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STRUCTURAL APPRAISAL

THE CARPENTERS ARMS, LACOCK, WILTS, SN15 2LB

ON BEHALF OF

MR ADRIAN GOTT



Project : 2022.270
Date : February 2024
Engineer : G.Schofield C Eng, MI Struct E, MICE, MIEI
Issue No: 1 : 21.02.2024

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A1 – Area Reference Plan

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1.0 EXECUTIVE SUMMARY

- 1.1 Assortment of buildings dating from the 17th Century and Listed Grade II in 1960.
- 1.2 The property has undergone several alterations and modifications over the years with the most recent structural changes occurring in the 1980's by the 'opening up' of the ground floor area to create an open plan interior to satisfy its most recent use as a restaurant.
- 1.3 External viewing of the property gives a false impression as to the building's true structural integrity. Internally, a general lack of regular maintenance and the poor quality of workmanship employed on the previous alterations has left a legacy of uncertainty. The front (north) and gable elevations are relatively sound and structurally stable. However, internally there are numerous defects such as rotten timbers, poorly and dangerously built masonry supports and a general lack of stability. Low level pitched and flat roofs need replacing, and several walls are structurally at risk and require rebuilding or strengthening.
- 1.4 Based upon a visual inspection of readily accessible areas without intrusive works, the full extent of the necessary remedial works cannot be fully appreciated. We have itemised the minimum known repair works in Section **5.0 Recommendations** and the intrusive opening of areas during the carrying out of the recommended works will no doubt discover additional defects requiring attention.

2.0 INTRODUCTION AND BRIEF

- 2.1 Graham Schofield Associates have been instructed by Mr Adrian Gott, owner of The Carpenters Arms, Lacock, to undertake a Structural Appraisal of the said property.
- 2.2 The purpose of the appraisal is to assess the structural health of the building and to report on defective structural elements which can be repaired and retained and those elements which are beyond repair, have no historical value and require dismantling and/or replacing.
- 2.3 We understand there is currently an application lodged to Wiltshire Council for the refurbishment of The Carpenters Arms for Listed Building Consent. This report should therefore assist in the clarification of the merits of retaining, repairing, or replacing specific structural elements of the property.
- 2.4 At the time of our survey a 'soft strip' of the buildings interior fittings had been carried out which enabled a full visual inspection of the property. No intrusive investigations were undertaken either internally or externally and as such not all structural elements were able to be inspected.
- 2.5 Our inspections of the property were undertaken on Thursday 11 January 2024 and Tuesday 16 January 2024.

3.0 FINDINGS

3.1 General Findings

3.1.1 The Carpenters Arms, Lacock is a Grade II Listed Building located within the Lacock Conservation Area. The building was first listed in September 1960.

3.1.2 Our inspection of the property shows it to have been extended and modified since the original east wing of the property was estimated to have been built in the later part of the 17th Century. The additions and modifications were prevalent during the 1800's, but continued throughout the 1900's with the most recent modifications having been carried out in the 1980's.

3.1.3 By reference to the floor plan in Appendix 'A' and shown in figure 1 below we summarise the estimated age and format to the specific areas of the building.



AREA A

This is considered to be the oldest part of the property, built in the 17th century, and probably formed an independent building before being incorporated into the general complex of 'The Carpenters Arms'.

It is a two-storey building comprising stone slates on timber rafters, purlins and raised collar tie trusses. Internal viewing of the roof void (see photographs A3 to A5) clearly shows that the roof was raised, most probably during the Victorian era, to accommodate either the raising or introduction of a first floor. The height of the original eaves line is evidenced by the presence of the original timber wall plate being left in-situ (see photograph A10). Openings within the floor also show evidence of modifications to the first floor and the presence of a sub-floor.

The first floor is suspended timber with joists spanning front (north) to rear (south) with intermediate support from timber baulks at third points.

The ground floor is slightly sunken below the general ground level. It is now concrete but was most probably suspended timber or flagged at the time of construction.

The front elevation is solid masonry with dressed stone quoins, jambs, cills, lintels and mullions. Modifications have been carried out to the front elevation by the infilling of the original wider door (timber lintel still in-situ) and the variation in the stone facings. Tie bars with pattress plates are visible to the east elevation. We noted a filled vertical crack towards the front end of the east elevation, and which extends the full height of the building.

AREA B

Built during the Georgian period, but substantially extended and structurally altered with the main part of the building thought to have been a single storey cruck frame building of unknown age. The remaining timber to the cruck appears to have been recycled from a previous use, e.g., ship's timbers were often reclaimed and used as structural members to new buildings.

It is 'L' shaped with dual pitched roofs, suspended timber first floor and predominantly solid, with a small area of suspended timber, ground floor.

Construction comprises stone slated roof on the original timber rafters. The principle structural members of purlins and 'A' frames are replacements to the original support members. However, by reference to photographs B5 and B6 remnants of a part cruck frame are still present and has been made use of in the restructuring of the roof.

The first floor has been added at a much later date or replaced an earlier floor construction. The presence of an old cruck frame would suggest the building was originally single storey with the timber joisted and beam floor installed in the Victorian era. However, during the later part of the 20th Century, and in particular the 1980's the 'opening up' of the ground floor has seen the removal of the original loadbearing walls and replacement with timber and steel beams leaving isolated masonry columns and/or piers.

There is a small area of suspended timber ground floor sandwiched between the front western restaurant and the rear storeroom. The remainder and vast majority of the ground floor is of solid construction with what would have been stone flags now replaced with a concrete screed with embedded timber battens and floorboards.

The timbers however are in poor condition and exhibit evidence of wet rot and deterioration from foot traffic. Quite a few areas have had the boards removed and replaced with a screed.

There is a pathway leading from the front vestibule to the rear staircase which retains the original and well-worn flagged floor.

AREA C

A 19TH Century single storey extension to the rear of the original east wing and elevated at a slightly higher level than the remainder of the ground floor. Its most recent use was the kitchen.

The roof construction comprises clay tiles, which most probably replaced the original stone slates, on timber rafters, purlins, and quasi trusses. Close inspection of the timbers was not possible due to the roof being underdrawn, it being a food preparation area.

The ground floor is tiles on a solid concrete sub-strate.

AREA D

Estimated to have been constructed in the late 19th/early 20th Century and is an extension to the rear of area B and occupies, in part, the former open Courtyard. Area D is predominantly three storey and inspection of the form of construction would suggest the upper second floor was added at a later date than the ground and first floors.

The roof construction is hipped to the south gable and comprises Welsh blue/grey slates with felt and battens on timber rafters, purlins and A frame trusses. The roof is open vaulted. There is a small flat roof to the northern end of the area with timber joists and profiled metal cladding.

The wall construction to the upper second floor is of lightweight construction with a structural timber studded and braced framework infilled with half brick thick walling and partially clad externally with timber. The exception is the continuation of the brick chimney stack to the west elevation.

Second and first floor are timber joisted spanning east to west with intermediate timber baulk supports. A smaller portion of Area A remains two storeys with a mono pitched tiled roof.

The ground floor is slightly elevated from the main ground floor area and comprises timber boards on timber battens embedded into the concrete screed.

AREA E

Single storey with flat roof built over the former Courtyard. Its most recent use was the toilet block to the former Hotel and Restaurant.

The roof construction is traditional flat roof construction with chippings and felt on a timber deck and roof joists. Walls are either original to the previous phases of construction or solid brickwork.

The floor construction is part suspended timber and part tiled on concrete.

AREA F

A stand-alone single storey predominantly timber framed building with pitched roof and estimated to have been built in the late 19th/ early 20th Century. Its original use was that of a 'garage' and storeroom and there is evidence that a loft floor occupied much of the footprint to the building. Substantial alterations were carried out in the mid 1980's to convert the extension into a restaurant.

The roof construction comprises clay tiles on felt and battens supported by a timber roof structure of unknown format due to the presence of a ceiling and no means to access the roof void without intrusive investigations.

The north (facing the open courtyard) and west (facing East Street) are of very basic construction, comprising timber studding with a lath and plaster internal finish and ship lapped timber boarding externally. The east wall is a shared brick party wall with the adjoining property.

A timber post and beam arrangement formed the structure to an earlier loft floor, now demolished. The timber posts are sat on a brick plinth which also forms the foundation for the studded wall. The west gable has a shaped ceiling to accommodate a dormer window.

The ground floor construction is solid concrete with a timber boarded finish.

Area G

Single storey with dual pitched roof storeroom, estimated to have been built in 20th Century and partially infilled the open Courtyard.

The roof covering is blue/grey slates on a timber roof structure. The west wall is random stone brought to course with stone quoins. The internal facing south wall is common brick.

The floor is solid with a tiled finish.

Area H

Single storey flat roof infill to part of the open Courtyard. The structure is basic and comprises a built-up felted roof with timber joists and beams which uses the surrounding walls for support.

The ground floor is suspended timber.

Elevations

The front, east and west stone elevations are acceptably plumb and level and and reasonably well maintained.

The timbered north and east elevations to Area F is best described "as to an "Agricultural standard".

3.2 Specific Observations and Defects.

3.2.1 Having undertaken a thorough visual inspection of the property our impression leads us to the opinion that whilst the publicly viewed north, east and west elevations are well presented and appear structurally sound, the internal structure does not meet the same standards and numerous alterations, modifications and 'making good' which have been carried out over a long period of time, but in the main during the latter part of the 20th Century leaves a lot to be desired.

Itemised below are our specific observations and defects referenced again to each specific area.

Area A

Roof structure in reasonably good condition. However, we would anticipate wet rot at eaves and dislodged and/or missing flashing to adjoining roofs.

First floorboards require removing to expose sub-floor which will require areas affected by wet rot to be cut out and replaced.

The damage to Area A is largely down to a water ingress and a general lack of regular maintenance.

