performance. Where water penetration has been suffered it is anticipated that repair/replacement of supporting timbers and decking will be found necessary.	Implement short-term repairs to address ongoing water penetration. The flat roofs also need to be stripped, provided with improved detailing and recovered to achieve confidence in their performance. The replacement of roof lights, with improved detailing, will need to be included within these works.	**A** **B**
3.2.3 Insulation	The presence and detailing of insulation could not be confirmed. It is anticipated that the insulation, if provided, will be limited and will not providing any real thermal benefits. The recommended comprehensive overhaul of the roofs [3.2.1 & 3.2.2] provides the opportunity to upgrade the thermal performance of the building with the introduction of insulation.	Within the roof works take the opportunity to upgrade the thermal performance and detailing of the roofs in the most practicable, compatible and effective ways.	**B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.3 Rainwater goods	Refer to Photo Sheets PS02, PS03 & PS04.		
3.3.1 Condition and performance	The condition and performance of the rainwater goods is generally poor. This is the result of a combination of factors: o Inherently poor detailing, such as limited number of outlets to discharge water from the roof and undersized hopperheads [PS03/01]. o The hopper to the east return of the south elevation [PS02/13 & PS03/05 & 11] serves two outlets and will be at risk of overloading in heavy and/or prolonged rainfall. o Poor detailing reducing the efficacy of the discharge of water from the balconies of the west portico and the south colonnade [PS04 & PS05]. o Boxing of the base of the downpipe to the north return prohibiting ease of inspection and maintenance [PS04/04]. o Lack of maintenance and clearing of hoppers and gutters.	The first priority is to clean out hoppers and gutters of debris and make sure all downpipes are free of blockage and can readily take water away from the building. For the longer-term it is essential that an extensive overhaul of the rainwater goods is implement that improves the discharge of rainwater off the roofs and away from the building. This can be achieved by the following: o The provision of additional outlets and downpipes to reduce the risks of overloading in heavy and/or prolonged rainfall. o Replacement of undersized hopperheads with larger hoppers. o Improve the discharge of water from the balconies of the west portico and the south colonnade. o Provide a means of allowing maintenance to the downpipe to the north return. o Thorough preparation and redecoration of all cast-iron and the replacement of defective sections. o Implementing a regime of routine maintenance of the rainwater goods.	**A** **B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.4 Walls	Stone clock tower and cupula, with stone columns to the west portico and south colonnade and stone south parapet wall. Remaining stonework detailing, such as the ionic capitals to the columns, the string courses, keystones and cornices [if they are stone] are painted. The remainder of the elevations are rendered and/or painted. The visible inner parts of the east additions and extensions are brick faced.		
3.4.1 Structural movement	Refer to Figures 3 – 6 [above] and PS06.		
3.4.1.1 Clock Tower	The clock tower has suffered from extensive cracking around the east, west and north clock faces [PS06 and Figures 3 – 6]. The cracking reflects corrosion, and associated expansion, of the metal framework. The expansion of the metalwork has caused some damage and deflection of stonework. The external cracking has been repointed with a white mortar or mastic, this helps highlight the areas that have suffered from movement. There is no evidence of progressive ongoing movement, as the repairs to the external cracks remain intact with no new cracking or opening-up evident. Internally, there is no fresh [clean] cracking to indicate any significant ongoing movement.	Based on the findings of this initial inspection it is anticipated that the most effective means of reducing the risks of further corrosion and, therefore expansion of the metalwork and associated cracking, is to improve the weather-tightness of the tower. This can be achieved by fully raking out and repointing all cracks to reduce the risk of water reaching the metalwork. The cracks and damaged stonework can be stitched and/or pinned to strengthen weaknesses caused by the movement.	**B**
3.4.1.2 East return	There is a vertical crack at the junction of the east return of the main building and the south elevation of the east addition [PS03/05 & 11 – 13]. This cracking is reflected internally within the south east corner of the principal room at first floor level [PS07/07 – 09], where the cornice is damaged and there is vertical crack between the lining to the external wall and the partition. The cracking may be attributable to problems of water penetration and possible decay from overloading of the hopperhead and/or reflects differential movement and poor physical connection between the main building and the south east addition.	Implement further investigations to determine the constructional detailing of the south return of the main building and the south elevation of the east addition, both externally and internally, and ascertain the extent of damage to the walls and any timbers within the construction, such as lintels and the scope of repairs needed – if any. Implement repairs, as found necessary from the investigations.	**FI** **B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.4.1.3 Window heads & lintels	Several of the rendered finishes to the window heads suffer from cracking [PS03 & PS05]. The cracking is indicative of either the decay of timber lintels or corrosion of metal lintels. The cracked render to the exposed south elevation of the east addition will be allowing water to get behind the render and subjecting the timbers to prolonged damp conditions and increased risk of timber decay [PS03/07 – 10]. The cracking above the first floor windows to the west portico and the south colonnade are protected from the elements, however the cracking is indicative of decay of the lintels. The cracking may reflect past failure of the roofs above the portico and colonnade. A flat metal plate has been inserted to the window head to the south window of the west portico [PS03/12]. This reflects that there was, at some point, sufficient concern to insert additional support to the wall above the window. The cracking, and risk of decay, to the south elevation of the east addition is of greater concern as this wall is more exposed to the elements than the walls within the portico and colonnade that are better protected.	Implement further investigations to determine the constructional detailing to the window heads, both externally and internally, and ascertain the extent decay, or corrosion to lintels, and the nature of repairs needed to rectify the damage, if any, to the timber lintels. Implement repairs, as found necessary from the investigations.	**FI** **B/C**
3.4.1.4 General	Cracking is evident to the south elevation of the main building, to the immediate east of the cornice [PS03/02] and to the plain rendered wall to the east of the south colonnade [PS03/03]. As would be expected in a building of this age cracking is present, which needs to be investigated when the painted finishes are removed, such an area is to the south return of the west portico [PS04/05].	Investigate the cracking to the building to determine the constructional detailing and to ascertain the condition of the render and/or the substrate and the extent and nature of repairs needed to rectify any damage. Implement repairs, as found necessary from the investigations.	**FI** **B/C**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.4.2 Stonework			
3.4.2.1 Tower	The tower was added to the Guildhall in 1887 [Appendix 1]. The stonework to the tower was inspected from street level through binoculars or from accessible areas of the roof, although a close inspection was not safe or practicable. There is an accumulation of dirt and pollution on the stonework, which may conceal defects such as cracks and weathered surfaces. The appearance of the stonework can be improved with cleaning, which would also reveal the true condition of the stone and the repairs needed. The inspection identified the cracking to the areas around the clock faces [3.4.1.1] but did not reveal any other significant defects. The high level stonework between the clock face and cupola looks weathered and, it is anticipated, will require repair and/or consolidation. Although the remaining stonework has, as would be expected, suffered from weathering this is not considered excessive [PS06/01 – 07]. The main concern is that the stonework has suffered from deterioration and that inherent weaknesses, such as hairline fissures and/or degradation of the stonework, are present without being readily identifiable from the inspection made.	Implement a closer tactile inspection of the high level stonework to determine the urgency, the condition and the extent and nature of repair. It is anticipated that repairs are needed to gain confidence in the long-term condition of the stonework to the tower and reduce the risk of any masonry falling onto the public highway below. Within a programme of repair the opportunity to carry out an extensive conservation clean of the stonework needs to be taken, this will enable the condition and the repairs needed to be confirmed and will enhance the appearance of the building. Implement a programme of repair and consolidation to improve the protection against weathering and to repair/replace damaged stonework.	**FI** **A/B**
