Condition Report

Ryde Town Hall

January 2024

The Goddard Partnership Limited

Historic Buildings, Design
and Conservation Consultants

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A. INTRODUCTION TO THE REPORT

A.1. Instructions

A.1.1. The purpose of this report is to advise on the condition and state of repair of Ryde Town Hall in accordance with our fee proposal letter SJG/POT/10582 dated 10th May 2023.

A.1.2. Instructions to proceed with the Report were received from Ryde Town Council ('the client') by email on 22nd May 2023

A.1.3. The Goddard Partnership Limited undertook their initial inspection on 23rd June 2023, with further inspections completed on 18th and 31st August 2023.

A.1.4. The weather at the time of the first and second inspections was dry and sunny. The weather at the time of the third visit was overcast with continuous rain.

A.2. Limitations

A.2.1. This report is provided for the private and confidential use of the client. The Goddard Partnership Limited accept responsibility to the client alone that the report is prepared with the skill, care and diligence to be expected of a competent Chartered Building Surveyor, but accept no responsibility whatsoever to any person other than the client. The report shall not be reproduced in part or in whole or relied upon by third parties without the prior written consent of The Goddard Partnership Limited (and such persons rely upon the report at their own risk).

A.2.2. All measurements and dimensions mentioned are approximate or nominal only and should not be relied upon where accuracy is required.

A.3. Extent of Report

A.3.1. The comprehensive survey inspection included all accessible areas of the building - noted below is a list of areas to which we were unable to gain access.

A.3.2. The report should be construed as a comment upon the overall condition of the property and the quality of its structure, but it is not an inventory of every single defect.

A.3.3. The inspection has been restricted to those parts of the structure which were accessible, exposed or uncovered at the time of inspection. Thus, we have not opened up any concealed surfaces by removing plaster, timber boxing or raising any floor coverings, where they exist.

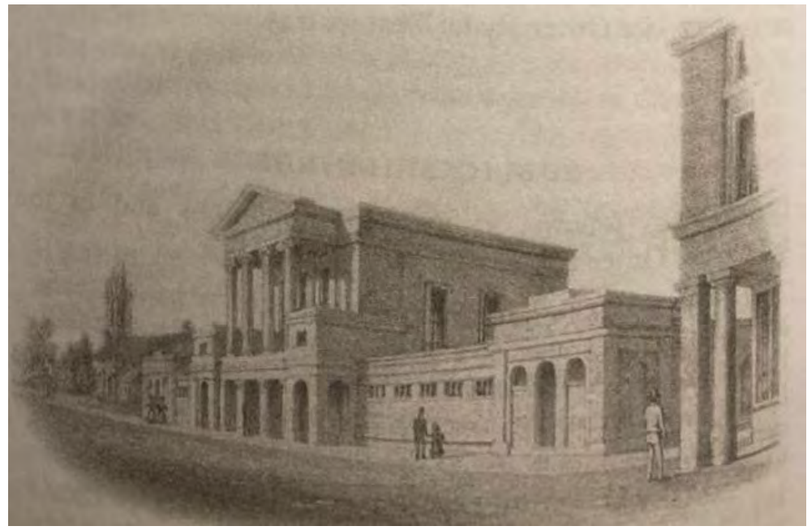
A.3.4. The property was vacant at the time of the inspection, however many items associated with its former occupation were present. Many of the floors throughout the building have carpet and other coverings fitted.

A.3.5. We are therefore unable to report that any unexposed or inaccessible parts of the property are free from defects.

A.4. Restriction on Disclosure

A.4.1. The Report is for the sole use of the named Client and is confidential to the Client and their professional advisers. Third parties rely on the Report at their own risk.

A.4.2. **This report is considered to be commercially sensitive and it must not be issued beyond the Client without prior consent of the building owner.**



The Market Hall 1831

A.5. About the Inspection

A.5.1. **Surveyor's Details**

A.5.2. Company: The Goddard Partnership Limited

Surveyors: Simon J Goddard DipBldgCons., MRICS CBS Surveyors RICS No. 0096328

Andrew R Mason MSc MRICS Surveyors RICS No 1140632

A.5.3. The inspection was carried out on 23rd June, 18th and 31st August 2023.

A.5.4. The report has been assigned the following number S4765.

A.6. Weather

A.6.1. The weather at the time of the first and second inspections was dry and sunny. The weather at the time of the third visit was overcast with continuous rain.

A.7. Property Address

A.7.1. The Town Hall, Lind Street, Ryde, Isle of Wight.

A.7.2. Property Status

A.7.2.1. The building was vacant but with a large number of stored items present at the time of the inspection, with fitted floor coverings to most rooms.

A.7.2.2. No access could be gained to the following areas;

The basement room at the foot of the eastern stairs adjacent to the doors to Lind Street.

The former public lavatories (Male and Accessible) to the ground floor at the eastern end of the building.

The lift and lift motor room.

Pitched roof void over west range

The lavatory on the ground floor closest to the lift.

The small room on the ground floor to the rear of the former accessible public lavatory.

The basement storage area beneath the north west corner of the building.

The large ground floor room in the north east corner of the room was choked with debris and personal items at the time of the inspection.

We cannot therefore confirm that these areas are free from defects.

The original Market Hall

A.8. List Description

A.8.1. The property was first listed at Grade II in May 1972 and the list entry number is 1217046.

A.8.2. The list entry reads:

Originally a Market House with the Council Chamber above. 1830/1831, restored after a fire in 1933. Architect James Sanderson.

Coursed stone cut in imitation of bricks. The ground floor of the original portion has a portico built across the pavement consisting of four round Doric columns flanked by two heavy flattened, cemented and rusticated archways, one on each side and also across the pavement. Entablature above this. Above the latter similar portico of four Ionic columns with iron railings flanked by two small solid portions (containing staircases), which are flanked by Doric pilasters and contain one round-headed window each, with smaller pilasters and architraves over. Behind the portico on the first floor three large sash windows in architrave surrounds and on the ground floor three round-headed doorways with semi-circular fanlights. Cornice and parapet above the buildings, with piers at corners and paired, flanking pediment over portico. Small tower above in three stages.

The lower portion square with slightly projecting bay to each face flanked by Doric pilasters and containing segment headed window in moulded surround. The corners have wrap round Doric pilasters, Greek Key frieze and cornice, blocking course with urns above angles: rather Soanian.

The middle section has a clock face each side with the cornice arched over and the angles levelled and slightly recessed. The whole is surmounted by a cupola of eight composite columns with a copper dome crowned by a weathervane.

A two storied extension of the later C19 in similar style to the East. Square headed arcading to ground floor with banded rustication, eight recessed tripartite windows. First floor windows set in stuccoed arched recesses with moulded arches over on acanthus leaf decorated imposts. One storey addition of five windows to West.

A.9. Issue Record

A.9.1.

Revision	Date	Status	Circulation
A	23rd January 2024	Draft	Ryde Town Hall Working Group, Historic England, Isle of Wight Council Conservation Officer

B. OVERALL ASSESSMENT AND SUMMARY

B.1. General Condition

B.1.1. Ryde Town Hall is a substantial and impressive building, with potential to revert to being a significant asset to the town following repair and renovation, despite having been left vacant and neglected for many years. The building is large and somewhat complex in layout, reflecting the various stages of construction, extension, and rebuilding, and it's varied former uses.

B.1.2. In general terms, the building can be divided into three distinct sections - the main hall/auditorium and ancillary accommodation to the east; the central section including the Council Chamber and lastly the single storey office accommodation to the west.

B.1.3. It is understood that a feasibility study was undertaken in 2019 to examine the potential for the Town Hall to become a landmark cultural centre, with offices proposed for use by the NHS.

B.1.4. A report from Historic England completed in 2021 describes the Town Hall as being, *'An important example of the work of James Sanderson, whose major buildings are in Ryde and who was the most significant architect in the town's early development*'.

B.1.5. The present condition of the building is (remarkably) fair given all that it has suffered, particularly in light of the recent years of abandonment.

B.1.6. The list entry gives some indication of the phases of the development of the building, and whilst parts of the front elevation are covered in some detail, nothing is offered in respect of the interior despite large areas of the same being of significant interest. The Conservation Management Plan which accompanies this report, highlights the areas of change within the building as a result of its development, and following the reorganisation following the fire in the 1930's. The CMP has added more detail regarding the development of the building arising through research, but also as a result of the detailed inspection required to support the preparation of the Condition Report.

B.1.7. There are modern internal interventions and these are largely concentrated to the ground and first floors of the central section and main auditorium. Some of these changes have compromised the historic integrity of these areas, and have created an awkward, cluttered arrangement which detracts from the original composition of the space. The modern materials that have been used are notably unattractive and are now largely in a poor and damaged condition.

B.1.8. It is difficult to gain a full appreciation of the opportunities that the building offers on first inspection given its present over bearing internal arrangement and the presence of so much debris and redundant furniture/ and partially removed building services etc - this urgently requires removal and disposal, particularly where some of the material is harbouring damp and dry rot spores.

B.1.9. There is ample opportunity to create a number of attractive and distinctive spaces within the building as it stands, and also to extend/add to other areas subject to obtaining the necessary permissions and consents.

B.1.10. It may be necessary to split any forthcoming project into distinct phases as funding and resources dictate - the natural order/organisation of the building is considered eminently suitable for a phased approach.

B.1.11. Much of the attractive 1930s decorative interior remains, although in places having been damaged or lost through modern insertions, or subsequently as a result of vandalism whilst the building has sat vacant. This is very noticeable in the area in and around the auditorium.

B.1.12. There are also a number of areas suffering from damage through neglect such as to the decorative cornice and the walls/ceiling of the room containing the mezzanine level which is located between the main auditorium and the council chamber, likewise to the structure over the gallery of the Council Chamber. The damage in both locations is ongoing and has resulted due to defective gutters and rainwater disposal.

Ryde Town Hall from the East

B.1.13. It is very likely that **asbestos** containing materials have been used in the construction of the building, however it is not known whether a Refurbishment and Demolition survey of the building has been completed, or whether there is an Asbestos Management record held on site. This is required.

B.1.14. It is somewhat surprising, but also comforting, to observe that in general terms there are presently the only two areas of significant water ingress to the building. Some moisture is entering the building via the roof lights of the main auditorium - most noticeably in the area surrounding the stage, however, despite their neglected state and some disrepair, the roof coverings generally have remain watertight. Minor repairs are still needed all the same.

B.1.15. Moisture is entering the building in the south east corner causing corrosion and decay to the steel mesh which has been fixed to the wall to carry the solid plastered finish. This mesh can be seen in numerous places throughout the central and eastern sections of the building where damage to the finishes has occurred. In the south east corner however, the water penetration causing the corrosion to the mesh is due to movement to the structure, as can be seen from both the exterior as well as inside.

B.1.16. There are a number of buddleia plants growing in the south east corner of the building which require cutting back and killing in order to prevent further damage to the building. This work is urgent as it is already lifting sections of the render which are on the point of falling. **This is potentially a danger to the public, and it must be resolved as soon as possible.**

B.1.17. The movement in the south east corner is concerning, but not presently of any great severity. The cause of the movement is unclear, and monitoring of this part of the building using tell tales or similar is recommended in order to determine whether this is an ongoing problem. If this is simply an issue of settlement which has now ceased, then repairs should be reasonably easily effected, however if the movement is ongoing, intervention will be needed to stabilise the structure prior to repair. Further investigation by obtaining borehole/ trial hole information will be needed if the movement is found to be ongoing and to allow an appropriate solution to be designed.

B.1.18. It appears that the slight outward lean to the clocktower is historic rather than being ongoing movement no signs were noted of significant distress to the structure or the area beneath, however confirmation is needed that the structure remains stable. A report was commissioned in the 1990's to investigate the problems, and it concluded that the movement was no longer active. The load paths of the tower would suggest that at least some of the movement is where the tower was a later addition, and it may have occurred soon after it was erected. Once again monitoring over a period of least twelve months should allow this to be determined with a higher degree of confidence, but we can see no evidence of significant cracking or change since the previous review. Based on what we can see on site, the movement appears to have ceased, but further monitoring would allow this to be confirmed with certainty.

B.1.19. Presently, although some building services infrastructure remain within the building, much of this has been abandoned and disconnected. Rather unexpectedly water was seen to be dripping from the water heater in the changing rooms, and this is causing damp to rest on the floor boards and the joists beneath. This has the potential to be creating the conditions which can lead to a dry rot outbreak. It is therefore essential for checks to be made to ensure that all the systems have been isolated as a **matter of urgency.**

B.1.20. Although some sections of the heating systems appear to have been abandoned, (west range), it *may* be possible for these areas to be overhauled in the the short term and brought back back into use on a temporary basis. This is where relatively new boilers remain and the pipework on first inspection appears sound. This approach should not be confused with the systems having any long term prospects for re-use, and the amount of recommissioning needed may still result in this not being economically viable.

B.1.21. Previously the building has benefitted from foul and storm water drainage, gas, oil, water, electricity and telecoms services which will all require complete renewal to modern standards, likewise the sanitary installations and the lift.

Buddleia growing on the South East corner of the building

One of the boilers found within the building

B.1.22. Previously hot water and heating to the main part of the building was provided by an oil-fired boiler situated within the basement. Variously domestic scale gas-fired boilers provided more localised systems including to the flat.

B.1.23. The gas supply has been disconnected and capped with the meter having been removed. There is a large oil storage tank in a separate room adjacent to the boiler; it is not known whether the tank has been emptied. There is a strong smell of fuel in the basement, however this is to be expected given the type of installation whether or not the tank is empty. This should be checked.

B.1.24. In the living accommodation to the rear of the building there are active water and electricity supplies.

B.1.25. In the medium term and beyond, new systems must be expected throughout for *all* services.

Vast quantities of wiring threaded through the building above the ceilings (East range)

Damaged section of fire escape in imminent danger of falling (unsupported to inside edge). Urgent Work

B.1.26. Active dry rot fungus was noted in areas of the ground floor accommodation to the east of the building. This is most likely linked to the removal of large sections of the suspended timber floor to the western part of the building due to dry rot attack, and thence the transfer and storage of the contaminated timbers in the room adjacent to the location of the ongoing attack.

B.1.27. There is still some evidence of damage to the joinery adjacent to the removed sections of floor structure, likewise there is some spring and deflection to parts of the floor - this is likely residual damage. It is very important for the infected timbers to be removed, to prevent further spreading of the spores, but also for the conditions which support dry rot being damp, warm, dark and unventilated spaces alongside timber, to be improved.

B.1.28. Whilst much of the glazing to the windows, particularly to the lower section of the building, has been deliberately damaged by vandals and is now boarded over, the timber windows themselves seem largely to be in fair condition despite having been neglected for a sustained period.

B.1.29. uPVC secondary glazing has been fitted to the tall windows at the rear of the first floor assembly room between the Council Chamber and the main auditorium. The secondary glazing is somewhat clumsy and unwieldy, however it serves to remind us of the need to incorporate energy conservation into any refurbishment proposals and the benefits of well considered design

B.1.30. The steel fire escapes to the rear of the building are in a very poor condition and they are **dangerous where they are incomplete.** One section of the stair is on the point of falling and it is imperative that this is carefully taken down, before it falls. **This is urgent.**

B.1.31. Most of the fire escape doors are fixed shut - once plans for the reuse and refurbishment of the building have been completed a new fire escape strategy will be required. The rules governing means of escape have changed since the current escapes were installed requiring them to be protected from the weather, and this will need to form part of any proposal. This will have planning and listed building consent implications.

B.1.32. There is a significant issue with the occupation by pigeons of the roof over the main entrances within the recess of the portico. A substantial volume of droppings were present during the inspection, which is a health hazard as indeed are the birds themselves. Action is required to remove the droppings and to remove the birds and secure the area from the same. This will require clearance by a team suitably equipped with the correct PPE even before holding works can be completed to protect the building.

B.1.33. Rat droppings were noted in some areas of the building, and it is suspected that the vermin infestation may be ongoing; this also needs **urgent** attention.

B.1.34. A cementitious render has been applied to the front elevation of the building to provide a base for raised decoration, most noticeably to the area in and around the portico. Some of the render is now in a deteriorated condition, and the opportunity might be taken to replace the same with a more sympathetic material and reinstate the original decorative designs the the cementitious render has replaced. See - *Durability Guaranteed - Pulhamite Rockwork - Its conservation and repair* by English Heritage published in 2008.

B.1.35. In general terms the condition of the masonry to the elevations is fair. Some areas of deterioration were noted to the stone itself and also the pointing, but in general terms this was not considered to be particularly significant or indeed as urgent within the context of the preventing the rapid decline of the building as a whole, and in making it wind and weather tight.

B.1.36. Some areas of the external elevations have been repointed using harsh cementitious 'ribbon' pointing which will require careful removal and replacement in a more sympathetic lime-based mortar, and the opportunity to remove it should be taken while scaffolding is in place for other work. This will also help to prolong the life of the fabric, and it will help to reduce the problems of damp noted internally.

Dry rot (Serpula Lacrymans) fruiting body on ground floor

B.1.37. To the rear of the building, ferrous fixings have been used to secure metal grilles in place over some of the lower level windows. Ferrous fixings have also been used to fix the steel fire escapes in place. Many of the fixings have expanded as they have corroded causing bursting of the brick/stonework into which they are secured.

B.1.38. All defective ferrous materials should be carefully removed and any damage to the masonry repaired prior to replacement of the defective materials using appropriate grade stainless steel.

B.1.39. It is essential that new uses for the building are found as a **matter of urgency**, either as a whole or on a phased basis. In some instances a temporary 'pop up' use in the short term can sometimes provide a gateway to a more permanent solution, albeit that this will still require work to ensure the safety of the occupants. These temporary custodians of the building will then have a greater awareness of its vulnerabilities, and if any new leaks appear. These can then be dealt with in a timely manner. Unoccupied buildings are always tend to decay more quickly without the benefit of this active overview

B.1.40. The building desperately needs to be used and re-occupied, even with elements of temporary use, as this will start the process of finding the most appropriate and sustainable use for this very special building.

Removed dry rot damaged flooring stored on ground floor risking further contamination.

B.2. Risk Items

B.2.1. There are a number of areas of risk items which are potentially critical in assessing the cost of the work.

Concrete Roof

B.2.2. The most significant includes the condition of the concrete roof deck over the auditorium. This is expected to include embedded metal reinforcement with the slab, which spans between the main steel beams between the outer walls.

B.2.3. This form of construction can be durable, provided it remains dry, but it can also suffer from carbonation. This is where carbon dioxide passes through the concrete and where a chemical change subsequently occurs altering the PH of the concrete, and the protection of the reinforcement that this brings. This will then allow the embedded reinforcement to corrode causing the slab loosing its strength. Although it can be repaired, this is expensive and the replacement of the whole structure may be needed. This has the potential to be one of the highest cost items for the project.

B.2.4. Costs for this investigation have been sought and these are awaited. Funding for these investigations is being sought through Historic England

Corrosion to EML

B.2.5. The corrosion of the expanded metal backing to the render is also mild steel and at risk of corrosion. This was used extensively in the main auditorium following the reinstatement after the fire. This has the potential to add a significant cost to the repairs, if large areas are found to need renewal.

Other Items

B.2.6. Other risk items, include the extent of render repairs, and the condition of the timber floors, but these can only be answered with more certainty, following the in high level inspection (combined with the removal of the buddliea), and the clearance of the interior.

Render repairs

B.3. Priorities for Repair

B.3.1. The following urgent works list has been provided as a starting point for work which is considered to be needed to reduce the rate of deterioration of the building. In our opinion these items are **essential and very urgent** and they should be completed as soon as possible.

B.3.2. It is evident that the building has suffered from vandalism in the past, and measures are needed now to reduce this risk while its future is considered. This should include regular checks inside the building, and improvements to locks to doors and windows etc. In the medium term, occupation, even in part of the building could start to reduce this risk.

B.3.3. It is clear that since the building fell out of use, items such as modern catering fittings, and items of arising from vandalism and partial demolition remain. These have in some instances limited the opportunity to make a more comprehensive inspection in some areas of the building and we would recommend that these are removed, subject to the permission of the current owners being secured. This is a relatively simple task, albeit, with a significant amount to remove. As part of this task, we would recommend the removal of loose materials such as carpets etc, which may harbour damp and or fungal spores. It is important that the removal is controlled to ensure that items of historic fabric are not lost inadvertently.

B.3.4. None of the holding works are considered to require Listed Building Consent, but it is recommended that a method statement and short schedule of work is prepared to allow these to be completed, and to allow comparable costs for the work to be obtained. The methodology should be shared with the Conservation Officer.

B.3.5. It is estimated that a starting budget of approximately £150- 250,000 + VAT should be set aside for the immediate and most urgent works, but while recognising that the greater the level of investment that can be made available the larger number of urgent works items that can be prevented from becoming significantly worse. In our experience, it is often the final 5% of temporary repairs which require the highest levels of investment due to complications of access, and the costs associated in providing it.

B.3.6. At this level of investment, the building would still not be accessible for public use, but it would be placed in a more stable condition, designed to slow the rate of deterioration. This work should not be considered to have lessen the threat of the heritage asset, and it would unequivocally remain ‘at risk’.

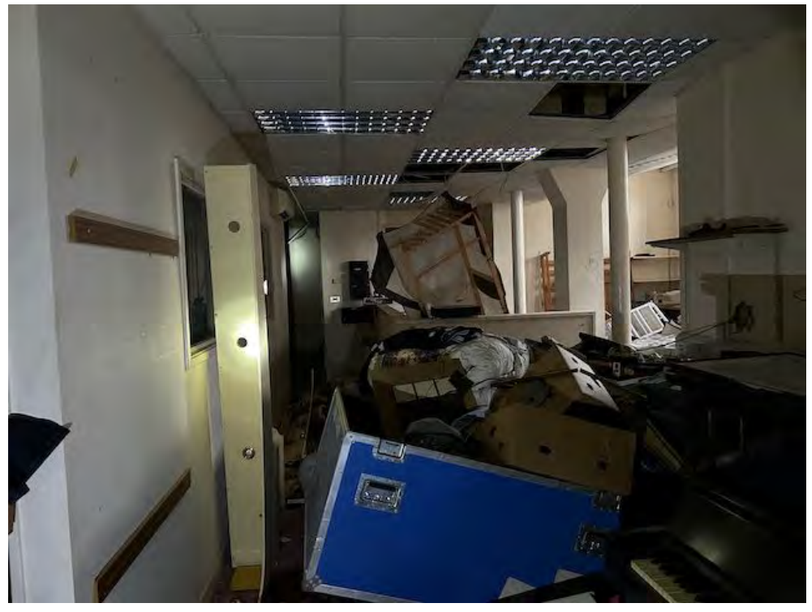
B.3.7. While the future of the building remains under consideration, we also recommend that a process of regular inspections should also be undertaken to ensure that any further problems are identified as they arise, so that holding works can be put in place to prevent further damage. This work could be completed by an experienced maintenance officer, rather than requiring a specialist consultant. The timings for the inspection are recommended as being not less than every two months, and this should be continued until the main conservation and repair projects start. The conservation consultants would remain available to provide specialist advice on a consultancy basis, to provide guidance of the temporary repairs which may be most appropriate, if required.

B.3.8. A very significant number of additional repair items are included within the main report below, which will need to be considered as part of a wider conservation repair strategy for the building. These are likely to be too great in number and extent to be considered without significant funding from national grant giving bodies, and / or a private investor.

B.3.9. The list of items requiring further investigation should also be included at this stage, as once completed, these will increase the knowledge base of the building. This will be essential to establish the quantum of cost for the repairs as a whole, and to inform any grant applications.

B.3.10. In summary, urgent action is required now to prevent what is already a very substantial project becoming even larger in scale. This work should not be seen as starting the wider conservation repair project, with the repair methods suggested only being temporary to avoid unnecessary and abortive costs being incurred, when the main project commences.

Deliberate damage to internal building fabric



Extensive clearance of areas of the building required.

B.3.11. During the period while the holding repairs and further investigations being completed, the opportunity should also be taken to develop a long term and sustainable pathway for the building to secure its future. This can, and should, be developed in parallel.

Urgent

- Temporary repair roofs and flashings to reduce water ingress (flashband etc).
- Flashband repairs to glazed rooflights
- Clear gutters and downpipes
- Clear pigeon debris
- Remove buddleia
- Remove / temporary propping to fire escape stairs
- Assess and remove loose areas of render which are at risk of falling on all sides
- Remove internal clutter and finishes which are harbouring damp
- Remove contaminated dry rot timbers stored in building
- Update Asbestos survey
- Secure and repair main entrance doors
- Temporary covering to lanterns where leaking
- Temporary propping to beam in Council Chamber gallery
- Check all services are isolated and disconnected (water dripping from water heater in changing room).

Regular Maintenance

- Check building remains secure
- Check roof areas for loss of slates/ lead theft etc
- Check and clear downpipes/ gutters etc

Within 2 years

- Ventilate and cap chimneys
- Repair doors
- Provide temporary electrical supply for inspection lighting
- Replace missing slates
- Repair broken glass
- Lift sections of timber floors to increase ventilation
- Consider temporary fire/ intruder alarm
- Repair roof over Council Chamber

Further Investigations

- Bow to wall at Balcony level (Structural Engineer)
- Borehole survey to SE corner (Geotechnical survey and Structural Engineer)
- Drainage survey (CCTV)
- Investigate concrete roof construction over auditorium
  Check ironwork to columns on south elevation
- Provide safe access to allow (external) inspection of roof below cupola

Cracked asphalt roof covering above the auditorium

Cracked lead in valley gutters causing

B.4. Roofs

B.4.1. There are a number of distinct roof sections to the various elements of the building, incorporating different materials and types of construction. Although a number of defects have been identified across all areas of the roof, fundamentally, and with some carefully targeted projects, it should be possible for these to be repaired without all areas needing complete replacement.

Main Auditorium Roof

B.4.2. To the east, the concrete structure of the flat roof has an asphalt covering and it incorporates three cast iron glazed lanterns which are placed at a regular spacing over the main auditorium space. This roof replaces the timbered structure destroyed by fire in the 1930's.

B.4.3. The asphalt coverings to the main roof above the auditorium are weathered and showing signs of failure in a number of areas. Evidence gleaned during the internal inspection of the building highlighted a number of minor leaks into the spaces below, but at present the coverings remain largely water tight despite their poor condition. The roof is mainly flat, but it transfers to a single pitch towards its the eastern end where the asphalt covering extend down to the parapet gutter. Rainwater runoff predominantly drains to the north side

B.4.4. In light of the age (around 25 years old?) and the condition of the asphalt roof it is likely to deteriorate further in the near future and begin to allow water in to the interior of the building in ever increasing quantities as decay progresses.

B.4.5. The usual cracking/crazing can be seen to the asphalt, as is to be expected of a building of this age, likewise some bubbling and slump noted to the eastern pitch. Whatever is planned for this area of roof, it is likely that repairs will be required prior to overlaying the existing coverings with fresh asphalt. Treatment of this section of roof will depend on future uses yet to be determined. Patch repairs could be completed to the asphalt, or potentially it could be covered with a capping sheet.

B.4.6. The main roofs are enclosed behind masonry parapet walls at varying heights to the perimeter. The main area of structural movement which affects the south east corner of the building is also visible within the parapets. Various weathering details to the roofs including asphalt and rubber membrane up stands as well as rolled lead sheet flashings.

B.4.7. Towards the eastern part of the roof there is a steel structure and cabling which has formerly been used to raise and lower scenery for the stage below. This structure is now redundant and should be removed - on completion, the cable penetrations through the roof should be made good and sealed.

B.4.8. Rainwater is removed from the roof via gullies around the perimeter which drain to downpipes. The arrangement of the gullies is somewhat haphazard and their diameter is considered small relative to modern storm conditions.

B.4.9. The key concern in this section of the building is the structural condition of the concrete roof and its residual life (See Risks/ Structural Movement).

Lantern on ridge to the central slate covered roof behind the clock tower.

Main auditorium roof, lantern and cupola

West Roofs

B.4.10. To the western end of the building the roofs are pitched with natural slate/man made slate coverings. There is a further large lantern light to the central slate covered pitched roof behind the clock tower. There are two further lantern lights adjoining the east and west of the clock tower.

B.4.11. One of the smaller lower level lanterns adjacent to the stairwell is covered with a tarpaulin, and there are large areas of water damage to the stairwell beneath, however moisture meter readings taken to the damaged areas showed levels to be within tolerance. This is potentially misleading, as the weather had been dry fro some weeks before the inspection of this part of the building. The tarpaulin appears to have been in place for some time, and its initial (and no doubt limited) effectiveness will have been short lived. A short term repair is required as a **matter of urgency** to curtail this area of water ingress.

Cupola

B.4.12. The cupola surmounting the clock tower is domed, with copper sheet tiles arranged in a fish scale pattern. Inspection was only possible from the flat roof below and from street level, but whilst some lifting to the tiles could be seen, the coverings were generally even and all present. As per the list entry, the cupola is crowned with a weathervane. This is now in a somewhat weather worn condition, but seemingly secure as per inspection from below.

B.4.13. If as we expect the covering to now be over 100 years old, repairs should be expected. This will be a costly area of work, due to the cost of the material and the high level of skill and expertise needed to deliver the same appearance.

Lead Roof to the Council Chamber

B.4.14. The leadwork to the Council Chamber roof has been carried out relatively recently, and for the most part to a good standard. It is therefore a source of frustration that splits are evident where the lead has been overworked to the ends of each timber roll (the lead would have benefitted from being a ‘Code’ higher and this would and reduced the likelihood of a split) . This will be allowing water to pass. Repair is a **priority,** albeit with a very careful risk assessment being completed first to consider the impacts of Hot Work.

B.4.15. It *may* be possible for these splits to be welded and repaired, by a suitably skilled craftsperson which would then potentially resolve the leaks; if this can be completed, the roof might then be expected to last another 25 years with relatively little work needed.

B.4.16. One further split is noted to the westernmost panel of lead alongside the western parapet; this will need to be replaced.

B.4.17. While completing the roof repairs, consideration should be given to providing ventilation beneath, to avoid the risk of underside corrosion, particularly as the building is returned to use and it is heated.

Overworked lead at the ends of each timber roll

Central Slate Roof (Above the Mezzanine)

B.4.18. The roof over the central section of the building has slate coverings and incorporates a north/south aligned lantern to its upper area. The condition of this roof is considered to be **in the poorest condition across the building as a whole**.

B.4.19. The most vulnerable sections to this area of roof are the lead-lined gutters to the east and west of the pitched roof surfaces. In these areas the lead has split across the width in almost every bay. This is allowing water to pour into the fabric beneath every time it rains. This has caused some of the timber decking beneath to decay,This is without doubt one of the areas in most urgent need of repair. Temporary Flashband repairs should be used to stem the water ingress as **a matter of urgency. This cannot be overstressed.**

B.4.20. The roof has been related using a mixture of man-made slates, some of which show signs of containing **asbestos** (these tend to be older and matt in appearance). Minor repairs including the replacement of the odd missing slate can only be undertake in the areas away from the **asbestos** slates, as holding repairs. Once these are completed, the roof may continue to remain serviceable for the next 5 years.

B.4.21. In the longer term the roof needs to be stripped, and re-covered using natural slate. This will be coordinated with the repairs to the lantern and the lead. The steps in the lead bays to either side will also need to be re-configured to allow the correct increase in height to be achieved.

Splits in the lead

Asbestos slates (High Probability but not tested)

West Flat Roof

B.4.22. The structure of the large area of flat roof between the Council Chamber and the pitched roof to the western end of the building is visible in places above the line of the suspended ceiling to the ground floor offices.

B.4.23. This appears to be a very modern construction (within the last 25 years), with tanalised timbers supporting a plywood deck. This is generally in a very good condition in the areas (where it is possible to see it from below). There is no insulation in this section of the roof, and this is recommended.

B.4.24. During the course of our inspection, we did not see any evidence of ventilation below the structure forming part of the design intent, and this will be important to reduce the risk of condensation forming on the underside.

B.4.25. The end of the building has a single ply membrane covering incorporating a number of roof lights and service pipe penetrations. This section of roof appears to be relatively modern and is likely to have been laid within the last fifteen years.

B.4.26. There are a number of roof lights and service penetrations to the main roof, likewise air-conditioning units have also been placed in this area. These are all redundant.

B.4.27. The membrane coverings showed little signs of weathering or damage and the interior accommodation beneath is dry with no signs of any significant leakage from the roof. This should remain serviceable for the next 10 years.

B.4.28. The same covering extends over the flat on the north side of the building, and although it is generally in a good condition, battens have been screwed into the surface of the roof, breaching the waterproof layer. The reason for this is unclear however it will be possible for these holes to be repaired in isolation; swift action will then stave off the need for much more extensive repairs in due course, but this must be carried out **as a priority**.

Flat roof between Council Chamber and the western pitched roof

B.5. Structural Movement

B.5.1. As with most historic buildings, cracks are visible within the fabric which may point to structural movement. This cracks can be a sign of either historic, or active movement. Historic movement, particularly in buildings such as Ryde Town Hall may have occurred many years ago and no attempts have been made to make these good, particularly if they were in less critical areas and away from the more publicly accessible part of the building Old cracks can occur along the lines between dissimilar materials, and it is often possible for these to simply be raked out and filled. These can re-open over time and this should be expected.

B.5.2. Active movement can either be cyclical or progressive, and establishing which mechanism is active is critical. Cyclical movement can occur for example where the building may have been built over shallow foundations, and movement in the ground has caused cracks in the structure above. Over the course of the year, the cracks may open and close in response to changes in moisture levels in the ground, and as the conditions change, so will the extent of the cracking. This can result in the cracks closing (or at least reducing in width), if they are able to do so. Many historic buildings display signs of minor cyclical movement, and this is not normally a matter for significant concern. At least some of the movement noted follows this pattern.

B.5.3. Progressive movement is the most critical, and this will require further investigation and intervention. The intervention should seek to address the cause of the movement, rather than simply being a response to it.

B.5.4. At Ryde Town Hall, there are a mixture of active and historic areas of movement. For the most part, the number of cracks in the building were fewer that we might have expected given the outward appearance of the building, and on the whole the structure appears to be in a good condition despite the recent period of neglect. There are however areas where more investigation is needed, and where the movement in the past has been rather more significant, and repairs are required. This is largely concentrated to the south eastern corner of the building.

B.5.5. In the case of the Town Hall, many of the narrower cracks do not give significant cause for concern and they are characteristic of a building of this age, although they may still disturb the finishes.

South East Corner

B.5.6. The cause of the movement in the south east corner is not clear. The very ‘high level’ and broad brush desktop review of the geological maps in this part the town would suggest that the underlying ‘bedrock’ has sound bearing properties and this area of the town is not noted for being notably unstable[1]. These maps however must to be relied upon on their own, and it is quite possible that there are differences at a micro level, which could be resulting in the movement. This may relate to changes in the superficial deposits directly below the surface, or where water pathways below the ground have caused the ground to lose its bearing capacity. This is potentially possible where the movement is close to the drainage which once served this part of the building and the surface water drainage to the road network alongside.

B.5.7. Further investigation is therefore essential to determine the cause of the movement and to clarify whether it is ongoing or historic. If the movement is found to have ceased, the repair strategy is likely to be much less intrusive, and holding works can be used a precaution. If the movement is still ongoing, then tackling the source of the problem must be the priority, before repairs can be carried out to the building. This work will require the appointment of a suitably experienced structure engineer, supported by a geotechnical investigation. This is recommended as a **priority.**

Cracks on the south east corner of the building

Structural movement evident within the building

[1] The geology beneath the building is Bembridge Marls Member - Calcareous mudstone and limestone. Sedimentary bedrock formed between 37.8 and 33.9 million years ago during the Palaeogene period. The parent member of the Bembridge Marls Member is the Bouldner formation.

Interior

B.5.8. Inside the building the movement is most obvious in the stairwell and landing leading to the dressing rooms in the south east corner. Cracking is evident to the walls and ceiling, with a large gap around the window frame above the top floor half landing.

B.5.9. Within the dressing room area, large sections of plaster have become detached showing significant corrosion to the steel mesh backing. It is likely that movement to the structure has opened up gaps in the masonry, allowing water penetration into the internal fabric with any issues exacerbated by the buddleia to the external elevation.

B.5.10. The use of metal in the plastered finish is often used to cover areas of cracking beneath, or potentially to provide a key for more cementitious products used following the fire, as the very damp walls dried out. If as we suspect the metal is not protected (being galvanised or even less likely being stainless steel), it is likely that it will corrode. This is therefore a **risk item.**

Clock Tower

B.5.11. There is a slight external lean to the clocktower which appears to be stable, but which requires further investigation to confirm. The relative lack of cracking close to the tower would suggest that the wall surfaces have been plastered since the movement occurred.

Timber Structural Members

B.5.12. There is evidence of timber decay, as a result of moisture ingress and fungal decay (See Timber), and this has resulted in the loss of some structural support, and in parts areas of the suspended floors.

B.5.13. These areas will need to be replaced.

Vegetation

B.5.14. There are a number of buddleia plants growing in the upper parts of the masonry over the area of movement. The parapet wall is showing cracking and minor disturbance - the cracking may have resulted from movement to the structure or may have been caused by the root growth of the vegetation. Either way, the various outbreaks of buddleia across the building is causing damage and further decay to the structure and it requires removal.

B.5.15. This is work is **very urgent** where the building is built directly over and alongside the street, with public access below. In the first instance a cherry picker must be used to test the integrity of the render, and to allow any loose sections to be removed in a controlled manner before they fall.

Risk Areas

B.5.16. The use of a concrete roof over the main auditorium following the fire in the 1930's represents a significant risk item during the refurbishment of the building. The form of construction is expected to use reinforcement within the deck which spans between the main steel beams, over the main space and these elements will have a limited lifespan.

B.5.17. The threats to this form of construction include carbonation of the concrete, which will ultimately lead to corrosion of the embedded reinforcement, and a failure of the decking. This is very expensive to repair, and it could potentially require the deck to require complete replacement. This has the potential to be one of the critical and highest cost elements of the project to save the Town Hall.

B.5.18. Quotations have been obtained for the investigation and these are awaited.

B.5.19. The condition of the steel beams below the deck must also be inspected and reviewed at the same time, .