Area B

Roof structure is reasonably good condition. However, we would anticipate wet rot at eaves and dislodged and/or missing flashing to adjoining roofs.

Whilst old and well-worn the first floor boards and in reasonable condition. However, the supporting floor beams and joists have been extensively altered and modified creating spans and conditions which are not commensurate with the proposed use of the property. Past refurbishments having been carried out to a poor standard or workmanship leaving structural elements in a potentially unstable condition. An example of this are the masonry piers which support the internal floor beams. The beam bearings are inadequate, and the supporting masonry is slender and inadequately bonded. In combination with the above is the condition of the original timbers, and particularly those encapsulated within the walls. Damp penetration over the years has caused chiefly wet rot to develop and prosper. There may also be undetected areas of dry rot.

Area C

The roof covering of clay tiles is in poor condition and together with the deterioration or absence of flashing rain water is allowed to penetrate through the roof and into the former kitchen below. Timbers supported on the walls beneath exhibit evidence of water seepage.

The roof structure would appear to be bespoke and comprised of timbers recycled from previous uses.

Area D

The main roof covering, and structure is assessed to be of a sound structural condition and displays no evidence of movement or distress. The flat roof however is not commensurate with the building style and would benefit from refurbishment and preferably some restructuring to introduce a positive fall to the roof. The low-level mono pitched roof over the small two storey area displays no evidence of distress.

Regarding the wall construction, the second floor is of basic construction comprising timber framing and infill brick is structurally questionable. This is evident by the degree of lateral movement experienced to both side elevations at eaves level. The movement is associated with the walls lack of structural restraint. The walls do not comply with current Building Regulations and acceptable standards of structural engineering.

The chimney stack, as can be seen in photo no. D7, is composed of a 'mish mash' of loose and dry bound masonry.

The second-floor joists are relatively new and well supported.

As with the remainder of the property, the timbers which cannot be viewed due to the presence of ceiling, or being built into the walls are cause for concern due to the effects of roof and roof flashing details being damaged and/or absent creating a pathway for damp penetration.

The most serious and potentially dangerous structural deficiency to the Carpenters Arms is the rear wall at first floor, Area 'D'. Referencing the Photographs D9 to D24 structural alterations in the past has been carried out to a very poor standard leaving a situation which could quite easily cause collapse. Emergency propping at first and ground floor has been carried out. Combined with the loose masonry (brick and stone) infill beneath the first-floor window (Photo D9) the first floor wall is supported off bressummer beams which are suffering from wet (Photograph D19 & D20) and possibly dry rot. This inadequate support arrangement has led to a partial collapse of the wall above as witnessed by the stepped crack leading from the head of the

window (Photographs D12 & D13). The crack penetrates the full wall thickness (Photographs D23 & D24).

The condition to this area of the building is serious and we strongly recommend the situation be rectified with urgency.

Area E

The 'built up' flat roof is in a poor state of repair and requires renewing. We would anticipate a large proportion of the roof joists require renewing as a result of water damage caused by rainwater leakage through the roof and flashings.

Area F

The origins to Area F are uncertain but it would appear to have been built to create a 'garage' and store area. This is borne out by its forms of construction and remnants from a structural ceiling giving the facility for loft storage. It is constructed to a basic "Agricultural Building" standard.

Photographs F1 to F3 show the poor condition of the clay roof tiling, gutter (warped plastic) and flashings. The weather boarding to the south pike has not been maintained and is serving no real purpose.

The east wall construction comprises timber studding with external weather boarding which, like the south pike, is in poor condition. Internally the former loft support beams have been left insitu, presumably as they offer, albeit in a minor capacity, a degree of stability to the external wall. The beams and former loft floor were supported from timber posts which were founded onto masonry plinth. Photographs F10 and F11 demonstrate the combined defects of the plinths poor condition and the post experiencing wet rot. The north gable is of similar basic construction which would have been employed during the early part of the 20th century.

Area G

Only an external inspection of this building was carried out. We observed no evidence of movement or distress.

Area H

The 'built up' flat roof is on a poor state of repair and requires replacing. We would anticipate a large portion of the roof joists also require renewal due to the effects of rain penetration.

4.0 CONCLUSIONS

- 4.1 The Carpenter Arms, Lacock is a former Hotel and Restaurant whose origins date back to the 17th Century. Since then, the property has been extended and modified on several occasions with the most recent refurbishment having taken place in the 1980's. The building was listed Grade II in 1960.
- 4.2 Having spent some time examining the buildings' structure we are drawn to the conclusion that the well presented and generally good condition of the external elevations conceals a very different condition internally. The numerous works over many years to modify and alter the building for reasons of compatibility with usage has been poorly executed leaving a legacy of structurally inadequate and in one area the risk of localised collapse. **Of immediate concern was the work carried out the rear first floor window to Area B. Referencing photographs D9 – D24 it is clearly shown that the masonry is totally inadequate and timbers supporting the same brickwork is suffering form wet rot.** At out advise the present owner has installed propping, not just a precautionary, but an essential emergency measure. Whilst the above example is the worst situation, it does highlight the poor standard of workmanship employed on the various works and which generally prevails throughout the interior of the building.
- 4.3 A general lack of roof maintenance has allowed the roof covering to areas C, E, F and H together with the flashings to each other to deteriorate and allow rain water to penetrate the inside of the building. The penetration of rainwater has encouraged wet rot to develop to timbers supported, buried or within the regions of the leakages. It is to be expected that areas of wet and dry rot to timbers within the walls will require to be removed and replaced.
- 4.4 The stone masonry external walls to the front (north), east gable and west gable walls are in reasonably good condition albeit a general lack of maintenance has left the stonework vulnerable to weathering and seepage. The second-floor walls to Area 'D' are structurally inadequate and exhibit evidence of lateral movement.
- 4.5 Emergency propping has been carried out to the rear of the two-storey south wall due to its potential to collapse. Its structural condition being of high risk.
- 4.6 The former garage and store converted for use as a Restaurant is of a sub-standard form off construction with the external wall construction of timber studding and weatherboarding offering inadequate resistance to static and dynamic (wind) loads.

- 4.7 Our overall opinion of 'The Carpenters Arms' is a grouping of multi-aged buildings of various formats and construction which, over the centuries but most recently in the 20th Century has been altered and modified to adapt to the changing use types of the property.

The internal structural alterations to 'open up' the buildings interior coupled with a general, but long-term lack of regular maintenance has led to the buildings deterioration and demise. Poor maintenance is often the catalyst to structural failure as witnessed by the ingress of rainwater causing wet rot to numerous structural timbers. The 'opening up' and inadequate propping during the structural works creates a redistribution of loads from a uniform distribution to a concentrated point when walls are removed and, as in this instance masonry columns and piers become overloaded and may cause differential settlement due to supporting ground conditions not having the necessary capacity to support the loads.

5.0 RECOMMENDATIONS

5.1 The following recommendations are considered to be a minimum requirement and additional works should be expected as work proceeds. As with all old buildings there are defects which cannot be detected from a solely visual non-intrusive survey. The buildings 'Listed Status' prevented a through intrusive investigation other than those which are considered dangerous and which required emergency propping.

5.2 Our recommended works include:-

- Stripping of pitched roofs to areas C and G. Inspect timbers and replace as required. Re roof.
- Strip all front roof areas and inspect timbers, replacing as required. Re roof.
- Strip roof to Area D and replace, preferably with a pitched roof to marry with remainder of the roof.
- Walls to second floor, Area D to be replaced and strengthened or taken down and rebuilt.
- All suspended timber floor to be inspected and replaced as required. This will require an intrusive investigation to enable a through timber survey to be carried out.
- **Rear wall to the two-storey element, Area D to be totally demolished and rebuilt.**
- Supporting masonry columns and piers to be strengthened by either:
 - i. Re building – preferred option
 - ii. Augmenting the masonry
- Ground floor to be upgraded to remove badly worn and rotten timber implants and boards.
- Masonry beneath front window to western half of entrance to be rebuilt.

The existence of this defect was only discovered by the removal of detached plasterwork. It should be anticipated that additional similar defects will present themselves throughout the refurbishment of the property. Only the removal of plasterwork will confirm the extent of remedial works.

- Area 'F' is of an "agricultural" standard and is therefore structurally inadequate for habitable personnel use. Its outer skin of weather boarding together with the timber support posts are particularly in poor condition.
- We recommend a Specialist Timber Survey be undertaken once consent has been given to open up areas for inspection.