3.4.2.2 Cornice	The cornice, frieze and architrave to the main building has been painted. It is anticipated that areas of deterioration are currently concealed by paint. The cornice to the north west corner main of the building has suffered from weathering [PS04/06]. Without a closer tactile inspection it is not possible to conclusively determine the condition of the high level stonework or that concealed behind paintwork.	Implement a closer tactile inspection of the cornice detailing to determine the urgency, the condition and the extent and nature of repair. Within a programme of repair the paintwork from the cornice detailing should be removed to allow an inspection of the stonework and, possibly, timberwork so that the condition and the repairs needed can be confirmed. It is anticipated that repairs are needed to gain confidence in the long-term condition of the stonework and to reduce the risk of masonry falling onto the public highway blow.	**FI** **A/B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.4.2.3 Columns	The columns are weathered but are, overall, in a generally satisfactory condition. The ionic capitals are painted with the shafts and bases left as untreated stone. The columns are dirty and would benefit from cleaning to enhance the appearance of principal features of the building. The shafts have suffered damage from where the ferrous railings are fixed into the columns and corrosion and expansion of the metalwork has caused damage to the surrounding stonework. This has resulted in piecemeal repairs that have been carried out using different materials to varying standards. The piecemeal repairs detract from the presentation of the columns. The fixings of the railings remain embedded in the column shafts and will continue to the cause damage to the stonework [PS05/09].	The painted capitals may conceal defects to what is a potentially vulnerable detail. It is recommended that the paint be removed [3.4.3] and the condition of the capitals be determined. Any repairs found necessary should be implemented. Remove the railings and repair and/or treat the ends to reduce the risk of corrosion. Fully prepare, decorate and reinstate the railings and repair damaged stonework. Providing a wash-coat to the columns would help achieve a uniform finish.	**FI** **B**
3.4.2.4 Parapet walls and copings	The stone parapet wall to the south elevation, and return, to the main building tapers from a relatively slender upper part [70mm] to a wider base. Lead cover flashing has been chased into the inner face of the parapet [PS02/14]. This detailing, on such a slender wall, needs to be reviewed. No significant defects were noted to this slender parapet wall. The parapet wall to the western end of the north elevation has been capped and the inner faces dressed in lead. The detailing, in particular to the capping, is poor. However, the provision of a similar, but well detailed, lead weathering within future repairs would enhance the protection to the parapets. When safe access is available the parapet wall and copings need to be closely examined so that the condition and the extent and nature of repair can be determined. The copings to the west portico could not be closely examined. The copings to the north slope of the east gable of the main building were readily accessible [PS02/06]. These copings have been subject to patch repairs, most probably reflecting the need to respond to problems of water penetration.	Implement a closer tactile inspection of the parapet walls and copings to determine the urgency, the condition and the extent and nature of repair. It is anticipated that a closer examination will reveal the need for repair and replacement of sections of both parapet walling and copings. Implement a programme of repair, including the provision of improved protection, with lead weathering where deemed necessary, and to repair/replace damaged stonework.	**FI** **B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.4.3 Render	The north, west and south elevations are rendered and painted. The upper parts of the east elevations are rendered but not painted. The painted finishes prevent the extent of historic render that survives, either lime-based or, possibly, Roman Cement, from being determined. The east elevations are cement rendered. The painted finishes are, primarily, modern masonry paints. Cement based render and/or modern masonry paints are impermeable and will inhibit the ability of water to evaporate from the walls. Where water spillage is suffered and/or cracks allow water behind the impermeable finishes there will be an increased risk of damp and timber decay [PS03].	It is recommended that trial tests be carried out to determine whether or not the painted finishes and cement renders, where found to be present, can be removed without causing damage to the substrate – which it is anticipated will be brick and/or stonework. The impermeable painted finishes and cement based renders should, ideally, be removed. This would enhance the appearance and performance of the building [Appendices 3 & 4]. The extent of removal of the paint and/or render will be determined by the trial investigations. The removal of the impermeable paints will provide the opportunity to improve the appearance of the external elevations. The painted finishes can be replaced with compatible traditional or modern paints, such as appropriate mineral based paints.	**FI** **B**
3.5 External joinery			
3.5.1 Windows and doors	The windows have not been subject to recent decoration and maintenance either externally or internally. Consequently, the painted finishes are in a poor condition, there are isolated pockets of decay to the lower frames and sills and glazing putty has failed [PS05/04 & 05]. The windows are in need of an extensive overhaul. The doors are in a generally sound condition but would benefit from thorough preparation and redecoration.	Implement a thorough overhaul of the windows, to include: o Extensive repair, which will need to include the cutting out of decayed sections and splicing in new timber. Some casements will require complete replacement. o Replacing and/or servicing sash chords, pulleys and weights. o Rehanging and/or the easement and adjustment of casements. o Replacement of broken glass [not excessive]. o Full preparation, including re-puttying of glazing, and redecoration. o Easement and adjustment and decoration of internal shutters and associated detailing. o Within the overhaul take the opportunity to draught-proof the windows and doors. Include the doors within the overhaul and redecoration of the windows.	**B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.6 Internal	Refer to Photo Sheet PS07.		
3.6.1 Ceilings	The ceiling to the west first floor room has suffered partial failure, a section of plaster became detached from the laths, and fallen from the ceiling. There is cracking around the area that is indicative of loose plaster [PS07/04 & 05]. It is understood that the failure was caused by water penetration that most probably originated from the dormer to the south slope of the roof to the main building. There is a large crack and damage to the cornice to the south east corner of the principal first floor room [PS07/07 - 09]. This may be attributable to problems of water penetration and associated decay and/or differential movement/construction between the main building and the south elevation of the east addition [3.4.1.2].	Inspect the ceilings and identify the ceiling plaster that is likely to fall from the ceiling. In the short-term, primarily for health and safety reasons and to prevent further loss of historic fabric, carefully remove the plaster identified as being at risk and consolidate/support remaining plaster works as found necessary to prevent the areas vulnerable to failure increasing. In the longer-term repair the ceilings and cornice once the roof coverings have been overhauled.	**FI** **A** **B**
3.6.2 Walls and partitions	There is cracking to some of the partitions and/or linings [lath and plaster?] to the first floor level principal rooms within the main building. The cracking is, in many ways, typical of the age and form of construction and is not indicative of progressive or significant movement. The cracking most probably reflects some settlement of the partitions and walls, which may be related to the introduction of steel beams to support the first floor [3.6.3]. The detailing of the first floor and the partitions needs to be determined to understand what, if any, strengthening and/or remedial work is needed to reduce the risk of further movement. The vertical crack to the cornice and wall linings to the south east corner of the principal first floor room [PS07/ - 09] reflects the external cracking in this area [PS03/05, 11 – 13]. Lath and plaster wall linings to the internal face of the lower stages of the tower have suffered damage caused by water ingress. The damaged areas need to be repaired.	Investigate the areas that suffered from cracking so that the constructional detailing can be confirmed and the extent and nature of any remedial work that needs to be implemented can be understood. The investigations of the internal walls and partitions needs to be coordinated with the investigations to the external walls [3.4] and the floors [3.6.3]. Implement the repairs found necessary in conjunction with the ceiling repairs [3.6.1].	**FI** **B**