Corroded mesh within the plaster in the dressing rooms

The coffered concrete roof of the auditorium

B.5.20. Elsewhere in the building the structure seems in no great distress due to movement or deflection within the same. There are a number of areas which are hidden by modern interventions, however access to inspect elements of most areas is available and as a general assessment the building structure is mainly sound despite recent neglect.

Future Developments

B.5.21. During the course of the development of the CMP for the building, and with particular reference to the 1860's town plan, it is possible to see the structural geometry of the original construction and the lines of some of the original walls or columns which supported the fabric above. These still remain in many areas of the building to the lower floors, and it will be very important for these to be recognised during the course of planning the design of the new interventions.

B.5.22. Changes to existing load paths can have the unintended consequences of increasing the loadings elsewhere on the fabric, which can then trigger new areas of movement. This needs very careful thought.

1990's insertions and damage to 1930's fabric

Modern plasterboard pilaster strips below balcony c.f 1930's Plaster of Paris originals

(Historic?) Movement below clock tower on West elevation visible in cornice.

B.6. Dampness

B.6.1. Some dampness is to be expected in a building of this type, but it does however depend on where the damp is located, and whether it is having an impact on the timber structure (where it may cause timber decay), the use of the building, or the health of the users of the building, as to what action (if any) is required.

B.6.2. The sources of damp included penetrating damp as a result of (roof) leaks or moisture entering via chimneys, condensation, leaks in the service provision, or rising damp associated with high ground levels or faulty drainage systems.

B.6.3. In any area where there is persistent damp, and little or no ventilation, there is the potential for fungal decay to occur; this is evident in a number of locations at The Town Hall. Once the timbers have been softened, this can then lead to beetle attack (see Timber Decay).

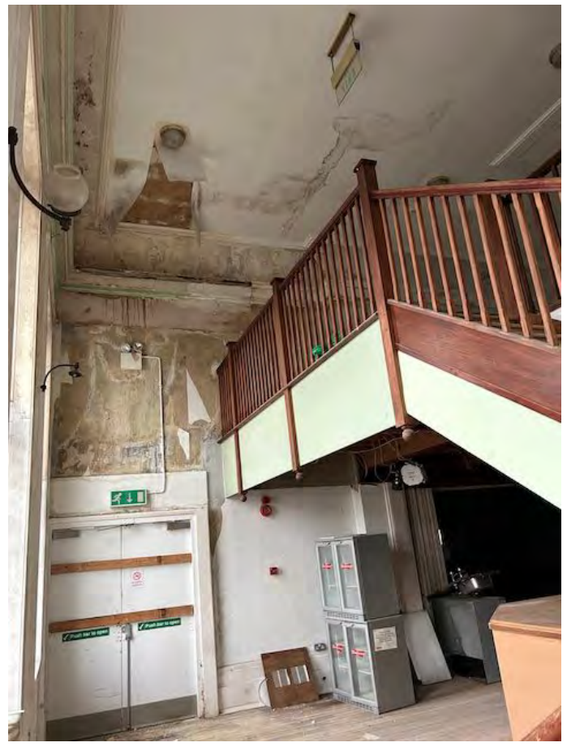
B.6.4. During the course of the inspection we tested a number of areas inside the building for the presence of damp. This included the base of the walls, and some areas within the roof where access was possible. The testing was completed to areas at random and where we considered that there may be an increased risk or signs of moisture penetration. It remains possible that other areas of damp are revealed within the building once any furnishings have been cleared and areas below the finishes are opened up. We are therefore unable to confirm all areas are free from defects or damp.

B.6.5. The moisture meter readings were taken using a Protimeter Mini, to establish the levels of damp in the structural elements. These are expressed as Wood Moisture Equivalent readings, and although they are shown as a percentage, this does not reflect the precise moisture content. The readings do however allow comparative and relative assessments to be made which informs our assessment of the source of the damp, and whether it has the potential to cause decay in timber. Further details of how the readings can be interpreted are included on the Protimeter website.

B.6.6. The presence of salts will inevitably register higher readings on a moisture meter, where it 'measures' the electrical conductivity between the metal probes on the device. Salts are good conductors (hence the high readings), but equally they can also be a sign of moisture in their own right.

B.6.7. Ventilation is a very good means of moderating damp, and so we recommend that the existing floor finishes over the timber suspended floors are removed, where this can trap or harbour moisture. Lifting the occasional floor board (and retaining it for reinstatement late) is also a good method of improving ventilation while the building remains dormant. This can have very significant benefits in reducing the risk of decay.

Damp penetration arising from spilts in lead lined gutter above (See pp17).



New mezzanine altering proportions of the hall

Penetrating Damp

B.6.8. On the basis of our inspection we identified several areas where penetrating damp is ongoing through roof leaks or defects to the masonry

B.6.9. Raised levels of moisture were noted in a number of areas, although active leaks were seen in areas such as the mezzanine to the rear of the main auditorium. This is linked to the very poor condition of the lead valley gutters to either side o the roof. **These repairs must take the highest priority.**

B.6.10. If the source of the moisture is not resolved there is potential for the timbers to decay and weaken. The principal cause of water ingress to the mezzanine is the defective gutters above. It is very important that the source of the damp is corrected, but also for ventilation to be promoted during the drying process to reduce the risk of very damp timber passing through the 'sweet spot' where dry rot can be triggered, as the conditions for it to become established all align. This is often overlooked.

Penetrating damp upper part of bar (mezzanine)

Active areas of damp below failing lead gutter. Very urgent repair required.

Condensation

B.6.11. Although we did not see significant evidence of (active) condensation within the building on the days of the inspection, the presence of black mould in some areas indicates inadequate ventilation and this is typically caused by condensation.

B.6.12. To some extent the presence of black mould is not entirely unexpected where the building is currently unheated and where many of the windows have been boarded over. As noted above however, where there is little or no ventilation to an area the chances of an occurrence of fungal decay are increased.

B.6.13. The installation of extractors in the building, within the toilets and the kitchens etc, as part of the new works, will be essential.

B.6.14. More extensive ventilation and potentially mechanical heating and cooling will also be needed within the assembly rooms as this will be a significant source of moisture and heat, particularly if the area is being used for performances, and the audience is at capacity.

B.6.15. The measures used to control this environment will also need to be designed to balance the ventilation (together with heating and cooling), with measures to limit acoustic 'break out', which may potentially lead to nuisance, particularly where the site is surrounded by residential uses.

Raised Ground Levels

B.6.16. Presently the ground levels to the perimeter of the building do not appear to be causing any significant defects to the internal accommodation such as by bridging of any damp proof courses (where present) and allowing penetrating damp via transfer of moisture through the stonework.

B.6.17. The building is surrounded by paved walkways, although the projecting bay at the rear backs onto the tarmac of the public highway. Whilst the paving presently seems in fair condition, if re-paving works are planned, care should be taken to ensure that the same does not cause ground levels to become further raised.

Surface Water

B.6.18. The building is located within an urban area and the storm water drainage close by is available, however in light of changes to the climate and the hard surfaces surrounding the building there is a danger from flash flooding should the storm water drainage become overwhelmed.

B.6.19. The building is located within Flood Zone 1 which is considered to be an area with a low probability of flooding.

Upper office below clock tower. Note condensation where ceilings not insulated or ventilated.

Services Leaks

B.6.20. The services have mainly been disconnected, although supplies remain active to the accommodation at the rear of the building.

B.6.21. During the course of our inspection a leak was identified to the cold water feed to the water heating in the changing rooms; this has been dripping for some time and it is essential that this is isolated and turned off. The boards and timbers below the leak are completely saturated and now at significant risk of rot. This is a **matter of urgency**.

B.6.22. It is expected that at least some of the outbreaks of dry rot may have been triggered by service leaks in the past, where the areas of failure where found to be close to the toilets and ground floor kitchen areas.

B.6.23. Whilst the potential for damage from escape of water due to damage to the water main serving the rear of the building is considered to be limited, it would be of benefit to identify all water mains within the building to confirm that they are isolated and also to record where stopcocks and other means of isolating supplies are located.

Leak below a sink in the changing rooms

Very damp floor beneath active water leak in changing rooms, increasing risk of dry rot.

B.7. Timber Defects

B.7.1. Timber Defects can be broadly divided into Beetle Attack and Fungal decay. These are considered in turn.

Beetle or Insect Attack

B.7.2. It is very important to note that the form of construction of the building has resulted in many of the timber elements being covered, either by plastered finishes, or fitted carpets etc This included the majority of the main roof timbers, the roofs over the kitchen, as well as the first and second floor constructions. On this basis we have only been able to inspect on the areas which are accessible and visible, we are unable to confirm whether the other areas are entirely free from defects.

B.7.3. We have wherever possible, given an initial assessment of risk of potential for decay where the outwards signs such as deflection or movement, or longstanding areas of damp may suggest that decay may be present out of sight, and where we would recommend that further investigations are carried out.

Common Furniture Beetle (Anobium punctatum)

B.7.4. The common furniture beetle, or woodworm, often causes damage to structural timber such as wood framed roofs, floor boards and joists. This form of attack is characterised by smaller exit holes (around 1mm) diameter. Minor damage was noted to areas within the roof void to the rear of the clocktower.

B.7.5. On the basis of our inspection, although furniture beetle attack was noted to a small number of timbers, for the most part the impact was limited where sufficient residual timber remained to perform the structural function required and no treatment is presently needed.

B.7.6. The relatively modest levels of furniture beetle attack may in part be where areas such as the softwood flooring is covered using carpet and other floor coverings. More should be expected to be discovered as the works progress.

Deathwatch Beetle (Xestobium rufovillosum)

B.7.7. The Deathwatch beetle is a medium-sized beetle. The larvae live in dead wood, in old trees and in buildings: their tunnelling can cause major damage to wood beams and floors, and to wooden furniture. Adults emerge during the spring, leaving holes of about 2-3mm across in the wood. The adults make tapping noises against the dead wood to attract mates; the females then lay their eggs in crevices in the wood.

B.7.8. Death Watch beetle attack can have a greater impact on the structure of the building, particularly where oak and elm timbers have been used. The core of the timbers is removed by the beetle, leaving only a thin outer shell. Deathwatch beetle attack is normally accompanied by the timbers becoming damp first, so the timber is softened and it can then support the infestation.

B.7.9. No signs of death watch beetle infestation were noted during the course of our inspection and this is considered to be where the majority of the timbers used in the construction are now ‘pine’ (Deathwatch beetle will usually only attack oak and elm timbers). This would almost certainly have been chosen for use after the 1930 fire, on the grounds of economy, particularly when combined with the use of steel and concrete. It is therefore still possible that Oak or Elm timbers may still be found in the parts of the building not damaged by the fire; absence of evidence, is not evidence of absence!

Active dry rot infestation now visible above the floor. The concealed area of decay will be very significantly larger.

Fungal decay

B.7.10. Beyond the extent of the problems of beetle attack, there is also the potential for fungal decay to occur, particularly the surface is consistently damp and timber remains as a source of nutrients.

B.7.11. On the basis of our inspection, we identified a number of areas where fungal decay is ongoing. These areas are mainly located on the ground floor to the east of the building adjacent to the area where the timbers from the west of the building have been removed to and where the fruiting bodies of the fungus can be seen.

Dry Rot (Serpula Lacrymans)

B.7.12. The fungal decay is due to dry rot fungus (serpula lacrymans). Dry rot can survive in a range of conditions but will thrive when humidity is high, and the moisture content of the timber is between 28-30%. In order to eliminate the fungus changes should be made to its environment such as lowering humidity/moisture levels.

B.7.13. Much of the floor structure has been removed from the ground floor area beneath the Council Chamber and further to the west due to damage from dry rot attack. Evidence still remains of the attack with the dried out remains of fruiting bodies close to the internal drain/downpipe as well as cracking and weakening of the floor structure and joinery nearby. Areas of spring are noted in the floor to the west corridor (G16), and at the entrance to G18; it is very likely that the whole of this area of floor will be suffering from decay and an allowance must be included for these areas to be replaced.

B.7.14. The potential for damage by dry rot to the eastern area of the building is likely to be significant due to the suspended timber floor construction, and whilst the damage appears presently to be to the modern partitioning which is of little to no value, it is likely that as yet unseen damage is being done. The potential also exists however for spores to spread within the building causing outbreaks elsewhere.

B.7.15. Where decay is discovered, although localised treatment may be needed, the act of applying a treatment is not a panacea for ignoring maintenance. If the source of the problem is not addressed, persistent damp can still trigger an outbreak of decay even once treatment has been applied.

B.7.16. Dry rot can also occur as building dries out following the repair of a persistent leak, as the moisture content passes through the optimum conditions for its growth. This will potentially be significant at the Town Hall.

Flooring damaged by dry rot (G40)

Expected original location of dry rot with contaminated material moved to G40

B.7.17. **Wet Rot (Coniophora Puteana)**

B.7.18. Wet rot is present in a number of areas, but most noticeably in the structural timbers above the gallery of the Council Chamber.

B.7.19. Whilst it appears that the moisture source that has caused the decay has been removed, **support is urgently required** to the timbers prior to repair.

B.7.20. Wet rot is also present to significant areas of the external joinery including the windows. Repairs are needed to prevent further deterioration, however despite this the condition of the external joinery remains fair.

Floor boards and floor joists damaged by dry rot (G18)

B.8. Services

B.8.1. The inspection of the services has been on the basis of a visual inspection only and no testing has been completed. The outward condition of the services to the building are however extremely poor and most service connections have been terminated or isolated/ partially stripped out.

B.8.2. Given the age of the service installations and that none have been used for many years, full replacement of the services to the building must be expected to be needed from first principles.

B.8.3. The size of the service connections to the building are all 'substantial' and although the capacity of each service has not been established, they would in all probability have been sufficient to serve the previous function. Provided the new use or uses do not depart significantly from the loads previously supported, it is likely that these will remain sufficient for the new functions. This must however be checked by a suitably experienced services consultant in tandem with the develop of the proposals for the new work.

B.8.4. It is more likely however given the configuration of the incoming supplies that they will need to be moved, and for the ability for these to be subdivided to allow different parts of the building to be brought on stream as part of the wider phasing plan for the project.

B.8.5. The requirement for new service connections to the building should be incorporated into the programming for refurbishment to allow adequate time for the acquisition of the necessary meter and meter number allocations.

Water

B.8.6. The cold water supply to the building is understood to have been isolated, however this should be confirmed. There is likely a usable supply to the accommodation at the rear of the building, however it is recommended that this too is isolated.

B.8.7. Renewal of the cold water supplies through the building will be required once plans for renovation works have been decided.

Gas

B.8.8. The property no longer has a mains gas connection and the meter has been removed with the incoming supply capped. Existing gas infrastructure within the building requires total replacement once a new scheme has been designed.

Oil

B.8.9. There is a large oil storage tank and an oil fired boiler in the basement of the building with various ancillary fittings serving the same - all now redundant and requiring removal. It is not known whether any fuel oil remains stored in the tank and this must be determined prior to removal. The removal of the oil tank is likely to be a difficult task and one with a significant risk of hazard. Oil will not form the primary fuel source for the boilers in the new plans.

B.8.10. The oil tank does not appear to be bunded.

Heating and Hot water

B.8.11. The existing installations are redundant and require replacement in full. See above in relation to oil and gas.

Data

B.8.12. The data and network cabling system does not meet modern standards and will require removal and replacement.

Oil (?) fired boiler in basement

'Modern' Gas boiler to west range. Pipework fair.

Electrical Systems

B.8.13. The power to the building has been disconnected save to a separate domestic supply to the accommodation at the rear of the building. When refurbishment work commences the existing electrical systems will require total replacement.

B.8.14. The location of the incoming supplies alongside the entrance may be convenient, but at a significant cost to the flexibility and use of this part o the building. We recommend that they are moved, to a less significant part of the building.

Lighting

B.8.15. The lighting to the building is no longer functional and requires wholesale replacement.

Drainage

B.8.16. The foul and storm drainage from the property is understood to be connected to the mains drainage system, however presently the foul drainage system is not in use.

B.8.17. The would drainage system has been out of use for a considerable time and further investigation via CCTV survey is recommended to determine the extent and the condition of the underground drainage system serving the building prior to the commencement of any refurbishment works.

Fire Alarm

B.8.18. There is a fire alarm system fitted throughout the building however it is no longer functional and is redundant - replacement will be required.

Intruder alarm

B.8.19. To be replaced in full with new system.

Lift

B.8.20. The lift could not be inspected but appears to be relatively modern, however it is unlikely to have been inspected over recent years and may be located in an awkward position if the internal accommodation is to be reorganised.

B.8.21. It is best to assume that the existing lift is redundant and will require replacement taking into consideration any reorganisation of the existing space or extension to the building.

HVAC

B.8.22. Numerous air conditioning units and extract ventilation systems are present to the building all of which require replacement in full.

Lightning Protection

B.8.23. A braided copper wire provides a very primitive level of lightning protection to the Clock Tower. This arrangement is very old, and it is unlikely to provide any meaningful protection to the building. The cable is draped over the roofs to the west of the building.

B.8.24. Costs should include for a new installation to modern standards.

Electrical cupboard

C. EXTERNALLY

C.1. ROOF

C.1.1. **Main roof above the auditorium**

C.1.2. The roof structure covering is of asphalt and and is it of flat construction. The asphalt is raised to upstands around a low height perimeter wall.

C.1.3. The asphalt roof coverings have reflective solar paint applied which is in weathered condition as is to be expected given its age.

C.1.4. In this area there is some evidence of patching and repair to the roof coverings using torch on felt. This can only ever be viewed as a temporary solution.

C.1.5. There are three lanterns fitted to the roof, all again with raised asphalt up-stands. The up-stands around the perimeter wall are capped with zinc sheet.

C.1.6. There is a further handrail above the low height perimeter wall of tubular construction with backstay points fitted. The raking back stays are secured to the top rail of the handrail and into specially constructed masonry boxes which have asphalt to the sides and a zinc capping above.

C.1.7. The spacing between the horizontal rails are relatively large and they do not give sufficient protection against falling.

C.1.8. To the parapet handrail there are signs of surface corrosion in a number of areas and significant failure of the decorative finishes, however, the handrails themselves appear sound and require rubbing back and redecoration only at this time.

Lanterns

C.1.9. The three lantern lights are rectangular in shape with a gabled duo pitch roof to each. The construction is of cast iron framing incorporating Georgian wired glass to the gable and side walls.

C.1.10. The roofs are again of Georgian wired glazing with glazing bars and lead flashings to the ridge and gables.

C.1.11. To the north gable walls of the two side lanterns, electric mechanical ventilation fans with louvred grilles are fitted.

C.1.12. The three roof lanterns appear to be in fair condition, although they include areas of broken glass, and the decorative finishes are showing significant signs of failure, particularly in the southwest corner. There is a further roof lantern on the slated pitched roof to the west of the main auditorium.

C.1.13. The louvres for the mechanical extract ventilation are in poor condition replacement is now needed, likewise improvements to the louvres and mechanical extract ventilation. On completion, making good and redecoration will be required to all three lanterns.

C.1.14. Steel trunking and cabling is noted to be loose laid over the flat roof surface towards the south. The cabling and conduit is redundant and it is in a poor condition and it should be removed. The further cabling laid in the southwest corner which appears redundant and this should also be removed.

C.1.15. There is also a spotlight in the southwest corner to illuminate the clock tower which is in poor condition and it requires replacement.

C.1.16. To the south of the roof, beyond the perimeter wall is a flagpole which is anchored via a back stay strong point on the roof surface. The flag pole presently seems securely fixed in place, however it should be regularly monitored given the age of the installation, particularly when stormy weather is forecast.

Smaller flat roof with five lanterns and the cast iron stairs

Main roof showing Georgian wired glass lanterns

C.1.17. The asphalt roof coverings are in generally weathered condition showing large areas of splitting, cracking and bubbling with water ingress noted to the accommodation below as a consequence.

C.1.18. Repair to the roof is likely possible, however, it is apparent that no repairs have been attempted for a significant period of time. Once repaired, it is possible that the life of the roof covering could be extended for a further 10 years.

C.1.19. Whilst water ingress to the accommodation beneath is as yet limited to certain areas unless repairs are effected to the asphalt coverings, there is no doubt that the issue of the water ingress will increase and further damage to the fabric of the building will occur if it is left.

C.1.20. The condition of the capping to the low height parapet walls is fair with some signs of splitting and opening up noted, however, only isolated repairs are required at this time.

C.1.21. To the eastern part of the roof is a steel frame structure incorporating numerous wires, formerly used for raising items of scenery to the stage beneath. There are a number of penetrations in the roof in the area of the steel structure and cables. These are covered presently with timber structures and the cable penetrations have circular up stands guiding the cable through the roof surface. The condition of the steel frame structure is showing signs of surface corrosion and a number of the cables are loose

C.1.22. A number of the cables appear to be under tension and it is not known whether they have been load tested. None of the cables presently appear to be showing signs of significant distress, however if they are not maintained or regularly inspected there is the possibility of deterioration and failure. This **must not be used** until it has been checked, tested and signed off by a suitably experienced consultant as being suitable for re-use. In all likelihood it will be condemned.

C.1.23. To the southeast corner is a large winch with electrical supply to the rear. The electrical supply has been clamped to one of the raking back stays of the handrail and there is significant corrosion and failure to the rear of the back stay.

C.1.24. There is a further isolating switch for the winch which is difficult to access and poorly positioned.

C.1.25. Further deterioration and damage was noted to the asphalt coverings where loads have been placed directly onto the same.

C.1.26. The timber structures covering the cable penetrations and the winch are now in poor condition and will require either replacement/repair - or more likely removal.

Mansard Roof: East Elevation

C.1.27. To the east of the roof, the flat roof continues into a mansard style steep pitched slope. The asphalt coverings to this pitch are showing signs of significant bubbling and deterioration. The asphalt continues and forms the gutter and up-stand. This requires repair within the next 2-3 years.

C.1.28. There is significant debris in the gutter and it is not clear to where this gutter drains. This should be investigated and the route recorded. The debris must be cleared as a **priority**.

C.1.29. The main roof is drained by a series of holes / catch pits at the base of the parapet wall. This then drains via a number of downpipes beneath.

C.1.30. The holes are not blocked and appear to be free running, however, they are only approximately 125mm in diameter and they are irregularly spaced. This is unlikely to be sufficient where weather patterns have changed and it is not uncommon for very intense periods of rain which may overwhelm the system. A calculation to establish the requirement for the number and size of the outlets is recommended as part of the improvements to the drainage of the roof.

Steel frame structure for lifting scenery on the stage beneath

The Mansard Roof

Stairs to the Upper Roof Level

C.1.31. To the south of the roof is a cast iron set of stairs providing access to the smaller flat roof in this area. The stairs are in weathered condition with surface corrosion to the metal.

C.1.32. The cast iron stairs are in fair condition, but they are showing signs of surface corrosion. One of the spindles to the south at the base of the winder is showing signs of significant corrosion. Welded repair and replacement of spindle will be required to this section. Despite the surface corrosion and the deterioration of the decorative finishes the stair is in fair condition and they should remain serviceable, once repaired.

C.1.33. At the foot of the stairs an upstand has been formed using asphalt at the junction with the roof coverings. There is significant corrosion to the stringers at the base of the stairs and welded repair will be required.

C.1.34. A section of roof to the rear of the building in the southeast corner is again of asphalt with solar reflective paint up-stands provided at the base of the rear wall of the building and to the parapet wall to the rear.

C.1.35. There is a lantern light adjacent to the door leading into the building. There are signs of surface corrosion noted on the lantern light. Repairs have been made to replace broken glazing using polycarbonate sheet.

C.1.36. Lead flashings and weatherings to the ridge and hip are showing signs of wear. Damage was noted to the decorative finishes of the sides of the lantern.

C.1.37. There are five further lanterns on this section of roof and a torch on felt-covered box. The lantern adjacent to the stairs has been covered with a blue tarpaulin likely due to failure of the lantern itself. This must be repaired as a **matter of urgency**.

C.1.38. The torch on covered felt box has an overflow fitted and serves as a cover for three cold water storage tanks. The condition of the timber structure is poor and it will require full replacement.

C.1.39. The four other lanterns to this area of roof are in similar condition to the first.

C.1.40. There is a ball finial to the smaller lantern at the eastern side. This lantern and the lantern adjacent are showing signs of damage to the lead coverings of the glazing bars with repair required. Some damage also noted to the Georgian wired glass.

C.1.41. All the lanterns are showing signs of minor surface corrosion and damage to the decorative finishes. Repairs and redecoration will be required, however, there is presently no sign of significant water penetration to the accommodation beneath.; this may not remain the same unless repair is affected within the new 12 months.

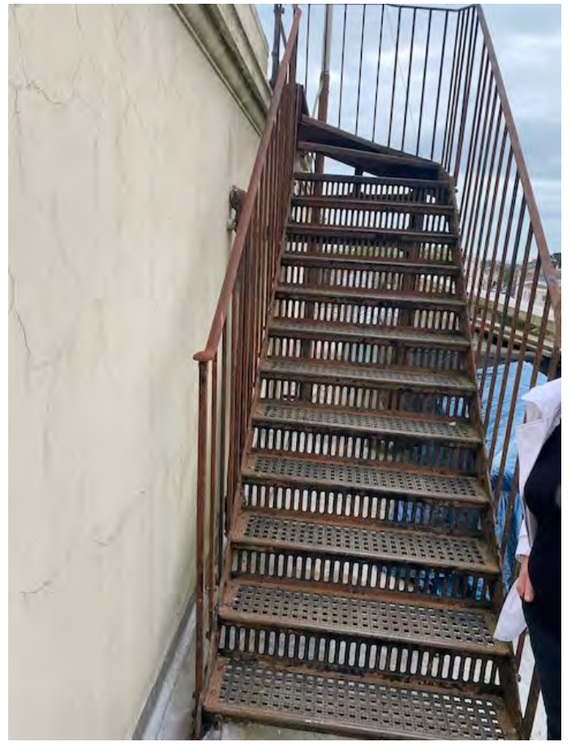
C.1.42. Limited internal damage was noted to the majority of the dressing room accommodation directly below from water penetration although some is present in areas areas. Areas of black mould also present, again indicative of inadequate ventilation, and cold bridging. The levels of insulation in the building are almost non existent, and this must be a priority in the new project.

C.1.43. There are a large number of cables run from beneath the glazed panel of the roof of the lantern second from the east. There is no protection to the cables where they are loose laid on the frame of the lantern structure. The cables continue loose along the roof coverings and carry up towards the main roof.

C.1.44. To the southeast corner, the parapet wall projects forward and a step is formed.

C.1.45. The asphalt roof coverings are carried up to form a weatherproof layer over this step.

C.1.46. The cappings to the parapet wall are again of zinc.



Cast iron steps to upper roof area

Buddleia on the South East Corner of the Roof

C.1.47. A number of buddleia plants have grown behind the parapet wall and these are causing significant damage to not just the parapet wall, but also to the asphalt roof coverings.

C.1.48. Immediately in the southeast corner there is a large crack visible where a buddleia has become established and once removed, this section will require repair

C.1.49. To the outer face of the parapet wall in the southeast corner there is further buddleia growth causing yet more damage to the plaster finish and masonry. The buddleia here should be cut back and killed before further damage can occur.

C.1.50. The damage to the parapet wall and roof coverings in this area is not yet of great significance and the parapet wall appears secure, however, continued deterioration in the condition will naturally occur unless the buddleia are removed and treated. If left, the problems will soon become far more significant within a relatively short period of time.

C.1.51. The condition of the asphalt coverings to this part of the roof are fair, but with a few signs of significant cracking and damage. Timely repairs are needed.

C.1.52. Two of the drainage holes from the flat roof above drain directly to this roof. One of the down pipes has been poorly repaired using a section uPVC six inch pipe. This should be included on the emergency works programme.

C.1.53. It is also noted that the gutter from the east pitch roof of the building drains directly to this roof. This roof, as per the main roof, is drained via holes to the perimeter parapet wall. The holes are approximately four inches in diameter and are unevenly spread. This arrangement is not considered adequate given the amount of water discharged onto this roof. Improvements to the roof drainage are needed, particularly given more intense weather occurrences.

C.1.54. Whilst presently the roof coverings are in fair condition, as they deteriorate, there is a danger that water will begin to penetrate into the accommodation beneath which will cause damage to the historic fabric of the building.

Roof Over Access Stairway

C.1.55. To the west of this section of roof the stair enclosure which provides access from inside the building to roof level includes two doors, leading east and west. The stair enclosure has a torch-on felt roof covering which appears to have been installed fairly recently.

C.1.56. There are no signs of significant damage to the torch on felt, save at the base with its junction with the asphalt coverings, where there is a large amount of cracking and deterioration. This can be repaired locally.

C.1.57. Some bubbling noted to the roof slope, however there is currently there is no significant splitting or damage. We would estimate that this section of roof is likely to have around a further 5-7 years life remaining.

C.1.58. The roof coverings to the roof formed into up-stands at the base of the parapet walls. The parapet walls in this area to the front elevation are of stone with coping stones over, and they do not have zinc coverings as elsewhere. This would suggest that the zinc cappings may have been added in response to problems of leaks, and that this area was less problematic, at least at that time.

C.1.59. Bituminous paint has been applied to the rear interior face of the parapet wall and is now showing signs of significant damage and failure. The use of this material is commonly used as an inexpensive and rapid ‘fix’ to a leak; invariably it is rarely effective, and based on its current condition it is likely to be *increasing* problems, where it prevents drying of the structure behind. This is not a material which should be used on an historic building.

Buddleia forcing coving away from southern elevation

West Lantern

C.1.60. The low level lantern to the west of the stairwell is of similar construction to the lanterns elsewhere on the roof with Georgian wired glass and lead sheet weatherings.

C.1.61. Two of the Georgian wire panes are broken and some damage was noted also to the lead weatherings.

C.1.62. Lead flashings at the junction between the lantern and the stairwell, with cracking noted to the southwest pane of the lantern with repairs now required.

C.1.63. Flashband repairs have been made to the junction of the wall and the roof coverings at their northern part immediately behind the door. There is a drainage gully draining directly onto the gutter of the area below.

C.1.64. Above the stairwell at its junction with the rear wall, there is a lead flashing weathering in the torch on felt coverings. The lead appears to have been re-used from the previous construction and it of some age; it does however appear to be in fair condition.

C.1.65. Damage noted to the torch on felt coverings at the junction with the base of the lead flashing. This may be allowing water to pass.

Roof area between cupola and clock tower

C.1.66. This roof is of simple duo-pitched type with a ridge running north to south.

C.1.67. Roof coverings are of modern man-made slates likely to have been nailed in place and held with centrally positioned fold up pins at their base.

C.1.68. The roof pitch to the east is fairly even with no signs of significant deflection noted. The conditions of the roof coverings however are tending towards poor with a number of replacement slates noted, many of which have been made good using lead strip tingles.

C.1.69. There are a number of missing, cracked and damaged slates. Many of the replacement slates appear to be of man made type and they may well contain **asbestos** and should be tested for the same.

C.1.70. The coverings to the east pitch are no longer in good condition and are now close to life expired. Full replacement of the roof coverings in natural slate is recommended. We would expect this to be required within the next 3-5 years.

Lantern

C.1.71. At the base of the clock tower to its eastern side is a further lantern of steel frame construction incorporating Georgian wired glazing and lead weatherings. The Georgian wired panes are badly damaged and cracked with an area missing to the northernmost pane. This will be allowing water to pass.

C.1.72. Flashband repairs have been attempted at the weathering in at the base of the clock tower and to a number of the glazing bars. This is only ever a temporary solution.

C.1.73. The steel frame structure of the lantern in itself appears to be in fair condition, although signs of surface corrosion and missing areas of putty are noted. This needs to be overhauled.

C.1.74. To the northeast corner corrosion and expansion of the deteriorated metal is causing rust jacking at the base of the side covering. Repair is now required to the steel frame with replacement of the glazing, glazing bars and weatherings.

C.1.75. The roof drains into a lead lined gutter at the base of the west wall of the auditorium. The lead-lined gutter is stepped down to a gully immediately adjacent to the base of the lantern above the steps to the council chamber with lead apron flashings to the wall at the rear of the gutter.

Flat roof area over western office accommodation. Flat to north.

Pitched roof at the western end of the building

C.1.76. Repairs have been attempted using Flashband to this gutter and the gutter is full of debris. These need to be cleared as soon as a **matter of urgency**.

C.1.77. It also appears that in areas the proportions of the lead sheets used to form the gutter are oversized, the result of which being the possibility of cracking due to thermal expansion of the material and the consequent ingress of water into the area below. There is no evidence that these have failed at present, but their expected lifespan will be reduced as a result.

C.1.78. The drainage gully adjacent to the base of the clock tower is approximately 100mm in diameter and is insufficient given the volume of water that will need to discharge into it from this side of the roof. This gutter also picks up the downpipe from the main auditorium roof. An additional downpipe is recommended as part of the refurbishment works.

C.1.79. There are signs of water ingress and consequential damage to the internal accommodation immediately beneath the smaller lantern adjacent to the base of the clock tower. Some repairs have been attempted to the damage in this area, however the repairs are crude and ineffective. Moisture meter readings were taken to this area and these showed high levels of moisture present. This would suggest that this is an area of active leaks, and works should be carried out **as soon as possible** to limit the damage.

C.1.80. There is further significant damage noted to the decorative finishes elsewhere within the stairwell, however moisture meter readings taken showed levels to be within tolerance. This is likely to be as a result of damage in the past.

C.1.81. The area immediately beneath the shared central valley gutter is showing signs of significant damage from water penetration to the internal accommodation.

C.1.82. The decorative plaster coving in the wall is badly damaged with large areas now missing towards the north end. There is damage also to the roof lining paper, much of which has become detached.

C.1.83. Green algal growth noted in the deeply recessed coving with large areas of mould and water staining to this area. This is characteristic of active leaks.

C.1.84. Despite having very little rain for a considerable period of time the moisture metre readings taken throughout demonstrated significantly raised levels of moisture. Repairs are **urgently** required to this gutter in order to prevent further ingress of moisture.

C.1.85. There is a lantern light of similar construction fitted centrally on the ridge of the roof. No signs of significant water ingress were noted beneath the lantern.

C.1.86. Water ingress into the mezzanine accommodation appears to be an ongoing issue and this is causing damage both to the wall and ceiling as well as staining and damage to the floor structure beneath. This is **urgent**.

C.1.87. There were further signs of water penetration and damage to the west wall of the mezzanine accommodation, but of a lesser scale as to the wall opposite. Given the number of repairs noted and the condition of the roof coverings relative to the amount of water ingress to the internal accommodation, it is recommended that this roof is fully re-covered with repair no longer considered a viable alternative. This should be carried out within the next 24 months, and sooner if possible.

C.1.88. Within the office accommodation immediately beneath the clock tower there are signs of significant black mould buildup. A section of ceiling appears to have collapsed due to water penetration. There is further staining to the external walls and also signs of water ingress from the lantern beneath the western side of the clock tower.

Lead lined gutter with Flashband repairs

Lantern on the ridge

*Hole in lead gutter. **Urgent** repair required*

Roof area over the western office accommodation

Flat Roof

C.1.89. The roof is flat construction with a modern sheet (Alwitra or Sarnafil?) coatings. This is generally in a very good condition. We would estimate that it is likely to be around 10-15 years old. On this basis it is quite likely to have a further 10 years of life remaining, and possibly a little more. Typically these roof coverings, if maintained, can last for around 25 years. These are sometimes provided with a guarantee at the time of laying, and this may still be held.

C.1.90. A number of translucent roof lights fitted on the flat roof section - all of which are showing signs of weathering and deterioration to the material. They are fair, and likely to have a further 5-10 years residual life.

C.1.91. There are two Mitsubishi air conditioning units located on the roof - both are now redundant and requiring removal.

C.1.92. No signs of significant water ingress noted in the accommodation beneath.

C.1.93. The main flat roof drains towards the south, but with an additional outlet behind the north wall.

C.1.94. A small raised structure to the north elevation of this roof with coverings of the same material as the main flat roof.

C.1.95. Lead sheet flashings around the perimeter of the roof with a lead sheet damp proof course to the underneath the coping of the parapet in the south elevation.

C.1.96. Some areas of the roof coverings were felt to be loose underfoot when walked on suggesting that the membrane has de-bonded from the roof boards in isolated areas, but generally the condition of the roof is fair. This required repair.

C.1.97. Flat roof drains to a parapet gutter on the south elevation with catch pits to the east and west.

C.1.98. There is a further penetration for a downpipe from the taller main structure of the council chamber which penetrates the roof coverings at this point. Similarly, a number of vent pipes penetrate the roof in this area too.

C.1.99. When viewed from the rooms beneath, it would appear that the structure of this section of roof is very recent, possibly being around 20 years old. There is no evidence of any insulation within this area of roof.

C.1.100. *Pitched Roof*

C.1.101. Immediately to the west of this area over the ground floor lobby is a shallow pitched roof with man-made slate coverings and interlocking clay ridge tiles.

C.1.102. Vent tiles are included at regular internals over the line of the parapet gutter on the west facing elevation.

C.1.103. The gutter lining alongside the parapet is formed using a rubberised sheeting and this is generally sound. This was clear at the time of the inspection. A small areas of ponding was noted alongside the outlet, and it is possible that the boards beneath may have started to decay, resulting in a very slight loss of support. This all appeared to remain sound on the day of the inspection.

C.1.104. A lead flashing has been cut into the wall and although it remains complete, it is showing signs of working loose in places and this needs to be re-fixed. A similar flashing follows the inclined slope of the roof to the gable parapets. This detail is slightly vulnerable where the lead does not extend far into the wall, although it remains sound. This detail could be improved by the addition of a lead capping over the gable.

Flat roof over the western office accommodation

Pitched roof immediately west of the flat roof area

C.1.105. Water discharges via an outlet at the northern end of the gutter.

C.1.106. This section of roof is in a fair condition, and it should remain serviceable for the next 15 years +.

Modern roof construction beneath the West Range offices

C.1.107. **Upper Level roof to the flat**

C.1.108. This section of roof forms a gentle pitch from the North wall of the Council Chamber to the parapet wall overlooking Market Street

C.1.109. The roof is covered using the rubberised sheeting, with a recessed gutter alongside the north wall formed using the same. Debris is collecting in the gutter and this needs to be cleared. We would estimate that this section of roof is likely to have a further 15 years of residual life remaining.