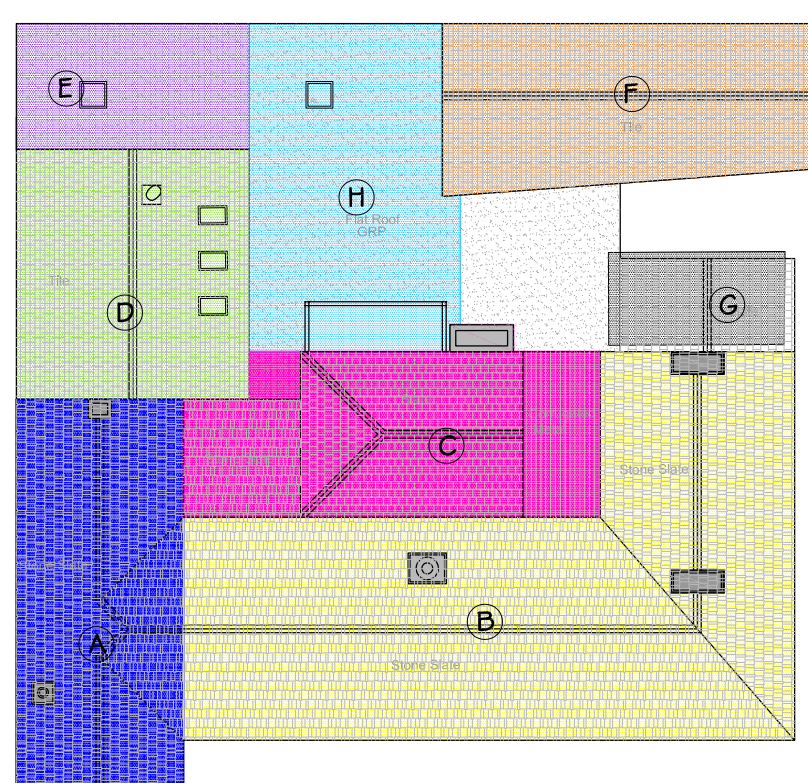
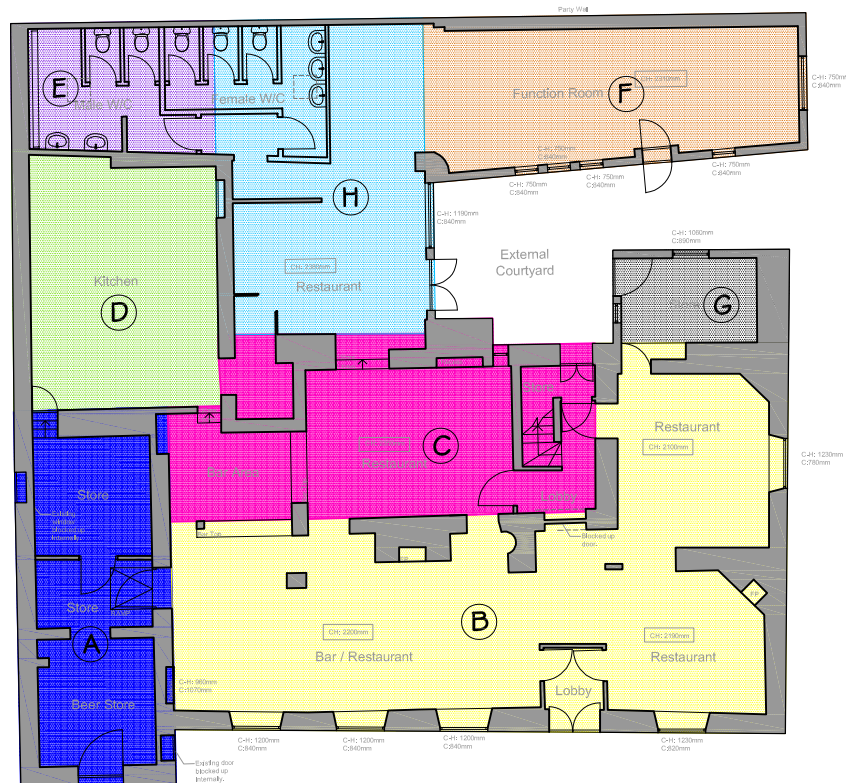
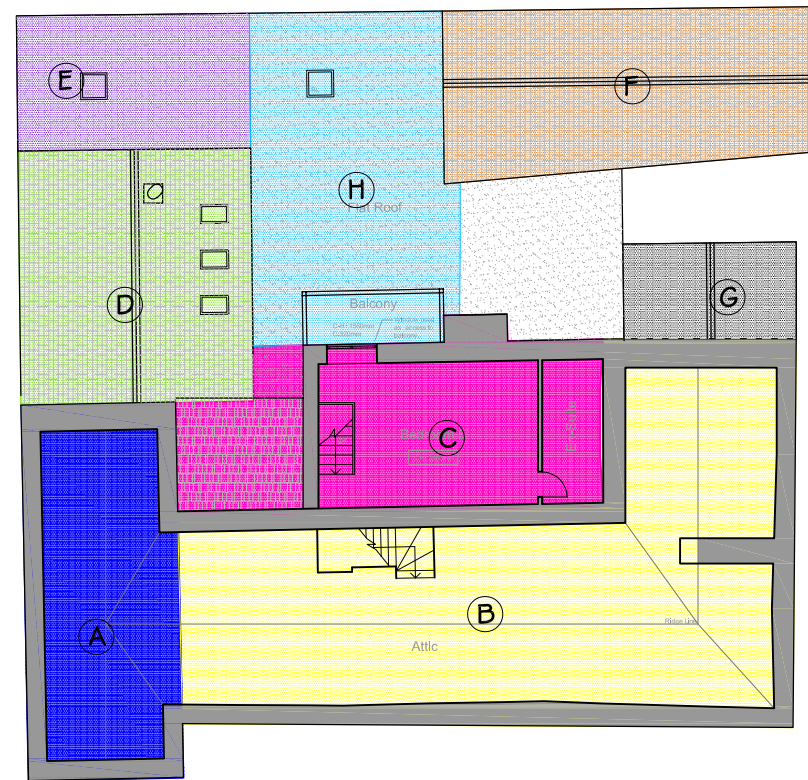
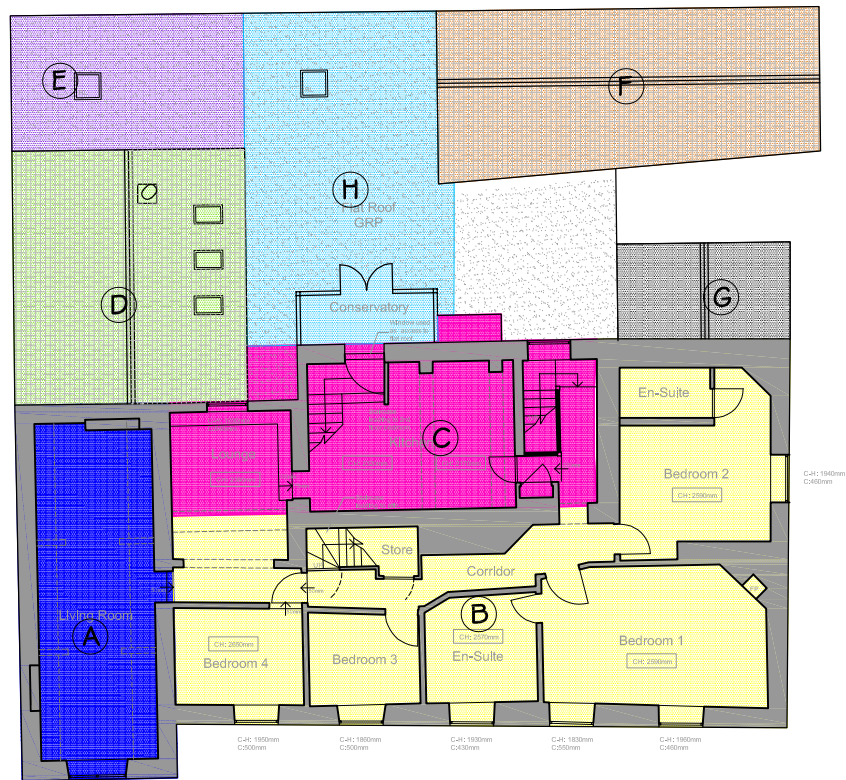
Our findings and conclusions to the structure of this former garage and store provides a strong argument for its demolition and replacement.

Appendix 'A' :-

A1 – Area Reference Plan

A2 – Photograph Location Plan

A3 – Plans Showing Structural Format



KEY: -

- | | |
|---|--|
|  | EARLIEST PART OF BUILDING, BELIEVED TO BE 17TH CENTURY. |
|  | GEORGIAN EXTENDED AND ALTERED BUILDING (BELIEVED TO HAVE PREVIOUSLY EXISTED AS SINGLE STOREY CRUCK FRAME BUILDING, UNKNOWN AGE). |
|  | 19TH CENTURY EXTENSION. |
|  | LATE 19TH/EARLY 20TH CENTURY INFILL AND EXTENSION. |
|  | ALTERED 19TH CENTURY EXTENSION. |
|  | FORMER STORE AND GARAGE ADAPTED AND ALTERED LATE 20TH CENTURY. |
|  | 20TH CENTURY EXTENSION. |
|  | 20TH CENTURY INFILL EXTENSION. |

REFERENCE DRAWINGS

RESIDUAL RISKS

[illegible]

REV.	DESCRIPTION	DRAWN	APPROVED
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PLANNING