	OBSERVATIONS	RECOMMENDATIONS	PRIORITY
3.6.3 First floor	The floors within the principal first floor rooms of the main building were largely concealed by stored goods [PS07/01]. The presence of the stored goods prevented a full inspection of the floor to determine its constructional detailing. Irrespective of the limitations on the level of inspection that could be made the floors in the principal first floor rooms do not suffer from any significant deflection or unevenness. The future use of the first floor will influence the need for any strengthening. The lack of significant deflection in the floor, that is currently supporting the stored goods, suggests that the floor construction remains robust. However, the cracking to the partitions [3.6.2] is indicative of some settlement caused, which is most probably related to the introduction of steel beams to support the first floor described in the letter report dated 10th March 2001 [Appendix 5].	As the first floor shows no signs of significant deflection it is anticipated that it will continue to be capable of serving the existing function. If/when it is proposed to fundamentally change the use and therefore the loadings on the first floor it is strongly recommended that the constructional detailing of the floor and supporting structure be fully investigated by a structural engineer. This process will require opening-up involving the lifting of floorboards at first floor level and the ceilings and boxing to the underside of the floor at ground floor level. There will be a need to move the stored goods currently located in the principal rooms. The previous report on the first floor [Appendix 5] does highlight that strengthening the existing floor will result in the need for additional strengthening measures to the existing structure.	**FI**
3.6.4 General	Buckets are being used to collect water from leaking roofs at first floor level in the north east addition. The failures in the roof need to be addressed in the short-term and improved detailing provided in the longer-term, with particular attention given to the roof lights [PS02/B & D]. Damp at ground floor level from defective rainwater goods, the extent of damage and remedial work will be able to be better assessed when contents removed.	Implement short-term repairs to address ongoing water penetration and implement long-term solutions together with improved detailing [3.2.2]. In the short-term remove linings and any gypsum plaster to enhance the ability of damp walls to dry out. Once the rainwater goods have been repaired and the causes of water penetration have been removed internal replastering and associated works can be implemented.	**A – B** **B**
3.7 Planning future works	Review the Order of Cost Estimate and devise a planned programme of work that reflects the finances available and the levels of disruption and inconvenience that would be acceptable. There will be both practical and cost efficiencies in implementing the works to the building, including any upgrading, within a single phase of work rather than as individual or smaller phases of work. It is strongly recommended that, wherever possible, that the future use of the building is adapted to the existing structure rather than the building adapting to the intended uses. For example, avoiding heavy loads at first floor level. This approach will reduce the risk of conflict with the existing building.		