C.1.110. New lead flashings have been provided to the perimeter and these are generally sound. Some are however showing early signs of starting to work loose and these require re-fixing. Areas of white lime deposits are leaching out over the line of the flashings to the north wall.

C.1.111. The parapet wall in this location has been finished with a hard cement-like render and this is showing signs of cracking. There is however a lead tray or damp proof course, which projects through the render, above the flashing. This all appears to be sound. Minor repairs would be beneficial, within the next 5 years.

Chimney to the Flat

C.1.112. Chimney flue to the northern gable with gas type ceramic chimney pot the flue is now thought to be redundant. Only the central cream coloured canon pot is believed to be original. This is generally sound, although there is some evince of spalling to the west face. If this flue is no longer in use it can remain. We would recommend that pepper pots are fitted to the pots where they are no longer used. This will reduce damp entering the stack below.

C.1.113. The chimney is constructed using brickwork, with a hard cement render to the base where it extends through the roof surface. This has been repaired relatively recently, with more cement. The earlier work has been painted using a masonry paint and this will be trapping moisture in the flue.

C.1.114. Some damage was noted to the parapet wall where there are areas of missing pointing and spalled brickwork resulting from weathering. Stainless steel beads have been used in places, and this is not normally permitted for use on a listed building.

Roof over Council Chamber

C.1.115. This is a lead flat roof set within a parapet. Commentary regarding this section of roof is provided in the Summary above.

Chimneys serving the flat

Lead roof above the Council Chamber

C.2. EXTERNAL WALLS

North elevation (entrance elevation portico)

C.2.1. There is a portico which forms the original entrance to the Town Hall. The portico projects from the front line of the main walls, creating an open sided colonnade over the line of the pavement . Plain Tuscan columns provide support to the first floor balcony above.

C.2.2. The columns have been finished using hard cementitious-type render, which has subsequently been painted using a masonry paint. A contrasting darker coloured paint has been used to give the impression of a plinth above the line of the pavement.

C.2.3. The capitals to the lower columns are of a simple design with square stone cappings above.

C.2.4. The cracking in the surface of the render has arisen where water has seeped behind the surface, however, in most areas the render appears firm. Hollow areas were detected to the westernmost column at approximately 1500mm above ground level. It is not believed that this is at any significant risk of falling and it can remain for the time being.

C.2.5. The condition of the capitals is rather mixed and a section has been lost to the underside on the easternmost capital, directly below the stone capping. From below it is possible to see that these have been formed in stone and have subsequently been painted over. It is possible that stone may remain beneath the cement render where there is a noticeable step in the line of the column directly beneath the capitol. A small area of investigation is recommended, as it would be preferable for the stonework to be re-exposed.

C.2.6. Above the line of the lower columns, it is evident that the lintels between the capitols have been formed using stone. This has also subsequently been painted over. The paint has blistered across the entire surface as a result of water penetrating through the surface.

C.2.7. At the upper edge of the stone lintel the surface has been 'scabbled' to allow a Roman cement (or Medina cement) frieze or stringcourse to extend over the full width of the entrance area. This has been lost over the arcade and it is important that this is checked as further areas that appear to remain loose.

C.2.8. It will potentially be possible for a new render to be applied to reinstate the stringcourse.

C.2.9. Above the line of the arcade, a projecting cornice forms a drip line above the entrance. This has suffered some deterioration from the underside. The Roman cement render has failed. This has all been painted using a masonry paint and it is likely that this will be trapping water behind the surface. This is likely to be the cause of the render failure.

C.2.10. The prime areas of failure are directly below the joins within the cornice and it is likely that water is running behind the render at this point. The vertical cracks within the surface are at approximately 2m centres. A lead or similar flashing is applied over the cornice to provide a further drip line to shed water away from the render. We would recommend that the existing masonry paint is removed to the stonework to allow it to breathe.

C.2.11. At ground level the stonework generally appears to be sound.

The portico which forms the main entrance of the town hall

Stone lintel above the lower columns exhibiting blistered paint

C.2.12. There is a decorative wrought iron light fitting above the entrance with an opal defuser. This has been painted in the past with a contrasting green colour applied to the leaf decoration. The main framework being decorated in black.

C.2.13. The fitting is suffering from corrosion to the ironwork and there has been a loss of paint. It is important to check to ensure that the corrosion does not cause the render to the columns to crack.

C.2.14. The fitting has been fitted with an energy PL lamp (it was not working) and it requires overhauling. This does not form part of the primary construction and it appears to be late 19th century or early 20th century in date. It has some historic interest nevertheless and it should be retained.

C.2.15. To either side of the entrance arcade, square set quoins with shallow segmental arches above form a symmetrical arrangement to either side of the main entrance doors.

C.2.16. The rendered surface includes deep horizontal grooves forming horizontal banding in the piers, known as smooth faced rustication, with voussoirs extending from above the line of the arch to either side of the keystone. The render has been painted using a masonry paint and although it is generally in a fair condition, there are cracks visible in the surface. It would be preferable for the masonry paint to be removed at this is likely to be trapping moisture behind the surface.

C.2.17. A small area of impact damage at low level reveals that this part of the building has been formed using stone and it would potentially be possible for the paint to be removed. This would allow the stonework to breathe, and it would return the building to its original form. This would be very worthwhile, and once removed, the on going commitment to regular redecoration would cease.

C.2.18. There are some further vertical cracks on the surface of the easternmost pier, although this does not appear to be significant. The stone sides do appear to sound slightly hollow when tapped and these may form a facing and they would need to be secured. This may indicate the presence of rusting iron cramps behind.

C.2.19. There are vertical cracks in the surface of the masonry painted finish which extend from the projecting cornice to the line of the pier. Attempts have been made to decorate over this in the past, however, this could be raked out and re-filled.

C.2.20. There are small areas of impact damage at low level, however this is not considered to be significant.

C.2.21. The building provides a corresponding and mirrored arrangement to the eastern side and this also has been finished using a masonry paint.

C.2.22. A vertical crack extends from the underside of the cornice to ground level. It is expected there may have been some very minor movement at this point in the past, however, it does not appear to be significant or ongoing.

C.2.23. Cracks we also noted above the voussoirs, but they generally remain structurally sound.

Decorative wrought iron light fitting

Balcony Level

C.2.24. Above the line of the ground floor arcade, the gallery and railings are set between four Ionic columns. Iron railings have been inserted between each of the columns incorporating the Ryde Town Council Crest on an armorial panel in the central bay.

C.2.25. The line of the railings are generally sound. Sections of the upper handrail have lifted and distorted on all sections, most notably at the eastern end of the building. It is likely that this has occurred where there has been some expansion in the ironwork causing the capping to lift.

C.2.26. When viewed from street level the condition of the Ionic columns appears fair and these have been finished using a masonry paint.

C.2.27. A section of the render has failed to the second column from the east at the line of the base. This has exposed the brickwork beneath. It is expected that all the columns will have been constructed using the same technique. It does not appear that they have been formed in stone.

C.2.28. Hairline cracks were visible across the surface of the column and it is expected that water is seeping behind the medina cement; this will be causing it to fail. These need to be raked out and filled.

C.2.29. There is a distinct line below the capitols to each of the columns where repair appears to have been undertaken to the upper sections. The volutes to the capitals have all been painted using a masonry paint over Medina cement. This is now causing the surface to become exposed.

C.2.30. The egg and dart moulding to the westernmost column appears to have been renewed relatively recently, however, this has not been carried out particularly carefully and it lacks the finesse of the original work. It is anticipated that further work will be needed to remove sections of the render and for this to be redecorated.

C.2.31. Below the line of the capitols the full width of the arcade has been painted using a masonry paint and vertical cracks are visible through the surface extending from the underside of the windows to either side of the arches at ground level.

C.2.32. There has been some structural movement in this area in the past, but it is not considered to be significant, however, it is likely to remain ongoing

C.2.33. Medina cement pilaster strips form the outer line of the balcony framing the staircases behind. These have also been finished using a masonry paint and cracks were visible in the surface, particularly to either side of the gallery on the east and west sides.

C.2.34. A further section of blistering paint and the loss of the render is visible to the westernmost pilaster strip. It is expected that some render repair will be required at this point.

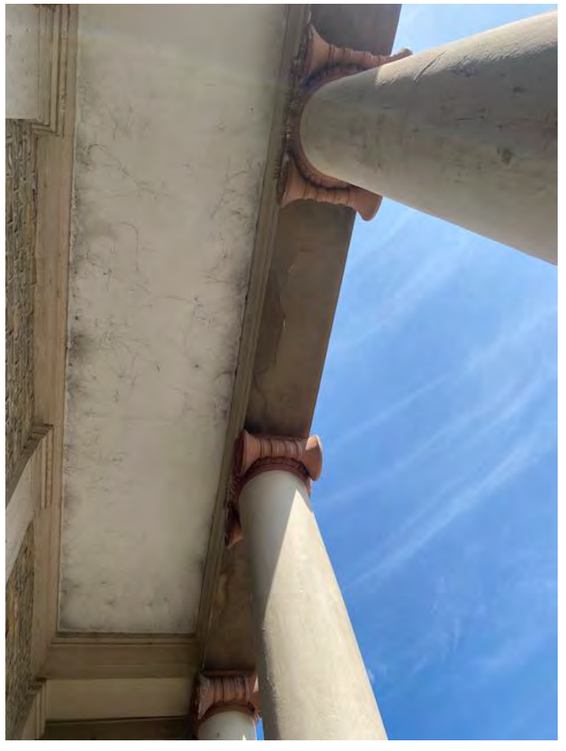
C.2.35. There is some rusting of the fixings that have been used to provide a bird mesh or netting which has been extended over the surface of the first floor balcony, however, the netting has perished and failed completely with only the strainer wire used to support the netting remaining in place. This should all be removed. Methods of excluding birds need to be considered as part of the works.

C.2.36. To either side of the windows at balcony level, rendered undecorated Medina cement render panels have been applied over the masonry structure.

C.2.37. Semicircular arched heads have also been finished using the Roman cement. This has all been finished with a masonry paint.

C.2.38. Horizontal cracks were visible in the surface of the render, most notably to the eastern end of the portico. Some of these cracks extend through the line of the render to the pilaster strips to either side. Attempts have been made to fill the cracks, however, this is still allowing water to pass.

Horizontal cracks through the render of the eastern pilasters



The column capitals with the painted volutes. Note cracking to underside. Corrosion to steelwork above

C.2.39. There is significant decay to the run moulded rendered cornice below the springing of the arch at the eastern end of the building. Sections of the render are seen on the pavement and it is likely that the this area of decay remains active. It is very important that this is removed to ensure there is no fall of render onto the pavement or car parking area below. This work is **urgent**

C.2.40. Above the line of the semicircular arch the walls have been formed using a fine grained Green Ventnor stone. This has been repointed since the original building was constructed using a hard cementitious mortar. This has caused some of the stonework to erode, leaving the pointing proud of the main wall face. Not all the stones have been affected to the same extent, with areas of softer stonework having eroded to a greater degree. The wall otherwise appears to be in a fair condition.

C.2.41. We would recommend that the pointing is removed and replaced using a softer lime mortar mix, this should be softer than the stone to either side. This will prolong the life of the wall, and it will allow it to breathe.

C.2.42. The condition of the pointing at the western end above the semicircular arch is fair, however, a crack is visible through the arch and it is likely that there has been some movement at this point. This does not appear to be active or ongoing.

C.2.43. There is a thin hairline crack which extends through the pointing, this requires further investigation.

C.2.44. There is a rendered frieze which extends full width of the building above the line of the first floor balcony. This is supported over the line of the columns and the 'pavilions' to either end.

C.2.45. There are a series of hairline cracks which extend through the frieze from the projecting cornice above. Attempts have been made to fill the cracks in the past and sections of the paint are flaking.

C.2.46. Above the line of the balcony areas of paintwork have failed and this has exposed a much darker coloured render. When viewed from ground level this appears to suggest that a more cementitious type render has been used in its place, this tends to trap moisture behind the surface. We would recommend that this is inspected to ensure that it is not loose. This should be carried out as a matter of **urgency.**

C.2.47. The projecting cornice above the frieze includes a metal capping; this appears to provide a drip line to the render or stonework beneath.

C.2.48. Streaks are visible on the surface where water runs over the surface of the cornice. A regular pattern of vertical cracking over the line of the balcony would suggest that this may have been repaired using lengths of regularly sized pieces of stone and this has subsequently been rendered over.

C.2.49. There is a slight undulation in the line of the cornice at the western end where there is a very slight dip between the area alongside the balcony and the pavilion to the east.

C.2.50. There is a rendered tympanum above the balcony with the Ryde Town Council crest set within the rendered panel.

C.2.51. A vertical crack extends to the right of the panel and it is expected that there has been some minor movement at this point.

C.2.52. A metal capping sheet has been applied over the pediment and this is shedding water from the surface.

C.2.53. There is some damp staining directly below the line of the joints to each of the capping sheets, however, it appears to remain sound.

C.2.54. An adjustment of the detail would prevent the water running over the surface which would prolong the life of the render below. This should be carried out as part of the external repair works.

Significant decay to the run moulded cornice

Rendered tympanum with the Ryde Borough Council crest

C.2.55. Above the line of the cornice there is a rendered parapet with a metal capping sheet extending over the width of the wall. A small hairline crack, cracking or crazing was visible over the surface, particularly at the east and west ends.

C.2.56. A section appears to be loose to the pilaster strip at the easternmost end of the projecting porch. This requires checking to ensure that it remains firm. This is **urgent**.

C.2.57. The pattern of crazing visible over the surface, would indicate that this has been rendered using a hard sand and cement. It would be preferable for this to be replaced using a softer, more historically accurate reproduction mix.

C.2.58. A crack was visible at high level directly over the pediment at the western end alongside the pilaster strip. It is expected that this section of render is loose. This should be removed as a matter of **urgency**.

South Elevation: Ground Floor Walls

C.2.59. The ground floor walls below the line of the arcade comprise coursed stonework which has been repointed using a double struck hard cement mortar. This is particularly evident alongside the windows at ground floor level (The stone shows similar characteristics to Bembridge Firestone, although further research is required to establish whether this is the case).

C.2.60. Isle of Wight cream coloured brick quoins provide the surrounds to the window, with carefully rubbed semicircular arches above. The condition of the brick arches is generally very good and this only requires gentle cleaning.

C.2.61. The stonework to either side of the windows is also in a fair condition, although has become stained as a result of leaks from the gutter which serves the first floor balcony. This has caused green algae to grow over the surface of the stone. It would potentially be possible for this to be removed.

C.2.62. There are also splatter marks where a render or similar material has covered the surface of the stonework, although this is not significant and it would potentially be possible for this to be (carefully) removed.

C.2.63. The quirk arch surrounding the main entrance doors follows a similar pattern of construction to that described to the windows, however, the brickwork has been painted using a masonry paint. Although the paint is in a fair condition, it obscures the original fabric and we would recommend that it is removed.

C.2.64. A stepped crack follows the line of the joints in the brickwork to the underside of the ceiling and this has been repointed using a hard cement mortar. It would be preferable for this to be replaced in lime, as funds permit.

C.2.65. There are a small number of open joints within the stonework, particularly where it abuts the brick quoins, however, given the relatively sheltered location, this is not thought to be significant. It would however be prudent for these to be repointed using a soft lime mortar mix, as part of a wider campaign of repair.

C.2.66. The surrounds to the western doors follow a similar pattern to those described to the east, with a cream or yellow coloured brick beneath a semicircular rubbed arch.

C.2.67. There are some areas where rust is visible in the surface where fixings have been nailed between the joints in the past. It would be prudent for these to be removed.

C.2.68. A vent exists above the line of the door and this has been covered using an aluminium louvred cover. This also needs to be removed.

C.2.69. There are sections where previous brackets, possibly designed to hold modern signs, also remain in the joints. We would recommend that these are removed.

Main entrance doors

Cementitious Ribbon pointing

C.2.70. At low level, a projecting plinth extends in between each of the windows and the main entrance doors. This has been painted using a dark black coloured masonry paint. The application of the paint is expected to have been applied to exclude moisture, however, we would recommend that it is removed.

C.2.71. A large plastic down pipe has been provided to direct water from the first floor balcony. This has been fixed relatively recently using a plastic pipe. Although it is unlikely to have received listed building consent, it does provide an expedient solution to keep water and protect the main structure behind.

C.2.72. There is evidence of damp staining over the wall at this point, however, the wall, when tested, was found to be dry.

C.2.73. A series of (modern) signs have been screwed to the brickwork to promote events within the building. These use a brass coloured aluminium frame and they are incongruous with the setting. We would recommend that they are removed.

C.2.74. The soffit to the underside of the balcony has been finished using a boarded material. This has been screwed to timber or similar supports above. When viewed from ground level we are unable to confirm whether or not this contains **asbestos**, although we would recommend that it is checked.

C.2.75. On the underside of the arcade stonework remains visible and this also includes areas of wiring to lighting and for security cameras. We would recommend that all the masonry paint is removed to allow the stones to breathe. This would improve the longevity of the stonework.

The underside of the balcony showing the display boards and the suspected asbestos soffit

First floor gallery level

C.2.76. Access to the first floor balcony level is via a pair of new timber side hung doors which lead from the south gallery. It is probable that these replaced an earlier vertical sliding sash windows, and further investigation is proposed.

C.2.77. The wearing surface of the balcony level has been finished using a high performance bitumen felt. This was covered with a thick layer of pigeon droppings at the time of the inspection and it is very important that this is removed. This is a very significant health hazard and it has started to block the outlets from the roof. This could cause significant damage to the concealed structure below. The clearance of the pigeon droppings is **urgent**.

C.2.78. Although the condition of the bitumen felt is fair, there are areas where it is seen to be lifting. It is expected that there may be minor leaks beneath. This needs to be assessed once the pigeon droppings have been removed.

C.2.79. The felt has been dressed over the base of the wall surface alongside the building and to the up-stand of the balcony overlooking the street. This does not appear to have caused significant damage and it is likely to provide a short term and expedient solution to exclude water. In the longer term, more sympathetic conservation biased materials are recommended.

C.2.80. From within the balcony level it is possible to see the condition of the external walls behind. These have been formed using Isle of Wight stone with very harsh ribbon pointing applied over the surface. This projects beyond the line of the stone and in some areas it has caused the stone to deteriorate. We would recommend that this is all removed in the longer term, however, in this specific location it is only having a relatively modest and negative impact on the fabric where it is largely protected from driving rain/ frost.

C.2.81. There are four pilaster strips which enclose the line of the balcony. These have been finished using a variety of materials, with the two central pilaster strips appearing to be relatively modern replacements. This has been applied using a hard cement render.

C.2.82. A moulded surround encloses each of the windows at first floor level and further repairs have been completed in the past with very little of the original material remaining on view.

C.2.83. There is a noticeable bow in the line of the wall, particularly to the central panel, to either side of the door. This requires further investigation.

C.2.84. Sections of moulded pilaster strip appear to have been formed cast in situ before being re-pinned in place. The traditional detail would have normally have allowed for the roll moulding to have been applied in situ rather than being cast and then secured in place.

C.2.85. The walls to either end of the balcony are also formed using stonework with a downpipe concealed behind the pilaster strip at the western end. This directs water from the main roof. It includes sections of plastic pipe which have been painted black.

C.2.86. Above the line of the modern plastic sections, cast iron pipes have been remain and cracks could be seen on the rear surface of the pipes. This will be allowing water to enter the surface behind. It is very important that this is renewed to prevent damp entering the main building fabric. This is **urgent**

C.2.87. The underside of the roof to the balcony has been formed as a boarded and painted surface. This is set between above two downstand beams which extend between the outer Ionic columns and the main wall surface.

Note the pronounced bow in the line of the central panel

Balcony surface showing pigeon droppings

C.2.88. A section of the ceiling finish has failed at the western end and this has created a void where pigeons are now able to roost.

C.2.89. When viewed from ground level it is possible to see that a timber joists have been used to form a frame work to serve as a base to secure the boarding. Alongside the (pigeon) hole it is also possible to see the main brick construction of this part of the building, together with a wrought iron beam which is like to have formed part of the original construction. When viewed from ground level it appears that the beam has started to delaminate and it is very important that this is repaired to prevent further decay. The primary repair should be to ensure that it remains dry.

C.2.90. It is likely that this beam forms the framework which connects the top of the columns to the main wall structure of the building. We would recommend that this is investigated further. This work should be completed within the next 18 months.

C.2.91. It is apparent that the form of construction is repeated at the eastern end of the building, however, in this location it generally appears to remain fair.

C.2.92. An air conditioning unit has been placed on two steels at the eastern end of the building. This is likely to be a refrigeration unit with the fans mounted on the main wall. Although the unit is likely to impose a relatively modest load on the surface, given the poor condition of the downpipe, particularly where the outlet is largely covered with pigeon droppings, it is very important that this should be cleared. The introduction of the unit is unlikely to have received listed building consent.

C.2.93. There is a very distinct bow in the line of the wall at approximately 2m above the balcony level and this requires investigation and repairs are likely to be needed at this point. We would recommend that this is reviewed by a suitably experienced structural engineer.

C.2.94. A lead flashing has been used directly below the line of the windows to the balcony level and this is generally in a fair condition. The line of lead, however, does stop to either side of the moulded surrounds to the windows and water could be entering the building at this point.

Section of failed ceiling exposing timber joists. Note wrought iron spanning between column and south elevation of building

The first floor windows showing moulded acanthus leaf capitals

Eastern Range: South elevation

C.2.95. The eastern range to the south elevation comprises rendered ground floor, and a stonework construction to the upper floors (it is possible/ likely that this is a facing to a brickwork building behind).

C.2.96. The principal surfaces at ground floor level are rendered with horizontal banding and indented pilaster strips. There is a deep horizontal frieze which extends from the entrance portico to the junction with St James's Street.

C.2.97. A modest plinth exists at low level which has been decorated using masonry paint in a contrasting colour to the walls above. This extends to a height of approximately 200mm above ground level closest to the entrance, and approximately 450mm where the ground falls towards the east.

C.2.98. The render is largely in a fair condition, however there are numerous cracks over the surface. This is in part where there has been minor movement, but also as a result of thermal expansion and contraction. This has allowed water to enter behind the render, however, in most areas the render appears to be firm.

C.2.99. There is some impact damage around the letter box alongside the War Memorial and this exposes the cementitious render beneath.This appears to be a modern 20th century repair. This was likely to be trapping moisture in the surface behind.

C.2.100. Vertical cracks were visible above the line of the glaze canopy to the War Memorial. This is a later insertion.

C.2.101. The condition of the pilasters are otherwise generally sound. In areas where the paint has flaked it is possible to see that there is stonework behind. It would potentially be possible for this to be re-exposed. This should be encouraged if funding permits.

C.2.102. Prominent vertical cracks are seen at the eastern end of the building, particularly at the junction of St James's Street and Lind Street. We expect there has been some minor subsidence at this point related to ground sloping away from the site to the east. This is the area of the building where structural movement was found to be at its greatest.

C.2.103. A prominent crack is visible between the arcade and the first floor window (staircase behind) and this extends from the underside of the arch to the first floor.

C.2.104. There has been some significant loss of render directly above the line of the lintel to the fire escape doors on the south elevation. This has occurred as a result of moisture reaching the metal lintel causing it to rust and expand, which has caused the render to fail. This requires repair within the next 18 months.

C.2.105. Similar patterns of cracking are visible in a number of the other openings, however not yet reached the same point of decay. We would estimate that these will require repair within the next 5 years.

C.2.106. When viewed from ground level it is possible to see that at least some of the areas of the frieze are showing signs of becoming loose and we would expect that these will require repair within the next 2-3 years. These should be checked to ensure that they remain secure **as a priority.**

C.2.107. Above the line of the ground floor frieze there is a projecting cornice. This extends below the line of first floor windows. Micaceous iron oxide paint has been applied over the surface and this is peeling in a number of areas.

C.2.108. Buddleia are also growing above the line of the cornice and it is important that this is removed as it will be causing further damage to the render where moisture can penetrate. This should be removed **as a priority**.

Impact damage around letter box

Vertical cracks in render above the war memorial.

C.2.109. All of the first floor windows have semicircular arched heads with brick and stone quoins forming pilaster strips between the main first floor windows. A moulded acanthus leaf capital is visible below the springing of each of the arches, with moulded Roman cement detailing above.

C.2.110. Flat painted rendered panels are in set between the brick and stone pilaster strips to either side of the windows.

C.2.111. Above the line of the semicircular arches, the wall returns to a coursed Isle of Wight stone with varying course heights. The general condition of the stone is fair and although it has been repointed using a hard sand and cement mortar, it generally remains sound. It would be preferable for this to be repointed in lime as this would extend the life of the stone. This is desirable, rather than essential within the initial phase of works.

C.2.112. There are areas where buddleia are beginning to become established, particularly above the line of the moulded capitols and it is very important that these are removed as a priority. If left, these will quickly cause damage to the stone and the rendered sections of wall beneath. These are now growing quite extensively over at this end of the building and we would recommend that they are removed within the next twelve months.

C.2.113. Above the line of the stonework a further frieze extends around the line of the parapet. Brackets have been secured to the face of the rendered frieze with projecting arms or rods and it is likely that these have used to secure banners advertising events at the Town Hall in the past. Although there is no evidence to suggest that they are currently rusting, we would recommend that they are removed as this will potentially be causing damage to the fabric behind.

C.2.114. Above the line of the moulded cornice and the frieze, a continuous aluminium capping sheet has been applied. This serves to protect the render beneath. This is not sympathetic to the historic asset, but it does appear to have proved effective.

C.2.115. A section of render has been lost at the eastern end of the building and this will also be vulnerable to further failures. It is important that this is checked to ensure that it remains secure. This is a **priority.**

C.2.116. Above the line of the frieze at parapet level, the walls have been painted using masonry paint over a render and this is in a fair condition.

C.2.117. There are cracks visible in the surface of the render and it all appears to remain secure.

C.2.118. The condition of the parapet in the junction with the entrance portico does appear to show signs of movement and this will need to be checked, while high level access is being used to tap test the render and during the removal of the buddleia.

First floor windows with semicircular arched windows

Eastern Pavilion

C.2.119. The form of the main front elevation walling changes at the eastern end of the building, which gives the appearance of a pavilion with two Ionic columns set above the line of the ground floor frieze and supporting the parapet above. Two square set rendered pilaster strips set either side of the columns.

C.2.120. The columns to the pavilion at ground level appear to have been rendered and painted and there are a large number of cracks over the surface. A horizontal lift line appears to be visible in the surface of the render and it is unclear whether or not this represents a line of stonework behind; there is crazing over the surface of the render.

C.2.121. Small spots of rust staining were also visible in the surface and this may be an early indication that the render has been applied over an expanded metal. If this is the case, then there is a potential risk that the metal will continue to corrode, causing the failure of the render. This requires careful investigation to check.

C.2.122. The pattern of cracking to the pilaster strips shows a more random pattern of crazing and this would tend to indicate that a hard sand and cement render has been used over the surface. This will almost certainly have been applied as a recent, modern repair.

C.2.123. We would recommend that this is tap tested to ensure that there is no risk of falling.

C.2.124. The volutes to the pilaster strip at the western end are missing, however, these appear to have been lost a number of years in the past; they should be reinstated as part of the main conservation project.

C.2.125. The render extends over the main wall surface behind the line of the columns between the windows. This has been painted in a contrasting colour to the main columns.

C.2.126. There are blisters over the surface of the render and cracks are also visible within the finish. It is likely that this is in part as a result of crazing and water seeping behind the main finish. Areas of buddleia have become established over the line of the capitols to the render strips, and it is very important that these are removed.

C.2.127. The semicircular arched head windows follow the same similar pattern of moulding to the main windows at first floor level, and they appear to remain fair. Areas of blistering can be seen in the painted finish where moisture has been trapped behind the surface.

C.2.128. Above the line of the semicircular arches, the walls retain their Green Ventnor stonework with the ribbon pointing. There is some discolouration of the stone directly below the overhang to the frieze at first floor level. This is where atmospheric pollutants have become adhered to the main stone surface and the area beneath has been cleaned by the by rain.

C.2.129. The frieze above the line of the capitols also shows patterns of crazing with some loss of render to the easternmost bay. This should be tap tested to ensure that it remains secure.

C.2.130. Fixing plates have been inserted through the render at low level and we would recommend that these are removed.

C.2.131. The condition of the parapet above the line of the pavilion at the east end is very similar to that described to the main area of building. There is, however, much greater concentration of buddleia at this point and it is important that this is removed as a **priority**.

C.2.132. The paint coating is blistered over the surface, however, the render appears to remain secure.

C.2.133. There are areas where the render does appear to be more friable directly above the line of the re-entrant angle at the western end of the projection to the east pavilion.

C.2.134. Elements of the volutes to the capitols are missing, however, this appears to be historic.

Areas of established Buddleia on the eastern pavilion

The Eastern Pavilion

West Pavilion

C.2.135. The western end of the building comprises a more modest form when compared to the east, being largely limited to a single story ground floor wing. This has been constructed using a combination of Isle of Wight cream stock bricks with interspersed with a Green Ventnor stone facing.

C.2.136. At the western end of the building the elevation comprises three semicircular arched head openings with doors set in the easternmost opening to give entrance to the original Literary and Scientific Institute. Modern fixed light windows with louvred openings are set between the quoins with cast concrete sills. These appear to date from the 1950s, and they have little historic value. In our opinion, they should be replaced where they are unsympathetic to the remainder.

C.2.137. Below the line of concrete sills are sections of coarse stonework set over a harder Portland chamfered stone plinth (one section appears to be a Bembridge stone). The condition of the arches are good, however, there has been some damage where previous light fittings etc have been secured to the surface in the past. Minor repairs are now needed to lessen the damage.

C.2.138. There has been some minor loss to the rubbed bricks of the central arch, however, this is not considered to be significant. No work is required.

C.2.139. There is an area of damage alongside the entrance door where the brickwork has started to drop. This section of wall includes a recess within the wall designed for a boot scraper, which has now been removed. This should be made good and the boot scraper replaced.

C.2.140. There is also a (early C19th) decorative brass bell pull alongside the door and although it is no longer working, it should be retained.

C.2.141. There is a vertical crack in the brickwork directly above the line of the bell pull, however, this appears to be historic. The crack follows the vertical perpend joints, but has also cracked the bricks above.

C.2.142. There is some erosion to the window reveal alongside at the western end of the building. This appears to have occurred as a result of cavitation, caused by wind erosion loosening the grains in the stonework, where they then abrade the masonry alongside. This section of wall needs re pointing. The reasons for the failure are unclear, however, it appears to have continued for some time.

C.2.143. There are some minor hairline cracks through the bricks in the southwestern corner alongside the semi circular brick arch. This is not considered to be significant.

C.2.144. There is a deep rendered frieze with a painted finish above the line of the arched windows. Three cracks extend through the frieze to the heads of the windows. It is likely there has been some very minor movement in these points in the past. This will also be exacerbated where the elevation is south facing and there is no accommodation for thermal movement over the length of the wall. This is not uncommon, for a building of this period, and no action is needed.

C.2.145. Between the western pavilion and the main central entrance portico there is a single storey section of the building elevation which is much more modestly detailed.

C.2.146. There is an unusual projecting stone stringcourse which is set approximately half a metre above the line of the pavement. This includes sections of Bembridge stone. Some of the stones appear to have been replaced, however they generally remain sound.

C.2.147. All the joints between the stones require re-pointing. This should be carried out using a fine lime mix.

C.2.148. Some of the stones show some deterioration to the face, however this is more of a characteristic of the stone and they can remain. No work is needed.

Western wing

Plastic rainwater pipe penetrating the wall.

C.2.149. Below the line of the stone plinth, four cast iron vents have been set above pavement level. It is expected that these provide ventilation to the suspended timber floors behind. The vents are generally in a good condition, however, they do require clearing to ensure that the ventilation is not impeded. They also require redecoration.

C.2.150. The wall below the plinth has been constructed using random length coursed stonework of varying heights. This has been re-pointed in the past using a hard sand and cement ribbon pointing. We would recommend that this is removed, however, in this location it can remain in the short term where the wall remains sound. This is a desirable repair in the wider project rather than being essential in the immediate future.

C.2.151. Above the line of the chamfered plinth, the wall is also constructed using stonework with yellow Isle of Wight stock bricks quoins surrounding each of the window openings.

C.2.152. The windows form painted vertical sliding sashes with semicircular arched heads. The semicircular heads above the line of the windows have all been infilled with plywood panels. This has been painted white. The surface of the plywood has become eroded and it requires redecoration.

C.2.153. The wall is rendered above the line of the springing of the arches to the underside of the cornice and parapet levels. This has been painted in contrasting bands using a micaceous iron oxide paint. The general condition of the render is sound, however, there are a number of areas where cracks were visible in the surface. This all appears to have been completed using a hard sand and cement mix.

C.2.154. There are two penetrations through the wall where rainwater pipes direct water from the roof level over the pavement and into the gully alongside the road. These have all been replaced using plastic downpipes and although they remain functional, this work would not have received listed building consent.

C.2.155. If new pipes are provided, it is important that they do not damage the projecting chamfered stringcourse.

C.2.156. There is evidence of a new gas boiler having been installed alongside the entrance wall with a copper overflow pipe at low level. Consideration should be given to seeing how this can be relocated to a less prominent location.

C.2.157. There is a vent alongside the downpipe which serves the first floor gallery. Buddleia was growing alongside the downpipe and it is very important that this is removed. This is a priority.

C.2.158. The wall alongside the entrance portico at first wall level was formed using horizontal coursed stonework of varying heights. This has been repointed using sand and cement.

C.2.159. A small number of stones were showing early signs of deterioration, however, they have not yet reached a point where they require replacement.

C.2.160. There is a cream coloured brick quoin which marks the corner between the south and west elevations. This is all in a very good condition.

Western Pavilion

Area of damage next to door on the western pavilion

East Elevation

C.2.161. The lower ground floor of the east elevation comprises a partially open arcade with rusticated horizontal rendered piers supporting the first floor above. The paving beneath the arcade is believed to be date from the original construction and it is comprises Purbeck stone. This has been interspersed with more modern repairs, however it largely remains complete.

C.2.162. The piers which support the first floor have all been painted using masonry paint, over the original stonework. It will potentially be possible for this to be removed.

C.2.163. There is a large crack in the southeastern corner where there is evidence of relatively significant movement to this part of the building. This extends as a crack from the head of the segmental arch at ground floor level where it rises to the window above. This forms the greatest area of structural movement noted to the building, and it corresponds and is linked with the area of cracking noted to the south elevation on the return.

C.2.164. The alignment of the wall at this point also appears to be have moved where a gap has formed between the plywood panel above the window and the rendered arch above. Cracks also follow the line of the stonework through to roof level.It is expected that there has been some settlement at this point. This may in part be related to water running from the drainage where it flows into the gutter alongside the edge of the road.

C.2.165. This movement appears to have been ongoing for many years, but it is important that the causes are more fully understood.

C.2.166. From within the southeast corner it is possible to see that the underside of the soffit has been rendered using a modern gypsum plaster where there is a large crack within the ceiling causing it to drop. The edge of the plaster is visible from St James's Street where it is possible to see that this has been secured using expanded metal lath with the main base coat being sand and cement. This requires removal and replacement.

C.2.167. It is very likely that at least some of the cracking or movement relates to the structural challenges at this end of the building.

C.2.168. The remaining arches are in a fair condition and although there are some minor hairline cracks between the underside of the arches and the projecting cornice at first floor level, these are all considered to be relatively minor and they do not give significant cause for concern.

C.2.169. A section of the render has been damaged where it is been hit by a car and this shows that this is a hard cement based render applied over the brickwork. It is expected that this maybe consistent with all the areas around this part of the building. It is expected that this was rendered using a lime render in the past.

C.2.170. The very close proximity of road to the base of the building does allow for any vehicles parked alongside at this point to be in danger of striking the base of the wall. This form of damage is evident to all the piers. Consideration should be given to providing bollards or similar, in conjunction with the removal of the parking bays, to eliminate this risk.

C.2.171. There are two storage boxes or similar which have been enclosed between the base of the piers at the north and south corners of the building. The stone covers to the piers have cracked and their purpose is unclear. This requires further investigation. They do however appear to be modern.

C.2.172. There are timber louvres directly above the line of the boxes both ends of the building and although the louvres appear to remain in a fair condition their purpose is unclear. They do not appear to be original and potentially it would be possible for these to be removed subject to the appropriate consents being obtained.

Eastern elevation showing the partially open arcade at ground level

Purbeck stone slabs thought to be original

C.2.173. Beyond the line of the piers, the main walls at ground floor level are constructed using Isle of Wight stone with yellow cream coloured bricks surrounding the openings. The inner wall below the arcade follows the line of the original building, with the piers reflecting the extension of the Town Hall, to provide space for the assembly room above.

C.2.174. A crack was noted to have formed directly below the door in the northeastern corner; this crack extends across the line of the ceiling to the underside. This crack appears in two positions above the lintel where the brickwork has dropped. This would suggest there has been some movement in this point in the past, however it does not appear to be either active or ongoing. This is likely to be associated with the main area of structural movement at this point.

C.2.175. The stonework is generally in a good condition to this part of the building where it is largely protected from the weather.

C.2.176. The mortar pointing appears to be sand and cement pointing, although it is earlier in date than the repointing which has been completed to the south elevation.

C.2.177. There are areas where a very hard sand and cement has been used alongside the quoins and this is formed as ribbon pointing above the line of the stonework. This should be removed, however it is not currently causing any significant damage to either the brickwork or the stone. This can remain in the medium term, as it is considered to be a lower priority repair.

C.2.178. There are a number of areas where scars have formed in the surface of the stonework where wooden pegs or grounds have been inserted. It is expected that these were used to fix signs to the building in the past before the advent of the Rawl plug!

C.2.179. At low level there is a hard sand and cement plinth which extends to a height of approximately 1m at the northern end of the building and decreasing to around 450mm to the south. This has been finished using a very hard sand and cement and it will potentially be causing difficulties with damp.

C.2.180. There is an area where one of the arches has been adjusted and infilled with a door; this is now encloses a disabled toilet. This appears to date from around 30 to 40 years ago. No access was possible to the toilet beyond.

C.2.181. There is a Mitsubishi air conditioning unit mounted at high level on the wall although this was no longer in use at the time of the inspection. This should be removed.

C.2.182. Minor areas of repointing are required between the indented quoins and the stonework to the south side of the door to the disabled toilet.