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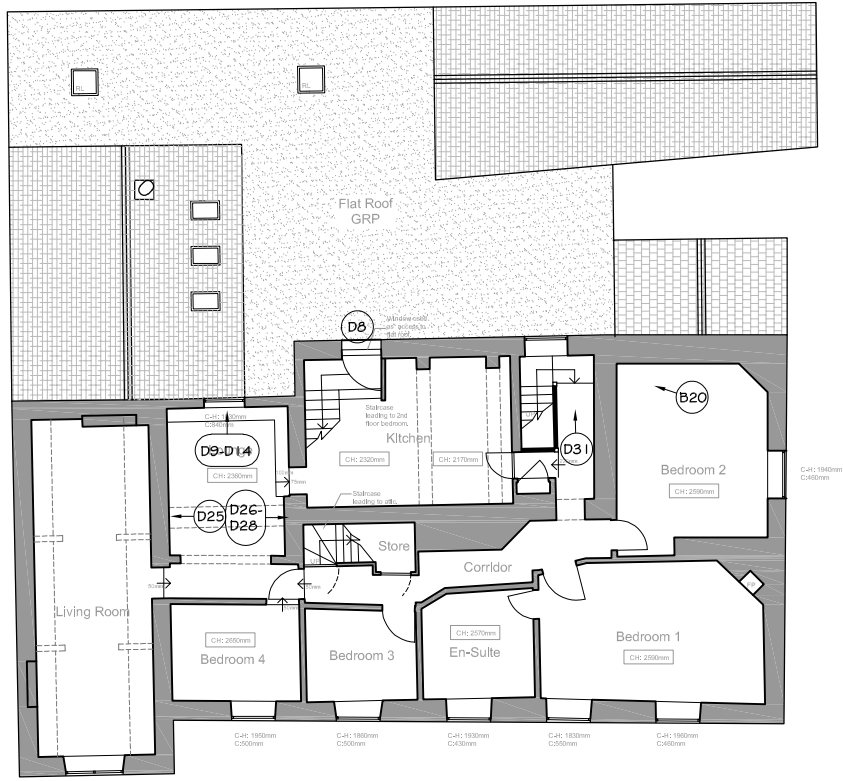
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client
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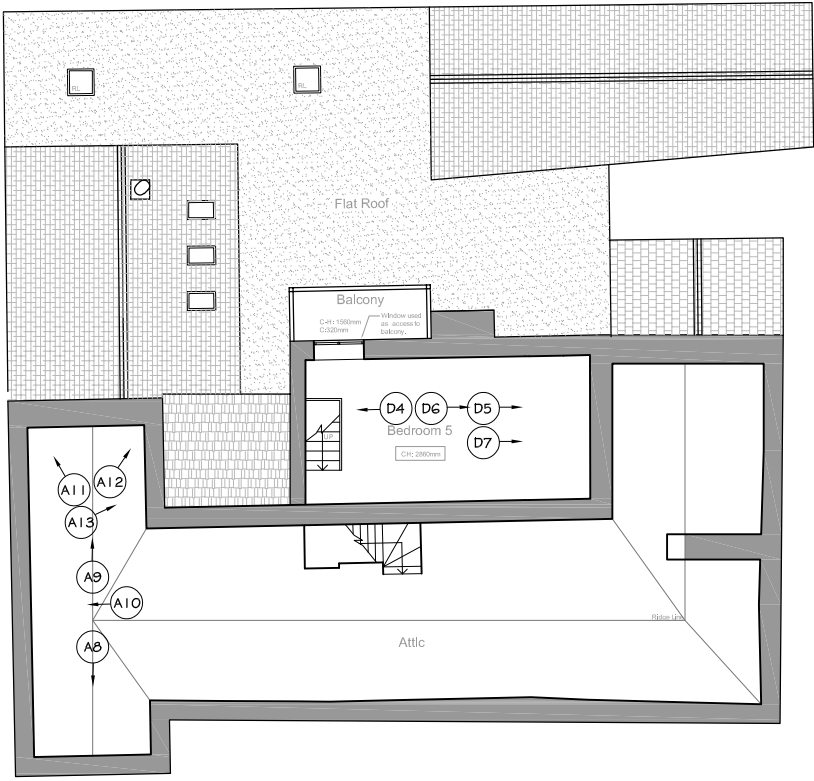
project
REFURBISHMENT OF THE CARPENTERS ARMS
CHURCH STREET
LACOCKSNI5 2LB

title	REFERENCE PLAN
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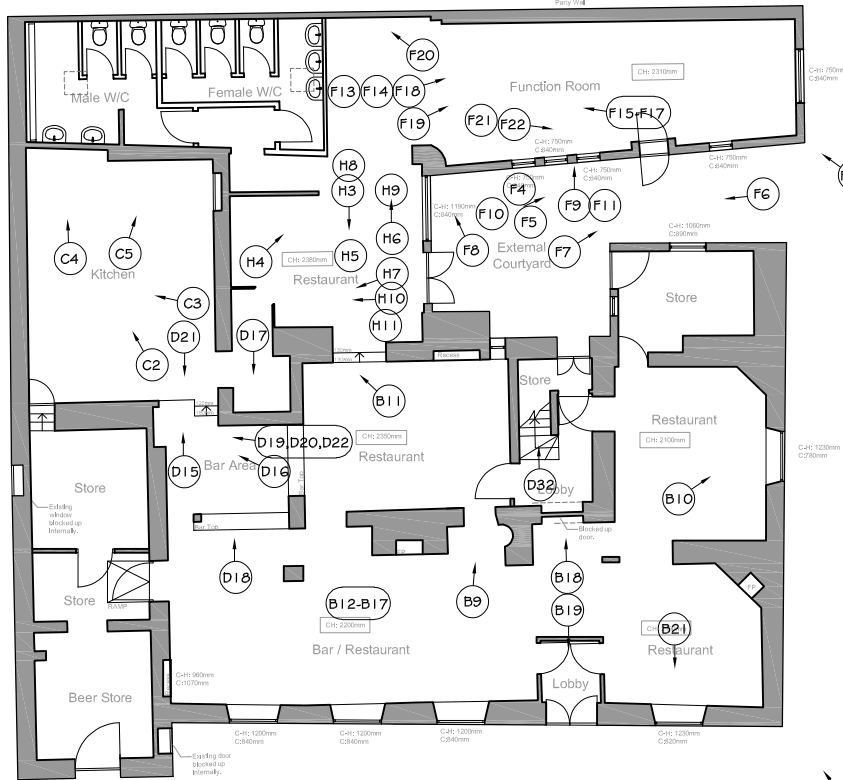
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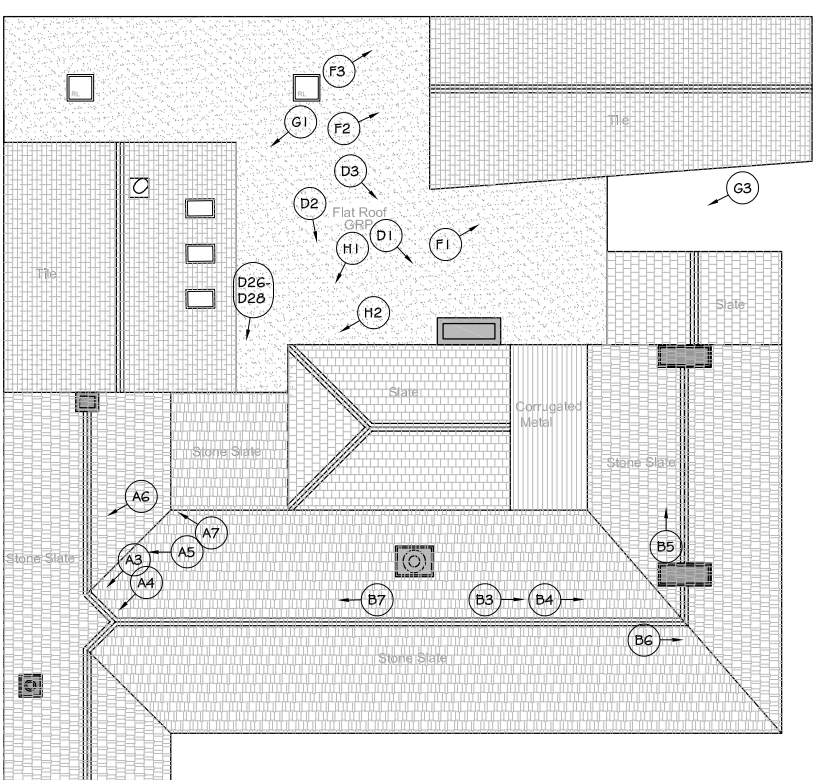
FIRST FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100



ROOF PLAN 1:100

REFERENCE DRAWINGS

RESIDUAL RISKS

REV.	DESCRIPTION	DRAWN	APPROVED	DATE
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STATUS

PLANNING

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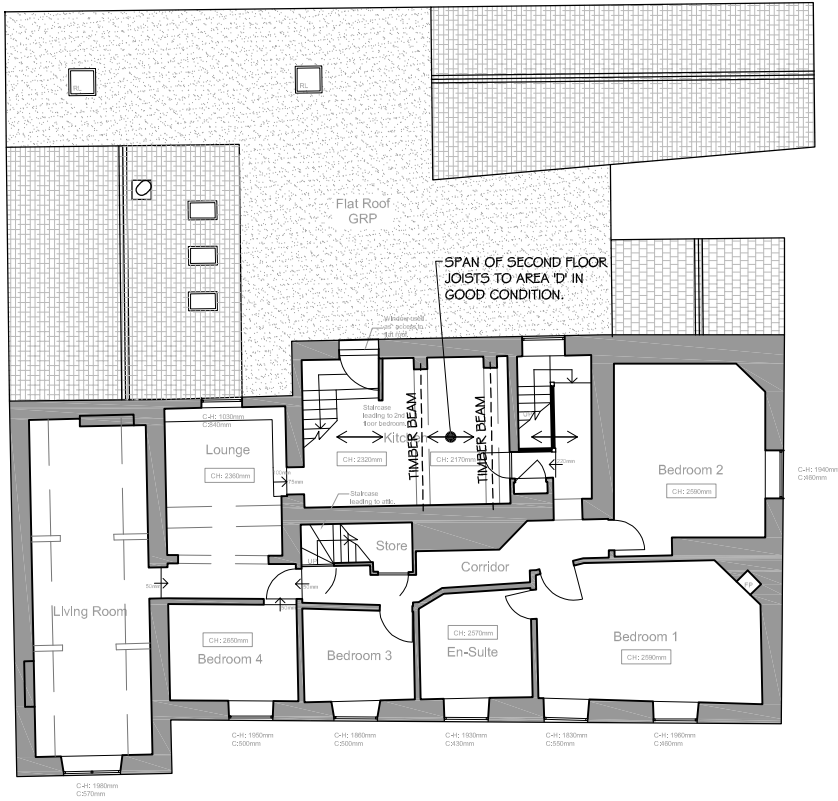
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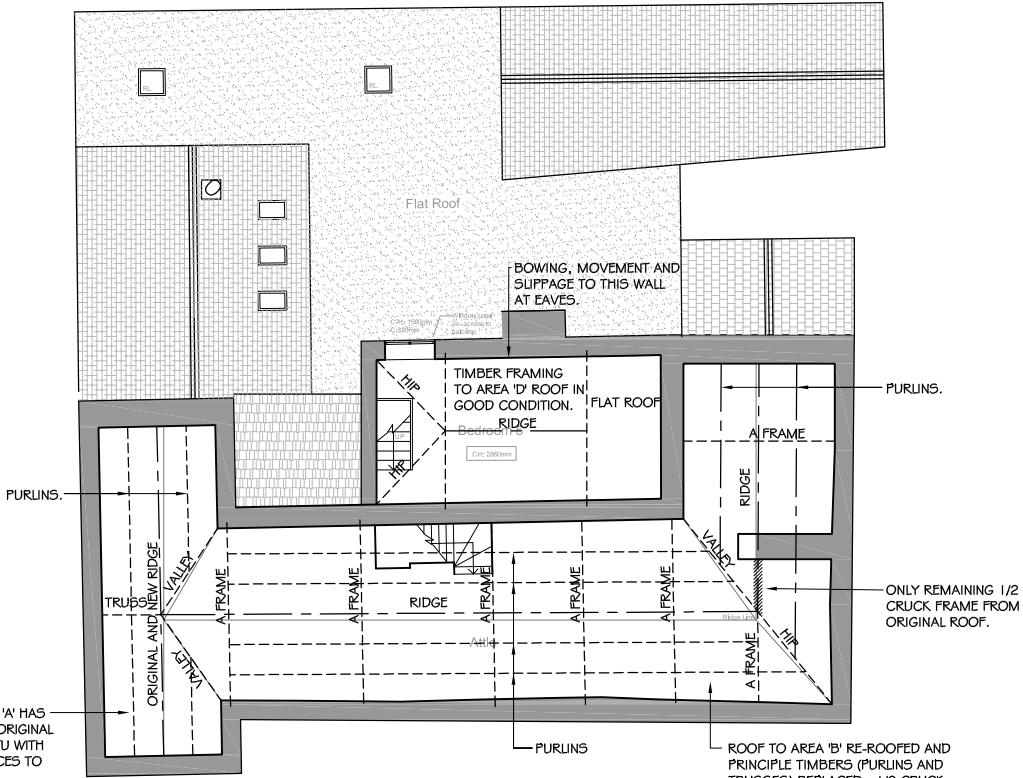
project
REFURBISHMENT OF THE CARPENTERS ARMS
CHURCH STREET
LACOCKSN15 2LB