4 LIFT OPTIONS – INITIAL REVIEW

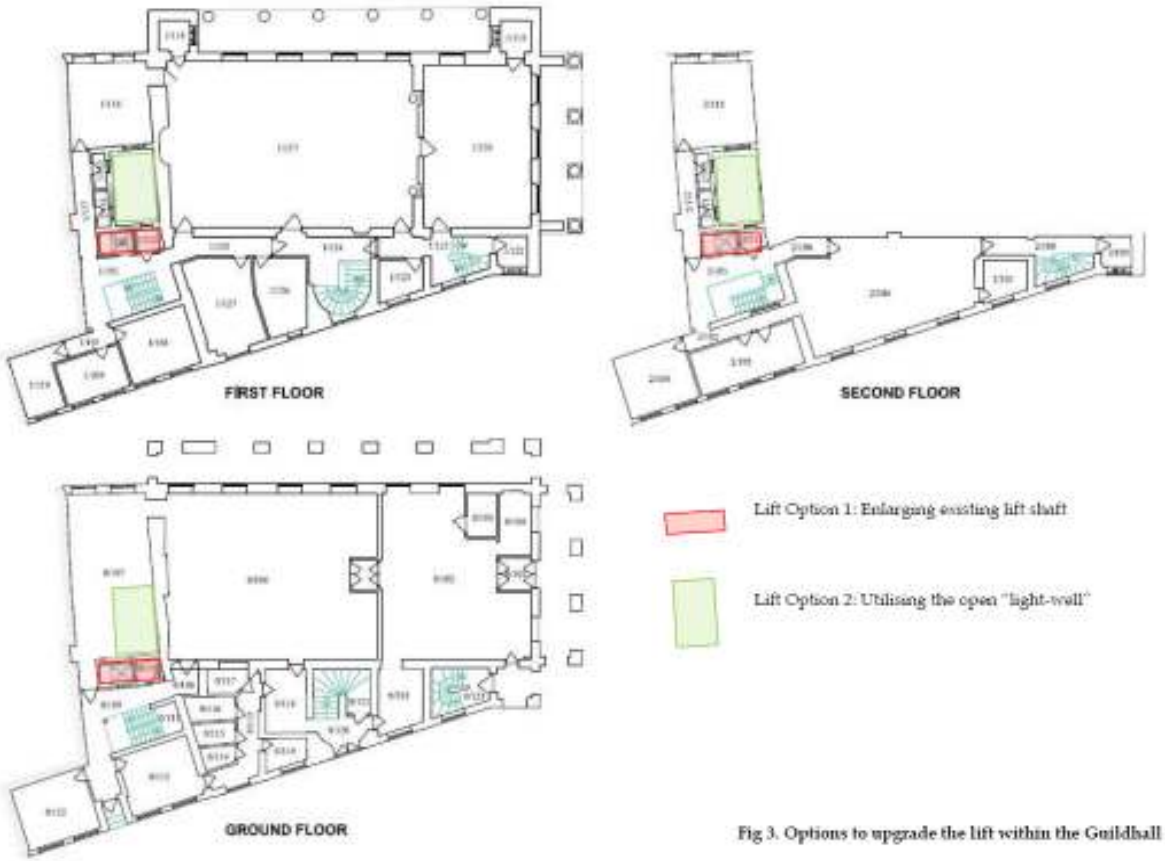


Fig 3. Options to upgrade the lift within the Guildhall

An initial review of the physical constraints to improving the existing lift provision was made. This review assessed the constraints of the construction and avoided the conflict of introducing a lift in the historic main building and northern elements. This limited the options available to provide improved lift provision to the following two locations:

1. Enlarging the existing lift shift so that it can accommodate a larger lift. The benefit of this options is that it can provide access to all three floors to the historic core and the additions and extensions without the need for extensive work.
2. Utilising the open "light-well". This option avoids the need to make interventions to the historic parts of the building. There is a larger area available within the light-well. However, it may require the reconfiguration of ventilation and M&E currently located within the light-well as well as the need to make new openings in the fabric and adapt the existing layout of the floors so that there is full access to the lifts.