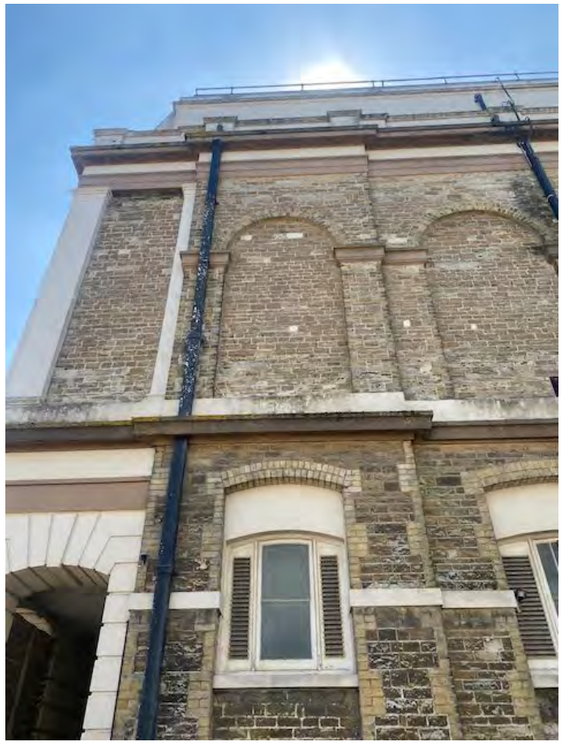
C.2.183. There is a boxing which is likely to include riser pipes which has been constructed alongside the wall and this may potentially contain pipes which are lagged with **asbestos**. This should be very carefully removed to allow this to be checked.

C.2.184. There is a cast iron rainwater pipe embedded within the wall and this appears to have been added at a later date where the stonework alongside has been repaired using mortar. It is unclear whether or not this remains in use. This should be traced as part of the drainage survey.

C.2.185. The inside faces of the rendered arcade have also been painted and where these are relatively sheltered from the weather, they remain in a fair condition.

C.2.186. Above the line of the arcade there is a projecting stringcourse which extends around the front elevation of the building. This is in a fair condition, although where it has been painted in the past this has started to fail.

Inner wall of the eastern arcade



East end of the North elevation showing the string course Rainwater pipes from flat roof above.

C.2.187. There are a series of areas where the cornice is starting to deteriorate, most notably in the northwest corner. There are also areas where buddleia is becoming established at the southwest corner and this needs to be removed as a matter of **urgency**.

C.2.188. Above the line of the cornice in the central portico section there are recesses set within the wall forming bays between four Ionic columns.

C.2.189. The rendered recesses retain plinths but there are no decorative statues set within the openings. It is possible that these were formed in readiness to celebrate the original benefactor, although the work was never completed.

C.2.190. The rendered panels to either side of the columns are generally in a fair condition and although there are areas where there has been some cracking in the past, these remain fair.

C.2.191. The curved recesses above the plinths show signs of flaking to the paintwork, however this is not unexpected and it is likely to have arisen due to problems of damp.

C.2.192. The stonework above the niches has been repointed particularly to a height of approximately 1m above the stringcourse.

C.2.193. There is cracking to the semicircular arched head, most notably to the central recess. It is expected that this may be loose and it should be checked while high level access is in place.

C.2.194. The stonework directly beneath the capitols is in a relatively good condition where it is less exposed to the prevailing rains. This is likely to retain more of the original fabric and would be the ideal place to obtain a mortar sample for the repairs, and in order to establish an accurate reproduce ion mix for the remainder.

C.2.195. The condition of the stonework above the semicircular arched head in the southeastern corner is particularly poor with wide gaps formed between the stonework due to the structural movement. In places these gaps are believed to be around 20 to 25mm wide. This requires a review by a structural engineer.

C.2.196. It is important that water is prevented from entering the cracks as this will allow moisture into the structure which could also then be creating decay within the timber lintels behind.

C.2.197. The pattern of cracking is repeated above the pilaster strips where sections of render have failed. This is the area of the building which is in the poorest (structural) condition.

C.2.198. Above the line of the Ionic columns there is a projecting cornice below the parapet. Sections of the cornice are missing, however this appears to be a long standing issue. It would potentially be possible for this to be repaired.

C.2.199. The central section of the parapet wall is in a fair condition and although there is some cracking at the southeastern corner directly over the southernmost column, it generally appears to be sound.

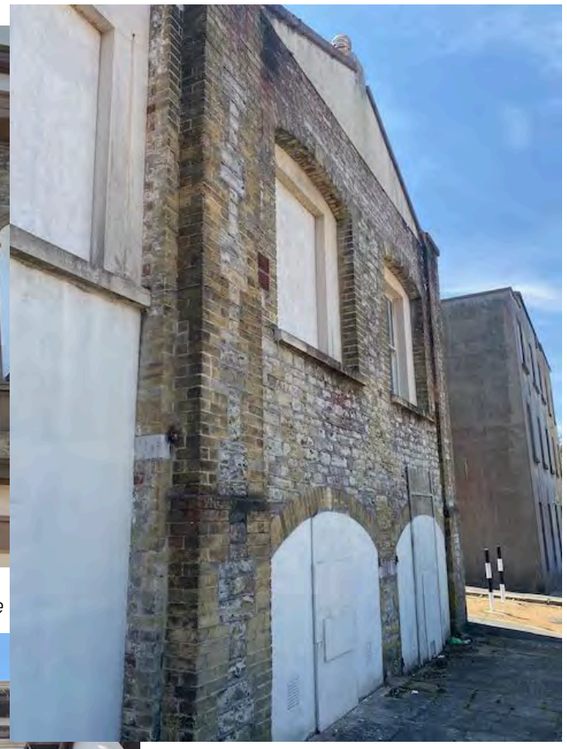
C.2.200. There are open joints between the copings to the top of the parapet, although these can be raked out and filled.

C.2.201. A section of loose render or stone capping is visible in the northeast corner at high level, this should be checked to ensure that it remains secure, however it is likely to need removal. This is a **priority**.

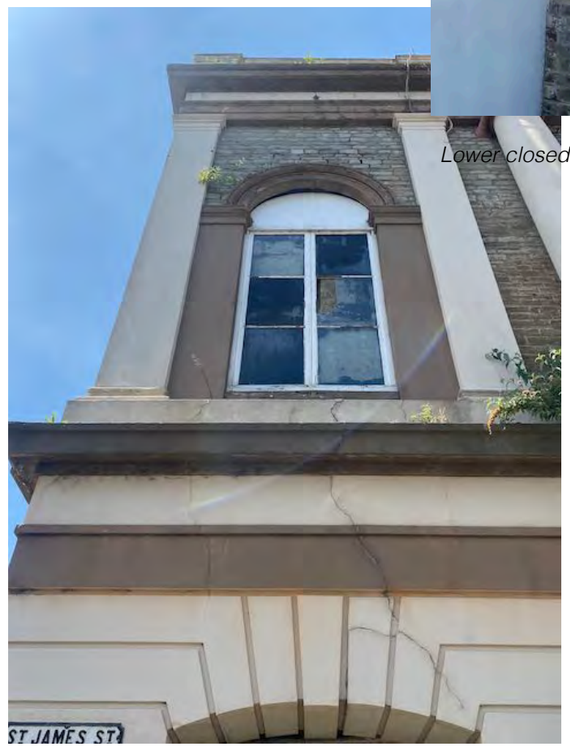
C.2.202. The panel to the north corner of the building forms a blind opening when compared to the corresponding panel to the southeast. This has been rendered using a hard sand and cement render with a masonry paint finish. Although the masonry paint is showing signs of wear, it generally appears to be firm.

C.2.203. Pins have been inserted directly below the line of the cornice and these also appear to be starting to cause cracking. This should be checked using a cherry picker.

Bays with statue plinths and niches on the



Lower closed openings



Cracks on the south of the eastern elevation .

North elevation (Market Street)

C.2.204. The eastern arcade is open to Market Street at ground floor level. This includes horizontal rendered base course with a segmental arch above. There are small areas of cracks above the arch, however they are not considered to be significant.

C.2.205. Above the line of the arch, coursed random height stonework has been set between two rendered and painted pilaster strips. This also retains some of the earlier mortar and it is generally considered to be in a fair condition. It is likely that this includes more of the original fabric where it was sheltered from the weather; this would provide a further, ideal, location for mortar samples to be taken.

C.2.206. The condition of the render at low level is fair and it requires redecoration. The original cast iron Market Street sign remains and this should be protected and replaced following the completion of the repairs.

C.2.207. The main wall surfaces at ground floor level include glazed window openings, some with louvres at ground floor level. Where the ground is set at a lower level on the north side of the building when compared to the south, window sills are approximately 10-12ft above ground level.

C.2.208. The wall has been formed using cream coloured Isle of Wight bricks forming indented quoins with horizontal bands of random height stonework between.

C.2.209. There is a stringcourse which extends between the windows and this has been rendered and painted. It is generally in a fair condition.

C.2.210. Although the condition of the stonework is generally good, there are areas where there have been leaks in the past from the rainwater downpipes, this has caused some of the stone to become eroded.

C.2.211. Vegetation is also growing at the base of the wall alongside the paving, however this does not seem to be having a significant impact on the fabric.

C.2.212. There are areas of repointing at the base of the wall where the colour of the stonework changes above the line of the plinth. It is likely that this is where two different stones have been used for the construction of the building. It may also represent a lift line or a change in the phasing of the construction.

C.2.213. Above the line of the horizontal projecting stringcourse, the main wall includes recessed semicircular stone panels between raised brick and stone quoins.

C.2.214. The capitols have been built using Medina cement detailing and for the most part and the wall is in a good condition, with new sections of stone appearing to have been replaced in the past.

C.2.215. Cast iron panels provide ventilation directly above the line of the stringcourse. It is likely that these once provided ventilation to the auditorium.

C.2.216. The wall in this location is generally in a good condition where it is more sheltered from the prevailing wind and rain. The surface has become scarred in the past with the introduction of new services for electrics and coolers for heat recovery and chiller units, although it would potentially be possible for these to be improved in appearance.

The north elevation

Fire Escape

C.2.217. There is a very large fire escape which has been built alongside the north elevation of the building. This has been supported on a series of rectangular hollow sections and I beams, which have been built into the historic fabric.

C.2.218. The condition of the fire escape is particularly poor and a plywood hoarding has been erected alongside to prevent access. There is a section of the cast iron treads which have become completely detached from the string alongside the building and these are only being supported by the handrail on the north side. No attempts have been made to prop the underside of the strings and this is very important as it is at risk of falling. This is **very urgent** and must be completed as soon as possible.

C.2.219. Although the fire exits and the building are not currently used, this not only represents a danger with the fabric falling onto vehicles parked below, but also prevents any means of escape in an emergency from the upper storeys.

C.2.220. Although there is very significant corrosion over the fire escape, it may potentially be possible for this to be treated and repaired. It may however be more economical for it to be replaced.

C.2.221. It is very important for a detailed review to be completed into the fire strategy for the building, even for any temporary use, and some form of fire escape from this side of the building will almost certainly be needed.

C.2.222. The condition of the ironwork where it enters the wall and it abuts the stonework is surprisingly good, and although the ironwork has started to corrode, this does not appear to have caused any significant damage to the stonework beyond.

C.2.223. Sections of leadwork remain embedded within the wall, most notably over the fire escape to the first floor at the western end of the building, and this is where a previous roof has since been removed. An enclosed escape stair is now a requirement, and this will require planning permission and listed building consent. Although this side of the building is marginally less significant than the principal elevations, this will need very careful considering to limit the potential for visual harm.

C.2.224. There are areas where older ironwork sections and I beams have been cut off in the past (where the stair has been changed), and these need to be removed completely to prevent damage to the stonework.

C.2.225. The cornice at high level is in fair condition, although plants are becoming established particularly alongside the rainwater pipes. This is also where water appears to be spilling over the surface which is supporting the growth and it is very important that these are removed. This should be considered a **priority**, together with ensuring that the downpipes run freely.

C.2.226. Buddleia is also becoming established on the brick quoin in the northeastern corner of the projecting bay at the west end of the main building. This requires removal as a **priority**.

C.2.227. At high level, it is possible to see that the parapet has been rendered using sand and cement before being covered with an aluminium capping. The render is generally in very good condition, despite there being no accommodation for thermal movement over the entire length of the building. There are areas where repairs are expected at high level, and this all needs to be tap tested to see that it remains secure. This is a priority.

Fire escape on the north elevation. Urgent works required.

Projecting bay, West End (Former Town Hall)

C.2.228. There is a projecting bay at the west end of the building where it faces Market Street. This is constructed using a combination of coursed Isle of Wight stone between cream coloured brick quoins.

C.2.229. There are three large openings set beneath semicircular arched heads at ground level.

C.2.230. The sills to the windows are approximately 2m above ground level and these are all formed in stone and although some are slightly damaged, they generally remain in a fair condition.

C.2.231. The stonework at low level is showing signs of minor erosion and some repointing is required, particularly alongside where the wall meets the pavement.

C.2.232. The openings are currently covered using painted Stramit boarding. Although this reduces the potential for vandalism, it is very important that ventilation to the rooms behind is allowed to continue. We therefore recommend that (small) holes be formed in the surface, at high level.

C.2.233. The area of stonework directly above the semicircular arched heads is in a relatively poor condition, with sections of the stone having been lost.

C.2.234. Cracks in stones extend from the side of the semicircular arched heads to the windows above. Many of the stones are also showing signs of decay where they have become softened over time. This is in part where the stones were inherently soft at the time of laying, rather than having deteriorated significantly since. The rate of decay has been increased by the use of sand and cement mortars for some of the repairs. This should be removed.

C.2.235. A section of repointing and stonework repair is required to the full width of this section of the building for a height of approximately 1m below the rendered string course.

C.2.236. There are series of metal vents set above the semicircular arch windows and although they appear to remain secure, the central panel does appear to have moved out of alignment and is potentially at risk of falling. We would recommend that this is checked at the time of the visit with the cherry picker. This is a **priority**.

C.2.237. Below the ground floor windows, further openings have been formed through the wall, with the lintels having been made good with a sand and cement render.Galvanised metal panels have been screwed to the grilles and it is expected that this provides ventilation to an undercroft or similar below.

C.2.238. There are areas where paint and other markings have defaced the wall, however this is not considered to be significant. This can be removed using a poultice as part of the main conservation and repair project.

C.2.239. Above the line of the windows there is a horizontal rendered stringcourse which is approximately 400mm deep. This is quite badly cracked below each of the first floor windows and it is expected that there has been movement at this point in the building in the past.

C.2.240. Some of the render is also moving away from the line of the masonry behind and is at risk of falling. This should be tap tested with the expectation that repairs will be needed. It is likely that this replaced an earlier Roman cement. This is a **priority**.

C.2.241. Above the line of the stringcourse the wall is largely constructed using coursed stonework of random heights with very simple rendered painted surrounds to the ‘nine over nine’ vertical sliding sash windows.

C.2.242. The condition of the stonework changes directly above the windows to the first floor, where there is a rendered panel.The condition of the wall is generally fair with only minor pointing needed at window height, however more extensive repairs are required at higher level. The wall otherwise appears to be in a fair condition.

The projecting bay showing the three large openings

The rendered string course and one of the metal vents

West Elevation of the projecting bay

C.2.243. There is a small return on the west facing elevation of the town hall, where there is a former doorway at low level which has now been blocked. This is below the first floor window. It is expected that this may have given access to a former undercroft.

C.2.244. The condition of the wall is mixed where the stonework to the west elevation is more significantly eroded between the pointing. This is where the harder cement pointing has caused the rapid deterioration of the stonework.

C.2.245. A crack exists above the semicircular arched window to the west facing elevation and this needs to be raked out and repointed. The crack extends through the projecting Roman cement cornice.

C.2.246. The condition of the wall above is likely to require more extensive repair and there is a diagonal crack which extends through the parapet towards the external corner. It is likely that this wall will require helibar reinforcement. This should be checked by a Structural Engineer.

C.2.247. The condition of the arch and the brickwork above the ground floor window is otherwise believed to be sound.

C.2.248. There is evidence at ground floor level of arches around the former doorway and this may indicate an earlier structure. There is also some damage at low level to the brickwork alongside the paving, although this is not considered to be significant.

Blocked up former doorway

Market Street Elevation: Centre Section

C.2.249. The north wing central section includes a ground floor access door (to the flat), with a cream brickwork surround. It is not believed to be original and this looks to have been inserted at a later date.

C.2.250. All the pointing surrounding the door has become particularly badly eroded as a result of masonry bee attack. This needs repointing. The areas of stonework have also been affected by masonry bees between the ground floor door and the window alongside. The pointing in this area has almost been eroded completely where the lime has failed. Some of the openings within the between the stones are over 100mm deep and as a result stones are potentially quite loose. This work should (ideally) be completed within the next 18 months.

C.2.251. There is also evidence of some of the stones becoming eroded where harder mortars have been used to repair this area in the past. Some stone replacement should therefore be expected.

C.2.252. Above the line of the door there is further deterioration, although this is considered to be far less significant. It is still likely that small sections of stone will need to be cut out and replaced.

C.2.253. Further repairs are required alongside the window to the east of the door, where the depth of the pointing has been eroded to at least 30mm from the face.

C.2.254. The thickness of the wall changes over its height where there is a projecting brick course where the wall thickness decreases in depth by approximately 40mm. Metal grilles have been used to provide security over the window alongside the door and where these have corroded within the brickwork this has caused the bricks to shatter. This needs to be removed and the brickwork repaired.

C.2.255. Repairs have already been completed to the upper level of the grilles, however, the mortars are a very hard grey sand and cement and the bricks are not a good match for the originals.

C.2.256. There is a horizontal stone stringcourse which extends above the line of the ground floor windows and although this is generally in a fair condition, there has been some quite significant damage, particularly around the soil and vent pipe which serves the drainage. In this area the repairs appear to have been completed using a render rather than stonework.

C.2.257. Similar sections are also missing and damaged alongside the rainwater hopper. This requires repair.

C.2.258. The condition of the wall for the first floor windows are mixed with a large crack being visible over the second window from the east. This is directly below the soil and vent entry point for the toilets. The crack appears to be around 15 to 20mm wide and it is expected there has been some failure of the floor and/ or the lintels, possibly as a result of leaks to the toilets behind. This requires repair. This is a potential area of dry rot, if the leak has persisted over an extended period.

C.2.259. The condition of the stringcourse at this point is poor where the Roman cement has failed. This needs to be checked to ensure that it is not at risk of falling. Large sections have dropped in the past, particularly at the western end of this part of the building however, the damage extends along the entire length of this section of wall. We would expect that this will require repair. This is a **priority**.

C.2.260. Some of the sections have fallen since it was redecorated where the paint has been applied over the surface of the failing cornice.

C.2.261. The condition of the stonework at high level to the second floor rooms is in a fair condition where it is more protected and although there has been some repointing completed in the past, it is generally considered to be sound. There are areas where repointing is needed to the quoins and for isolated repairs around the windows. Wall at this section is otherwise good.

C.2.262. There is a significant amount of lime or calcium deposits over the surface of the cornice and it is expected that this may have emanated from the cement repairs completed above. This requires repair.

Badly eroded stone as a result of masonry bee attack

Damaged string course. Note change of masonry 3 courses below rendered string course. Lower sections original, with extension above.

Closed Openings

C.2.263. There are a number of iron pintel hinges to either side of rendered openings where it appears that there was once timber doors to allow carriages or horses to pass. The doors and the pintels appear to be set at different heights with doors at ground and first floor levels. It is unclear whether or not these were used for warehousing, however they provide significant evidence of the previous historic use of the building. The 1860's town plan of the building (See CMP), would suggest that this section of wall may have enclosed a courtyard behind, with stall formed to be inside.

C.2.264. The pintels are set within stone blocks and although there has been some corrosion causing the stones to split, we would recommend that these are carefully removed to allow the stone to be re-pinned before being re-fixed in place.

C.2.265. The panels between the brick quoins have all been rendered using hard sand and cement which has then been rendered over. Plywood panels have been placed over the glazed openings at first floor level and it is possible to see that there has been some corrosion to the underside of the lintels at this point. This needs to be removed, however, it is not significant within the short term.

C.2.266. The parapet at this level is in a fair condition, however, the drip line is very slender and as a consequence water runs over the surface of the walls below.

C.2.267. The gas entry point for the building enters at low level.

Closed openings with iron pintels

West end gable, Market Street Elevation

C.2.268. On the north side of the building there is a shallow gable which forms the western extent of the Old Scientific and Literary Institute and this is believed to be one of the most original parts of the Town Hall.

C.2.269. At low level there are shallow segmental brick arches with rendered panels between. These also retain pintels set within the wall and it is expected that these may have included doors to a former undercroft. No access was possible to the spaces behind, and we are therefore unable to confirm whether these spaces are free from defects,.

C.2.270. Above the line of the arches the wall is formed using horizontal coursed stonework of varying heights. This has also been repointed using hard sand and cement and this has caused some of the stones to deteriorate, however, the wall is largely in a good condition. It would be preferable for the sand and cement to be removed, and for it to be replaced with a softer, lime-based mix.

C.2.271. One section of stone requires replacement.

C.2.272. The size of the openings above the ground floor undercroft openings appear to have been wider originally and have since been infilled with marginal glazed vertical sliding sash windows. The section between the glazed windows and the original opening has been infilled using masonry with a rendered finish and a masonry paint. This has started to blister in a number of areas. The condition of the infill, however, generally remains fair.

C.2.273. The condition of the arches above the window are fair, although there is a large crack within the opening at the western end. This has caused cracking over the sash window. When viewed from ground level it appears that this may be as a result of an embedded metal plate directly within the brickwork. This requires further investigation. It is possible that this may include a tying or support for the wall behind.

C.2.274. The sills below the first floor windows are all formed using a fine grained limestone and this all appears in a fair condition. Although there are cracks within the within the sills, it is sound, and no work is required.

C.2.275. There is a small area of repointing required where the projecting pilaster strip to the northwest corner of the building meets the panel alongside the window. There is also a vertical panel of painted render directly beneath the gable parapet. This appears to be sound when viewed from ground level. Water is, however, running between the copings over the panel and in time this will cause the panel to fail.

Rendered panels that may have previously contained doors to an undercroft.

No Access during the survey and so we are unable to confirm whether this is free from defects

West Elevation

C.2.276. The west elevation faces a now closed (unnamed) street. The wall to this part of the building is largely constructed using coursed stonework, with segmental arches directly above the window openings. The condition of the stonework is quite mixed and this is largely as a result of it having been extensively repointed using a sand and cement mortar. This has caused the softer stones to fail more rapidly, had the original mortar remained, this would not have happened.

C.2.277. It would potentially be possible for some of the stones to be cut out and renewed, however, this is not considered to be a high priority given the other areas of more important work and that the stonework is still largely performing its function as intended.

C.2.278. There are areas where buddleia is becoming established over the wall surface particularly below the line of the projecting stringcourse at the cornice. This is in a very poor condition where the render has failed. It is very important for this to be cut out and removed. This is a priority.

C.2.279. One downpipe directs water at two ground level and the section alongside the gutter has been replaced. Although this has been finished using plastic, it is at least directing the water away from the base of the wall. This will need to be replaced using cast iron at the time of the main conservation repair project.

C.2.280. There is an area where the pointing is particularly eroded to the second panel from the south end of the building. This needs raking out and re pointing.

C.2.281. The semicircular arched head at the southwestern corner includes the rendered panel and the render is failing.

First Floor Walls, West Elevation

Council Chamber

C.2.282. The walls to the west facing elevation of the council chamber are visible from the flat roof over the office accommodation.

C.2.283. The construction of these walls broadly floors the form to the north facing elevation, with course split stone set between cream coloured brick quoins.

C.2.284. At the base of the wall, a hard cement rendered upstand extends to the top level of the cills, at around 600mm above the level of the flat roof. A further painted and rendered section extends beneath the projecting cornice, with a start parapet above.

C.2.285. The general condition of the wall is sound, despite having been repointed with a hard cement based ribbon pointing. There are isolated stones which are showing signs of deterioration, but these are likely to have been where the stones where softer at the time they were quarried, rather than having decayed significantly since.

C.2.286. The surround to the Council Chamber windows is a hard cement render, and it is expected that this may be a replacement for a more finely moulded profile which exists elsewhere in the building. The current surround is cracking and although largely sound, it will require repair. The crack over the north window at lintel level would suggest that there has been some movement at this point. There is a large crack in the surround to the north window, LHS and the render is loose.

C.2.287. The render above the flat roof is cracked and in a poor condition. It is expected that this was added to provide a ‘barrier’ against damp, although in all probability it may be making matters worse. We would recommend that this is removed, albeit that the stone behind may have been damaged at the time the cement was applied. This will need further review once removed. In the short term it can remain.

West Elevation

Walls of the west facing elevation of the Council Chamber

C.2.288. The line of the flat roof to the west face of the pavilion cuts across a window which has now been blocked. This would suggest that the roof level and fenestration has changed since the pavilion was built.

C.2.289. This wall is generally in a sound condition.

Flat

C.2.290. The walls to the flat on the South and West sides are also visible from the flat roofed area. These are formed using brickwork, laid in Flemish bond. This would suggest a solid wall construction at this point.

C.2.291. Below the line of the windows, a very hard cement render has subsequently been applied, almost certainly to prevent damp at low level. This is cracked below one o the windows and its (dubious) effectiveness would be significantly reduced at this point. Ideally this should be removed.

C.2.292. The return wall to the west facing elevation is built in header bond, with the cornice from the north side of the building forming a return at high level. Evidence of previous built forms are visible on the surface of the wall, including a pitched roof), now removed.

C.2.293. This wall is generally in around condition.

Flat roof generally in a good condition, with serviceable rooflights.

C.3. Cupola and Clock Tower

C.3.1. The clocktower was not an original part of the design and it was added later. As a consequence, the line of the walls beneath the tower do not align with new addition and a wrought iron framework of beams therefore appears to have been added to provide support to the Clock tower structure.

C.3.2. Over time it has frequently been noted that the tower has a distinctive lean, and this is very clearly visible when viewed from the western end of Lind Street. The extent of the lean was not measured, but we would recommend that this is accurately plotted, so that any movement in the future can be recorded and assessed.

C.3.3. On the basis of our inspection, although the tower has moved, these is little to suggest that this movement is either on going or progressive. It is therefore possible that the movement occurred soon after it was built, and as the structure 'settled'. This hypothesis should be tested and reviewed by a suitably experienced structural engineer before a confident conclusion can be given.

C.3.4. The wrought iron steel beams which support the clock tower, are not fire protected however. This should be considered a **priority.** In the unfortunate event of a fire, this could quickly result in a loss of strength to the iron structure which could collapse of the clock tower as a result.

C.3.5. The external wall surfaces of the clock tower have been finished using a render, before being painted with a masonry paint. The paint has failed in a number of areas, but with a particularly notable failure on the stepped base on the west facing elevation. This may have occurred with the skyward facing plinth has allowed water to seep into the structure, causing the facework to fail. A lead capping would in all probability improve this condition.

C.3.6. A Greek key motif forms a decorative band beneath the clock faces on all sides, with terracotta urns on the external corners. These all appear to be sound.

C.3.7. The clock faces comprise iron frames, with glazing between. When viewed from roof level it is possible to see that the ironwork has corroded, and this is resulting in rust staining on the rendered surfaces beneath. A rope twist surround covers the junction of the glass with the render.

C.3.8. The masonry paint is peeling around the clock openings, and this has resulted in the hard cement based render becoming exposed. The glazing between the numerals uses a white' opal' glass, with the central panels being in a contrasting colour. When viewed from inside the clock tower, these appear to have been finished using a painted marbling effect on the inside. Some of the glazing is broken and missing. It does not appear that any of the glass is a safety glazing.

C.3.9. Above the line of the clock, there is a continuous hood mould, with an arch above each of the clock faces on all sides, which follows the line of the clocks faces below. This is painted in a contrasting colour to the main walls and it is believed to be formed as a run moulding in Medina cement. This appears to be sound, although inevitably cracks are likely to be found once inspected at close quarters.

C.3.10. The open cupola is supported in eight painted circular columns, with a simplified Egyptian Palm leaf capitol. When viewed from ground level these all appear to be sound.

C.3.11. There is a timber bell frame beneath the doomed copper fish scale roof covering.

The Clocktower from the North west. Extensive cement repairs

C.3.12. In very general terms the condition of the clock tower is ‘better’ on the east and north facing elevations, away from the prevailing winds.

C.3.13. Given the importance of the clock tower we would recommend that a high level inspection is completed using a mobile access platform, in conjunction with the work to tap test and inspect the render.

C.3.14. There is a very clear deflection in the line of the cornice to the west facing elevation to the lower tier. This may relate to the movement in the tower above, and it is the most outwardly visible sign of deflection It is recommended that this is monitored.

The clocktower from the North

C.4. War Memorial

C.4.1. The War Memorial is a more recent addition to the South elevation of the building. It comprises a recess set into the building, with a glazed roof projecting over the pavement. To either side of the opening, Arts and Crafts panels of coloured glass poppy motifs and plain textured glazing, framing the memorial set inside the building.

C.4.2. The condition of the memorial is generally very good, in part to the choice of materials used in its construction. These have weathered particularly well in the setting, with only a very small amount of corrosion noted to the leading edge of the fascia to the roof. It would potentially be possible for these fixings to be carefully removed and to be replaced. This would prolong the life of the original fabric. This would be very worthwhile.

C.4.3. Beyond the line of the painted iron entrance gates (which are of the same design as the railings to the balcony; are they contemporary?), the names of the fallen are commemorated on a bronze honours board. The stone wall behind the board is formed using ashlar, the character of which is close to a Chicksgrove stone. No work should be carried out to the memorial, as the gentle patina would be lost.

C.4.4. The ceiling above the memorial is vaulted and painted white, with a pendant light suspended from the centre. This has been fitted with a modern lamp, which detracts from the significance of the setting. A simple change of lamp would lessen the current visual conflict.

C.4.5. A second honours board commemorating those lost in the Second World War is fixed to the east wall, with the stone (Beer?), being white in colour. This would benefit from a gentle conservation clean.

C.4.6. The third principal board commemorates the Boer War, with a smaller Portland stone block beneath recording the name of those lost during the Troubles in Northern Ireland. The Boer War tablet would benefit from a conservation and the commissioning of a conservator's report is recommended.

The inside of the war memorial

The war memorial. This was introduced into one of the former openings into the ground floor spaces (See CMP for original form pre-First World War)

Former canopy to south elevation removed 1950's

C.5. RAINWATER DISPOSAL

C.5.1. Effective rainwater disposal is essential for all buildings as a means of capturing water from roof surfaces etc and allowing it to be directed to ground level, where it can then be moved away from the building fabric.

C.5.2. At Ryde Town Hall the systems include a mixture of older cast iron sections and more modern plastic replacements. The areas of roof to be drained are very considerable and in common with other similar civic buildings built during this period, the aesthetic considerations of maintaining an uncluttered appearance, particularly to the principal elevations, were often to the detriment of the delivering the most effective system.

C.5.3. In some areas, to achieve this goal, some of the pipework has been routed inside the building, and this has been a source of damp, which may have contributed to the problems of timber decay.

C.5.4. In our opinion, one of the most significant aspect of the immediate holding works should therefore be to check that the existing system is a operating as efficiently as it can be, without the risk of leaks which will continue to feed areas of fungal decay which remain active in the building.

C.5.5. In the longer term, the system will need to be upgraded, which is likely to require a combination of downpipe pipe sizes increasing, or for additional pipes to be added. These should be formed in cast iron, where they are visible.

C.5.6. Although it may be difficult to achieve, it would also be preferable for the surface water drainage to separated from the combined drainage systems which generally serve Ryde, as this would reduce the impacts of uncontrolled sewage discharges during periods of rain. This requires further investigation.

South Elevation

C.5.7. The south elevation is primarily served by a modestly sized outlet at the western end of the building, where water from the flat roof areas (and the east slope of the pitched west range roof), drain in to a cast iron hopper, before entering a plastic downpipe. A shoe directs water across the pavement into the gutter alongside the road.

C.5.8. A further modern downpipe (100mm dia), extends through the external wall, alongside the west pavilion.

C.5.9. An old cast iron pipe, collects water from the upper roof area (?) on the western side of the portico. While the pipe appears to be complete, it is in need of redecoration. The upper section of the pipe was obscured by buddliea at the time of the inspection and we are unable to confirm with this is now blocked. The buddliea should be removed as a **priority**.

C.5.10. This pipe discharges directly into the ground, and the condition of the below ground pipework is unknown.

C.5.11. A rectangular plastic hopper and downpipe collects water from the central balcony area at its western end, with a corresponding downpipe to the east. The eastern pipe includes a cast iron section which has also been sleeved with a larger diameter modern plastic pipe. It is very important that both pipes are to checked to ensure that they run clear. The green algae growth on the stonework alongside, would suggest that this may have been a source of leaks in the past, although the wall was found to be dry at the time of our inspection.

C.5.12. Very slender copper pipes drain the glazed roof to the warm memorial on either side. These remain sound.

Rainwater pipe serving flat roof to west of main hall.

C.6. **East Elevation**

C.6.1. To the east of the building a cast iron down pipe is set within the thickness of the wall. This is likely to have been 'designed' to maintain the width of the pavement below, but it also represents a very significant risk to the fabric if it becomes blocked, where it is almost impossible to access. This arrangement is likely to need to be changed, as part of the main conservation works. This location at the eastern end of the building also provides a good opportunity to provide a second pipe to lessen the load on the remainder.

C.7. **North Elevation**

C.7.1. The condition of the downpipes to the north elevation are very mixed. At the eastern end of the building, the downpipe comprises a rectangular section, in cast iron. This in a relatively poor condition with cracks noted on the joints. This will be allowing water to seep into the walls behind. There is an access plate close to ground level and we would recommend that this is removed to establish the line of the drainage from the base of the building using a CCTV survey. In all probability it is likely to be in a poor condition, and an allowance should be included as part o the main project for its replacement.

C.7.2. This downpipe would benefit from a Flashband repair while the mobile access is in place, to limit the damage before the main project commences. In the longer term the downpipe will need removing, welding and redecorating before being re-fixed in place.

C.7.3. Two further circular section downpipes serve the main flat roof area. These have been crudely cut through the string course (in contrast to the rectangular pipe to the east). This is formed using modern materials, with leaks evident on the joints. There is some evidence of damp staining on the stonework alongside the (eastern) pipe which would suggest that this may have leaked in the past.

C.7.4. A modern 100mm diameter downpipe collects water from the upper level roof over the flat. This extends through the parapet wall into a hopper. The pipe extends through the Medina cement string course. Although the pipe is less than appropriate for the listed building, it does appear to remain effective.

C.7.5. Elements of the foul drainage serving the flat, are formed using lead pipework to the branches, before connecting to a more modern cast iron vertical SVP. One of the joints to the SVP has cracked at high level. The pipework all needs overhauling and redecorating. Modern drainage connections from sink wastes connect into the SVP and a smaller diameter pipe alongside.

C.8. **West Elevation**

C.8.1. A single modern downpipe serves the parapet gutter to the west range roof. This is a modern replacement in plastic. The lower section of pipe is newer than the remainder at high level. The older sections are now faded as a result of expose to sunlight, making them more brittle.

C.8.2. Although the use of plastic piping is not considered to be appropriate for a listed building, it remains functional, and in the short term we would recommend that it remains. The pipe discharges over the pavement at ground level. This is causing some damp at the base of the wall. The addition of a 'shoe' would help to direct it away from the building.

C.9. **Flat**

C.9.1. A modern square section plastic downpipe and 'Ogee' profile gutter collect water from the roof above the flat; this appears to remain functional.

C.10. **Internal Downpipes**

C.10.1. The location of some of the downpipes is unclear, however it is evident that some remain. This includes one of the downpipes which collects water from the west facing roof of the Council Chamber. A further plastic pipe is visible in the surface of the flat roofed are, and this also appears to be collecting water from this roof surface.

Downpipe embedded in the wall of the east end of the building. (left of picture). Entrances to public toilets

Single downpipe on the western elevation

C.10.2. The staining to the pipe serving the north side of the western pavilion would suggest that it is blocked and it needs to be cleared as a priority.

Downpipe on the northern elevation.

C.11. WINDOWS AND JOINERY

C.11.1. Access to inspect the joinery was not possible to all areas, however the following areas have been inspected from ground level. A further assessment of the joinery should be made at the time the mobile access platform is in use to remove the buddliea and while checking and removing the loose sections of render at high level.

C.11.2. This information can be added to the report as an addendum, and to allow the cost of replacement/ repair to be estimated.

C.11.3. The following comments are provide an overview of the condition of the joinery, and they are not designed to catalogue the condition of each and every element. It is evident that the problems relating to the joinery correspond to the degree of exposure, and the ease of access for maintenance, in allowing the joinery to be redecorated and maintained.

South elevation (West End)

C.11.4. Windows to the original Literary and Scientific Institute at the west end of the building are single glazed windows which have been set within moulded and painted timber frames. These have been adjusted with pairs of louvred opening lights set beneath a horizontal rail. A new (secondary) rail has been added between the main fixed glass panel and the louvres above. This rail is modern.

C.11.5. The glazing above has been scribed to the underside of a semicircular arch. Although the windows are in a fair condition they are showing early signs of decay, where they have not been decorated for some time.

C.11.6. On the basis of our inspection it would potentially be possible in the short term for these to be redecorated with the beads renewed where they are largely firm. We would recommend the replacement of the louvred lights as these are a recognised security weakness.

C.11.7. The condition of the old town hall door is poor and it is a relatively modern replacement, being a plain painted door ‘blank’. The door does not close easily in the opening and it needs adjustment. This has become the default door for accessing the building during the inspections. We therefore expect it to remain the primary entrance in the short term, and on that basis it should be eased and adjusted.

C.11.8. There is a solid plywood panel alongside the door and the frame is rotted at the base. This section will need complete replacement.

South Elevation

C.11.9. The windows to the link section are single glazed vertical sliding sashes. The condition of the sashes are poor where the decoration has failed. Repairs have been carried out in the past where sections of timber have been applied over the original sills. The sills have also suffered significant erosion.

C.11.10. Although the vertical sliding slashes are in a fair condition they appear to be relatively modern replacements, however, they could be overhauled in the short term. Windows require re-puttying in and replacement of the glazing.