title
PHOTOGRAPH LOCATION PLAN

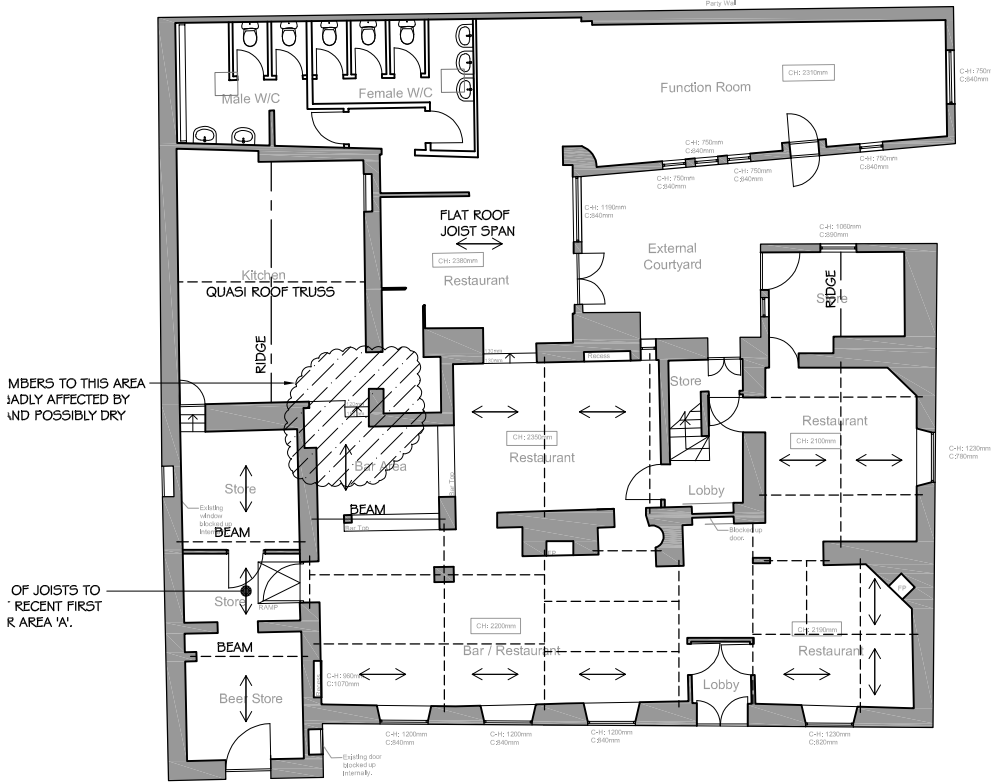
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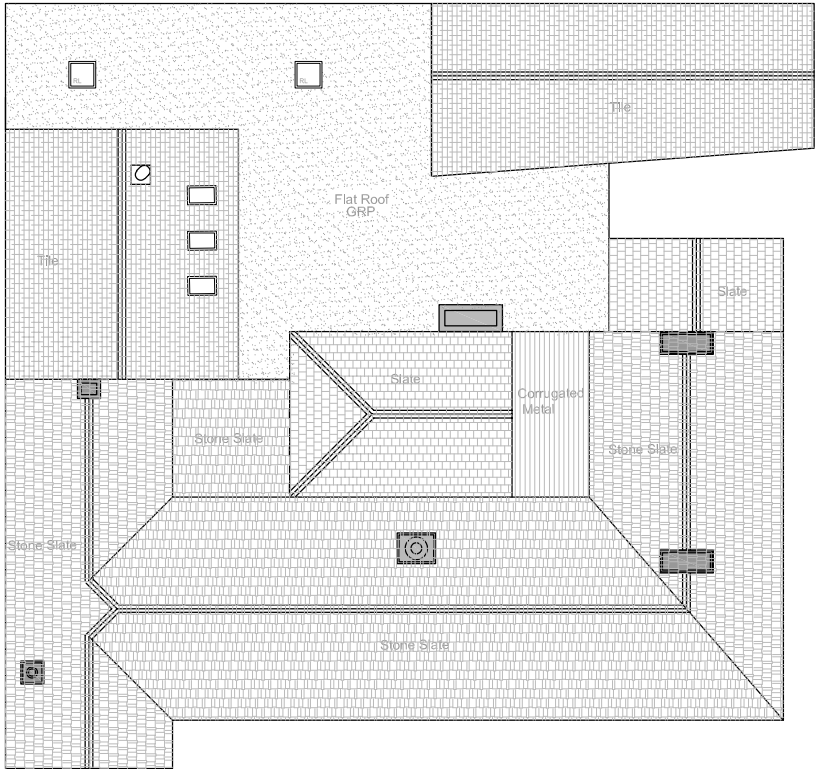
FIRST FLOOR PLAN 1:100
SHOWING SECOND FLOOR STRUCTURE OVER



SECOND FLOOR PLAN 1:100
SHOWING ROOF STRUCTURE OVER



GROUND FLOOR PLAN 1:100
SHOWING FIRST FLOOR STRUCTURE OVER
AND ROOFS TO SINGLE STOREY AREAS



ROOF PLAN 1:100

REFERENCE DRAWINGS

RESIDUAL RISKS

REV.	DESCRIPTION	DRAWN	APPROVED	DATE
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project
REFURBISHMENT OF THE CARPENTERS ARMS
CHURCH STREET
LACOCKSN15 2LB

title
STRUCTURAL FORMAT WITH
DEFECTS INDICATED

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Appendix 'B' – Reference Photographs



A1 – North and East Elevations. Note Pattress plates to East Elevation and vertical crack towards front.



A2 – North Elevation.

Evidence of past modifications:-

- Upper Window
- Timber Lintel
- Irregular stonework and in particular the quoins.



A3 – Roof void showing evidence of roof extension



A4 – Roof void showing evidence of roof extension



A5– Roof void showing evidence of roof extension

A6 – Evidence of a more modern roof finish with felt insulation.



A7 – Evidence of a more modern roof finish with felt insulation.



A8 – Evidence of lower eaves level. Note eaves wall plate 'buried' in wall.