5 ORDER OF COST BUDGET ESTIMATE

The summary page of the Order of Cost Estimate produced by Walker Associates, Chartered Quantity Surveyors, is provided below.

The complete estimate, including Notes, Estimate Detail, Cost Risk Schedule and Professional Fees, are included at Appendix 6.

ORDER OF COST ESTIMATE

GUILDHALL, NEWPORT, ISLE OF WIGHT - FABRIC REPAIRS

SUMMARY

			May 2021 £
Works			
Scaffolding			295,400
Roof			348,900
Tower			28,900
External Walls			307,400
External Doors and Windows			59,600
Internal work			89,700
		SUB-TOTAL	**1,129,900**
Risk (Contingency allowance)		17.5%	197,700
		SUB-TOTAL INCLUDING RISK	**1,327,600**
Preliminaries		17%	225,700
		SUB-TOTAL AT CURRENT PRICES	**1,553,300**
Inflation to 2nd Qtr 2022		5%	77,700
		TOTAL: ESTIMATED CONTRACT SUM	**1,631,000**
Professional Fees		18%	291,700
		TOTAL: ESTIMATED PROJECT COST EXCLUDING VAT	**1,922,700**
VAT		20%	384,540
		TOTAL: ESTIMATED PROJECT COST INCLUDING FEES AND VAT	**2,307,240**
		COST PER M2 GFA	**1,648**

6 LIMITATIONS

The inspection was carried out in accordance with the Conditions of Engagement.

All statements and expressions of opinion contained in the report are provided on the strict understanding that they are for the benefit of the named client(s) and their professional advisors only. Oxley Conservation accepts no liability in contract or tort to any person other than the client.

I trust that this report provides sufficient information and advice to act as a positive step towards the repair and future beneficial use of the subject building; The Guildhall, Newport, Isle of Wight.

If you require any further information or assistance with regard developing this report please do not hesitate to contact me.

Richard Oxley BSc DipBldgCons MRICS IHBC
RICS Certified Historic Buildings Professional
May 2021

APPENDICES

Appendix 1: List description

Extract of the list description from the Historic England website:
https://historicengland.org.uk/listing/the-list/list-entry/1278563

THE GUILDHALL
Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1278563
Date first listed:	01-Oct-1953

Statutory Address:
THE GUILDHALL, HIGH STREET

Map

Location

Statutory Address:	THE GUILDHALL, HIGH STREET
District:	Isle of Wight (Unitary Authority)
Parish:	Newport
National Grid Reference:	SZ 50018 89217

Details

HIGH STREET 1. 1445 (North Side) The Guildhall SZ 5089 SW 3/45 1.10.53.

II*

2. 1819. Architect John Nash. 2 storeys faced with coursed stucco. 1st floor: tetrastyle portico with giant Greek Ionic columns, dentil pediment, resting on ground floor of 3 round headed arches with keystones. 3 full length recessed sash windows, glazing bars, rendered lintels. Simple cast iron railings between columns. To right of facade Victoria clock tower of 1887 with small cupola pediments, columns and pilasters continuing Ionic style. The High Street front is continued with an Ionic colonnade, cornice and reeded parapet over. 5 windows as behind main portico. Arcading also continued on ground floor with smaller arches at base of clock tower and at east end.

2 bays of 4 storeys coursed rendering with parapet and dentil cornice, have been added to the east on the High Street and 5 bays also in keeping with original style have been added on Quay Street qv.

Listing NGR: SZ5002889222

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 309567

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Appendix 2: Implications of listed status

The following is a brief introductory summary of the basic implications of the listed status of the building.

Consent is normally required for demolition, in whole or in part, and for any works of alteration or extension which would affect its character as a building that is listed as being a particularly important building of more than special interest.

It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority and/or Historic England, as the building is Grade II* within Council ownership. It is therefore essential that any work that affects the character of the building be only carried out after listed building consent has been obtained.

Listed building controls apply to works, both externally and internally, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. This effectively means the whole of the building is listed, including any modern extensions and internal features that form an essential part of the character of the building.

It is generally accepted that the regular maintenance and repair are the key to the preservation of historic building. Modest expenditure on repairs can keep a building weather-tight, and routine maintenance can prevent much more expensive work becoming necessary at a later date.

Appendix 3: The traditional performance of old buildings

Introduction

This appendix is a brief introduction providing a basic definition of what the traditional performance is for old buildings, in particular the fabric, and outlines the consequences of any changes to that performance. In light of the use of impermeable materials (such as cement-based mortars and plasters and modern paints) to modernise and repair the building it is important to appreciate how old buildings traditionally performed, and how changes to the traditional performance can have a detrimental effect upon the condition of older buildings.

The 'breathing' building

In general, the materials used in the construction and the traditional repair and maintenance of old buildings allowed moisture to enter and escape from the fabric by the process of evaporation. The building performed as a 'breathing' structure.

Traditional materials

Traditionally older buildings were constructed and repaired using soft and permeable materials, such as lime and/or earth based mortars, renders, plasters and limewash [refer to Appendix 4]. These materials allowed the building to 'breathe' [refer to the illustration below].