C.11.11. The condition of the joinery beneath the portico at ground floor level retains a greater portion of original work. This is largely where these elements have been protected from the weather.

C.11.12. The more historic doors are believed to remain to the central and west doorways, with the fine glazed fanlights above.

C.11.13. The colours of the paintwork used to the building can loosely be described as ‘drab’, however given the likelihood of the joinery being original, it would potentially be possible for paint samples to be obtained which may start to reveal the original decorative scheme for the building. This would be a very worthwhile exercise.

Windows at the eastern end of the southern elevation

Windows on the link section

C.11.14. The (current) main entrance doors have been forced open in the past and they now require overhauling. Damage has been caused to the frame and the doors, although both could be repaired relatively easily with the right skills. We would recommend that this work is completed as part of the holding works, to ensure that the building can be accessed, and still remain secure.

C.11.15. The pair of fire escape doors at the eastern end of the front elevation, are on the point off requiring significant repair, but some timely works to redecorate and replace the beading to the lower panels, would potentially stave off more major work in the future. The door retains some historic ironmongery, in conjunction with modern locks.

Balcony Doors

C.11.16. The balcony doors are modern replacements. These require overhauling, but they would remain serviceable once this has been completed.

‘**Pavilion’ Windows**

C.11.17. The windows to the pavilions to either side of the balcony are in a very poor condition. Sections of the glazing have been boarded over, and a section of timber is on the point of falling to the western window, directly above the cill. This must be removed and made safe as **a matter of urgency.**

C.11.18. When viewed from ground level, it is evident that the horizontal glazing bars are in a particularly poor condition, with the putty to the glazed sections missing. The condition of the glazing bars must be checked as part of the high level inspection to ensure that the glass within the panels remains secure. This is a **priority**.

C.11.19. In all probability these windows will need to be replaced.

First Floor Windows (East end)

C.11.20. The general pattern of the windows to the first floor, follow the pattern used for the pavilions. This comprise side hung casements, with two lay bars dividing the windows into three vertical panels. All the windows are white painted. There is a slight variation between the windows, depending on the location, with a heavier mid rail added to the western panels. This work appears to be more recent and it is likely to be contemporary with the reconfiguration completed around 35 years ago. Some of the glazed panels have been replaced with plywood, either painted white, or black, depending on the location.

C.11.21. The general condition of these windows are very poor. Almost without exception the bottom rails and cills have failed. The condition of the lay bars are particularly precarious and this is gives significant concern, where this contributes to the support of the glazed panel above. These must be checked as a matter of **urgency**.

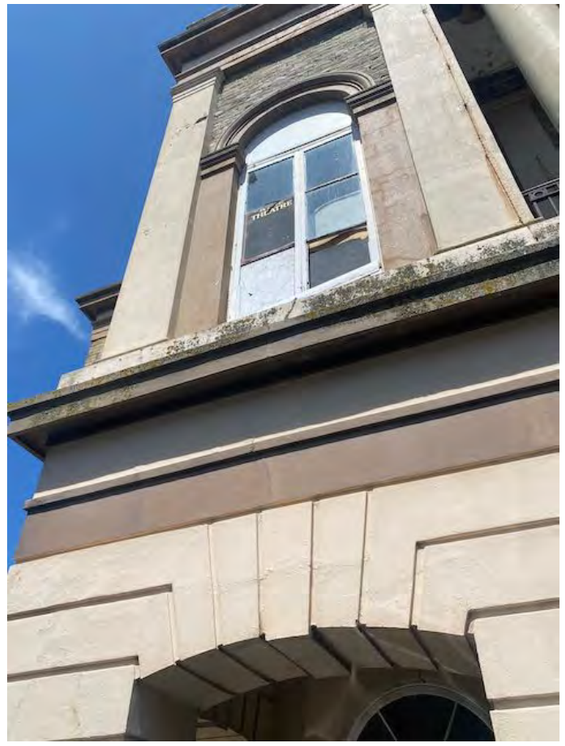
C.11.22. In all probability these windows will need to be replaced.

C.11.23. **East Elevation**

C.11.24. The extent of the joinery to the east elevation is limited to a single glazed window to the first floor, and a series of openings below the arcade.

C.11.25. The first floor window is in a very poor condition, with the design being consistent with those noted to the main south facing facade. Sections of the glazing are broken and the lay bars between are very significantly eroded. It is likely that this window will require replacement.

C.11.26. The joinery at ground level is well protected from the effects of the weather and as a consequence it is in very much better condition.



Window to the west of the balcony with bottom rail on the point of falling

Cracking to SE corner

C.11.27. A pair of four panelled doors with a glazed fanlight over, provide access to the lower floor, into what was once the market. These doors have suffered damage over time but they are largely sound, and it they would require relatively little work to allow them to be returned to use.

C.11.28. The door to the disabled toilet is a modern flush door, and this is in a relatively poor condition having suffered from impact damage in the past. It has no historic value and it can be replaced (subject to LBC).

Auditorium North Elevation

C.11.29. In general terms the windows to the north side of the auditorium are in a good condition. There are areas of damage, where the glazing has been vandalised, but on the whole these windows will require relatively little work to return them to sound working order.

C.11.30. There are areas where louvred vents etc have been added alongside some of the earlier windows, and depending on the final use of the building, it may be possible for some of these to be removed to allow the elevation to return closer to its original form.

C.11.31. A pair of raised and field doors remain at ground level alongside the fire escape. Sections of the moulding are missing, and there is some wet rot decay at the base. These repairs should be relatively straightforward to complete.

C.11.32. The modern doors to the fire escape require replacement.

Old Town Hall

C.11.33. The (3no.) large first floor windows of the Town Hall comprise 9 over 9 vertical sliding sashes. These windows require refurbishment but on the basis of their relatively sheltered location, they are considered to be in remarkably good condition. Work is needed to re-putty the glazing and for redecoration.

C.11.34. Minor work, including cill replacement should be included in the budgets for repair, as we were unable to inspect these from ground level.

C.11.35. The windows to the ground floor where covered from the outside and we are therefore unable to offer an assessment of their condition. The view from inside the building would suggest that are also in remarkably good order.

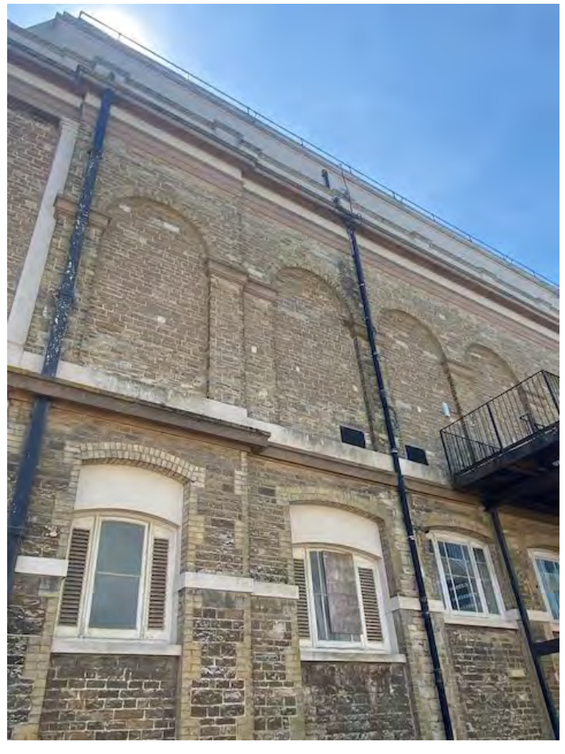
Staff Flat and Council Chamber

C.11.36. The windows to the west facing elevation of the Council Chamber are in a poor condition, but they remain salvageable. The panels of glazing include larger square panels of glass, with more slender marginal glazing to either side. The lower panes of glass include obscured glass, although the two lower panels are missing. Stramit board is fixed to the inside to improve security and to reduce the amount of moisture penetration. These should be re-glazed as a priority, using a single drawn glass. The bottom rails and cill sections require repair as part of the main works.

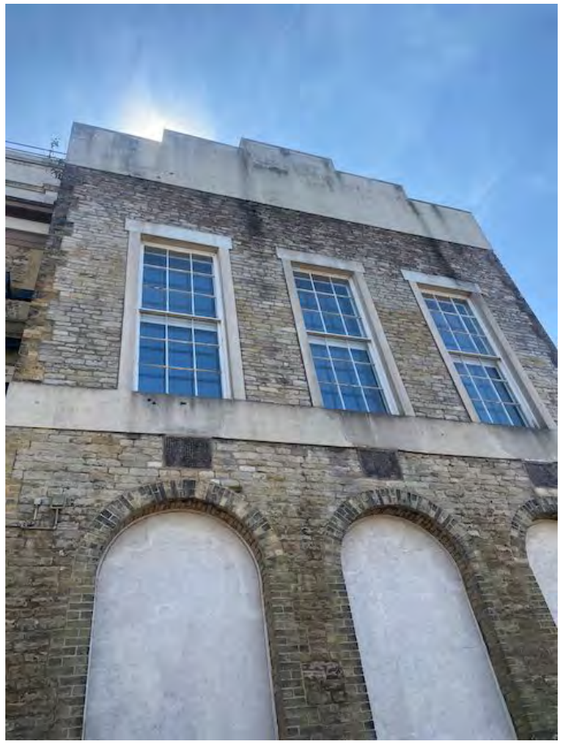
C.11.37. A smaller 3 over 3 sash remains to the west face of the Pavilion, and it is expected that this is earlier in date to the Council Chamber windows, where the horns to the sashes are more refined. The bottom rail of the sash appears poor, but repairable.

C.11.38. The windows to the flat are simple 3 over 3 marginal glazed sashes. These remain openable, but they are in need of significant repair. The bottom rails and the cills have all failed.

C.11.39. The frames are set inside the line of the brickwork, giving a refined appearance when viewed from the outside.



Louvered windows on the north elevation



Large first floor windows on the first floor of the town hall.

Market Street Elevation

C.11.40. The windows to the market street elevation are generally in a far better condition when compared to those on the south side of the building. This is largely as a result of their more sheltered location.

C.11.41. All the windows still require refurbishment, but this may be possible in situ, with at least some of the joinery only requiring rubbing down and redecoration.

C.11.42. It is evident that at least some of the windows have been replaced, where the detailing of the horns between the windows differs between the openings.

C.11.43. In some areas the windows have been boarded over the reduce the risk of forced entry, and so we are unable to comment on the condition of these windows.

West Elevation

C.11.44. The form of the (visible) window to the west facing elevation follows the pattern noted to the flat. This includes the same marginal glazing arrangement, but also with a very similar pattern to the horns. This would suggest that they may be contemporary.

C.11.45. The window is in a relatively poor condition, with the putty etc having failed, but it remains salvageable.

Other Exterior Joinery

C.11.46. The doors leading to the roof level are in a poor condition and they require replacement.

Windows on the market street elevation.

West elevation windows

D. INTERIOR.

D.1. G37: Entrance to east of electrical plant room

D.1.1. Until recently the access to the building was via two large timber double doors located within the lobby adjacent to the electrical plant room.

D.1.2. The entrance areas leading through to the main stairs are of great significance to the building and will require care and sensitivity when refurbishment works to the building are carried out.

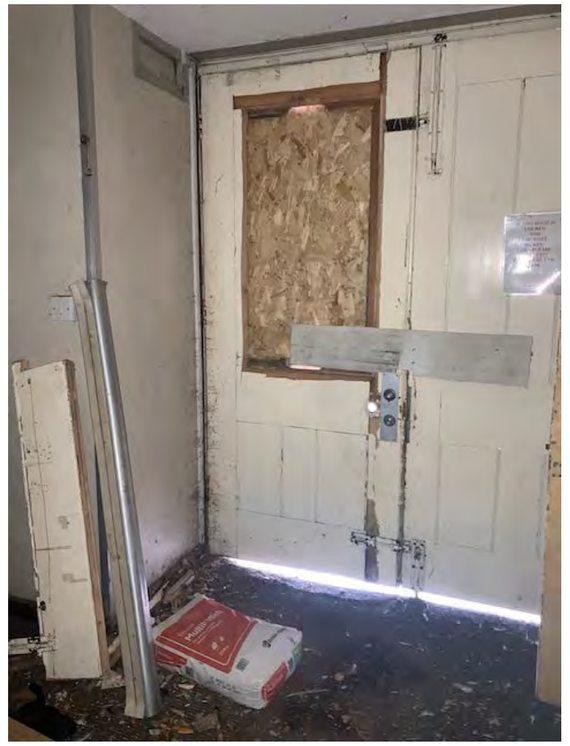
D.1.3. The low ceiling is modern and is of plasterboard with walls of modern commercial partitioning system.

D.1.4. The timber doors themselves are in poor condition and require significant repair. This is recommended to secure the building and to permit ease of access for inspection for maintenance etc.

D.1.5. The floor is of solid construction with modern basic quality contract type carpet.

D.1.6. There is a further aluminium framed automatic glazed door leading through to the accommodation at the rear of this section of the building.

D.1.7. Large amounts of debris were noted on the floor as well as redundant stored items. This should be removed as a priority.



Previous entrance door to the lobby

D.2. G34 Electrical Plant Room

D.2.1. There is a door opening to the exterior, similar to that of the lobby at the base of the stairs from the Council Chamber. This opening has been boarded over and there are a number of electrical fittings and panels located within this room. The location of the services entry in this location is very puzzling given the potentially high value of this space to provide access to other parts of the building from the main entrance doors.

D.2.2. The ceiling is of modern hardboard with timber battening and it is in a fair condition.

D.2.3. The walls are of solid plaster with an emulsion paint finish, however, the presence of a large number of electrical fittings prevents inspection of the building fabric at the rear.

D.2.4. In the corner of the room opposite to the doorway is a small attractive decorative fireplace with cast iron fire surround.

D.2.5. The floor is of suspended timber type with modern vinyl fittings.

D.2.6. The electrical installation within this part of the building appears to be relatively modern however, it detracts from the significance of the building in this location and the space might be better served and used for other purposes.

D.2.7. Removal of the existing electrical installation and its relocation to elsewhere within the building should be considered.

D.2.8. To the east of the room a smaller door opening leads through to the lobby where the present entrance is located.

D.2.9. Within the timber panel door opening are two brick recesses containing the key cupboard and various other storage arrangements.

D.2.10. Decayed timbers were noted within the key cupboard to the right of the doorway when travelling through towards the east of the building

Electrical plant room

Note historic fire surround below

D.3. G29: Central Ground Floor Lobby Ticket Office:

D.3.1. This area of the building is accessed via two large double doors opening to the exterior beneath a decorative glazed timber fan light.

D.3.2. The ceiling is of lath and plaster construction showing signs of water penetration and minor cracking, but of less seriousness than that of the lobby adjoining.

D.3.3. There is a decorative run coving to the perimeter of the ceiling, in fair condition with only minor works required.

D.3.4. The walls are of solid plaster with recessed mouldings around the door openings.

D.3.5. To the rear of the room opposite the two large entrance doors is a modern timber ticket booth which is a later insertion. The area behind the ticket booth cannot presently be exposed, therefore no comment on its condition can be offered.

D.3.6. The walls in the area above the ticket booth return into a slight recess with a curved chamfered finish with chamfered stops approximately eight inches beneath the base of the coving.

D.3.7. The walls are of solid plaster with an emulsion paint finish. The condition of the decorative finishes is poor, however, the recessed plaster mouldings around the openings are of significance and every effort should be made to retain them.

D.3.8. On entering the room through the double doors there is a double door opening to the left and to the right. The opening to the right still contains the decorative three panelled moulded doors. Whilst the condition of the decorative finishes is poor throughout, the doors themselves are considered to be in fair condition.

D.3.9. At the base of the doors is a stone step showing signs of wear. It is likely that the opening opposite would also have had a stone step of similar pattern, however, this has been removed in order to facilitate level access.

D.3.10. There are recessed moulded plaster skirtings at the base of the wall. The floor itself is of solid construction with modern poor quality contract type carpet.

D.3.11. The ticket booth is modern and is of little significance - it should be removed in due course.

D.3.12. The double external doors are presently screwed shut using a section of timber batten.

D.3.13. The opening to the right of the entrance double doors when entering the building contains the main electrical plant room.

Central ground floor lobby area

Main Entrance Doors

D.4. G29A: Ground floor Lobby at base of stairs to Council Chamber

D.4.1. At the base of the stairs there is an opening that is likely to have been a former doorway which has been reduced in size and blocked up to form a window facing Lind Street.

D.4.2. There is a segmental fanlight over the window which is somewhat crude in construction and appearance relative to similar joinery close by. It has been designed to match the fan light over the adjacent double doors but lacks something of the detail of the neighbouring installation.

D.4.3. To the other side at the base of the stairs is a further arched opening, again supported with paired decorative console brackets leading through to the west of the building.

D.4.4. An arched opening with blocked fanlight incorporating timber mouldings is located opposite the base of the stairs, with a further double door opening into the lobby beyond.

D.4.5. The ceiling is of lath and plaster construction, again with a wallpaper finish onto which emulsion paint has been applied.

D.4.6. Significant staining and damage noted to the ceiling towards the external elevation with evidence of repairs having crudely been attempted to the area of ceiling deeper within the room.

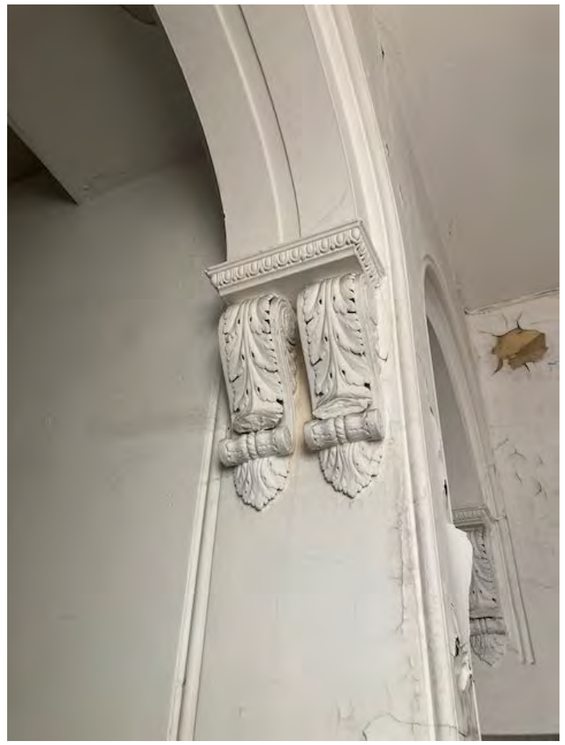
D.4.7. The walls are of solid plaster. There is a recessed decorative plaster moulding around the segmental opening in the southern elevation.

D.4.8. Significant damage, again through moisture penetration to the upper parts of the external wall and also to the lower part at the base of the stairs where areas of plaster are damaged and missing.

D.4.9. The floor is of solid construction, however there are differences in levels, with the floor level falling away towards the double door opening to the eastern side of the lobby.

D.4.10. The floor coverings are low quality modern contract type carpet which is in poor condition.

D.4.11. It is likely that the floor levels have been amended in order to provide level access to the lift which is located within the lobby of this area. This can be seen by the presence of a large threshold stone within the lobby beyond.



Decoration at base of stair

Main staircase to First floor

D.5. G33: Area to the North of the former entrance lobby

D.5.1. This area of the building has a modern suspended ceiling with fissured ceiling tiles and recessed diffuser office lighting. The tiles are held within a suspended aluminium type grid, below the line of the original original ceiling.

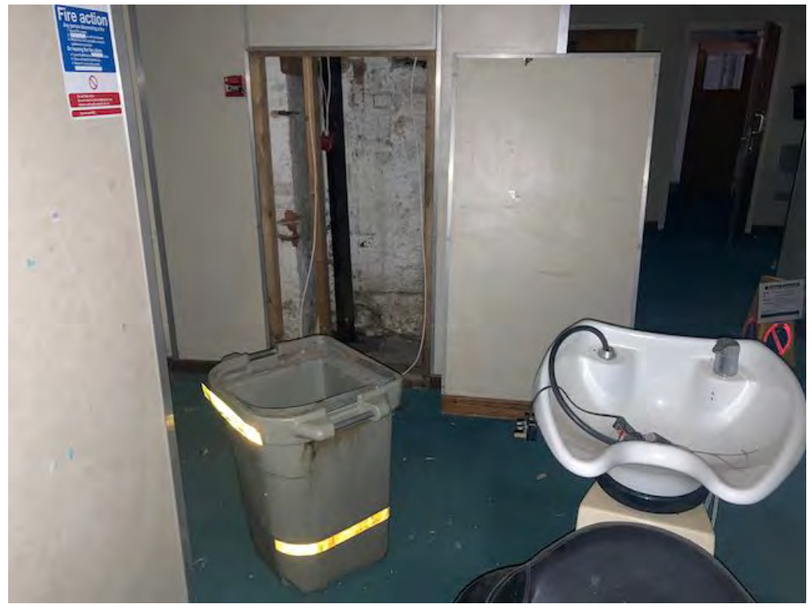
D.5.2. Modern commercial partitioning system functions as cladding to the walls of the room. Again, aluminium type framework with laminated board panels fixed to timber stud work. One of the panels has been removed, allowing for inspection of the brick structure behind.

D.5.3. Some damage and cracking noted to the brick structure but no signs of significant distress or deflection to the structure were seen.

D.5.4. There is an internal rainwater pipe running through this section of the building into an open gully in the solid floor. This is far from ideal and improvements to the rainwater disposal system are required in this location. This is potential area of risk and source of dry rot infestation. This needs to be improved as a priority.

D.5.5. The floor is of solid construction with modern carpet tiles. Full removal of the modern surface finishes is recommended in order to allow for inspection of the concealed building fabric.

D.5.6. Modern timber fire doors with partially glazed Georgian wire panels leading to other areas of the ground floor can be accessed from this lobby space.



Area to the rear of the former entrance lobby

Entrance doors to former Social Services Office (Opened December 1997)

D.6. G46: Office immediately to the west of the War Memorial

D.6.1. This roof includes a modern plasterboard ceiling, which is in a poor condition and missing in places. In the areas of damage it is possible to see a much higher ceiling behind, which is believed to be 'original'.

D.6.2. There are signs of damage arising through water penetration to the ceiling, likewise, cracking was noted.

D.6.3. The external walls are of solid construction, but have been boarded out with modern materials. Again signs of water damage.

D.6.4. Some black mould noted in the corner of the room next to the stored piano. It is not known whether the piano is significant, but it should be retained during the general clearance of detritus, until is provenance is more fully understood.

D.6.5. The room includes modern single glazed casement type windows with obscure glass protections.

D.6.6. Damage was noted to the timber skirting board at the base of the wall and to the timbers around the window with decay present.

D.6.7. Some deflection noted to the floor in this area - causation unclear and requiring further information. It is quite likely that this floor has been affected by dry rot as noted elsewhere and this requires further investigation.

D.6.8. Elsewhere within the room, the walls are of modern plasterboard with significant deliberate damage to the same.

D.6.9. Deliberate malicious damage has been inflicted to this room, including the smashing of the Georgian wire glass panel to the entrance doorway.

D.6.10. Surface fitted light diffusers and modern half height trunking, heating via electric storage radiator.

D.6.11. The removal of the modern interventions to this space are strongly recommended in order to be able to access the original fabric of the building and carry out further inspection.

D.6.12. Corrosion noted to the corner bead of the plasterboard in this area of the building suggesting high moisture content - as elsewhere it is strongly recommended that the modern interventions are removed from this area of the building in order to facilitate the full inspection of the building fabric given that there is a movement to the structure in this area.

D.6.13. To the rear of this room, a modern veneered timber fire door leads through to further office accommodation.

D.6.14. There is an accessible lavatory accessed directly from this room.

Office immediately to the west of the war memorial

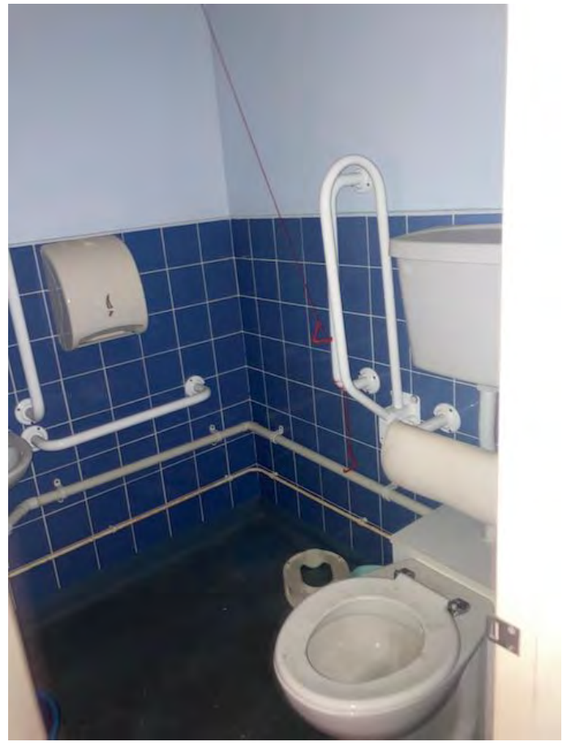
D.7. G45: Accessible lavatory

D.7.1. The accessible WC is in a very worn condition.

D.7.2. The ceiling is of modern plasterboard, with the walls tiled at their base to a height of approximately 1m.

D.7.3. Modern vinyl floor coverings forming an up-stand to approximately 100mm at the base of the walls. The vinyl sheeting should be removed to allow an inspection of the floor surface beneath.

D.7.4. All now considered redundant with removal recommended in due course.



Accessible Lavatory

D.8. G42, G43, G44: Internal ground floor offices spaces

D.8.1. There are a series of internal ground floor (modern circa 1990's?) office spaces set within the former market hall. These are particularly gloomy, being removed from windows set around the perimeter of the building. This has partially been 'addressed' using recessed light fittings set within a suspended ceiling grid. The overall. Impression of the space is very dated, and with a negative impact on the historic fabric.

D.8.2. The walls are formed using modern studwork with plasterboard finish. Deliberate damage has been caused in a number of areas. The condition of this area is particularly poor. It is likely that areas of historic interest remain hidden behind the modern fit out and care should be taken when effecting its removal.

D.8.3. The office accommodation is accessed via modern veneered fire doors with Georgian wired glass panels in their upper parts and modern contract furniture.

D.8.4. The floor is solid construction covered by modern carpet tiles.

D.8.5. There is a door in the rear corridor of the accommodation which leads down into the basement plant room and oil storage tank.

D.8.6. The office accommodation extends to the west where there is a small kitchenette (G48) and the construction of the building above is exposed. The modern construction does not continue to full height.

D.8.7. The exposed construction reveals a steel frame with timbers above. In addition to the steel I-beam structure, there is a further supporting structure of timber with decorative timber braces. It is not known whether the steelwork support has been treated with an intumescent coating, but this would be needed to provide fire protection to the first floor accommodation above. This should be checked.

D.8.8. In the area immediately adjacent to the small kitchen area there is evidence of substantial fungal growth which appears to be dry rot fungus. This appears to be an active and growing infestation and action is **urgently required** to remedy before it spreads further into the fabric of a building. Fungus can usually be removed by altering the environmental conditions that allow it to grow, such as by removing moisture sources or changing the temperature within the accommodation so that it no longer suits the fungus. The cause of the attack likely originates from the timber piled up in the room adjacent - this needs to be cleared away and safely disposed of as a **matter of urgency.**

D.8.9. In addition to the steel and timber structure, there are further cast iron columns providing support to the upper floors in this area. These are likely to have formed part of the core structure of the original building as seen on the 1860's town plan. It is strongly recommended that the modern interventions to this area such as the timber studwork and the suspended ceilings are removed in order to allow full inspection of the accommodation. These will also need fire protection.

D.8.10. The presence of a large quantity of discarded items in this location prevents further inspection.

D.8.11. There is a brick dividing wall separating the areas containing the modern office interventions with a partially glazed fire door. The fire door is presently unable to be opened due to the presence of a large amount of decayed timber. It is probable that the decayed timber in this room has been removed from the office accommodation to the west of the building and the dry rot fungus noted in the adjoining accommodation has been transferred through with the damaged timber.

D.8.12. The ceiling is of modern plasterboard with a painted wallpaper finish.

D.8.13. Two steel beams span the width of the room with an encased column located in the corner opposite the connecting fire door.

Internal ground floor office accommodation (Social Services)

Cast iron columns providing support to the floors above. Columns shown on 1860 town plan, as subdivisions to market stalls.

D.8.14. The walls are of solid construction with a solid plaster finish surface mounted trunking to electrical fittings is attached. Two double hung sash windows located in the external wall, both of which are boarded over. The room is further subdivided by modern studwork with a plasterboard finish. Tall timber skirtings present at the base of the walls.

D.8.15. The walls are solid with solid plaster finish scored to look like ashlar. This is likely to have some historic significance and further investigation is needed.

D.8.16. The floor is of solid construction with modern contract carpet tile coverings. These should be removed.

D.9. **G57 Staircase**

D.9.1. The ceiling of the lobby accessing the rear of building is of lath and plaster construction with a structural beam spanning the full width which has applied decorative timber panelling. The condition of the ceiling is fair.

D.9.2. There are a number of redundant service pipes and fittings located in this area.

D.9.3. The floor is solid with decorative tessellated panels on the landing and at the base of the stairs. The stairs are solid stone, however, the stairs and the up landing have been painted with modern floor paint.

D.9.4. Two large timber doors with glazed fan light over leading to the exterior of the property.

D.9.5. The doors have been screwed shut using a short length of timber but appear to be in a fair condition at present despite there being the evidence of minor onset of decay at the base of the doors.

D.10. G50: Open Plan Offices

D.10.1. Open plan offices extend alongside the north wall, with windows at high level.

D.10.2. The space includes a suspended timber ceiling with missing tiles exposing the concrete frame construction above. The space includes cast iron columns, and some appear to be boxed in.

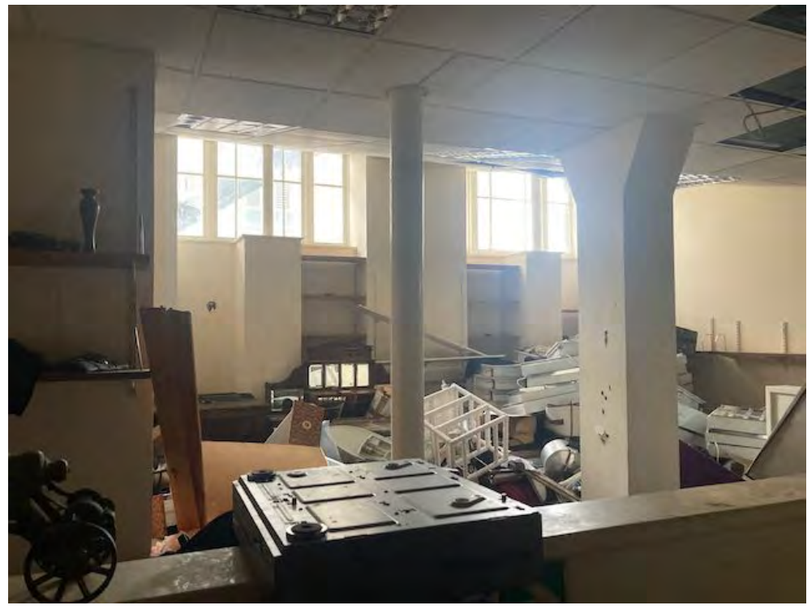
D.10.3. Inspection of this area was mainly impossible due to the amount of stored items and dumped possessions present. These need to be cleared as a **priority**.

D.10.4. Where some sections of the floor were exposed, dry rot fungus was noted to the western part of the room, likely having formed as a result of the storage of contaminated material in the room adjacent. It is likely that a great area is present beneath the finishes, although this is currently hidden from view by all the discarded furniture etc. The material urgently requires clearance and disposal - treatment of the fungus also **urgently required** to prevent further spread and damage.

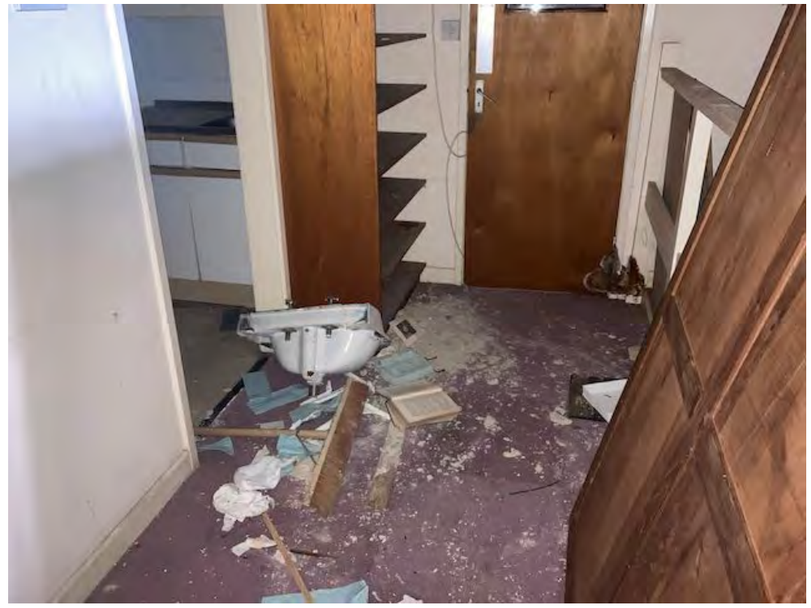
D.10.5. There is a separate computer server room also in this location - again of modern partitioning systems and now redundant for removal in due course.

G48 and G53 Kitchenette and Internal office/ Meeting Room

D.10.6. The room is further subdivided with a small kitchen area immediately across the corridor to the south of the server room and a large separate office adjacent to the east. All of this modern internal partitioning and fit out is of poor quality and in derelict condition requiring full strip out and removal in due course.



Modern debris to be removed



Dry rot fungus visible at bottom right of door. Vandalism.

D.11. G32 Lower Main Hall

D.11.1. The main hall to the ground floor is a space with a ceiling height of around 3.2m, divided in two, between north and south by a change in floor levels. This section of the building projects forward of the main north facing elevation by approximately 1200mm.

D.11.2. This room is of some significance and has the potential to become an extremely attractive and multi functional space as part of a scheme of re-use. Much of the historic fabric remains and is in fair condition despite requiring refurbishment and repairs which should be relatively simple to achieve.

D.11.3. The ceiling is laid out in a decorative grid pattern with projecting ribs formed by the structural beams, however, each square is contained within a simple coved section.

D.11.4. The composition of the ceiling appears to be modern board rather than rather than plaster fixed onto timber battens. An area of the ceiling has collapsed in the northeast corner exposing the structure behind.

D.11.5. Elsewhere there are further areas of damage to the ceiling, and redundant electrical fittings, however, the condition of the ceiling is generally fair.

D.11.6. In the southeast corner of the room a large rather incongruous section of modern suspended ceiling has been fitted. This appears to have been provided to contain and conceal some substantial services pipework running through this area. It will be difficult to remove the area of suspended ceiling without the removal of the services pipe work, however as part of the refurbishment of the building. this should be considered along with modern interventions to the rear and sides of the room.

D.11.7. The walls are of solid construction with a solid painted plaster finish. They are generally fair.

D.11.8. To the north elevation are three segmental opening windows, all three of which are boarded over from the outside. To either side in the returns are two further segmental headed opening windows, both like the one to the west boarded.

D.11.9. The lower parts of the walls are covered by a timber wainscot boarding which is presently painted, but with the decoration being in poor condition. Typically this form of boarding was sometimes used as a means of concealing damp, and so this may be expected to remain behind. Evidence of patch of dry rot fungus noted at the base of the wall adjacent to the door leading to the western office accommodation, is a strong sign that this is the case, and more extensive widespread decay is expected to be found

D.11.10. The floor is of suspended timber type with no significant movement or deflection noted at this time, however, urgent action needs to be taken in order to remove the threat of damage by the dry rot fungus, seen elsewhere. This includes lifting the carpeted finishes and promoting ventilation of the sub floor.

D.11.11. There are three twin panel modern pressed steel radiators to the north elevation beneath the three windows.

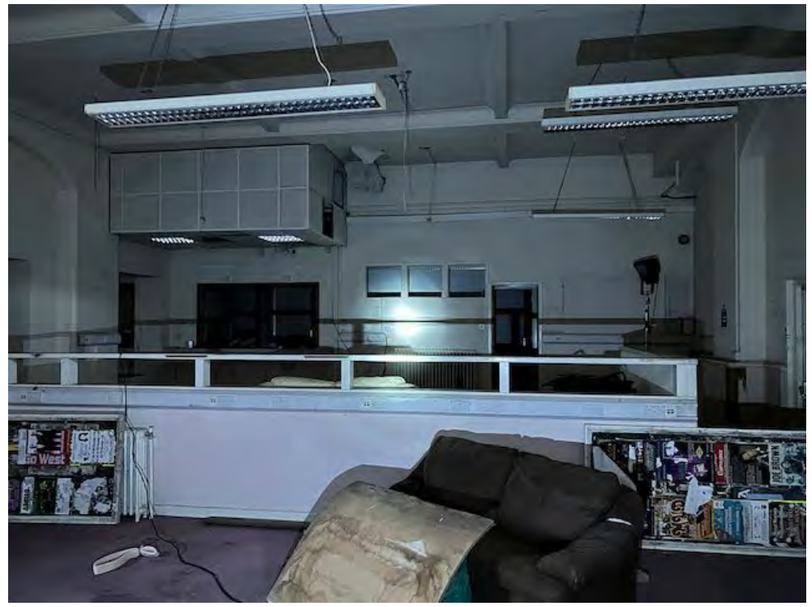
D.11.12. It is recommended that all of the modern interventions are removed from this room in order to open up the space and allow proper inspection of the building fabric.

G31 and G36

D.11.13. To the rear of this room is a small lobby area, again in modern materials with plasterboard ceiling and walls on suspended timber floor with modern carpet tile finish.

D.11.14. The lift machinery is accessed via a cupboard in this room however the cupboard was locked and inaccessible at the time of the inspection.

Lower main hall looking north



Lower main hall looking south

D.11.15. There is a further room to the rear containing a number of personal possessions as are scattered elsewhere in the building. It is understood that somebody has been in partial occupation of this part of the building but has since vacated.