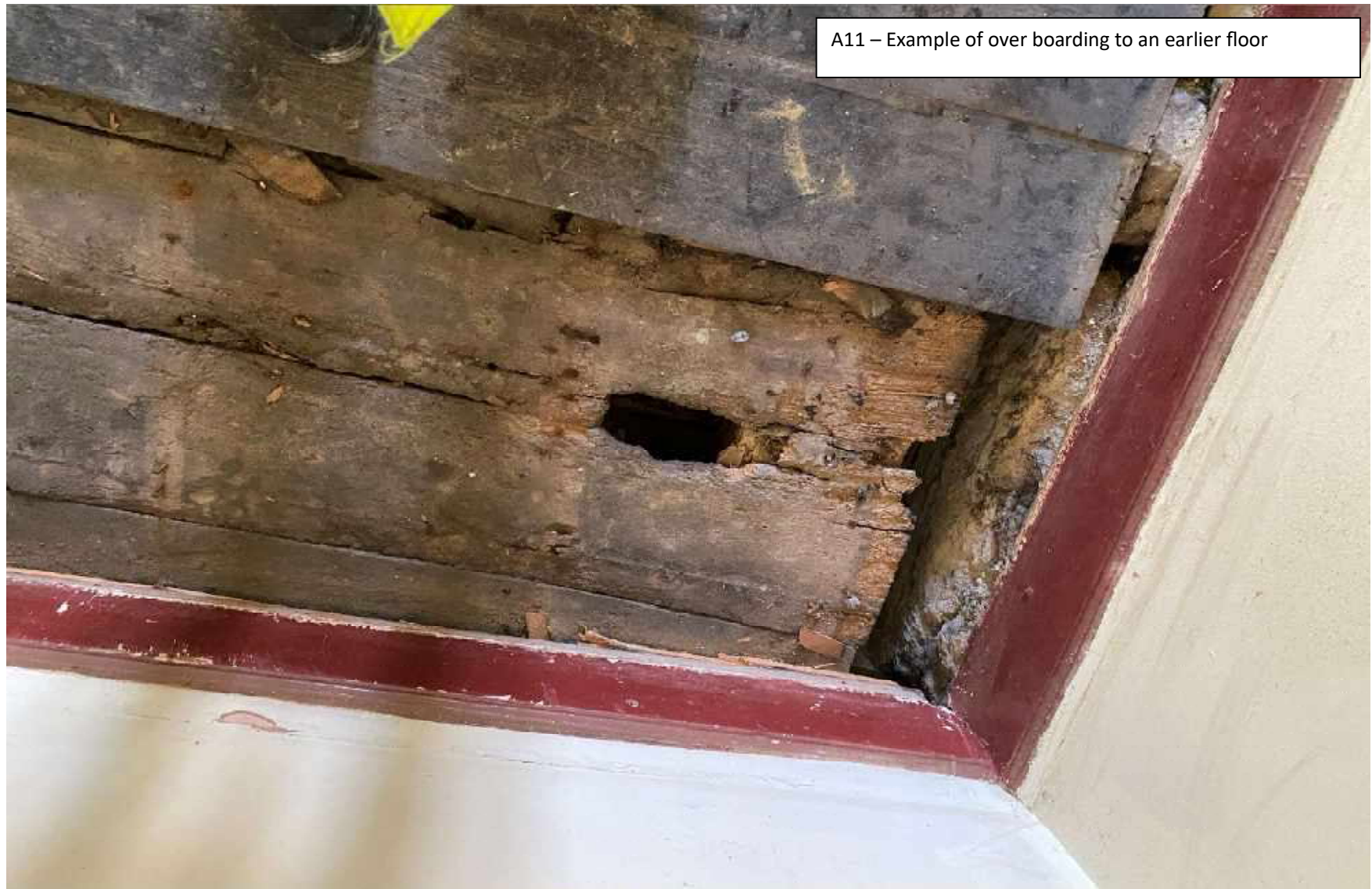


A9 – Evidence of lower eaves level. Note eaves wall plate 'buried' in wall.

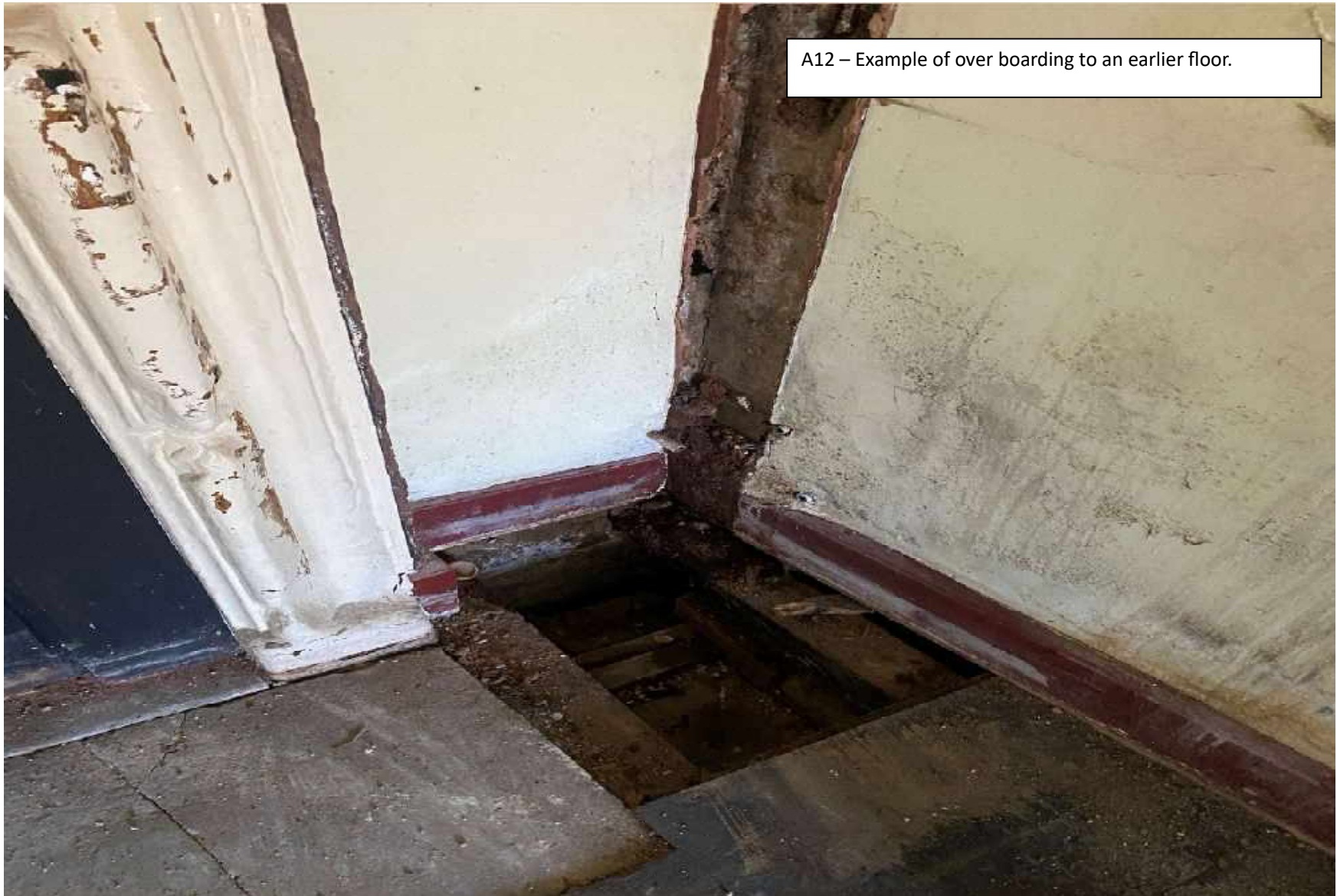


A10 – Evidence of lower eaves level. Note waves wall plate 'buried' in wall.





A11 – Example of over boarding to an earlier floor



A12 – Example of over boarding to an earlier floor.



A13 – Damp penetration as a result of failing flashing between roofs of Areas A and B

B1 – North (front) and West (gable) Elevations

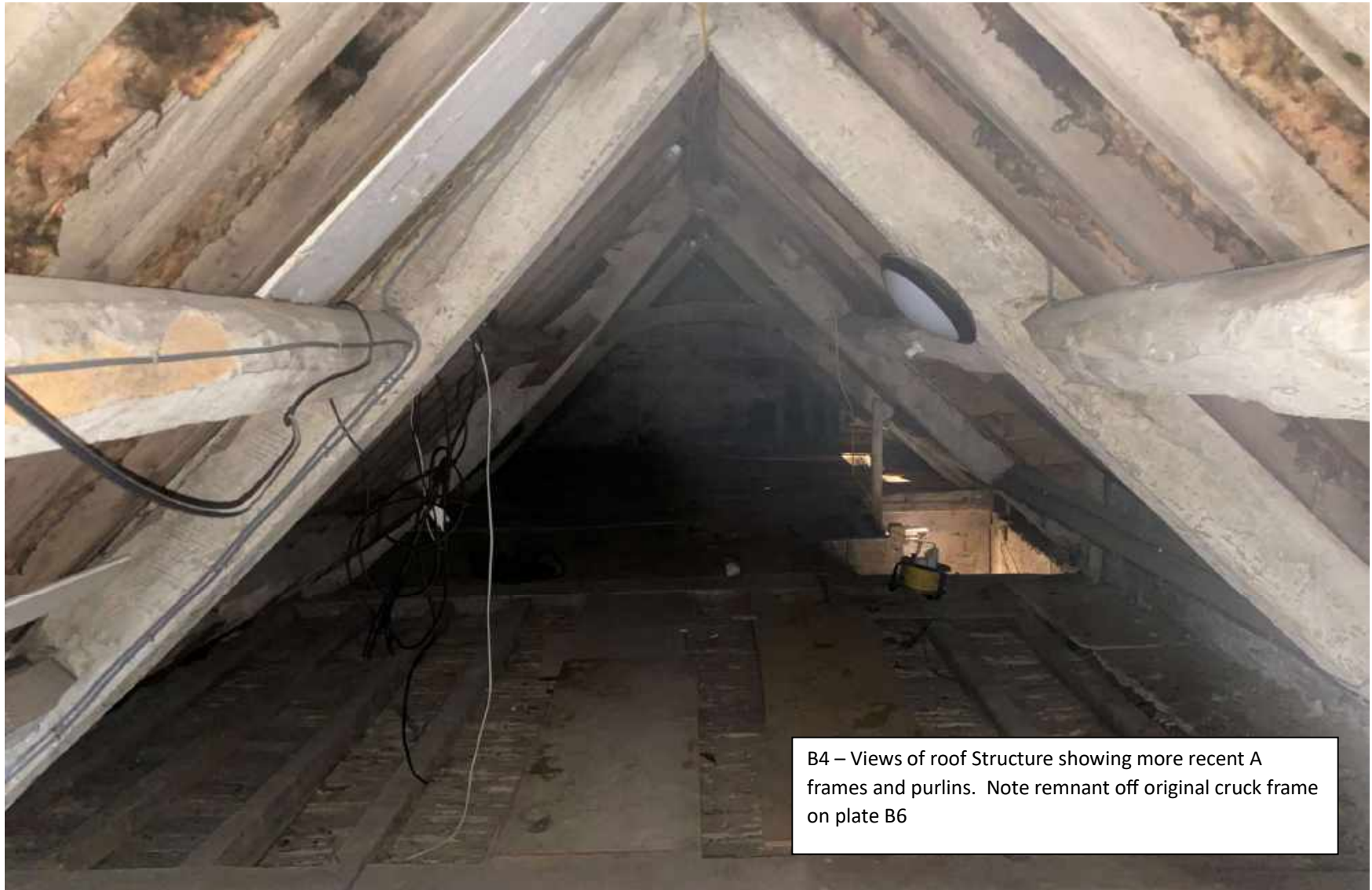




B2 – North (front) and West (gable) Elevations



B3 – Views of Roof Structure showing more recent A frames and purlins. Note remnant of original cruck frame on plate B6.