The removal & replacement of traditional materials

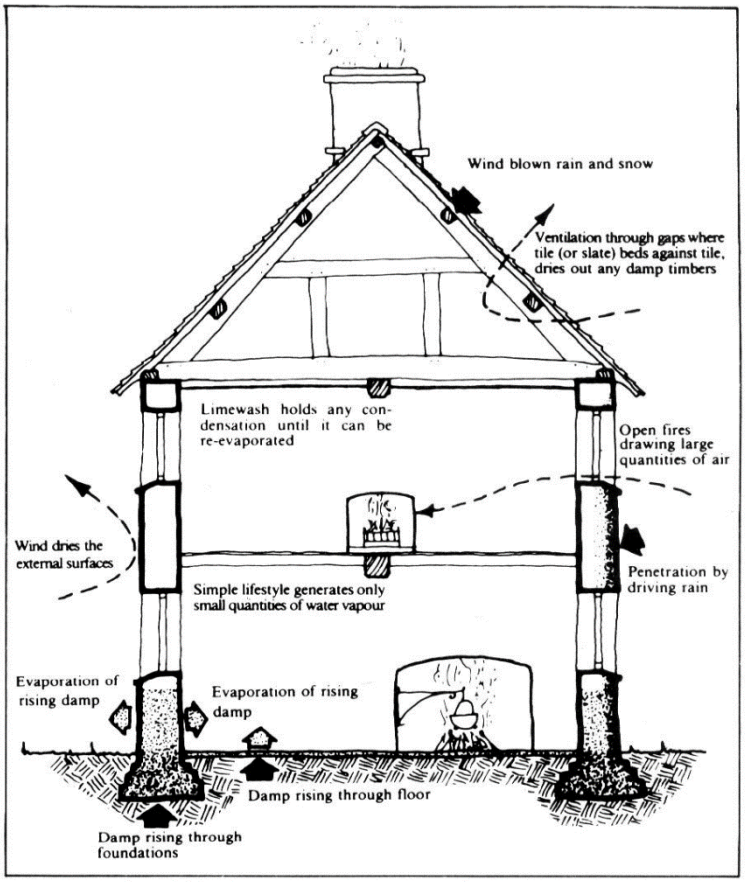
Repairs have been carried out during the building's recent history using modern paints and cement based materials. These have replaced or been applied over traditional finishes and have changed the manner in which the building performs.

The consequences of changes in the traditional performance

The use of impermeable materials can alter the traditional performance of a building from a 'breathing' structure to one that puts a greater reliance upon preventing water/moisture from entering the structure.

Where impermeable materials are used and moisture enters the fabric there will be an increased risk of moisture becoming trapped and/or displaced by impermeable materials.

It is important to appreciate that where moisture becomes trapped in the construction and the fabric is subjected to prolonged dampness there is an increased risk of timber decay.



1. Diagram of an old building showing the movement of moisture through traditional materials

Diagram taken from The Control of Damp in Old Buildings, Technical Pamphlet 8, The Society for the Protection of Ancient Buildings (SPAB).

Diagram illustrating the traditional 'breathing' performance

Summary of the traditional performance

To summarise, the use of impervious materials is contributing to problems of damp at the building. It is therefore imperative that as much of the 'breathing' performance is reinstated, primarily by removing the impermeable materials and that materials compatible with the traditional 'breathing' performance of the building are used in future programmes of repair and maintenance.

Materials that are impervious are generally incompatible with the traditional 'breathing' performance as they impair the evaporation of moisture. For this reason the use of impermeable materials, such as cement renders, plasters, mortars and modern paints, should be avoided wherever possible in the future repair and maintenance of the building.

Appendix 4: The qualities of lime based materials

This is brief introduction to the qualities, and limitations, of lime based materials. The majority of lime-based materials are soft, porous and flexible. This is advantageous to traditional buildings because the materials will be compatible and consistent with the original fabric. The main qualities of these materials are that they allow for movement within the building and, most importantly, allow the building to 'breathe'. The permeability of lime-based materials reduces the amount of moisture that can become trapped within the building fabric as moisture is allowed to evaporate. Thereby alleviating the problems associated with dampness, condensation and associated timber defects.

Modern cement based renders, pointing and plasters usually have a hard finish and are impermeable to moisture. Modern finishes, due to their hardness, are prone to cracking. Any moisture that has been drawn through even the finest of cracks will become trapped behind a hard impermeable modern finish, as the moisture is unable to evaporate. This combination of hard and impermeable finishes can exacerbate any problems of dampness and/or timber defects within a building. The provision of modern masonry paints to either lime or cement finishes will also trap moisture within the construction, thereby compounding any problems suffered by the building.