D.12. G40

D.12.1. This area has been used as offices in the recent past.

D.12.2. The room has a timber and plasterboarded ceiling with painted plaster skim finish - suspended luminaires now redundant.

D.12.3. The ceiling is of basic quality and whilst showing no signs of significant damage it will likely be replaced as part of a programme of repair and refurbishment.

D.12.4. The walls are a mixture of solid construction and also modern stud work. A reinforced concrete supporting pillar is situated within the room near to the fire escape door.

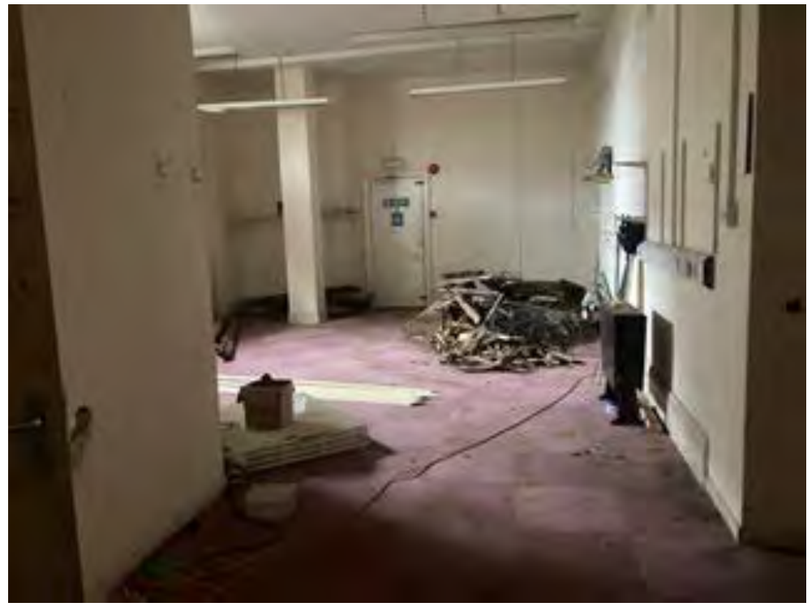
D.12.5. The floor is of a solid construction, with carpet tile coverings. These will require removal and disposal.

D.12.6. There is a large pile of timber situated in the corner of the room near to the doorway to the lobby outside the small kitchen area. It is likely that this timber has been removed from the the area around the north south corridor and redundant kitchen within the west wing and that it is affected by dry rot fungus. This timber **urgently** requires removal and careful disposal as the fungus is spreading to other areas of the building.

D.12.7. The redundant services also require removal and disposal. The modern fittings and finishes to this section of the building will require full replacement as part of a refurbishment scheme.

D.12.8. There is a timber fire door in the eastern wall of the room leading to an external timber exit door to the street. The steps are of stone and of a similar pattern to those leading from the auditorium to the ground floor exit - likewise the tiling to the lobby in front of the fire doors.

D.12.9. The stairwell and stairs leading to the street exit and dirty but in fair condition, likewise the timber door and frame (although some minor joinery repairs to the door may be needed in due course).



The room seen looking east

Infected timber and fire escape door

D.13. G28 Corridor from main lobby entrance to West Range

D.13.1. This area of the building is in derelict condition and requires substantial repair, however significant historic fabric in this area is in short supply.

D.13.2. The ceiling is of modern suspended type with lightweight aluminium grid and fissured tiles with recessed lights.

D.13.3. The walls are solid masonry construction and they are in a fair condition, with some damage to the decorative finishes.

D.13.4. The floor to this area is largely absent and it is likely that the floor structure and boards have been removed due to fungal attack, as can be seen elsewhere in the building.

D.13.5. It is likely that the boards and floors timbers have been transferred through to the east side of the building where they have been piled up, depositing fungal spores en route, as evidenced by the dry rot fungus in locations elsewhere. This has simply served to spread the infestation.

D.13.6. In place of the timber floor structure, there is now a void containing rubble and waste - redundant sleeper walls also noted. Evidence of a redundant hearth can be seen to eastern wall towards the centre indicating significant reorganisation of this section of the building at some point in the past

D.13.7. A small WC is accessed from this corridor with a baton and boarded ceiling, solid plastered walls with old type ceramic tiling to the base of the walls, and a solid quarry tile covered floor.

D.13.8. Beyond the WC the office accommodation to the west of the building is accessed via various door openings.

D.13.9. The first door opening on the left when transiting through, shows considerable evidence of fungal attack at the base of the frames, however, this does not presently appear to be an active problem although signs of dry rot fungus are in evidence to the skirting boards continuing along the corridor into the office accommodation.

The small WC accessed from the north south corridor

D.14. G16/ G23: Corridor West Range

D.14.1. A corridor links the former Scientific Institute rooms at the western end of the building with the main entrance, and the main staircase.

D.14.2. Again, the ceiling here is of a suspended timber type with recessed lights contained within a painted plasterboard finish. This conceals the original ceiling above.

D.14.3. The walls are of solid plaster in the main with a number of blocked up openings to be seen. Some of the wall lines follows the layout of the 1860's plan.

D.14.4. The walls have a painted finish with timber skirtings at the base, and as one continues along the corridor, further evidence of dry rot infestation is noted, however, again this does not appear to be presently active. This is more prevalent at the eastern end, closest to the main outbreak in G24.

D.14.5. There are a number of redundant service pipes and fittings which should be removed.

D.14.6. The floor structure appears to be modern type with modern boarding with a carpet tiled finish. Given the presence of dry rot and damage to the floor structure, it is likely that a substantial part will need to be removed and disposed of prior to replacement. Early investigation is recommended, to limit the spread by increasing ventilation, and eliminating moisture.

D.14.7. To the western end of the corridor there are a number of electrical boxes and an electrical supply cable.

D.15. G22 Toilets

D.15.1. There is further toilet located to the eastern end of the corridor where there is further evidence of fungal damage to the flooring and also to the door jamb of one of the WC cubicles.

D.15.2. The ceiling is boarded and battened and of older type.

D.15.3. The walls are solid with ceramic wall tiling to full height, solid floor with vinyl coverings. The condition of this room is poor and full refurbishment is needed.

D.15.4.

Corridor in western single storey accommodation.
Modern suspended ceiling

Damaged drainage chamber and dry rot fungus

D.16. G18: Office / G17 Strong Room

D.16.1. As elsewhere to this area of the building, the ceiling is of modern suspended timber type, lightweight aluminium grid and fissured mineral tiles - now redundant and requiring removal.

D.16.2. Recessed luminaires and a centrally fitted, now redundant, air conditioning unit are fixed within the ceiling.

D.16.3. The walls are solid plastered with a painted paper finish to them. The condition is generally poor.

D.16.4. The floor is of suspended timber type and there is evidence of damage from fungal attack in the area closest to the doorway. To the western end of the corridor there are a number of electrical boxes and an electrical supply cable. This requires investigation

D.16.5. In this area also the floor is springy showing some deflection and will require replacement.

D.16.6. In the strong room to the east of the office, the ceiling is of brick vaulting with solid plastered walls and a solid flagstone floor. The strong room also contains a large safe and a Vaillant gas boiler - now redundant.

D.16.7. Two modern timber double hung sash windows to the south elevation. These are fitted with obscure glass in the bottom sashes of each window providing privacy from the street.

D.16.8. The windows appear to be in fair condition, requiring only minor refurbishment and redecoration. The cills were noted to be poor when viewed from the street and new sections will need to be scarfed in.

D.16.9. The office to the west (G8)can be accessed via a shared doorway between the two offices or via a separate doorway to the corridor.

G18 East office

G18: Strong room door to East wall.

D.17. G8 :Office

D.17.1. The ceiling within G8 again is of suspended aluminium grid with fissured mineral tiles, recessed luminaires and a centrally fitted air conditioning unit.

D.17.2. A tile is missing adjacent to the air conditioning unit and the roof structure can be seen within the void above. The structure itself is of modern timber joists with a plywood boarding.

D.17.3. Much of the modern fit out to this area is redundant and this requires removal as part of a programme of refurbishment works.

D.17.4. A larger, older timber spine beam runs east to west centrally to the room. This appears to be sound.

D.17.5. The walls are of solid plaster with a painted finish.

D.17.6. A number of redundant shelving units and services pipework and trunking are also fitted and these will require removal.

D.17.7. Two further windows are fitted in the south elevation. These comprise double hung sash type with obscured glass to the lower sash. Again, these windows are in fair condition and will only require minor overhaul, with new cills to the exterior.

D.17.8. A number of stored items of furniture are present to the room which will require removal and disposal.

D.17.9. There is a recessed niche cupboard in the northwest corner of the room with a glazed segmental fan light over which has likely previously served as a doorway into the lobby beyond. If this cupboard had previously been a doorway, this cannot be confirmed on the other side since the entire area of wall has been over-boarded. This is consistent with the 1860's town plan drawing.

D.17.10. The door to the room providing access to the corridor is in poor and damaged condition with the broken Georgian wired portion and damage to the hinges.

D.17.11. There are small areas of cracking to the skirting boards in this location, suggesting possible fungal attack and relating to the dry rot described elsewhere. This requires further investigation.

Office to west in the south elevation of the west wing

D.18. G1: Hallway & Entrance lobby (Old Scientific Institute/ Town Hall Office)

D.18.1. There is a solid timber door to the street which now provides the sole (useable) access to the building, where the other doors to the building are now either screwed shut or in such a poor condition that they are too difficult to open and re-secure for regular use.

D.18.2. The ceiling is of modern plasterboard type with run plaster coving. This is in a fair condition.

D.18.3. There is no access to the pitch roof void above and it is recommended that an access hatch should be formed to allow the roof structure in this area to be inspected. This is a **priority.**

D.18.4. The walls are of studwork and boarding, with a woodchip paper finish.Modern interventions have further subdivided the space. The modern partitioning is in poor condition and its removal and reorganisation is recommended.

D.18.5. Despite the modern interventions, a significant proportion of the historic fabric remains to this area. Much of this is in a fair condition to the point where any repair or refurbishment to this section of the building can be achieved relatively easily.

D.18.6. The floor construction is ‘solid' with a decorative tiled finish. The tiling is in fair condition, although towards the southern part of the lobby, flooring adhesive obscures much of the decoration, where the carpet coverings have previously been removed.

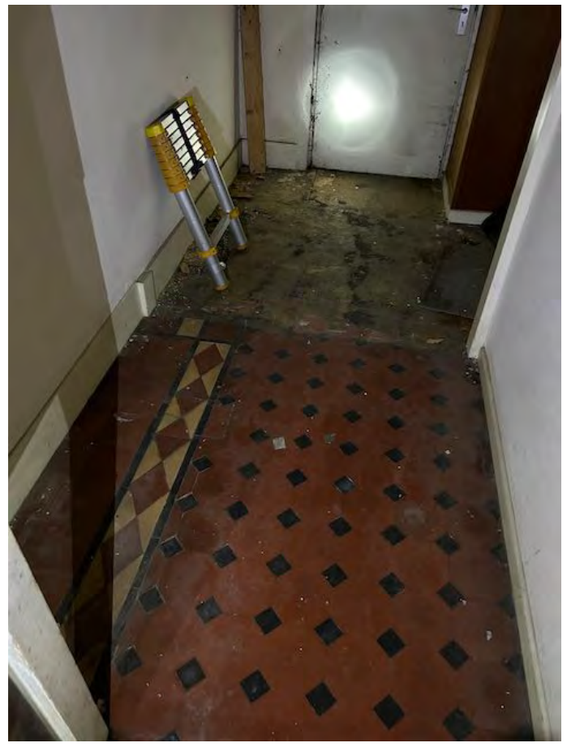
D.18.7. To the rear of the lobby area there is a segmental headed decorative door opening leading to the east west corridor (G16-G23).

D.18.8. The surround to the opening includes a recessed plaster moulding with decorative arch supported on paired console brackets. This design is consistent with the brackets used in G29.

D.18.9. Above this part of the building, the ceiling is likely to be lath and plaster with an embossed wallpaper finish and a decorative run plaster coving to the perimeter.

D.18.10. It is possible that the lobby area was formerly larger, however, modern interventions have subdivided the space to form office accommodation. The pattern of the floor tiles give good evidence for the line of the partitions before the modern work was completed.

D.18.11. The walls to the rear of the lobby area are variously solid and of modern timber studwork with plasterboard facing over which painted woodchip wallpaper has been applied.



Entrance hall with the decorative tile finish

D.19. G2 : Office West Range

D.19.1. The modern subdivision of this area of the building has created a large office within the southwest corner of the building.

D.19.2. The modern interventions detract from the significance of this section of the building and their removal is encouraged, however care must be taken to ensure that remaining historic fabric is left undisturbed.

D.19.3. The office accommodation is of full height to the ceiling unlike elsewhere in the accommodation where suspended ceilings are fitted.

D.19.4. The ceiling construction is of lath and plaster, as can be seen in the southwest corner of the room where a portion of the same has failed and fallen. No signs of moisture ingress were noted to this area and it appears that this is a natural failure in the materials.

D.19.5. Cracking noted to the ceiling, where a textured finish is also present.

D.19.6. The walls have been boarded out with timber studwork and plasterboard. The external walls also.

D.20. G3/ G4 : Office West Range

D.20.1. Two additional office spaces are accessed via the west lobby of the building.

D.20.2. Construction of the same is lightweight ceilings with embossed paper finish.

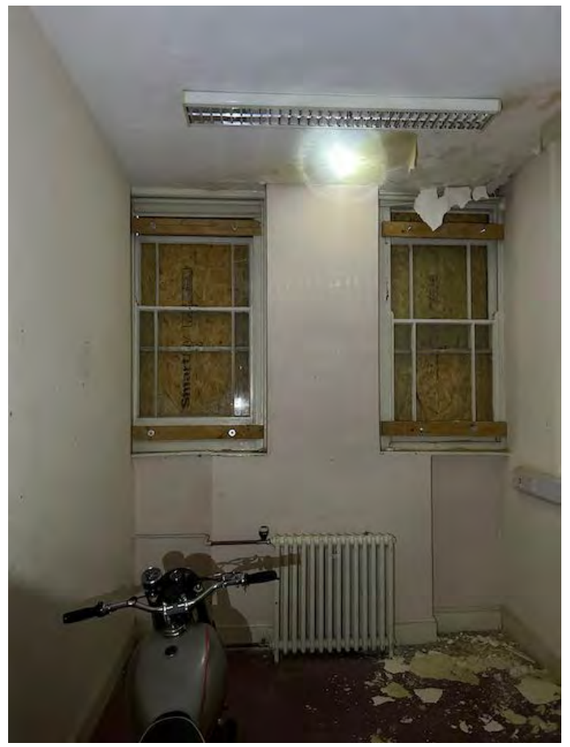
D.20.3. The walls are solid to the exterior with modern studwork.

D.20.4. Solid floors with carpet tile coverings.

D.20.5. Windows to the wester elevation are of double hung timber sash type, all now fixed shut and boarded over with OSB.

D.20.6. In the western office to the rear of the lobby, there is a lower height ceiling and the floor construction is of suspended timber type.

Office at the west end of the building



Room G4

D.21. G5 Office

D.21.1. The office to the NW corner of the building is generally in a ‘fair’ condition when compared to some of the other spaces in the building.

D.21.2. The floor is covered with modern carpet tiles, and the ceiling is finished with a modular suspended grid with tiles and recessed light fittings.

D.21.3. There is a mid-nineteenth century for surround in the north wall, with boarding over the opening. This should be checked for **asbestos.**

D.21.4. Old column radiators remain, although these are no longer in use.

D.21.5. Timber OSB boarding covers the fine sash windows on the north and west walls. This part of the building could be refurbished relatively easily, and brought back into the use with relatively little investment once fire separation improvements (for compartmentation etc) and services installations have been set.

D.21.6. Above the line of the suspended ceiling it is possible to view sections of the old lath and plaster finish; this is in a poor condition, where it is expected that the parapet gutter leaked in the past, causing damage to the timbers and the plaster. This gutter lining now appears sound, with the suspended ceiling having been added to conceal the poor condition of the original surface. There is a risk of timber decay in this location.

Sash windows on the north western corner

Office in the north west corner of the building

D.22. G9: Internal office within Western Wing

D.22.1. Whilst some historic fabric remains, the modern interventions are in derelict condition and their removal is to be encouraged as part of a wider refurbishment programme to this area of the building.

D.22.2. In this area are various interconnecting rooms showing a number of different methods of construction and materials.

D.22.3. The ceilings are principally again of suspended type with recessed luminaires and where tiles are missing the roof structure can be seen. A roof light is fitted to the smaller internal room.

D.22.4. Walls are largely of timber stud work with plasterboard finish. Some deliberate damage noted exposing the methods and materials of construction. In one of the larger rooms there is match boarding to the walls.

D.22.5. G10 Office

D.22.6. A further decorative fireplace was noted in G10, where deliberate damage has exposed the cast-iron grate.

D.22.7. The flooring is of suspended timber type with modern carpet tile coverings. This is all in a poor condition.

D.22.8. No signs noted of significant water ingress or fungal decay as noted elsewhere.

D.22.9. Two large timber double hung sashes in the same arrangement as in the room to the northeast corner. Both windows are now over boarded with orientated strand board.

D.22.10. The walls are lined with vertical match boarding and these are painted. It is recommended that further opening up is completed to check for dry rot behind the boarding.

D.22.11. Generally the condition of the building in this area is fair, however, the modern finishes are tired and require removal to reopen up the space.

Broken door glass between office spaces in this area

G10 office accommodation with suspended ceilings

D.23. G14 Lavatories to the eastern end of west wing

D.23.1. This section of the building is largely derelict and requires significant intervention works, however the significance of the area is limited relative to other areas of the building.

D.23.2. The floor construction is of solid type with modern carpet tile floor finishes, however, there are three lavatories located centrally where floor coverings are of modern vinyl.

D.23.3. Ceilings are of suspended type, lightweight aluminium grid with fissured mineral tiles.

D.23.4. The walls are mainly stud work with plasterboard coverings skimmed and painted.

D.23.5. The condition of this area of the building is poor and effectively derelict - it is recommended that the existing modern fit out is stripped out in full and replaced.

D.23.6. There is a drainage chamber fitted to the floor to the eastern end of this section of the accommodation located close to where the internal drainpipe from the roof above is run. There is also a rodding eye fitted here.

Lavatories in the eastern end of the west wing

D.24. G24 Redundant kitchen

D.24.1. This section of the building is virtually derelict and will require significant intervention works to return it to use, however there is very limited remaining historic fabric to this section therefore works should be simpler and less demanding in nature than elsewhere.

D.24.2. There is a kitchen area located immediately adjacent to the location of the internal downpipe where evidence of dry rot can be noted. This has likely occurred due to escaped moisture from the down pipe, however any leakage appears to have been resolved and the fungus that can be seen is dead and this attack is no longer ongoing, however, to the kitchen area, the entirety of the suspended timber floor has been removed.

D.24.3. The ceiling is of lath and plaster with a deep run plaster coving to some of the perimeter - modern insertions have subdivided this area of the accommodation.

D.24.4. The ceiling is in fair condition but showing signs of black mould in some areas due to limited airflow within the space, and where the ceiling is 'cold'. This is where it is expected that there will be little if any insulation within the flat roofed area above. This should be checked.

D.24.5. The walls are solid in construction with a painted finish. There are a number of redundant kitchen units fitted to the southern wall. The base units are suspended from the wall where the floor structure beneath has been removed.

D.24.6. The floor was formerly of a suspended timber type. There is a single remaining joist left in situ to the north of the room. Low height brick sleeper walls are still present which would have formerly supported the timber structure. The sleeper walls are built from foundations in the bare earth.

G25 Hallway

D.24.7. To the north of this section of the building is a vestibule corridor incorporating furniture board pigeonholes.

D.24.8. The ceiling is of modern boarding with a painted finish.

D.24.9. The walls are solid but with timber boarding.

D.24.10. The floor is also solid construction with modern carpet tile finishes.

D.24.11. To the east of the vestibule the floor level drops down by three steps into a small lobby area (G27)where a safe is located.

D.24.12. To the south of this lobby area is a doorway leading into the corridor from the lift lobby. The condition of this entire area is generally sound but tired in appearance, now requiring complete stripping out and renewal.

Missing floor and redundant kitchen units (believed to be the origin of the dry rot infestation).

Furniture board pigeon holes in G25

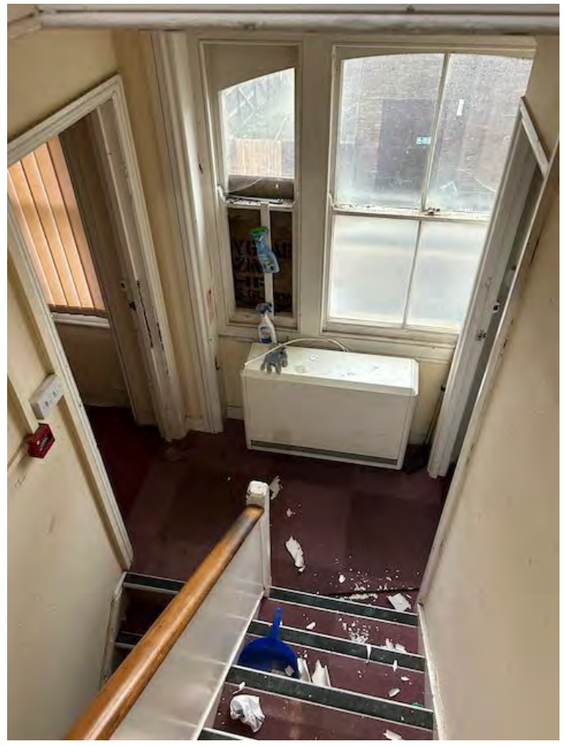
D.25. G11Caretaker's flat

D.25.1. The central staircase leads up to further accommodation in the upper levels.

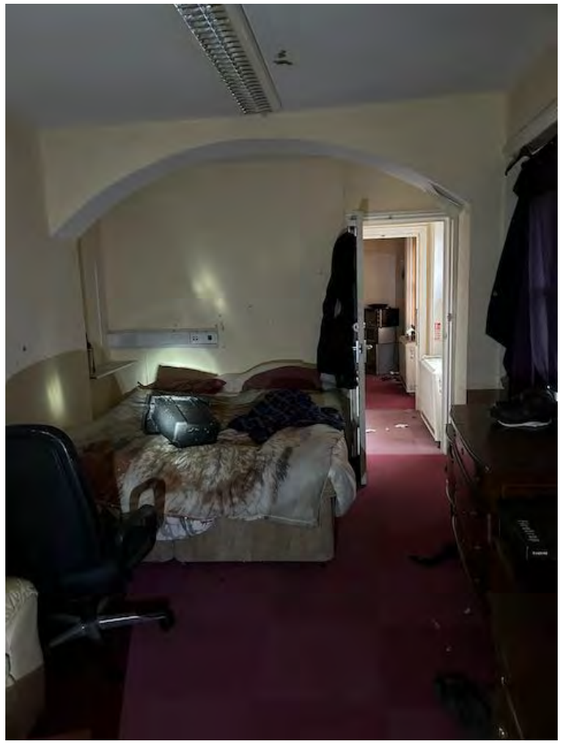
D.25.2. This area of the property is in poor condition, however, from one of the rooms in the upper area, access to the section of flat roof over the western office space can be made via a double hung timber sash window. The sash window is of a similar design to those in the lower floor accommodation.

D.25.3. There is an additional three over three timber sash window in the north elevation.

D.25.4. The fireplace is covered over using boarding, and this needs to be checked for **asbestos**.



Central staircase leading to caretakers accommodation



Caretakers flat

D.26. G26: Ground floor area in north elevation to the west of projecting bay (part of caretaker's flat)

D.26.1. This area is accessed via a shorter stone staircase leading to a small lobby area.

D.26.2. The ceiling is modern boarding with a painted finish.

D.26.3. The walls are solid with a painted plaster finish.

D.26.4. To the left of the stairs there is what appears to be a redundant fireplace or opening, formally with shelving fitted within the same.

D.26.5. In the north elevation to the right of the stairs when descending is a double hung timber sash window with segmental headed upper sash.

D.26.6. The panes to the window are broken and the window is boarded over.

D.26.7. Beyond the lobby area is a small sitting room with a fireplace to the south of the room leading into the central staircase of the self contained accommodation.

D.26.8. Painted plaster boarded ceiling, solid walls and suspended timber floor construction with modern contract type carpet tiles.

D.26.9. In the lobby area outside of the external door there is a small cupboard with a supply and consumer unit. There is no record of when the electrical installation was fixed in place.

Caretaker's living room/office accommodation

D.27. F1 Main Staircase

D.27.1. The main stairs are of stone leading from the ground floor reception lobby (G29) to a suspended timber floored half landing. The stairs return to the east, before reaching the main first floor landing area.

D.27.2. The stone stairs have a decorative timber handrail with decorative cast iron spindles. A number of the spindles are damaged or missing, however the timber handrail appears largely intact. Broken elements of the spindles were noted in locations throughout the building some may be repairable, otherwise they may serve to produce a pattern for casting replacements. The height of the handrail to the floor of the landing is less than would now be expected for a building with public access.

D.27.3. Some cracking was noted to the upper surfaces of the stairs. The stairs themselves have cast iron nosings set into the stone.

D.27.4. The walls are of solid plaster with remnants of an embossed wallpaper to the lower parts over recessed moulded plaster skirtings.

D.27.5. At the top of the stairs above the landing, is a supporting beam with paired console brackets to either end each with a curved chamfered finish.

D.27.6. As previously noted in respect of the Council Chamber galley (S4), there is significant damage and water staining to the plaster finish of the supporting beam and ceiling surrounding. Elsewhere, the papered finish to the ceiling has deteriorated and collapsed.

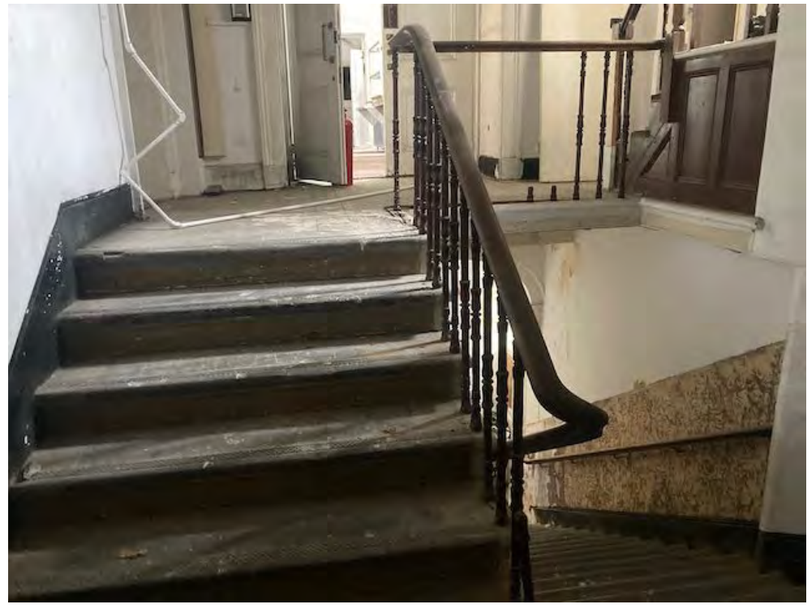
D.27.7. Emergency lighting remains, with standard lighting provided by two strip lights located above the landing and the half landing - all now redundant.

Landing Cupboard

D.27.8. To the rear of the landing is a service staircase (F23) leading to the second floor accommodation, under which there is a small storage cupboard presently full of a large number of junk items.

D.27.9. The interior of the cupboard is boarded out and care should be taken to ensure testing for asbestos fibres is carried out to the boards. The flooring is of suspended timber type as per the landing outside.

D.27.10. This section of the building will require significant repair works in order to make it safe and ensure that it can be returned to useful service, and to provide access to the main first floor assembly room spaces.



Main Staircase

D.28. F2 Council Chamber

D.28.1. The Council Chamber is a large room which is in the main part open to the ceiling at double height. There is a raised dais comprising a single step, towards the northern end of the room where ancillary accommodation (F4) serving the Chamber can be accessed.

D.28.2. To the south/rear part of the room at second floor level is a tiered gallery (S4) over the lobby area which has been enclosed beneath.

D.28.3. The floor structure is of a suspended timber type with a raised dais at the north part of the room. The floor is generally even with no signs of significant deflection or excessive spring as might be suggestive of failure to the structure and timbers.

D.28.4. The floor coverings are of modern fitted carpet and this is in a poor condition requiring replacement. We recommend that the coverings be lifted to allow the floor beneath to be inspected, and so it may breathe.

D.28.5. Two large double hung sashes to the western elevation of the room. The windows are presently over-boarded with Orientated Strand Board (OSB) rendering a detailed inspection of the timber sashes and frames impossible.

D.28.6. The windows are set within recessed splayed timber panelled reveals with deep moulded architraves surrounding.

D.28.7. The walls are of solid plaster with a lining paper finish. There is wainscotting to the lower parts of the walls.

D.28.8. There is a dado rail to the lower part of the walls, with tall moulded timber skirtings in a number of areas save where services pipe work has been incorporated within boxing.

D.28.9. Three modern radiators set within recesses to either side of the external windows.

D.28.10. Two additional electric panel heaters fitted on the wall opposite. It is suspected that these may have been needed to supplement the piped hot water heating system, or to allow this area to be heated separately without the need to heat the rest of the building.

D.28.11. There is a moulded timber picture rail fitted at high level to the walls around the perimeter.

D.28.12. Deeply moulded coving marks the junction of the wall and ceiling. The coving is in good condition, although some cracking noted to the area above the balcony where there is failure to the timber beam and the surrounding structure over the gallery. This has all occurred where the roof has leaked in the past.

D.28.13. The ceiling is of lath and plaster with a painted paper finish.

D.28.14. To the northeast corner of the room there is some staining resulting most likely from water damage. Some cracking and splitting also noted to the papered finish.

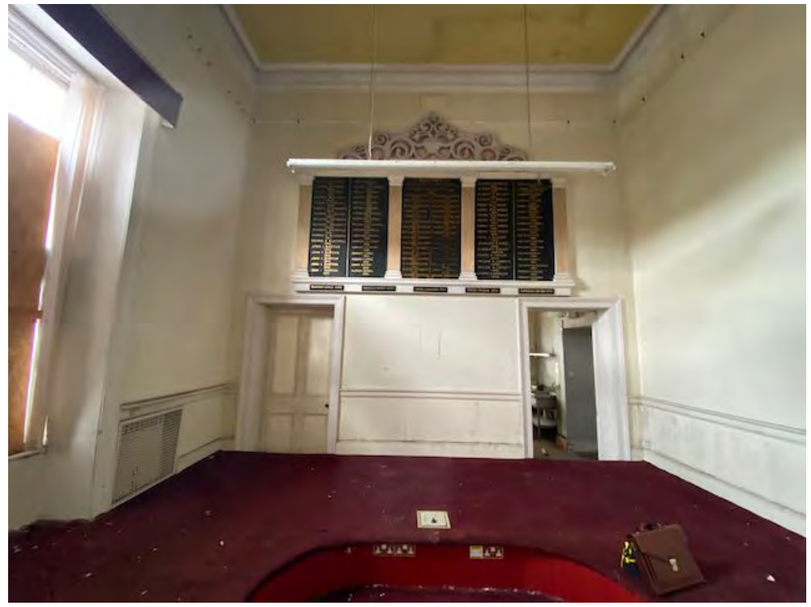
D.28.15. There is a large projecting circular decorative light fitting fitted centrally to the room with additional lighting provided via strip lights contained with cabling contained in surface mounted trunking. There are a number of power sockets at low level

D.28.16. A decorative chandelier is fitted centrally beneath the projecting ceiling rose.

D.28.17. To the north of the room is a board noting the Mayor's of the town up to and including 1973.

D.28.18. To the east of the room fitted centrally, is a set of double doors formerly leading into the reception area outside (now enclosed within the catering area behind the main bar), but now boarded shut and serving as a storage cupboard.

The Council honours' boards



The Council Chamber

D.29. F4 Council Chamber Ante room (currently used as a food preparation area)

D.29.1. To the north of the council chamber are two large four panelled timber doors leading into the service accommodation at the rear of the room. The door to the left, when seen facing north, is presently secured and un-openable. There are two steps down via the door to the right leading into a small food preparation area and scullery.

D.29.2. When entering the room the door to the right leads into the kitchen area which is shared with the bar area to the rear of the auditorium.

D.29.3. The floor construction within the scullery area is of suspended timber type with a parquet effect vinyl coverings and contract carpet elsewhere. Some slight deflection and spring noted to the floor. This would indicate that there may be some decay in the boarding and possibly in the floor joists beneath. We would recommend that the coverings are removed to allow this to be investigated further. It is expected that fungal decay may be present, and repairs will be needed.

D.29.4. The walls are solid plastered with a wood-chip finish which has then been painted. Areas of plaster repair have been noted to the wall above the sink.

D.29.5. The room presently has a large number of storage units and two tall freezers. We would recommend that these are removed as a **priority**, particularly given the deflection noted in the floor.

D.29.6. The ceiling is of lath plaster with embossed and wood chipped wallpaper finish. Much of the ceiling has collapsed to the northern part over the sash window, most likely due to water ingress.

D.29.7. The window is of double hung sash type with three over three pane arrangement.

D.29.8. There are two lavatories towards the east of the room, both now redundant with water supplies disconnected. There is a possibility that the cisterns to the lavatories contain **asbestos** and should be tested. Each lavatory has a timber framed two over two timber casement window.

D.29.9. A number of drinking glasses and other items within boxes stored in the rooms. Although this is unlikely to have any significance, this should be checked before being disposed off site (Council's sometimes commissioned their own china for use).

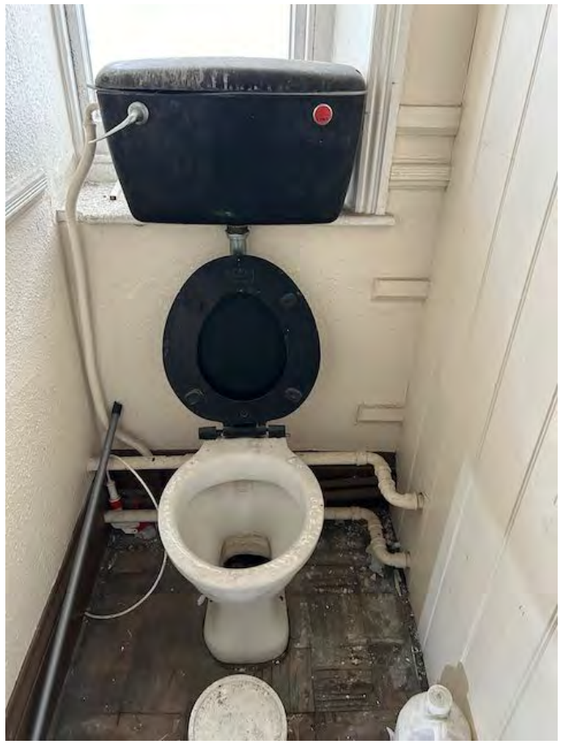
D.29.10. Waste pipe work serving both lavatories is of lead soldered wiped joints, indicating that it is of some age.

D.29.11. There is a redundant cold water storage tank at high level in the cupboard opposite the lavatories.

D.29.12. Under the main window of the room is a cast iron radiator.

Ante Room looking west. Lavatories behind match boarding

Vandalism in Ante Room



Asbestos suspected to seat and cistern

D.30. S4 Council Chamber Gallery

D.30.1. The room is entered via the staircase leading from the first floor foyer, through a narrow doorway in the southeast corner where there is a timber panelled privacy screen.

D.30.2. To the gallery area above the council chamber to the rear there are three levels of tiered seating in church pew style.

D.30.3. The flooring is of a suspended timber construction, with visible timber floorboards. No significant damage was noted to the floor despite areas of fallen debris arising from the roof leak.

D.30.4. The walls are of solid plaster with a painted finish. Two decorative archways with a central pillar to the north of the room providing viewing into the council chamber below.

D.30.5. The arches and columns all have decorative plaster mouldings and chamfers. There is significant damage to the fabric at the junction of the central column and the two timber supporting beams above.

D.30.6. There is clear evidence of water ingress in this area and opening up of a gap between the timber beams and the ceiling above. There is damage to the timber beams at their bearing end above the column, similarly there is significant damage to the plaster in this area. It is recommended that temporary support is provided **as a priority** to this timber to prevent any collapse or further deterioration with repairs being **urgently** required.

D.30.7. The ceiling elsewhere is of modern plasterboard and this is in a poor condition. The ceiling has partly collapsed to the western side, most likely due to water damage and ingress.

D.30.8. The ceiling section to the eastern side of the damaged beam is in better condition, however there is some missing paper adjacent to the area of water ingress.

D.30.9. Inspection of the timber beam from underneath shows significant damage and splitting to the beam towards its central centre with rot and decay at the bearing end over the pillar.

D.30.10. Two square type bulkhead lights are fitted to the ceiling and at the rear of the room is a cast iron radiator.

D.30.11. There is further damage noted to the supporting beam in the landing and stairwell immediately beneath the council chamber gallery where much of the plaster has become detached from the beam and the section of ceiling surrounded. Evidence of water staining was also noted to this area.

D.30.12. Significant works are required to repair and return this area of the building into use.

The Council Chamber gallery

Decay to beam urgently requiring support (Urgent)

D.31. F19: First floor Foyer

D.31.1. To the eastern part of the landing are two large timber double doors leading into the foyer behind. Opposite these large timber double doors is a three over three double hung sash window with significant damage to the glazing now boarded with OSB to the rear and timber batten internally.

D.31.2. Deeply moulded architrave surrounding this window and the doors leading to the Council Chamber and the foyer. Significant repairs are required to the wall and ceiling plaster and finishes in this area. The decorative finishes are in poor condition, as they are in all areas of the building.

D.31.3. The foyer to the east of the landing and stairs is situated immediately behind the projecting portico to the front of the building. The floor construction is of suspended timber type with modern carpets and moulded timber skirtings.

D.31.4. The wall and ceiling construction here is formed using modern plasterboard, and in all likelihood it was installed at the same time as the gallery was inserted to the main auditorium. When viewed externally it can be seen that the ceiling height has been significantly lowered to this area.

D.31.5. The reduction in ceiling height to the foyer has had a very negative impact on the proportion of this very significant space within the building.