B4 – Views of roof Structure showing more recent A frames and purlins. Note remnant off original cruck frame on plate B6



B5 – Views of Roof Structure showing more recent A frames and purlins. Note remnant or original cruck frame on plate B6



B6 – Views of Roof Structure showing more recent A frame and purlins. Note remnant of original cruck frame on plate B6.



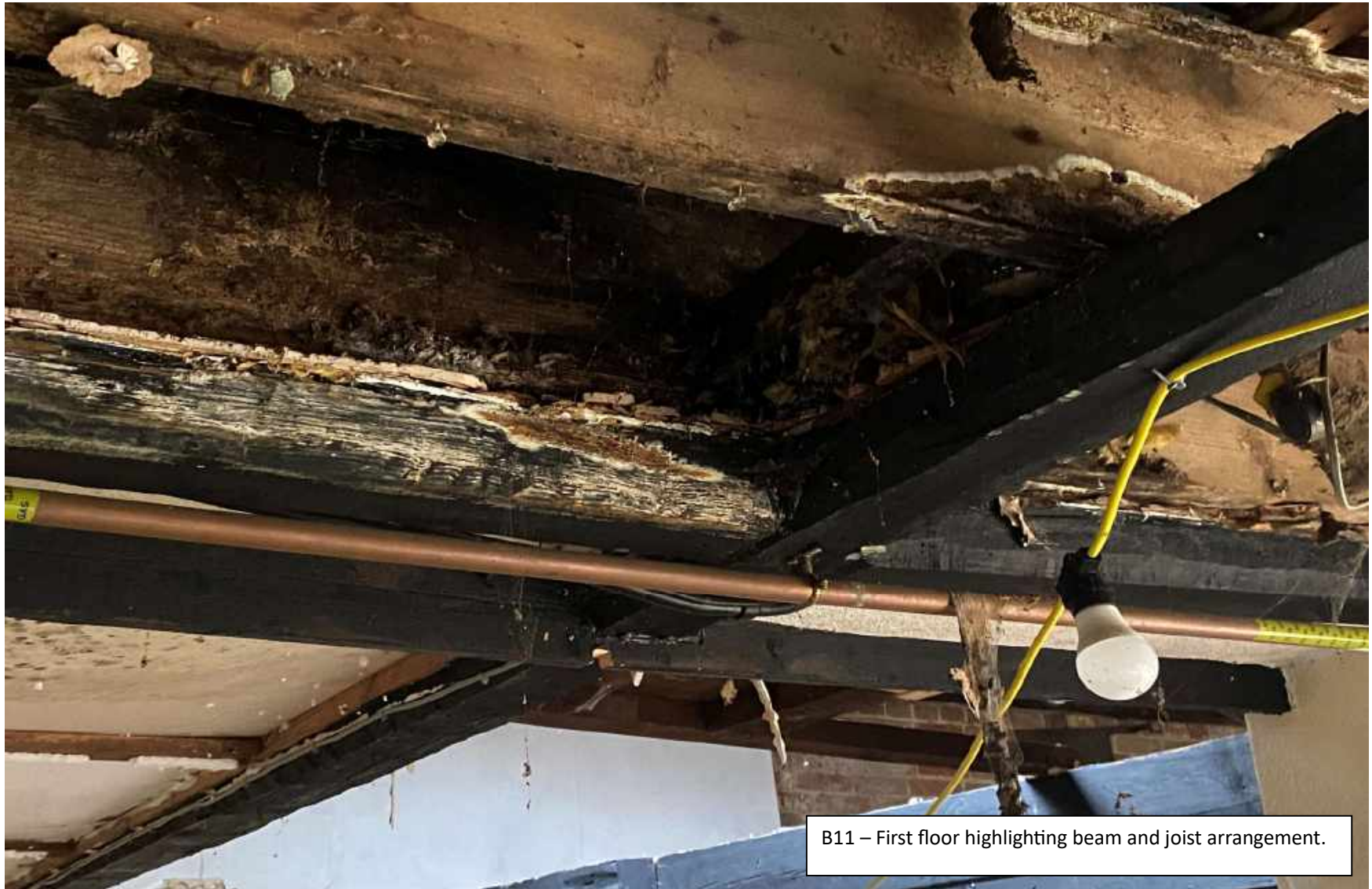
B7 - Views of Roof Structure showing more recent A frame and purlins. Note remnant of original cruck frame on plate B6.

B9 – First floor highlighting beam and joist arrangement.





B10 – First floor highlighting beam and joist arrangement.



B11 – First floor highlighting beam and joist arrangement.



B12 - Floor Construction of embedded timber battens with well worn and rotten boarding.



B13 - Floor Construction of embedded timber battens with well worn and rotten boarding.



B14 - Floor Construction of embedded timber battens with well worn and rotten boarding.

B15 - Floor Construction of embedded timber battens with well worn and rotten boarding.



B16 - Floor Construction of embedded
timber battens with well worn and rotten
boarding.



B17 - Floor Construction of embedded timber battens with well worn and rotten boarding.



B18 – Original well worn flagged floor leading from entrance vestibule to staircase



B19 – Original well worn flagged floor leading from entrance vestibule to staircase





B20 – Evidence of damp penetration due to failed roof flashing.



C1 – Poor condition of roof covering and timbers





C2 – Internal viewing showing roof purlins and 'bespoke' roof truss with introduced propping posts.



C3 – Internal Views



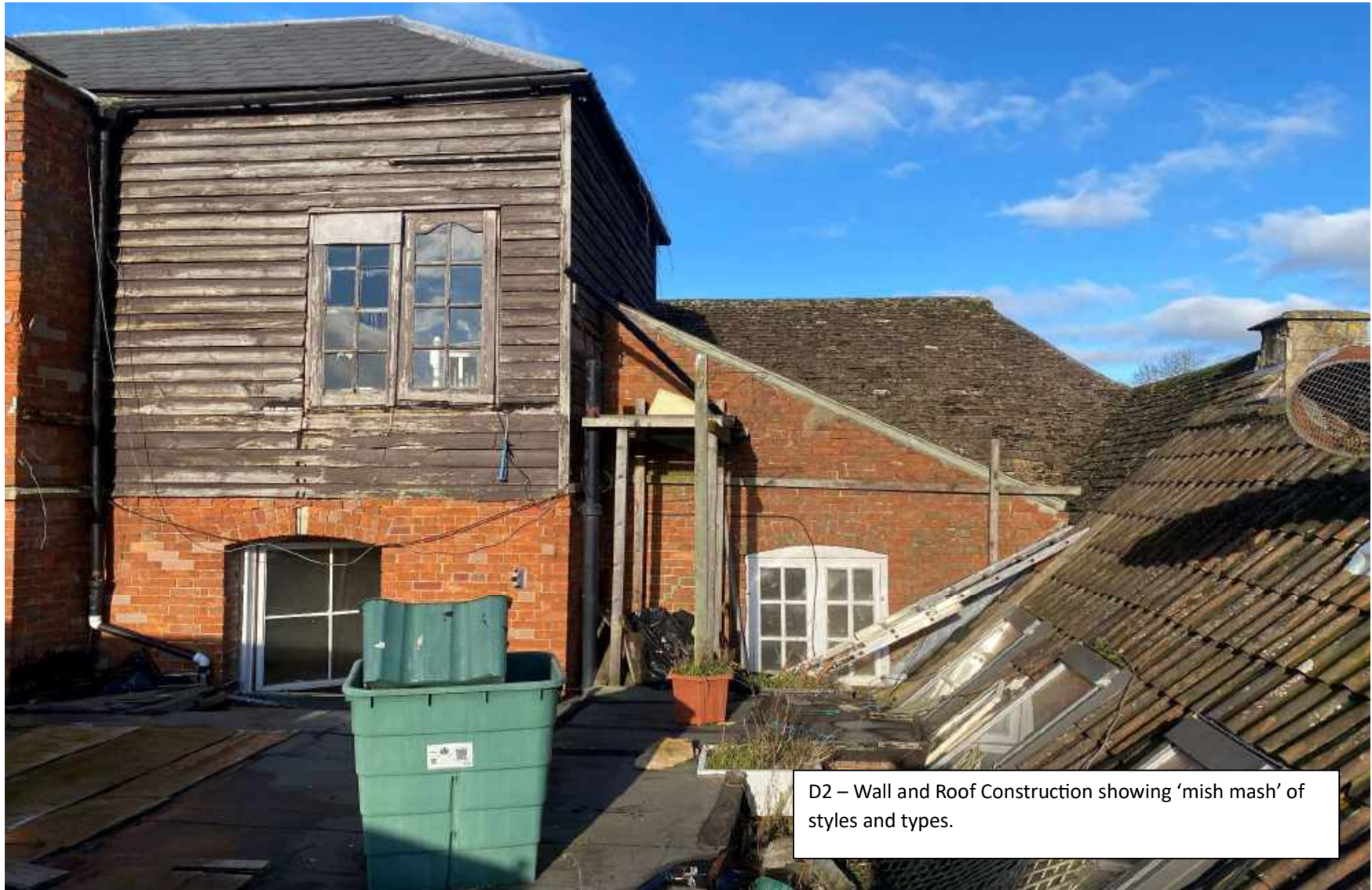
C4 – Internal views



C5 – Internal views



D1 – Wall and Roof Construction showing 'mish mash' of styles and types.