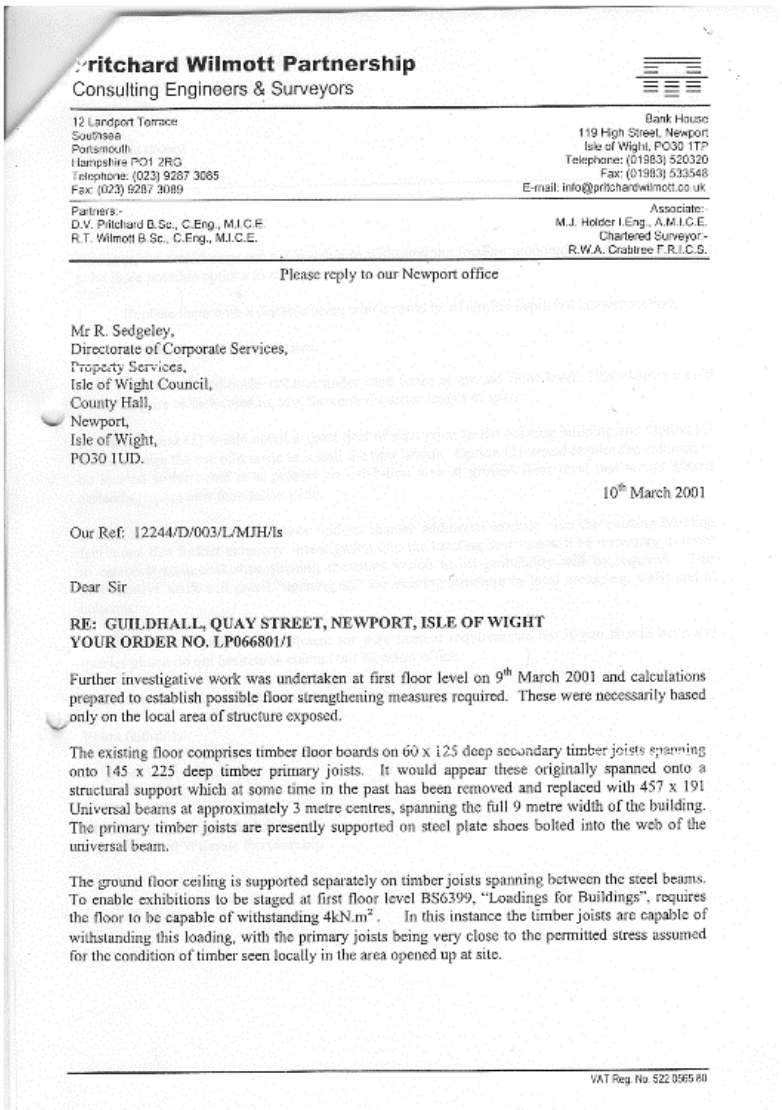
Many modern materials and finishes claim or are perceived to be 'maintenance free'. This may apply to a certain extent to the material itself, but not to the remaining historic fabric. The historic fabric can suffer from the consequences of moisture being trapped within the construction as a result of the introduction of a 'maintenance free' product. it should be appreciated that remedying the consequences of applying modern materials to traditional buildings can actually be more expensive then carrying out regular and routine maintenance programmes.

Traditional materials require regular maintenance. The old adage 'to do a little, and often' sums up the basic needs and requirements of lime based materials. The need for regular maintenance may seem to be expensive, but will in fact reduce the problems that would otherwise be suffered in the long-term. This makes regular maintenance effective in terms of cost and in the performance of the building.

Lime plasters are naturally 'soft' and are therefore prone to mechanical and abrasive wear and tear. The porous nature of lime plasters and washes means that they do not provide a uniform finish. The appearance and colour of the lime finishes will actually change with the weather and will also reflect the levels of dampness/moisture content within the underlying fabric. This can make the building visually interesting and attractive; it will also assist in identifying areas that are prone to continued dampness, enabling targeted investigation to be implemented to the areas of concern.

This is a brief introductory note on the qualities and limitations of the lime based materials that are recommended for use at the subject building. The use of these materials will assist in improving the general performance of the building and will also complement and enhance the visual presentation of the building.

Appendix 5: Letter report on the first floor Pritchard Wilmott Partnership - March 2001



Pritchard Wilmott Partnership
Consulting Engineers & Surveyors

12 Landport Terrace
Southsea
Portsmouth
Hampshire PO1 2RG
Telephone: (023) 9287 3085
Fax: (023) 9287 3089

Bank House
119 High Street, Newport
Isle of Wight, PO30 1TP
Telephone: (01983) 520320
Fax: (01983) 533548
E-mail: info@pritchardwilmott.co.uk

Partners:-
D.V. Pritchard B.Sc., C.Eng., M.I.C.E.
R.T. Wilmott B.Sc., C.Eng., M.I.C.E.

Associate:-
M.J. Holder I.Eng., A.M.I.C.E.
Chartered Surveyor -
R.W.A. Crabtree F.R.I.C.S.

Please reply to our Newport office

Mr R. Sedgeley,
Directorate of Corporate Services,
Property Services,
Isle of Wight Council,
County Hall,
Newport,
Isle of Wight,
PO30 1UD.