D.31.6. The double opening casement doors are fitted centrally to the room, and these open out onto a small balcony area within the portico of the building. There is a significant problem with pigeon infestation to the balcony with substantial areas of droppings noted (See Externally)

D.31.7. It appears that the damage to the ceiling is due to water ingress and there are areas of black mould staining, most likely resulting from excessive moisture within the plaster board as a result of the water ingress. Further areas of mould and water damage to the external frontage of the room.

D.31.8. The light fitting fitted towards the east of the room is severely corroded and damaged with exposed wires and cables - it is understood that presently the electrical supply is not connected. It is **very important** for this to be checked just in case it remains live.

D.31.9. To the west of the room, the double doors are on two way hinges and the doors are surrounded by a deeply moulded timber architecture.

D.31.10. There is a lift serving the building located within the north west corner of this room, but no access is presently available. We are unable to comment on the condition of the lift.

D.31.11. Within a small niche cupboard immediately adjacent to the double doors, the original dumb waiter can be seen with pulleys and cables - perhaps all dating from a previous lift installation.

D.31.12. The ugly modern additions to this space reflect poorly on the building's status and it is recommended that given the failures, they are removed and the full height space reinstated

First Floor Foyer

First floor foyer from main landing (Through doors)

D.32. F8-F10: Auditorium

D.32.1. The main auditorium within the building was originally conceived as a large double height space, but in 1991 the proportions of the room were significantly altered following the introduction of a balcony at the western end and an extension forwards of the original stage at the eastern end.

D.32.2. The balcony has been partially stripped out leaving the very substantial steelwork frame on view. This would have needed to have been fire protected using a fire resisting plasterboard, although most of this has now been removed.

D.32.3. The stage area is located to the east of the room. The modern stage construction is of aluminium supports with composite laminate decking over. The original stage, however, has timber flooring and is of timber construction continuing into the arched recess containing the organ. The original stage projects a short distance into the main auditorium, with its lower parts faced in lath and plaster coatings with a painted decorative finish.

D.32.4. The room is large volume and it is approximately 9.6m in height when measured from floor to ceiling. The main area of the ceiling is 'flat' to the centre, but deeply coved around its perimeter. The flat area of ceiling is formed as a series of coffered panels painted in contrasting colours.

D.32.5. Three large roof lights are positioned fitted centrally within the coffered flat section of the ceiling. These lights presently house elements of the redundant extract ventilation system and are also blacked out to prevent light entering the auditorium.

D.32.6. A very limited view at roof level shows a steel framework supporting the glazed panels, with a further raised section to the perimeter, which may have been used to allow access for servicing etc. It is not clear whether the glazing used is a safety glass, although this would be essential in such a location. This should be checked as a **priority.** Winch gear also remains on view. More recently scaffold boards have been added, presumably for access, but there are no safety rails or fall arrest equipment! Sections of grey boarding infill between the level of the ceiling and the plinth which supports the rooflight above. At least some of the boarding has the outward appearance of being **asbestos**. This needs to be checked, once safe access is provided.

D.32.7. The ceiling has a number of projecting decorative ribs forming a grid pattern on the flat section, but following down the deep coving to the entablature of the walls. It is likely that these contain the steel frame work which supports the concrete roof. Further investigation into the form of the roof construction is essential (and a **priority**), to check its expected residual life. This is critical in planning for the future and the cost/ extent of the repairs that will be needed.

D.32.8. The large principal ribs of the ceiling are decorated in overlapping roundel pattern with gilded floral motifs at the junction of the ribs.

D.32.9. Some minor leaks were noted to the left and right of the stage and a small number within the main space, however, generally water ingress through the ceiling from the roof was much less than anticipated.

D.32.10. To the eastern end of the auditorium, the coved ceiling benefits from highly decorated panels and this is where the original section of the stage is located, and now contains the organ. Where this stage has been extended forward and modern lighting rigs constructed, some damage has been inflicted on the decorative pilaster strips to either side of the stage through careless and casual workmanship. This needs to be repaired as part of the wider conservation and repair project.

D.32.11. Some areas to the east are obscured by curtains and stage fittings, and we are therefore unable to comment whether these are free from defects.

D.32.12. Damage has also been caused to the flat area of the ceiling in this location by core drilling to bring through electrical cables and cables for lifting stage and scenery. This requires repair and reinstatement with an alternative method for lifting and support found.

Auditorium and balcony

Stage at east end from gallery

D.32.13. Where damage has occurred to the coved sections of the ceiling, the method of construction can be seen. Pre-manufactured lengths of moulding have been cut and assembled onsite fixed onto a timber frame backing structure. Once the dimensions of the mouldings has been established from through that remain, authentic replacements can be manufactured and repairs undertaken to match into existing.

D.32.14. To the base of the ceiling is decorative run plaster coving incorporating a dentil course, below which is further run plaster mouldings at the junction with the walls - this is in generally fair condition.

D.32.15. As elsewhere in the building, the external walls of the main auditorium are mainly of solid stone - the majority of which are small in section and can in places resemble brickwork. Modern brickwork from the 1930s refurbishment is visible to the rear of the balcony forming the wall separating the auditorium from the area contains the mezzanine. It is likely that the fire had damaged the walls at this point, hence the rebuilding.

D.32.16. The original stone and timber grounds can be seen on the north wall of the balcony, where deliberate damage has been caused to the decorative pilasters. This area also exposes the modern backings for the decorative finishes, showing rough sawn timber onto which expanded metal riblath (EML) has been applied, over which the painted plaster finish. Where the EML is not galvanised, this has the potential to corrode if it becomes damp, and this will cause the finishes to crack. The EML and applied finishes very likely date from the 1930s refurbishment. On close examination the use of timber battens to separate the finish away from the main wall surface has been very beneficial in reducing the transfer of moisture between the two. As a result, the EML in these locations appears to be sound. This method of construction does however provide a void which will need fire stopping at floor and ceiling levels.

D.32.17. Much of the entablature at the base of the ceiling remains in good condition despite the damage at the east end, however, at the upper parts of the wall in the west end of the room, significant areas of the frieze and the entablature are missing. Much of the decoration has been formed using Plaster of Paris, with hessian stretched between the outer edges before being covered with more Plaster of Paris.

D.32.18. At the western end of the auditorium, the pilaster strips have been cut back and replaced using modern plasterboard and skim, to allow the insertion o the steel work.

D.32.19. It is not clear whether the area has been damaged deliberately, however, further areas of the original stonework are revealed. Likewise, modern brickwork forming the rear elevation of the room. It would potentially be possible to reinstate the missing sections of moulding, using the areas which remain as an example of how the new work should be replicated.

D.32.20. There are a paired projecting pilasters with a hybrid Corinthian design capital to each to the right of the doorway adjacent to the bar when entering the room from the stairs. The paired pilasters survive largely intact and with limited damage.

D.32.21. Likewise, the opposing pair opposite remain in part, however deliberate damage has been inflicted to the pilasters to the left of the bar and their opposing pair. At the time of the insertion of the balcony, significant damage has resulted to the pilasters to the west of the room. Significant conservation works will be required to restore and replace the damaged areas of decoration. It is very surprising that such damage has befallen such a significant listed building, with some of the damage arising as a direct consequence of the recent alteration works.

D.32.22. The large doorway linking the auditorium and the current bar area has also been affected and damaged by the insertion of the balcony.

D.32.23. A number of acoustic panels have also been fitted to the walls and much damage has been caused by careless and casual workmanship when inserting the steel frame.

Damage to plaster coving on the north wall of the auditorium

Damaged pilasters at balcony level

D.32.24. The balcony itself is of steel frame construction with suspended timber floors and timber studwork with a plasterboard finish. Whilst the construction itself seems solid, significant deliberate and recent damage has been inflicted to the plasterboard. All of the seating has been deliberately pushed over and much is broken.

D.32.25. In the northwest corner of the room, there is a fire door leading to the steel fire escape stairs. The door presently is secured by two domestic type bolts and this is not considered safe given the poor condition of the fire escape. This should be upgraded as a **priority**, with a warning highlighting the risk of the incomplete stair externally.

D.32.26. There is a significant amount of debris remaining in the room which will require clearing. This should be undertaken as a priority, albeit with any sections of loose decorative plaster being retained, collected and stored (in a location that is recorded so they are not lost) for re-use so they may be reinstated.

D.32.27. At low level in the main auditorium, cast iron radiators are fitted in recesses in the walls behind lattice work panels. These are considered to be very modestly sized indeed for to heat a space of this volume. Very significant improvements to heating and ventilation will need to be carefully incorporated and integrated into the fabric as part of the main project work.

D.32.28. There are all timber moulded skirting boards at the base of the walls. These largely remain sound.

D.32.29. The floor is of suspended timber type with narrow softwood boards. Significant amounts of debris and rubbish prevented full inspection of the floor, however where visible, the condition appears to be fair. Whilst there is some damage to the upper surfaces of the boards, this should easily be resolved by a competent conservation specialist.

D.32.30. The floor is generally even, showing no signs of significant movement or deflection. Excessive gaps noted between the timber floorboards as would suggest that there has been some movement to the structure.

D.32.31. There is a floor hatch at the rear of the room located adjacent to the fire hose reel.

D.32.32. Concertina type doors are fitted at the rear of the room where it adjoins the bar area. The doors appear to be functional but will likely be disposed of should the modern steelwork intervention to form the balcony and mezzanine be removed at some point in the near future. It is not known whether then are fire rated, but this would be expected to be required in the future plans.

Stage End

D.32.33. Much of the structure and fabric to this part of the room is obscured due to the extension of the stage and associated stage fittings and the insertion of the steel framed balcony and lighting control box to the rear of the room.

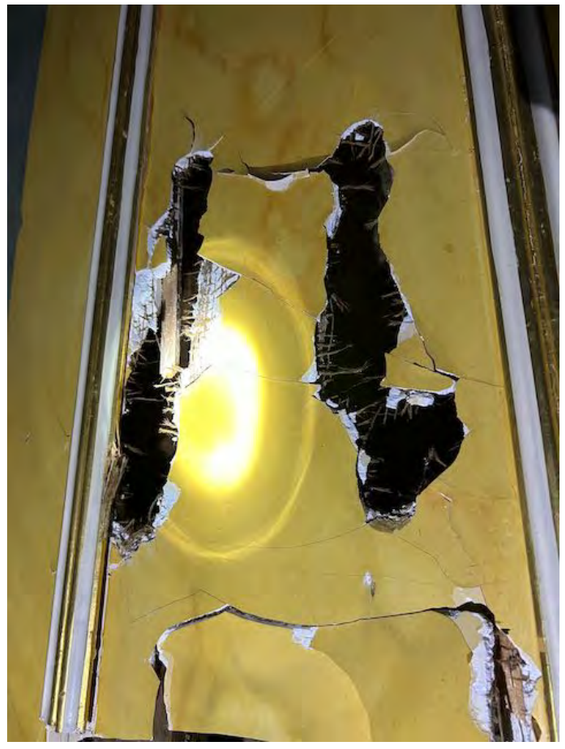
D.32.34. The area to the rear of the stage presently containing the organ and pipework has a modern hardboard ceiling, however, the recessed area is set within a decorative opening with arches to either side. These have been decorated in the overlapping roundel motif with mouldings. This area is somewhat obscured by the fire curtain, but where visible appears to be in reasonable condition.

D.32.35. The modern hardboard and ceiling finish is ugly, but functional and a replacement might be considered.

D.32.36. The boarding to the original stage appears to be in fair condition, however, inspection of much of this area was prevented due to the presence of the large fire curtain and also stored items and debris. This should be cleared to allow the inspection to be completed.

Damaged pilasters in the auditorium

1930's timber grounds with hessian plastered finish over



D.33. F15: Small bar area

D.33.1. To the south side of the main auditorium there is a lobby area with an access stair alongside which leads directly to street level. It is from this lobby at the top of the stairs (F14) that the small bar area is accessed.

D.33.2. The ceiling of the bar is of modern plasterboard nailed in place with no taping or jointing or skimmed finish.

D.33.3. The ceiling contains four downlighters and a smoke alarm, all of which are redundant.

D.33.4. The walls are solid to the main with areas of white ceramic tiling around the serving hatch in a style suggesting a possible time of installation during the reconstruction works in the 1930s.

D.33.5. The presence of modern studwork and boarding to the western end of the small bar area confirms that the room is likely to have originally extended further to the west.

D.33.6. The window at the rear of the room has been infilled, however, much of this work has been removed with only sections of the timber frame remaining. The window glass has been painted over to obscure.

D.33.7. The floor has a quarry tiled finish and it is in fair condition. The room still contains fridges and shelving and serving units. These should be removed.

D.33.8. There is damage to the plaster finishes at the rear of the room, most likely due to moisture penetration. Buddleia plants were noted growing on the external elevation immediately adjacent to the damage and they are likely a significant contributory factor.

D.33.9. The ceramic tiling continues behind the boarding into what is now an area used for storage of seats and plant before terminating a short distance from the under-stairs cupboard.

D.33.10. Some stripping out of the redundant modern finishes/fittings will be needed to this area, but areas of the original fabric survive and this could potentially be incorporated into a refurbishment scheme.

Main Auditorium with gallery to left, and small bar

D.34. F14 Lobby to small bar & auditorium

D.34.1. The lobby area outside the small bar is of tall height with stairs leading down to the ground floor exit which opens on to Lind Street

D.34.2. Two tall large pane, six light side opening casement windows are fixed to the external wall of the lobby. One of the glazing bars is missing to the window to the left. The left window is fixed, whereas the right hand casement is opening.

D.34.3. The window to the left is in poor condition and a number of the glass panes are loose and liable to fall out anytime - repairs are needed **as a matter of urgency**

D.34.4. The ceiling is of modern plasterboard with a papered finish.

D.34.5. The walls are of solid plaster and showing signs of moisture damage to the external walls. Buddleias were noted growing on the external elevation immediately adjacent to the damage and they are likely a significant contributory factor to the same.

D.34.6. There is significant cracking between the wall and the ceiling towards the Eastern end of the room, which is to be expected given that there is movement to this part of the structure. There are also signs of timber decay in the window over the stairs to the western part. The cause of the movement and whether the same is ongoing is yet to be determined, however it is possible that the ground beneath this section of the structure has suffered a minor fault causing an isolated section of the building foundations to drop.

D.34.7. There is a recessed moulded plaster skirting to the external wall terminating at the top of the stairs.

D.35. F14/ G57 Stairs leading from lobby to street exit.

D.35.1. Moulded timber handrails fixed on metal brackets extend to both sides of the stairs. Some damage was noted at the junction with the wall to the left side handrail when looking down the stairs. The damage appears to be deliberate and it has been caused by sawing. The handrail in this location has become detached from the wall.

D.35.2. The floor is of solid construction, with polychromatic tiles leading to stone steps. Debris and rubbish present within much of this area, limiting the extent of the review during this part of the inspection. The stone steps have a green painted finish, with contrasting white painted nosings. Some damage was noted to the nosings, however the steps were otherwise found to be in a generally fair condition at the time of the inspection.

D.35.3. Ring fixings noticed at the junction between the tread and the riser, which would previously have accommodated stair rods to secure in place any carpet coverings. The stair rods have been removed.

D.35.4. There were signs of moisture and damage to the walls and ceiling throughout the stairwell area. Areas of wallpaper have become detached from the modern gypsum plaster finish and there is bubbling and salt blooming to the walls as would be caused from excessive moisture within the building fabric. The use of modern gypsum plaster would suggest that this area has been repaired in the past. This will be harbouring damp and salt crystals and it will need to be removed.

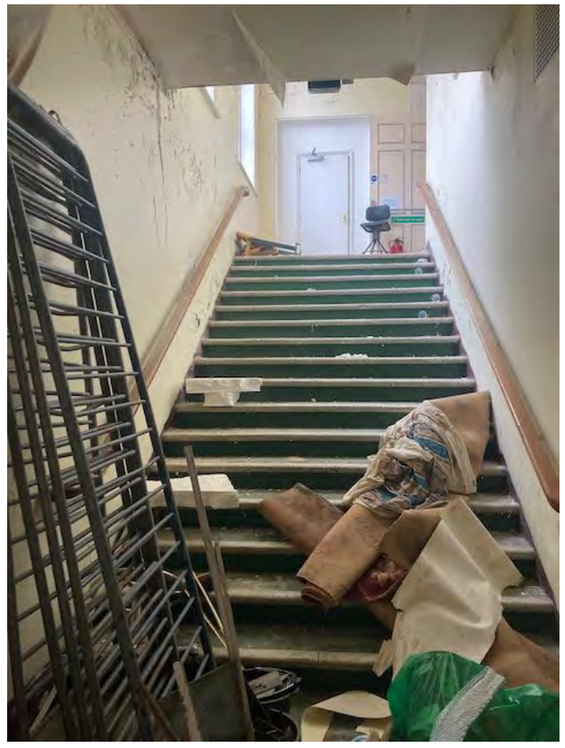
D.35.5. There is a further decorated tiled lobby area at the base of the stairs directly inside the line of the outer doors, however the presence of large bulk bags of waste, crowd control barriers and redundant floor coverings, left in this location prevented any full inspection of the floor. We would recommend that this material is removed as a priority.

D.35.6. The timber handrail to the left of the stairs returns to the left where it follows the line of a further set of steps which extend into the basement area.

D.35.7. The half landing at the base of the stairs is subdivided by an opening. The opening is square with recessed plaster mouldings to the sides and the upper part. Decorative arched panels are fitted at the upper parts of the opening.

D.35.8. A four panelled timber door leads into the small lobby area from which a short staircase leads to the area underneath the stage. Where the half landing returns there is a short stone staircase of similar construction to that above leading to the basement.

Stairs leading from lobby to street exit



Lobby at the top of the stairs leading to the small bar and auditorium

D.36. F10/F11 Stairs leading from the landing to the stage

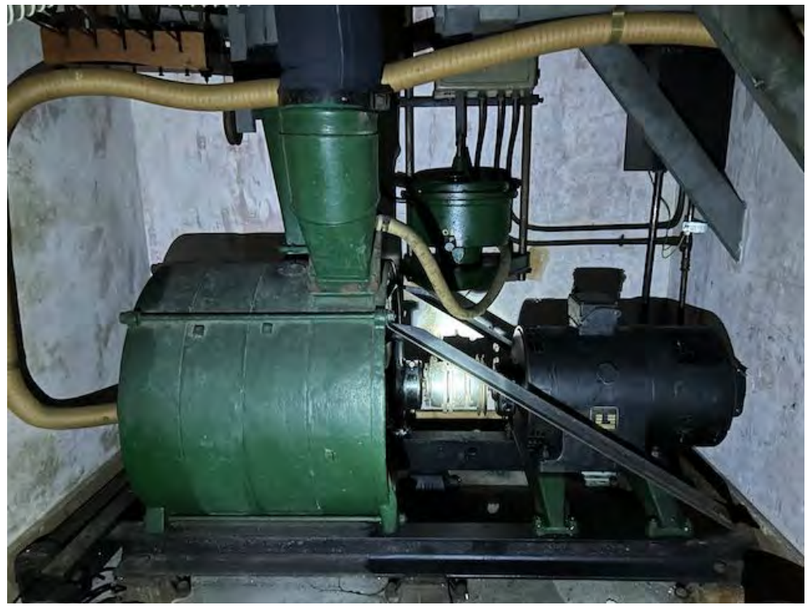
D.36.1. There is a set of stairs leading from half landing to area at rear of the stage.

D.36.2. The ceiling of the stairwell is of matchboarding and other types of timber board to the soffits of the stairs, some cracking and opening up of the matchboarding indicative of the movement that is being experienced by this section of the building.

D.36.3. There is also a section of the landing which is enclosed by timber boarding which contains the upper parts of a sloping ceiling, most likely for the area below accessed separately,.

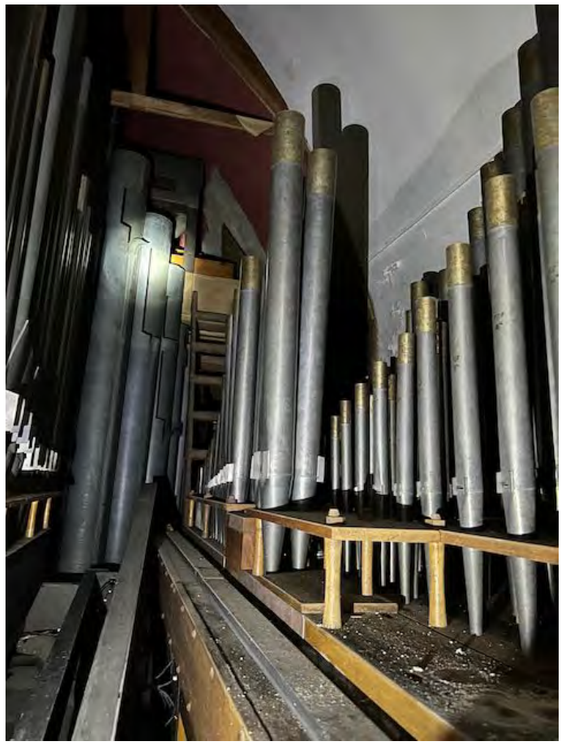
D.36.4. The walls of the landing are of solid plaster, again with some cracking indicative of movement to this area of the structure.

D.36.5. The plaster is in poor condition, as are the decorative finishes.



Organ blower

Stairs leading to the stage



Organ pipes

D.37. G57 Ground floor Emergency Exit

D.37.1. The ceiling is flat and of lath and plaster construction, with a shallow cornice to the perimeter. The ceiling is papered, however much of the paper is beginning to detach and there is damage to both the ceiling and the coving from a number of service penetrations.

D.37.2. The walls are solid with a painted plaster finish. The walls are in fair condition, however, the presence of large areas of black mould were noted to the walls suggesting inadequate ventilation and the presence of raised moisture levels to this part of the building. The nature of the mould would suggest that this is more of a problem arising through condensation rather than penetrating damp. Once the building is heated, and returned to use, the risk of this problem re-occurring in this location is expected to reduce.

D.37.3. The floor is solid in construction and benefits from a decorative tessellated covering. It is not known whether a damp proof course has been provided beneath, although the surface remains sound.

D.37.4. The lobby further returns under a decorative arched opening with recessed plaster mouldings and capitols beneath a panelled archway. Again, the decorative tiling continues in this area with recessed, moulded plaster skirtings.

D.37.5. Two substantial four panelled timber double doors with large glazed fan light over open out to the exterior of the building. The doors are showing signs of damage and decay, however, the timely intervention by a suitably qualified conservation joiner ought to resolve any issues.

D.37.6. The doors are presently screwed shut with a short section of CLS timber fixed in place to secure . Again the presence of debris and stored items prevented inspection of significant areas of this part of the building. This should be removed as a **priority**.

D.37.7. Immediately to the left of the doors when entering the building is a former opening which has been blocked up. To the right is a small ticket booth.

Ground floor entrance from Green Stair Exit to Lind Street

D.38. G58 Ticket booth

D.38.1. Access to the ticket booth is via a four panel timber door which is showing signs of significant damage having at some point been forced open.

D.38.2. Behind the ticket booth window is a small room with a sloping and curved vaulted ceiling. The ceiling and walls have a solid plaster finish. There are some signs of dampness at the base of the walls.

D.38.3. The floor is of stone flags which all appeared to be in a fair condition at the time of the inspection.

D.38.4. One of the columns within the room adjacent to the window has timber match boarding fitted.

D.38.5. There is also a triangular opening in the external wall of the room which has been closed shut using a timber frame and galvanised steel plate.

D.38.6. Reinforcing bars noted to the ceiling which are providing support to the stairs above. Surface corrosion - cosmetic in nature was noted but no further signs were seen of any further significant damage.

D.38.7. A galvanised steel plate has also been fitted to the entrance doorway adjacent to which is further matchboarding and a timber board with coat hooks over a cast iron radiator.

D.39. (West of G45) Room accessed from lobby

D.39.1. There is a further room accessed via the basement lobby however, the presence of a large number of stored items and dead vegetation prevented any access to this space.

Ticket booth G58

Base of Green Stair G7

D.40. F7: Main Bar (Auditorium) and S6 Mezzanine

D.40.1. This room, like the main auditorium, was previously believed to have been double height (although slightly lower to full ceiling height than the main auditorium) being approximately 6m tall. The new work to include the balcony reduced this height to its current form.

D.40.2. The changes to the room now include a mezzanine area (S6) above providing an additional floor. This has been further subdivided to the lower level to form a catering area behind the large bar area.

D.40.3. The ceiling above the mezzanine is of lath and plaster construction, with modern wallpaper and painted finishes.

D.40.4. There is a deep coving to the perimeter of the room leading into a projecting run plaster cornice. Significant damage has occurred to the coving and cornice, particularly in the northeast part of the room, where ongoing water penetration continues to cause deterioration and decay to the fabric of the building.

D.40.5. There is evidence of water penetration through staining to the main area of the ceiling, where a centrally fitted but now boarded over rooflight is located.

D.40.6. Much of the painted finish has become detached from the cornice and there is heavy staining and algal growth to the perimeter as caused by the ongoing issue of water penetration from the defective gutters.

D.40.7. Areas of the run cornice in the northeast corner of the room are missing and continue to become detached as evidenced by the damaged plaster on the floor immediately adjacent to the double fire door exit.

D.40.8. Works to the roof and particularly the gutters in this area are necessary in order to prevent further water ingress and damage.

D.40.9. The original dimensions of the room can be relatively easily determined as being to the same width as the main auditorium and to the depth of the wall shared between this space and the Council Chamber adjoining.

D.40.10. The walls to the external perimeter of the room are solid with a plastered finish. Where the damage from water ingress has occurred immediately below the cornice, repairs have been carried out using modern gypsum plaster. Gypsum plaster being a modern material has differing properties to the lime based plasters and mortars used at the time of the original construction and subsequent refurbishment. When the time comes for repairs to be undertaken to this part of the building, the removal of the areas of gypsum based plaster is encouraged.

D.40.11. Modern embossed wallpaper finishes have been applied to the walls and ceiling with missing/failed sections in a number of places - also some cracking was noted to the walls where inspection was possible. This was minor in nature and not considered significant. The walls themselves being generally in fair condition.

D.40.12. Much of the area, however, is obscured by the construction and insertion of the mezzanine level and partitioning to the rear of the room to form the catering accommodation.

D.40.13. The floor is of suspended timber type with narrow softwood timber floorboard finishes laid at right angles to the boarding within the main auditorium. Whilst there is some staining to the boards from water ingress, the floor itself was generally level and even with no signs of significant movement or deflection noted.

D.40.14. Some damage to the floorboards in the northeast corner adjacent to the fire escape due to the ongoing problem of water ingress from the gutter above.

D.40.15. Three large double hung sliding sash windows fitted to the north external elevation of the room. The windows are 'nine over nine' sliding sashes set within splayed window reveals lined with timber panelling. Modern uPVC secondary glazing has been fitted.

Bar area at rear of auditorium

The steel frame of the mezzanine

D.40.16. From internal inspection only the windows appeared in fair condition at the time of the inspection although there is evidence of failure throughout to the decorative finishes.

D.40.17. The mezzanine ie supported on a steel frame construction with timber joists to form the floor structure.

D.40.18. The steel frame has been crudely inserted into the building, causing significant damage to much of the historic fabric to the wall dividing the present bar area from the main auditorium.

D.40.19. Whilst the structure of the mezzanine itself is in fair condition, it is diminishing the significance to this area of the building and its removal is strongly recommended.

D.40.20. The stair which leads to the upper level is a modern softwood stair. Although the mezzanine provided additional floor area, it has had a very negative affect on the original proportions of the space.

D.41. F6: Catering Area to the rear of the bar

D.41.1. It is difficult to comment on the original fabric of the building in this area as it is now entirely obscured by modern finishes - all of which are now considered to be redundant.

D.41.2. The ceiling is of modern plasterboard with signs of black mould. A number of the boards are defective and loose or missing.

D.41.3. The walls are mainly of plasterboard faced timber studwork with solid plaster at the rear. The walls are all covered with modern 150mm by 150mm ceramic white wall tiles.

D.41.4. The floor is as per the rest of the room - modern vinyl floor coverings are fitted.

D.41.5. The presence of a substantial catering installation remains. It is recommended that this area is cleared as part of the removal of the mezzanine works. It may be that there is some value to be achieved from the sale of the catering equipment, however this will likely be restricted by the same having been out of use for a considerable period of time.

D.41.6. In the rear corner of the room is a doorway leading directly into the rear ancillary accommodation of the main Council Chamber.

Mezzanine area

Catering area behind main bar

D.42. F1 The landing outside the Council Chamber

D.42.1. The ceiling construction is of lath and plaster with a wallpapered and painted finish. There are signs of numerous defects to the ceiling, particularly over the stairs, mostly as a result of water ingress.

D.42.2. There is a supporting beam with a decorative chamfered edge supported on the paired console brackets above the staircase. There is significant damage and missing areas of plaster in this location, similarly over the half landing to the stairs.

D.42.3. It appears that the source of moisture has been resolved, since there were no signs of water ingress on the floor or to the ceiling following the heavy weather prior to the inspection.

D.42.4. There are a number of redundant service fittings and pipework on the ceiling.

D.42.5. The riven laths exposed by the missing area of plaster are well spaced giving the first plaster coat a secure key and where visible the plaster appears well pushed in behind the laths, therefore the failure of the finish in this location is very likely due to have occurred as a result of water ingress.

D.42.6. The walls are of solid construction with a solid plaster finish. To the base, forming a decorative contrast, is embossed wallpaper over a recessed moulded plaster skirting.

D.42.7. The walls are showing signs of some minor cracking and the decorative finishes are in poor condition, however, no significant defects can be seen.

D.42.8. To the west of the half landing is a 3 over 3 light timber double hung sash window - presently boarded over with a number of the window panes broken.

D.42.9. To the upper parts of the landing the floor structure is of suspended timber type, with modern softwood timber floorboards, however, the construction of the stairs themselves is of solid stone. Whilst some damage to the stonework was in evidence, the staircase is in fair condition and will serve as an attractive feature once it has been cleaned and minor repairs effected.

D.42.10. There is decorative timber moulded handrail leading from the landing returning down both the shorter and longer steps to the ground floor lobby area.

D.42.11. Decorative cast iron spindles are present, many of which are missing or damaged, however, their remains can be seen scattered throughout the building in various locations, including to the northern part of the balcony.

D.42.12. The spindles are of great interest and significance to the building and will require some replacement with facsimile items - repairs to the surviving damaged spindles should take priority over replacement with new units.

D.42.13. The stairs themselves have cast iron tread plates set back a short distance from the nosings. There is some damage to the stone of the lowest step on the short flight of stairs which will require repair in order to re-secure the spindle adjacent.

D.42.14. Some cracking was also noted to the floor of the half landing where a large cast iron radiator with associated pipework is fitted. The extended flight of stairs then continues from the half landing to the ground floor reception area.

D.42.15. Some sections of damaged plaster from the ceiling above were noted.

D.42.16. There is damage to the handrail at its base where spindles have been deliberately removed.

D.42.17. The ceiling, walls and floor construction to the larger flight of the stairs are of the same type as to the landing lobby above.

Broken spindles on staircase

D.42.18. At the base of the stairs is an arched opening with projecting mouldings supported by paired console brackets of a decorative design, but different to those on the landing above.

D.42.19. Further signs of damage resulting from water ingress noted to the ceilings and to the exterior wall at the base of the stairs.

D.42.20. Some remnants of linoleum type floor coverings remain fixed to the treads of the stairs; this should be checked for **asbestos**.

D.43. F23: Stairwell to Second floor from Main Landing

D.43.1. A timber staircase extends from the main first floor landing to the second floor above. It is expected that will need to be separated for fire from the main staircase as part of the next phase of work.

D.43.2. Beneath the upper stairs there is a built in cupboard. Various items stored in the under-stairs cupboard. Rat droppings were noted.

D.43.3. Some of the timber spindles missing from the handrail and these will require replacement.

D.43.4. The ceiling of the stairwell is of boarded type with what appears to be wooden projecting cornice.

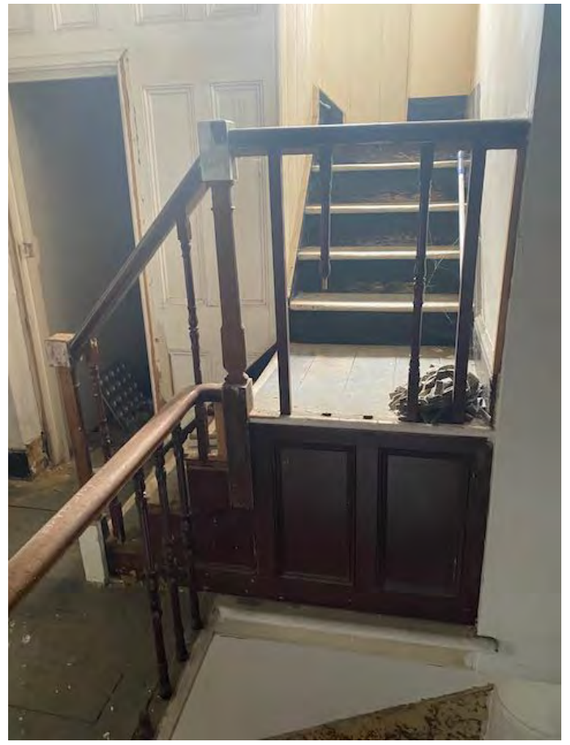
D.43.5. Stairs dog leg round with half landings. The central portion of the stairs forms the support for the cupboard.

D.43.6. The cupboard is match boarded and there is a further match boarded timber balustrade adjacent to the tall window on the south elevation.

D.43.7. The walls are solid with a papered finish.

D.43.8. The upper flight of the stairs continues into a small landing where the timber handrail is missing a further number of spindles; these need to be repaired.

D.43.9. From the landing a doorway to the left provides access to the balcony at the rear of the Council Chamber. To the right a doorway provides access to the office of accommodation beneath the clock tower.



Stairwell to rear of Council Chamber

D.44. S3: Top floor office beneath clock tower

D.44.1. The area above the foyer presently forms the office accommodation to the rear of the mezzanine accommodation, this area is located immediately beneath the clock tower and cupola. This appears to have been used as an informal office space in the past.

D.44.2. The current ceiling is formed using modern plasterboard supported on timber battens behind which can be seen an older solid plaster ceiling. Areas of the modern ceiling have collapsed exposing the same.

D.44.3. Large areas of black mould noted to the ceiling adjacent to the loft hatch and likewise in the area to the west of the room beneath the large lantern right.

D.44.4. The walls are variously of solid construction and also of modern timber studwork with a plasterboard finish, areas of which are in poor condition.

D.44.5. The floor is of suspended timber type with modern narrow timber floorboards.

D.44.6. The room contains a large amount of stored office furniture and also debris from various collapses to the building fabric.

D.44.7. The door to the eastern part of the office leads into the landing area adjacent to the rear of the main auditorium and the stairs and landing leading through to the dressing rooms.

D.44.8. There is cracking and damage to the wall and ceiling towards the western window of the room.

D.44.9. There is currently no separation between the ground floor and the top of the clock tower and this represents a very significant risk in terms of fire to the building, in allowing it to spread very quickly to all areas. This should be addressed as a priority.

Office below clock tower

D.45. S11: Landing and lobby area (Second Floor Toilets)

D.45.1. The original deeply recessed coving can be seen in this area surviving from the time of the modern insertion of the mezzanine. This area provide access to the balcony and the second floor toilets.

D.45.2. The ceiling however to this lobby has been over-boarded, most obviously where a section has failed exposing the raised lantern light above.

D.45.3. The wall separating this lobby and the main auditorium is solid in construction, however, modern timber stud work has been inserted to subdivide the space, into its current form.

Lavatories S8, S8 and S10

D.45.4. Lavatories are provided to the southern part of this area with a modern suspended timber framed ceiling with plasterboard and a textured coating. The condition of the lavatories is not unsalvageable, however as with so much of the modern work it is questionable whether this area should be retained in its present condition.

D.45.5. The walls are all covered in ceramic tiles to the height of the false ceiling.

D.45.6. The floor is of suspended timber type with vinyl coverings - all now requiring removal or replacement.

D.45.7. To the west of the room are a pair of redundant hot water tanks. An internal downpipe from the roof above can be seen.

D.45.8. An ongoing drip confirms that there is some minor moisture penetration to this area, no significant damage noted presently, however repair is required to prevent deterioration.

D.45.9. A large amount of rat droppings were noted on the floor, likewise chewed plastic bags. It is not clear whether any vermin infestation is ongoing. This should be checked.

D.45.10. The coving and run sections of plaster can be seen variously in this part of the building.

D.45.11. Some damage was noted to the upper part of the coving where the modern studwork dividing wall has been inserted.

D.45.12. Until modern interventions are removed from this area, it is difficult to gauge the extent of the repairs required, however, given that the lower section of the coving appears to have been run in timber, it ought not to be terribly difficult to match in to the same, likewise, the run section of plaster coving to the upper part.

D.45.13. To the eastern wall of the room is a large shallow depth cupboard containing the electricity header and the electrical board serving this area of the building.

D.45.14. Beyond this there is an access door to the small maintenance and storage area located beneath the balcony. Within this area can be seen the architrave formally serving as the dividing door between the main auditorium and the areas to the rear.

D.45.15. Significant damage has been inflicted to the plaster moulding insertion of the steel frame during the 1990s, however, sufficient remains of the mouldings to allow that repair should be relatively easily affected.

D.45.16. In the southwestern corner of the room is the cast-iron internal downpipe and there are also exposed sections of the brick and stone masonry forming the original construction.

D.45.17. Significant deposits of rat droppings noted towards the south of the room.

Landing S11and lobby area behind lighting box

Toilets S9 with water cylinder cupboard beyond

Male WC's S8

D.45.18. Access from this area is also provided to the Men's lavatories where construction is of similar type to that in Ladies Lavatories.

D.45.19. The ceiling is of modern boarding with a textured finish.

D.45.20. Some damage noted to the ceiling in the southwest corner from moisture penetration which, given that the drip in the accommodation to the south has likely resulted from the same, all of this installation requires removal and disposal.

D.46. S15-S18: Dressing rooms & WCs

D.46.1. This area of the building is an a poor condition having suffered from neglect and vandalism.

D.46.2. Large patches of black mould were noted to the ceiling indicative of inadequate ventilation and the buildup of excessive moisture within the atmosphere in this location ultimately condensing on the colder surfaces.