10th March 2001

Our Ref: 12244/D/003/L/MJH/ls

Dear Sir

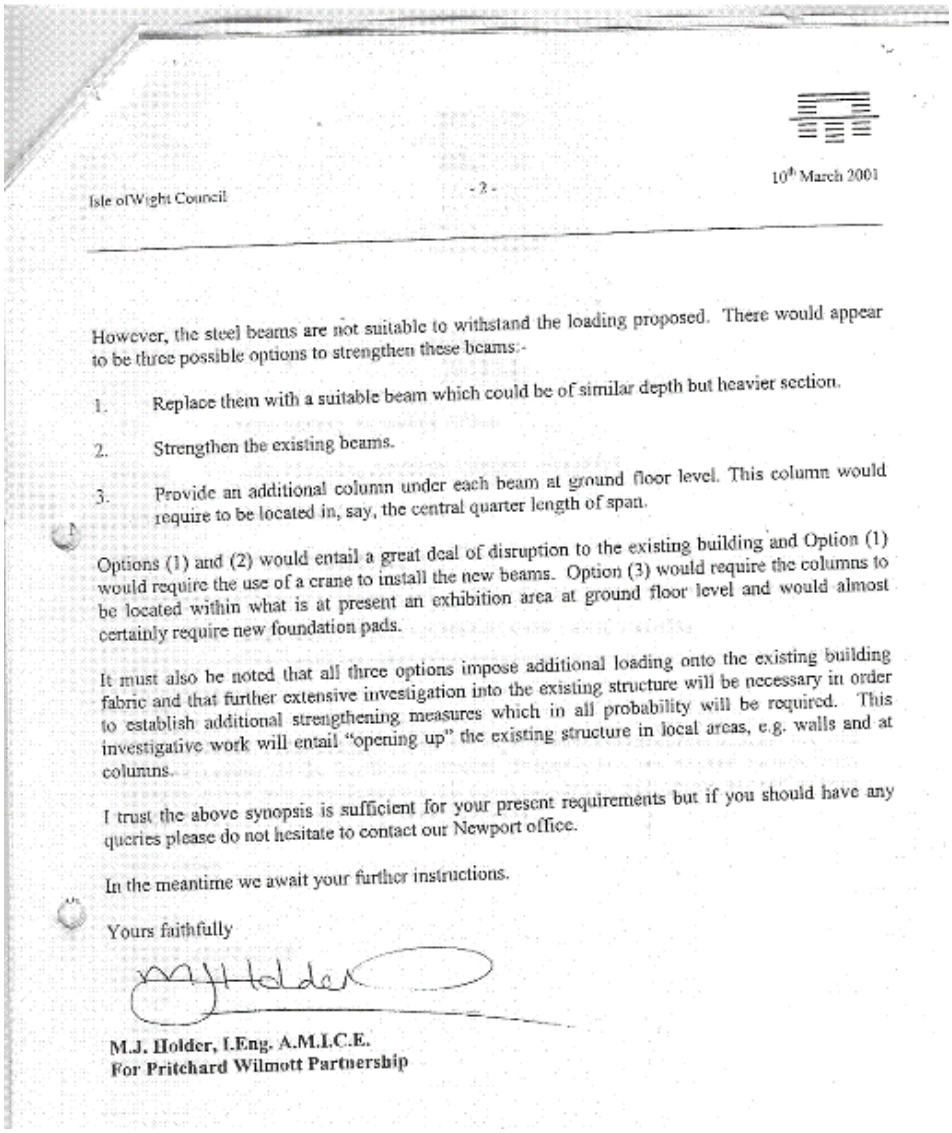
RE: GUILDHALL, QUAY STREET, NEWPORT, ISLE OF WIGHT
YOUR ORDER NO. LP066801/1

Further investigative work was undertaken at first floor level on 9th March 2001 and calculations prepared to establish possible floor strengthening measures required. These were necessarily based only on the local area of structure exposed.

The existing floor comprises timber floor boards on 60 x 125 deep secondary timber joists spanning onto 145 x 225 deep timber primary joists. It would appear these originally spanned onto a structural support which at some time in the past has been removed and replaced with 457 x 191 Universal beams at approximately 3 metre centres, spanning the full 9 metre width of the building. The primary timber joists are presently supported on steel plate shoes bolted into the web of the universal beam.

The ground floor ceiling is supported separately on timber joists spanning between the steel beams. To enable exhibitions to be staged at first floor level BS6399, "Loadings for Buildings", requires the floor to be capable of withstanding 4kN.m^2. In this instance the timber joists are capable of withstanding this loading, with the primary joists being very close to the permitted stress assumed for the condition of timber seen locally in the area opened up at site.

VAT Reg. No. 522 0565 80



Isle of Wight Council - 2 - 10th March 2001

However, the steel beams are not suitable to withstand the loading proposed. There would appear to be three possible options to strengthen these beams:-

1. Replace them with a suitable beam which could be of similar depth but heavier section.

2. Strengthen the existing beams.

3. Provide an additional column under each beam at ground floor level. This column would require to be located in, say, the central quarter length of span.

Options (1) and (2) would entail a great deal of disruption to the existing building and Option (1) would require the use of a crane to install the new beams. Option (3) would require the columns to be located within what is at present an exhibition area at ground floor level and would almost certainly require new foundation pads.

It must also be noted that all three options impose additional loading onto the existing building fabric and that further extensive investigation into the existing structure will be necessary in order to establish additional strengthening measures which in all probability will be required. This investigative work will entail "opening up" the existing structure in local areas, e.g. walls and at columns.

I trust the above synopsis is sufficient for your present requirements but if you should have any queries please do not hesitate to contact our Newport office.

In the meantime we await your further instructions.

Yours faithfully

M.J. Holder

M.J. Holder, I.Eng. A.M.I.C.E.
For Pritchard Wilmott Partnership

Appendix 6: Order of Cost Estimate

Oder of Cost Estimate produced by Ian Walker, Walker Associates, Chartered Quantity Surveyors