D.46.3. To the central part of the dressing room area there are a number of large horizontal cracks to the plaster work. The plaster has become detached from the wall within the shower area.

D.46.4. Signs of corrosion with to the metal mesh applied to the walls before bing plastered, splitting of the plaster finishes in the dressing room area adjacent to the shower. The corrosion is most likely caused by water penetration due to the opening up of the structure both through movement and vegetation growth (buddleia) to the exterior masonry.

D.46.5. A large amount of plaster has become detached from the walls, revealing the stone work of the masonry to the rear.

D.46.6. In the area above the stairwell to the eastern end of this area there is a large crack running the perimeter of the room at the junction between the wall and ceiling, continuing back down through the wall. This is all linked to the movement in the SE corner of the building noted throughout the report.

D.46.7. There are no significant signs of water penetration to this area, however, the crack continues and expands into the lavatory beneath the smaller eastern lantern.

D.46.8. Significant damage to the sanitary fittings which are beyond salvage and these will need to be removed.

Changing rooms

Horizontal cracking in wall due to failure of rib lath on damp south facing walls.

D.47. S14: Service/performers stairwell in south eastern corner - (access to all levels)

D.47.1. The stairwell itself is of timber construction with modern contract type carpet floor coverings. There does not appear to be significant damage to the stair construction or landings despite the movement to this area of the building.

D.47.2. To the rear of the half landing, the timber floor has dropped by approximately one inch from the skirting board reflecting the movement to this area of the building. This is a significant amount of movement, although it is not clear when it occurred. More investigation is needed.

D.47.3. A sound deadening door has been fitted to the half landing leading to the area beneath the stage.

D.47.4. From the upper half landing, a small section of timber stair continues to another half landing. One of the timber spindles is missing from the stair.

D.47.5. There are two sizeable, presently boarded up windows on the external wall. These remain on view from Lind Street, but with the timber linings painted black. This is designed to maintain the outward appearance while concealing the 1930's changes including the access stairs behind.

D.47.6. From the half landing, access is provided to the dressing rooms and to the stage via two large timber double doors. There is also a further access to the control room.

D.47.7. The ceiling above the half landing is of modern plasterboard and is fairly even and level, however, the presence of significant areas of black mould were noted, likewise to the soffit of the stairs leading to the accommodation above. The black mould is reflective of raised atmospheric moisture levels and lack of airflow through this part of the building, and the lack of insulation to the voids.

D.47.8. The soffit of the stairs is covered with hardboard and timber battens to the perimeter. This would need to be ungraded using Fireline plasterboard as part of any conversion works in the future.

D.47.9. The external wall in this location has been boarded out using lath and plaster. There are signs of significant decay at the base and sides of the window as a result of water ingress.

D.47.10. Likewise there is damage to the lath and plaster finish to the bottom right hand side of the window adjacent to the dimmer room where further damage is noted within the door opening to the decorative timber panelling and boarding.

D.47.11. Redundant services pipe work and cabling noted within this area which should be removed.

D.47.12. There is significant damage to the ceiling above the window to the western end of this area. Much of the damage has been caused by the movement to the structure evident in this location which has consequently caused failure at the junction between the masonry, ceiling and window.

D.47.13. Some evidence of moisture penetration was also noted. In our view at least some of the damp issues will have arisen as a consequence of the movement to the building and the opening up of the masonry. It is important that this is not allowed to continue, as this will have the potential to spiral into an ever greater cycle of more movement, leading more moisture penetration, and yet more movement etc. This is **very important** that it is resolved within the next 12 months following the completion of the investigations outlined elsewhere.

D.47.14. Large areas of the ceiling above the window have collapsed with further loose plaster noted. This is all linked to the above.

Performers' stairwell in south eastern corner

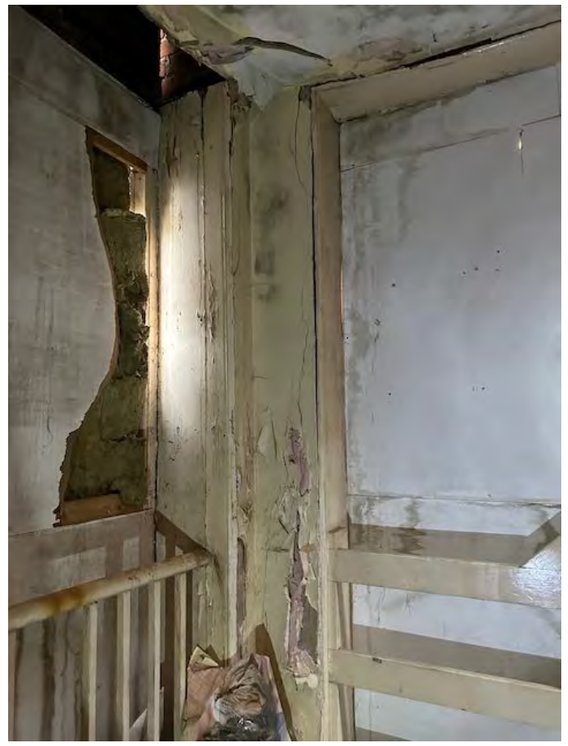
D.47.15. A significant crack was noted around the window reveal. The window is presently boarded over with plywood as is the tall window on the return to the south elevation. The importance of removing moisture penetration in this area should not be underestimated, particularly if the lintels above the windows are timber, this can otherwise trigger timber decay which can cause the lintel to fail. If the lintel includes ironwork, being part of the 1930's repair, this also needs to be protected, albeit with slightly different risks to prevent corrosion.

D.47.16. Opening up in this area is therefore recommended to establish the construction, so that an appropriate repair can be carried out.

D.47.17. The walls surrounding the window are of solid plaster and are showing significant signs of water penetration and resulting damage. There are also large areas of cracking with deflection noted to the upper part of the window reveal in the south elevation, and these areas also require investigation.

D.47.18. There are already large areas of debris on the suspended timber stairs, which would suggest that this movement is still active.

D.47.19. This area of the building is in poor condition and requires **urgent** attention to stabilise any movement in the structure prior to repair and refurbishment. This whole area requires review by a suitably experienced structural engineer.



Extensive cracking to SE corner. Note close proximity of openings to the corner (south and east walls) which is a potential source of weakness.

D.48. F12 and F13 Dimmer Room

D.48.1. The dimmer room is accessed via a flush door and a short set of steps from the landing at the rear of the main stage.

D.48.2. The ceiling to the room is formed using modern plasterboard with various service cables attached. The ceiling is in poor condition with a number of redundant service cables and also penetrations to the same.

D.48.3. Furthermore, there is additional evidence of salt blooms resulting from moisture penetration from the exterior of the building.

D.48.4. Walls are likewise of modern plasterboard and are also in poor condition with evidence of cracking and moisture penetration to the area adjacent to the entrance door.

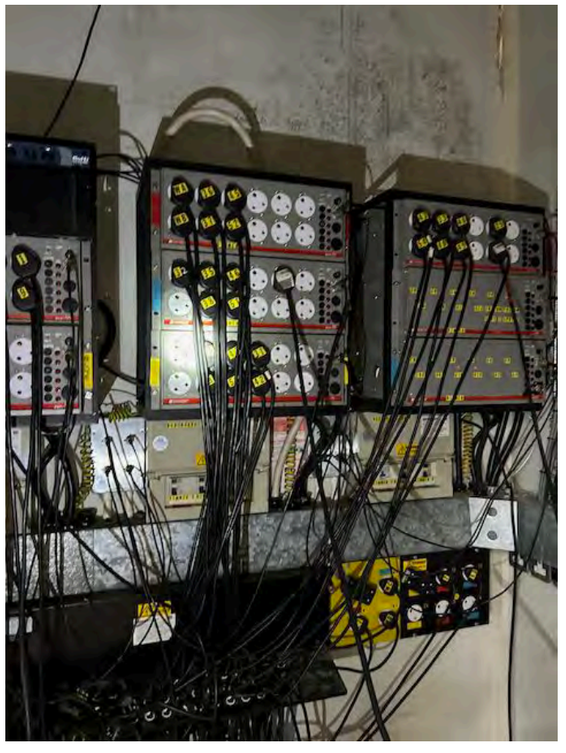
D.48.5. There is a large amount of wiring and redundant electrical fittings in this area which should be removed and disposed of.

D.48.6. A large crack was noted in the rear wall of the dimmer room corner of the junction with the ceiling, again this is indicative of structural movement to this part of the building.

D.48.7. Further cracking was noted at the base of the exterior wall continuing up to ceiling height where again there appears to be some pulling away of the external wall with evidence of a gap of between 10mm running up to 25mm at the ceiling junction. This requires review by a suitably experienced structural engineer.

D.48.8. The floor is of suspended timber type with softwood boards mainly covered by a decayed linoleum type floor covering. The floor seemed stable and even with no significant movement or deflection noted.

The dimmer room



Dimmer room equipment

D.49. The Clock Tower

D.49.1. A wooden ladder provides access to the Clock Face level from the clock floor.

D.49.2. The interior wall faces at the upper level of the clock tower are very wet. The surfaces have been painted in the past, and this is now peeling on all sides. This is more extensive on the south and west facing elevations, and it is consistent with the extent of the deterioration noted on the outside of the building at this point.

D.49.3. The layers of decoration indicate that a limewash finish was originally applied, but this has subsequently been covered with modern paint containing plastic. This has significantly reduced the breathability of the wall, and when compounded with the use of the hard cement renders externally, this has resulted in the walls becoming very damp indeed. In our opinion, the use of more breathable materials would be a very significant improvement, including the re-rendering of the exterior.

D.49.4. Improving the levels of ventilation in the chamber will also help to moderate the levels of damp in the building at this point. This is very important given the timber floor constructions which may otherwise be at risk of decay.

D.49.5. A raised timber frame in the centre of the chamber supports the gear mechanism for the clock. This is in a fair condition. The mechanical components are a very well engineered arrangement, with carefully cut gears transferring the movement from the clock on the floor below, via spindles to all 4 sides of the tower at the same time.

D.49.6. A vertical metal guide mounted on the inside of the brick walls connects the spindles to the drive to each face. These require redecoration. On the basis of our non-expert eye, the mechanism appears to require overhauling, but we imagine could then be brought back into use relatively easily, albeit not necessarily for a modest cost.

D.49.7. The inside of the central panel of the glass to the north, west and east sides have been painted. This colour difference is visible from the ground. The condition of the paintwork various depending on the face. It would potential be possible for this to be renewed, although the extent of the repair may depend on whether the intention would be for the openings to be re-illuminated. In all probability, this would be very worthwhile, but it would accentuate the variability of the (existing) painted finish (The south facing paint is undecorated)

D.49.8. An old pipe extends around the inside of the chamber below the circular openings and this is believed to have carried gas to lights suspended on the underside of the arches. The old pattresses remain, but the light fittings have been removed.

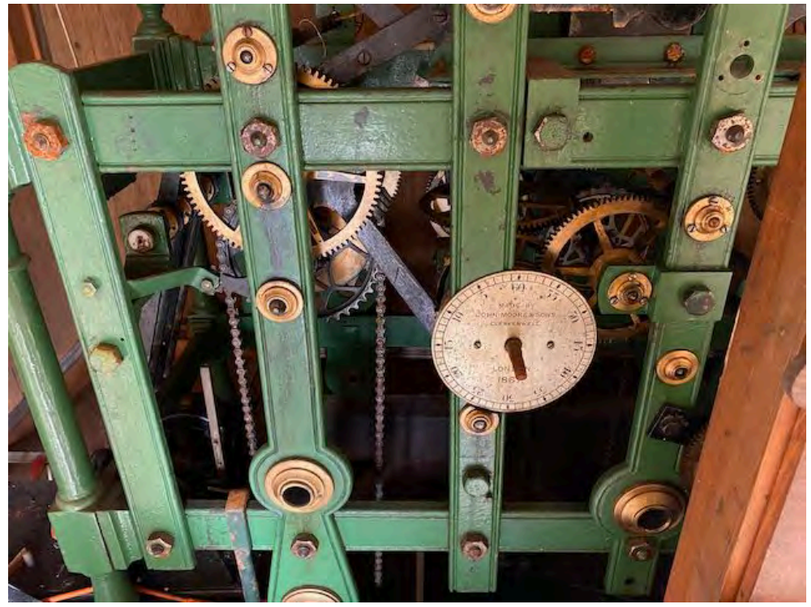
D.49.9. A horizontal crack is evidence is in evidence on all sides below the circular openings. This requires investigation as it may mark the line of embedded steelwork in the walls. This may need to be removed/ treated.

D.49.10. The floor of the upper chamber is boarded and in a fair condition, albeit requiring some repair. This is supported on stone corbels set into the north and south walls.

D.50. The Clock Floor

D.50.1. The clock is a fine feat of Victorian engineering, and is ascribed to John Moore and Sons of Clerkenwell (1867). The cast iron frame of the clock is painted green, with the mechanism on view behind. The whole clock is raised on a platform above the floor, with a softwood framed case and modern stained plywood panels.

D.50.2. We would recommend that access is provided to allow the expert opinion of a horologist to be sought, so that a detailed assessment can be made. To our uninformed eye, it appears entirely possible for the to be carefully overhauled and to be brought back into use. The introduction of an auto-winder would be a worthwhile addition, provided this can be added with sensitivity to the existing fabric.



The clock mechanism

Wooden ladder providing access to clock face level

D.50.3. The walls enclosing the clock floor are formed using masonry, with a painted finish. Much of the decoration has been affected by damp, causing the surface to peel. We would recommend that the residual material is removed, and for consideration to be given to leaving the surfaces exposed; this will promote drying and evaporation.

D.50.4. A flat metal band extends around the inside of the walls at waist height. This is in need of protection. It is very important that this remains dry where it enters the masonry to avoid corrosion and rust jacking. This is beginning to show in the SW corner, and it must be treated before it progresses further (The position of the cracking on the floor above is consistent with the location of the strap on this floor, raising further concerns, and the need for investigation)

D.50.5. The windows to the clock level are modern replacements in timber with a painted finish and reeded glazing. These is no protection to the glazing and it is important that it safety glass.

D.50.6. The floor within the chamber is timber and it is in a fair condition. Debris in the chamber needs to be cleared. The underside of the construction is visible from beneath and this shows some evidence of damp staining to the boards, although they were dry at the time of our inspection. The larger transverse beams to the perimeter are supported on stone capital which extend beyond the line of the main walls. These all appear to be sound.

D.51. Lower Chamber

D.51.1. The walls of the lower chamber of the tower are formed using brickwork with semi-circular arches directing the loading on to 4 piers. Wrought iron beams support the piers at the base. Damp staining on the surface of the walls was noted, but found to be dry at the time of the inspection.

D.51.2. The weight mechanism for the clock is partially enclosed, with sections resting on the floor. These need to be reinstated. The safety of the weight needs to be considered where it is raised over the office accommodation below with no protection beneath in the event that the chain were to fail!

D.51.3. Although the wrought iron framework appears to be in a very good condition this is not protected from fire. This is a priority. In our opinion a fire strategy for the building is a very high priority to allow the building to be subdivided, even while its future is still under consideration. This would at least reduce the risk of fire spread in the event of an accident.

D.51.4. It would be prudent to reinstate the vertical fire break partitions around the base of the tower and to the ceiling beneath.

D.51.5. An old aluminium ladder remains in the chamber, although this is no longer in use.

Walls inside the clock tower.

D.52. G55: Public Toilets

D.52.1. Access was (only) gained to the ladies public toilets during the inspection. These are accessed from beneath the arcade facing Str James' Road. The toilets have not been used for a number of years, and the doors are bolted and locked shut

D.52.2. The doors leading to the toilets are generally in a good condition, albeit that they are relatively narrow leafs, and both would need to be open for uninterrupted access for those with mobility challenges. The threshold is level, but the toilets are not designed to a fully accessible standard

D.52.3. The floor within the toilets is formed as a solid surface with a decorative tiled finish. The pattern of the floor is inset within the line of the walls, with a chequerboard pattern to the main wearing surface comprising alternating black and light cream coloured ceramic tiles. To the edges of the floor, a continuous boarder extends around all sides, with the black tiles including a square indent. The condition of the floor is generally good, although it requires very deep cleaning.

D.52.4. The walls within the toilets are tiled to full height using white ceramic tiles. Panels of contrasting pink tiles have been introduced as part o the design. These are fair, although marked through use. The ceiling is plaster boarded and painted.

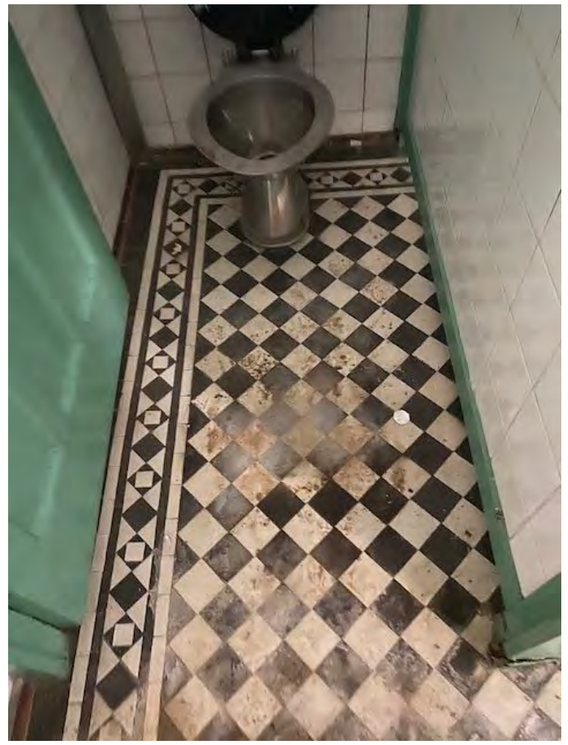
D.52.5. The toilets are set within timber framed cubicles with tiled infill between. The doors are gloss painted, 6 panel timber doors.

D.52.6. The toilets have high level cisterns, with the pipework exposed. The cisterns (and one seat) are believed to be plastic, although this should be checked for asbestos. The wc's are stainless steel, and these would potentially remain serviceable.

D.52.7. There is a timber window alongside the recessed (automatic) wash hand unit. The window is in a fair condition, with the glazing obscured. A fan has been inserted into the upper panel, although this will be insufficient when compared against a modern standard.

D.52.8. It would potentially be possible for the toilets to be brought back into use with the addition of some improvements to lighting, extraction and the wall finishes etc, relatively easily. The tiling to the walls, has little historic interest, but the floor tiling is much more attractive.

D.52.9. No access was possible to the male or the accessible toilets alongside and we are therefore unable to provide any further comments on their condition at this time.



The tiled floor of the public toilets

D.52.10. **Boiler Room**

D.52.11. The boiler room is located in the basement and is accessed via an internal stairwell located within the central ground floor office space.

D.52.12. Within the boiler room is a redundant floor mounted boiler and associated pipework and fittings. There is a separate internal space accessed from the boiler room containing a large oil storage tank.

D.52.13. Rat droppings were noted adjacent to the oil storage tank room.

Access to boiler room

Pipework showing different phases of work and concrete soffit to ceiling. Risk of ***asbestos***

E. Energy Efficiency

E.1.1. As the Town hall is a listed building there is no requirement (currently) for an Energy Performance Certificate.

E.1.2. Based on our experience however, we can expect that the building will be exceptionally inefficient in terms of energy consumption.

E.1.3. **No insulation** has been revealed **within any of the primary construction elements** of the walls, floors or walls. There are methods and materials which will allow this to be improved, but it will be very important to balance any thermal improvements with the need to ensure that the historic fabric can continue to breathe.

E.1.4. In addition to thermal efficiency the building still retains very dated lighting technologies, manual switching, and out dated boiler technologies. These will all need to be improved as part of the main works.

E.1.5. If the auditorium is being used as an assembly room for concerts it will also be very important to consider cooling as well as heating, and how potentially how this energy may be re-used.

E.1.6. The large areas of flat roof also have the potential to provide an areas where at least some of the energy needs of the building might be provided by photovoltaic cells, subject to consent being granted. In our view energy efficiency must be at the forefront of any plans for regeneration.

E.1.7. This will be very important in carefully managing the running costs for the building.

F. Legislation

F.1. The building is located within the Isle of Wight Council district where planning policy is set within the Local Plan and this provides guidance and policies on the development of buildings and land.

F.1.1. The Town Hall is Grade II listed.

F.1.2. As the building is listed, any alterations either internal or external, which affect the character of the building would be subject to Listed Building Consent. Works to the building carried out without consent can come to light many years later, with the current building owner remaining at risk of enforcement proceedings and ultimately prosecution. This can include works completed by previous owners, for which the new owners become responsible, where there is no Statute of Limitation.

F.1.3. Buildings or structures within the curtilage of the listed building (constructed before 1949) are afforded the same protection as if they were listed buildings within their own right.

F.1.4. During the course of our inspection, and having cross referenced the approved plans with the work completed on site, we have not been able to locate consents for the following, which we believe may have been completed since the building was listed.

F.1.5. There are further ‘grey’ areas where works have been undertaken to the interior which should have received consent (in our view).

F.1.6. In reviewing the planning and listed building consents on line, there are further areas where the nature and the extent of the approval is difficult to establish where no plans exist, which conversely will also make it more challenging for the local authority to demonstrate that a breach has occurred in the first place!

F.1.7. On the basis that there is no Statute of Limitation for breaches to listed buildings, responsibility and liability for any unauthorised alterations would fall to you as the new owner of the property, despite not having carried out the work. The implications are that the local council could insist that the work is reversed at your cost, with the potential for enforcement action leading to a fine and criminal proceedings.

F.1.8. Although indemnities are sometimes suggested this does not remove the issue which will arise in the future at the time the property is placed on the market again. In many instances conditions are sometimes applied to indemnities which can preclude communication with the local authority, limiting other works in the future. This is not entirely uncommon and we would be able to provide advice regarding the possible ways forward and how it may be possible to obtain ‘clean title’.

F.1.9. If you wish to make any changes to any of the buildings we would be pleased to provide you with guidance.

G. Tenure

G.1.1. We assume that the tenure is freehold with no onerous encumbrances, restrictions or outgoings attached and that vacant possession of the building will be available, however, we have not seen the title deeds or a Report on Title.

H. Risks

H.1. Asbestos

H.1.1. Asbestos products have often been used in building construction, however, they can be difficult to identify, particularly if covered or painted. The inhalation of loose asbestos fibres is a significant health hazard. You should therefore take great care to avoid disturbing or removing any material suspected of containing asbestos without first seeking specialist advice. We would always recommend an asbestos survey is completed prior to any building works being completed.

H.1.2. During the course of our inspections we did not see any obvious evidence of it within the building, however but we would still recommend that this is confirmed by an Asbestos specialist, through their own review. As an example, the roofing felt may contain small quantities, however this can only be established with confidence by formal testing. This must be carried out before this section of roof is renewed (in the future).

H.1.3. On the basis of the comprehensive repair and alteration programme which has clearly occurred over the years, it is however possible that most of this has already been removed.

H.1.4. If removal has been carried out in accordance with best practice, then a record of the removal (and the initial survey which preceded it), may well have been kept. This should be sought from the current owners. The cost of removing asbestos is expensive, and time consuming.

H.2. Lead

H.2.1. Lead is a poison and studies have shown that very high levels of lead can cause serious ill health. Lead was once used as a pigment in house paints, although its use has gradually reduced since 1950s. There is accordingly, a risk that there could be lead paints to the subject property, which have subsequently been overcoated with modern lead free paints. Care will need to be taken when preparing previous painted surfaces to reduce the risk of inhaling dust containing lead particles.

H.3. Contamination

H.3.1. We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination but we have not carried out any specific investigations in to past or present uses, either of the property or of any neighbouring land on this matter. This report therefore assumes that no contamination exists. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material affect on the saleability and value of the property.

H.4. Ground Conditions

H.4.1. The ground conditions are understood to be Bembridge Marl mudstone. No trial holes or geotechnical information has been gathered or supplied.

H.5. Flooding

H.5.1. We have checked the Flood Risk Map published by the Environment Agency and the site does appear to be at low risk of surface water flooding.

https://check-long-term-flood-risk.service.gov.uk/risk

H.5.2. We have enclosed a screen shot of the map for your information and this is contained within the appendices.

H.6. Radon

H.6.1. We have undertaken a postcode check for the presence of radon using the UK Radon Maps. All parts of this 1km grid square are in the lowest band of radon potential.

H.6.2. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

H.6.3. If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

H.7. Japanese Knotweed

H.7.1. No signs of Japanese knotweed were seen during the inspection.

H.8. Cavity ties and Embedded Ironwork

H.8.1. The walls are of solid masonry therefore it is unlikely that wall ties have been utilised in the construction. Iron cramps however were commonly used during this period of construction to secure stone sections, and these should be expected. These can corrode and they will need to be removed as part of the repair works.

I. SURVEYOR'S DECLARATION

I.1.1. I confirm that I have inspected the property and prepared this report;

Simon J Goddard DipBldgCons., MRICS CBS

Surveyors RICS No. 0096328

Simon J Goddard DipBldgCons., MRICS CBS
The Goddard Partnership Limited
The Old Fire Station
Upper Basingwell Street
Bishops Waltham
Hampshire
SO32 1PF

January 2024

J. GENERAL CONDITIONS

J.1.1. Subject to express agreement to the contrary and any agreed amendments/additions, the terms on which the Surveyor will undertake the Building Survey are set out below.

J.1.2. Based on an inspection as defined below, the Surveyor, who will be a Chartered Surveyor, will advise the Client by means of a written Report as to his opinion of the visible condition and state of repair of the property.

J.2. The Inspection

J.2.1. *Accessibility and Voids*

J.2.2. The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible.

J.2.3. *Floors*

J.2.4. The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to raise fixed floorboards without permission.

J.2.5. *Roofs*

J.2.6. The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10'0") above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The Surveyor will follow the guidance given in Surveying Safely issued by RICS in April 1991, which incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

J.2.7. *Boundaries, Ground and Outbuildings*

The inspection will include boundaries, grounds and outbuildings. Specialist leisure facilities, including swimming pools and tennis courts will not be inspected.

J.2.8. *Services*

The Surveyor will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

J.2.9. *Areas not inspected*

J.2.10. The Surveyor will identify any areas which would normally be inspected but which he was unable to inspect and indicate where he considers that access should be obtained or formed and furthermore, he will advise on possible or probable defects based on evidence from what he has been able to see.

J.2.11. *Flats*

J.2.12. Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected.

J.2.13. The Surveyor will state in his Report any restrictions on accessibility to the common parts or visibility of the structure. The Surveyor will state whether he has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he is working. The Client is reminded that, particularly on the case of large blocks, the object of the inspection is to given guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance.

(Many flats form part of large developments consisting of several blocks. In such cases the Surveyor will be inspecting only the one block in which the flat is situated).

J.3. Deleterious and Hazardous Materials

J.3.1. Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

J.3.2. Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage - see paragraph 2(a) above.

J.3.3. The Surveyor will advise in the Report if the property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

J.3.4. The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property, but the Surveyor cannot assess any possible effect on health. For obvious reasons, the Surveyor cannot report on any underground cables.

J.4. Contamination

J.4.1. The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from this local knowledge or the inspection, he considers that contamination might be a problem, he should advise as to the importance of obtaining a report from an appropriate specialist.Consents, Approvals and Searches

J.4.2. The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

J.4.3. The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the cases of new buildings, and alterations and extensions which require statutory consents or approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or his legal advisers. Drawings and specifications will not be inspected by the Surveyor.

J.4.4. The Surveyors will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory Notice, and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

J.5. Fees and Expenses

J.5.1. The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition. VAT will be payable in addition.

J.6. Restriction on Disclosure

J.6.1. The Report is for the sole use of the named Client and is confidential to the Client and his professional advisers. Any other persons rely on the Report at their own risk.

J.6.2. **This report is considered to be commercially sensitive and it must not be issued beyond the Client without prior consent of the building owner.**

J.7. Copyright

J.7.1. Copyright of this report remains with the Goddard Partnership Limited and no reproduction in part on whole will be permitted, without written request, which may or may not be given.

J.8. Assessment of Reinstatement for Insurance Purposes

J.8.1. No assessment will be made for the reinstatement of the property for insurance purposes.

J.8.2. This is a specialist area of work and we would recommend the advice of a suitably qualified Quantity Surveyor be sought.

J.9. Market Value

J.9.1. The Report will not include a market value of the property

J.10. Complaints Procedure

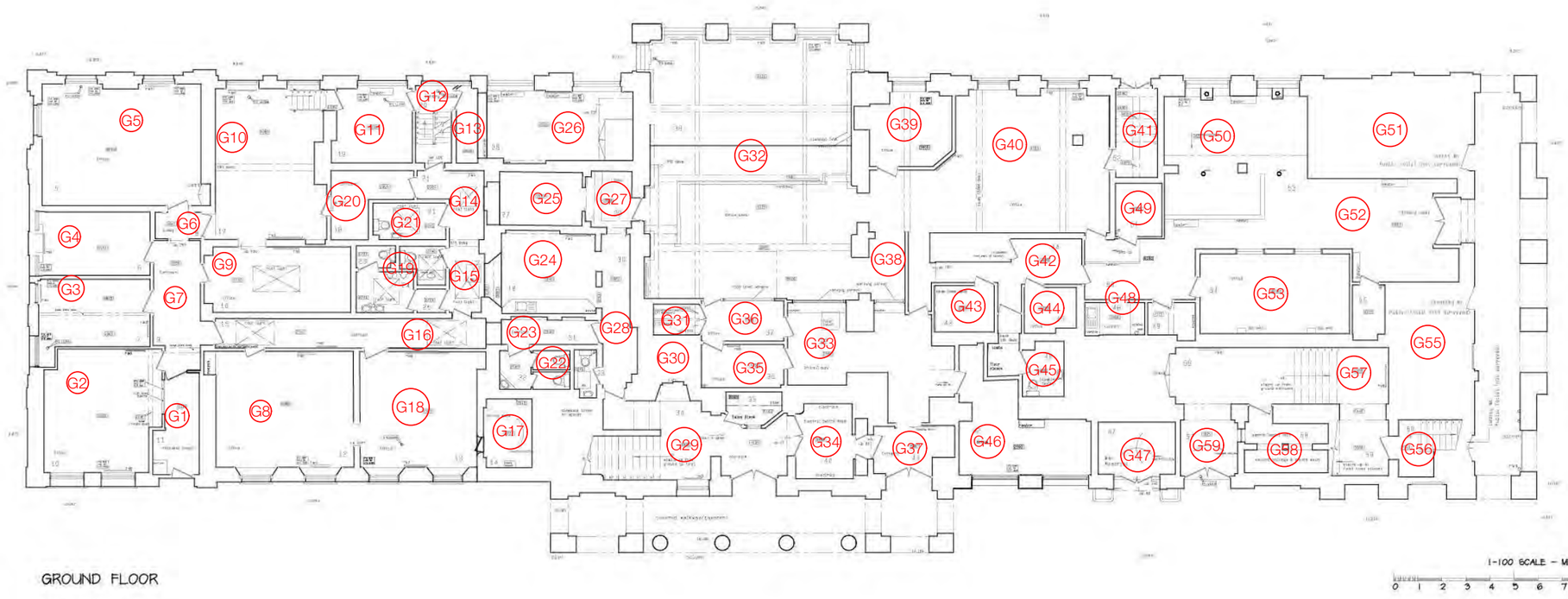
J.10.1. The Goddard Partnership has a formal complaints procedure in the unlikely event of dissatisfaction. A copy of this procedure will be provided on request.

J.11. Compliance

J.11.1. In accordance with the RICS Valuation Standards (6th Edition) the valuation may be subject to monitoring under the Conduct and Disciplinary Regulations of the RICS.

K. APPENDICES: ROOM REFERENCES

K.1. Ground Floor



GROUND FLOOR

N

Revisions:

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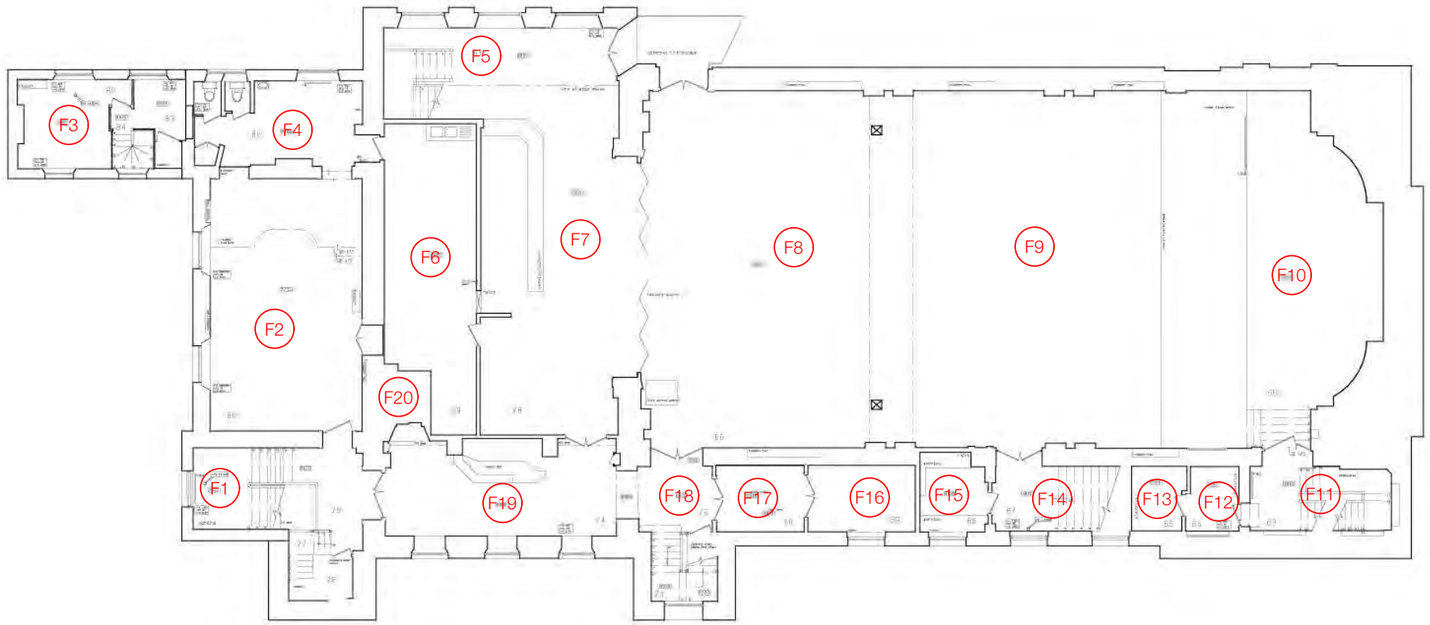
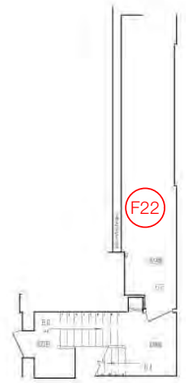
Client Ryde Town Council
Project Ryde Town Hall
Drawing Ground Floor Room Numbers
Scale Not to scale
Date January 2024
Drawing No. 1238 - 001 **Revision**

K.2. First Floor

K.3. Second Floor



FIRST FLOOR



MEZZANINE LEVEL

Revisions:

N

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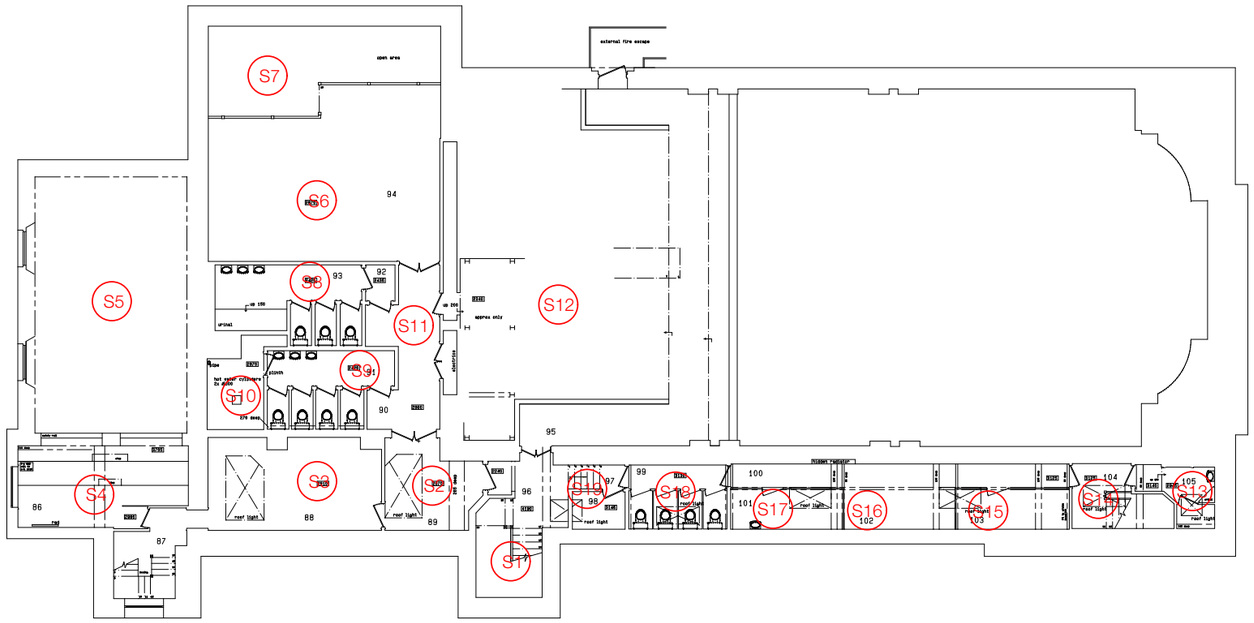
Client	Ryde Town Council
Project	Ryde Town Hall
Drawing	First Floor Room Numbers
Scale	Not to scale
Date	January 2024
Drawing No.	1238 - 002 **Revision**



SECOND FLOOR

SECOND FLOOR
HIGH LEVEL CONTROL ROOM

Revisions:

N

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Client	Ryde Town Council
Project	Ryde Town Hall
Drawing	Second Floor Room Numbers
Scale	Not to scale
Date	January 2024
Drawing No.	1238 - 003 **Revision**