D2 – Wall and Roof Construction showing 'mish mash' of styles and types.



D3 – Wall and Roof Construction showing 'mish mash' of styles and types.



D4 – Internal Views of added second floor with open timber structured roof and timber studded walls with half buck infill. Note masonry chimney stack and the condition on plate D7

D5 – Internal Views of added second floor with open timber structured roof and timber studded walls with half buck infill. Note masonry chimney stack and the condition on plate D7



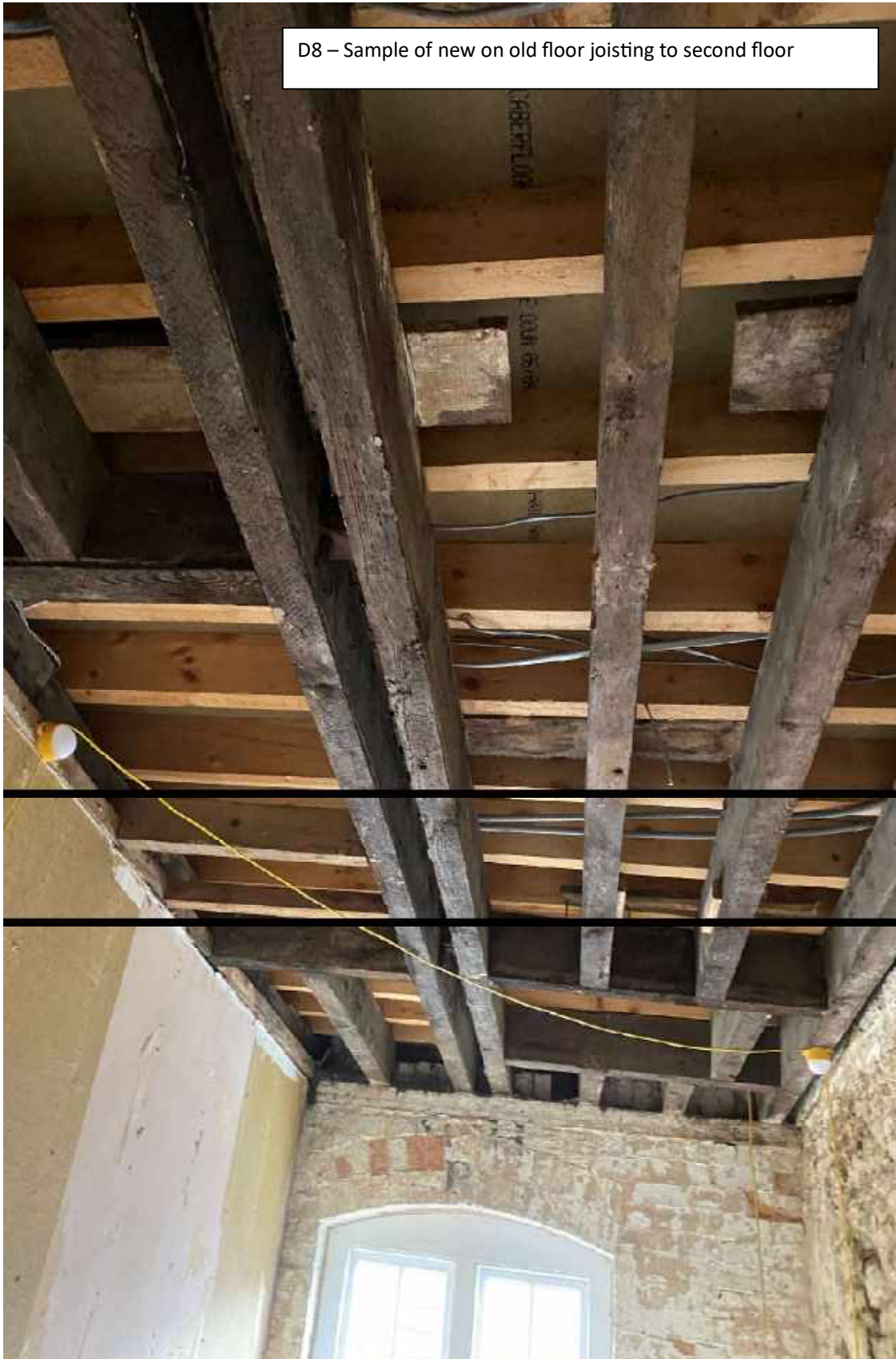
D6 – Internal Views of added second floor with open timber structured roof and timber studded walls with half buck infill. Note masonry chimney stack and the condition on plate D7





D7 – Internal Views of added second floor with open timber structured roof and timber studded walls with half buck infill. Note masonry chimney stack and the condition on plate D7

D8 – Sample of new on old floor joisting to second floor



D9 – Internal views of emergency propping to first floor window.





D10 – Internal views of emergency propping to first floor window.

D11- Internal views of emergency propping to first floor window.





D12- Internal views of emergency propping to first floor window.



D13– Internal views of emergency propping to first floor window.

D14– Internal views of emergency propping to first floor window.



D15 – Internal views of emergency back propping at ground floor



D16 – Internal views of emergency back propping at ground floor





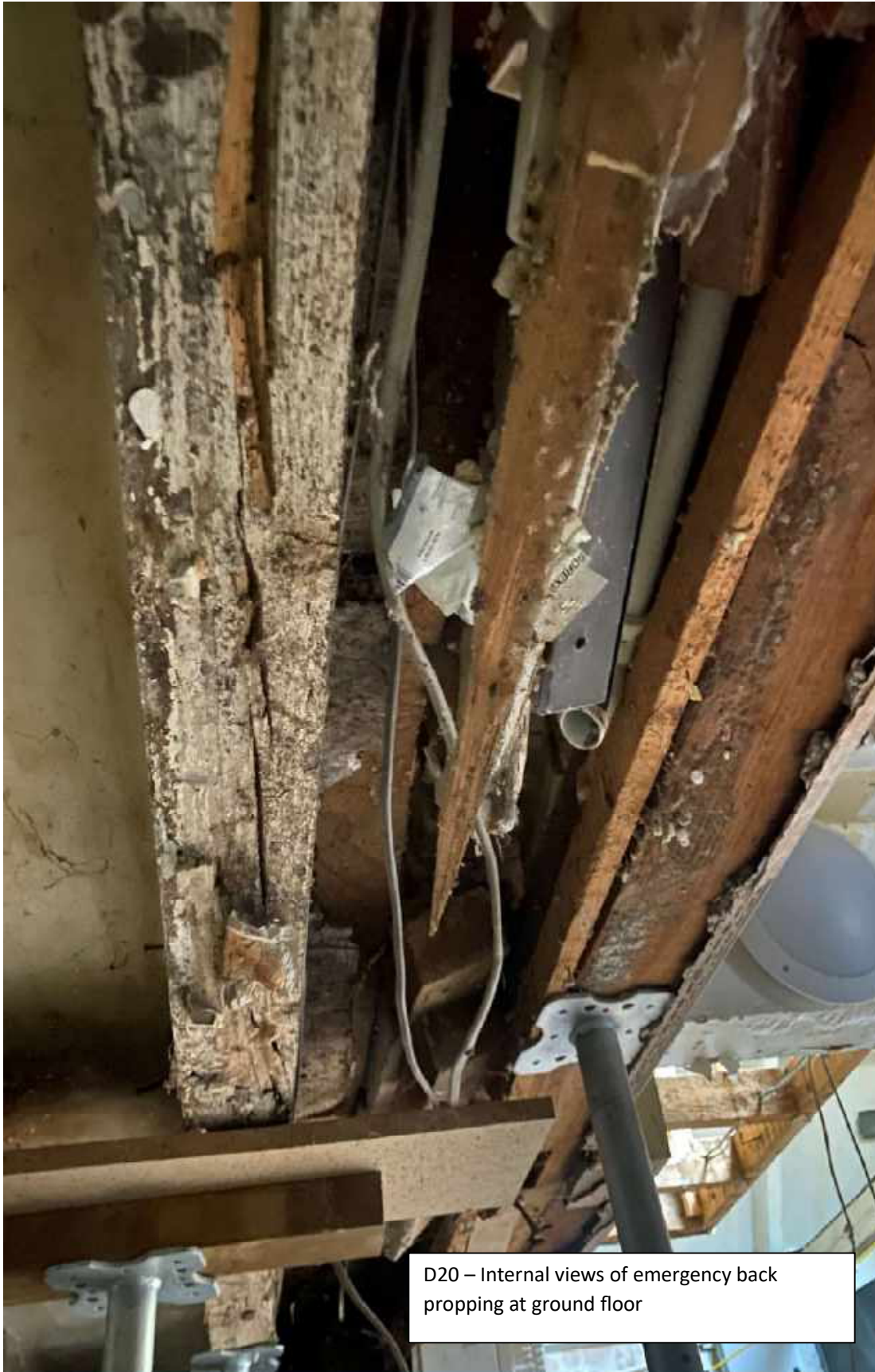
D17 – Internal views of emergency back propping at ground floor

D18 – Internal views of emergency back propping at ground floor





D19 – Internal views of emergency back propping at ground floor



D20 – Internal views of emergency back propping at ground floor

D21 – Internal views of emergency back propping at ground floor





D22 – Internal views of emergency back propping at ground floor

D23 – View of 'stagger' cracks penetrating full wall thickness.





D25 – Typical view of walling to first floor with various types and poor standard of 'making good'.



D26 – Typical view of walling to first floor with various types and poor standard of 'making good'.



D27 – Typical view of walling to first floor with various types and poor standard of 'making good'.



D28 – Typical view of walling to first floor with various types and poor standard of 'making good'.

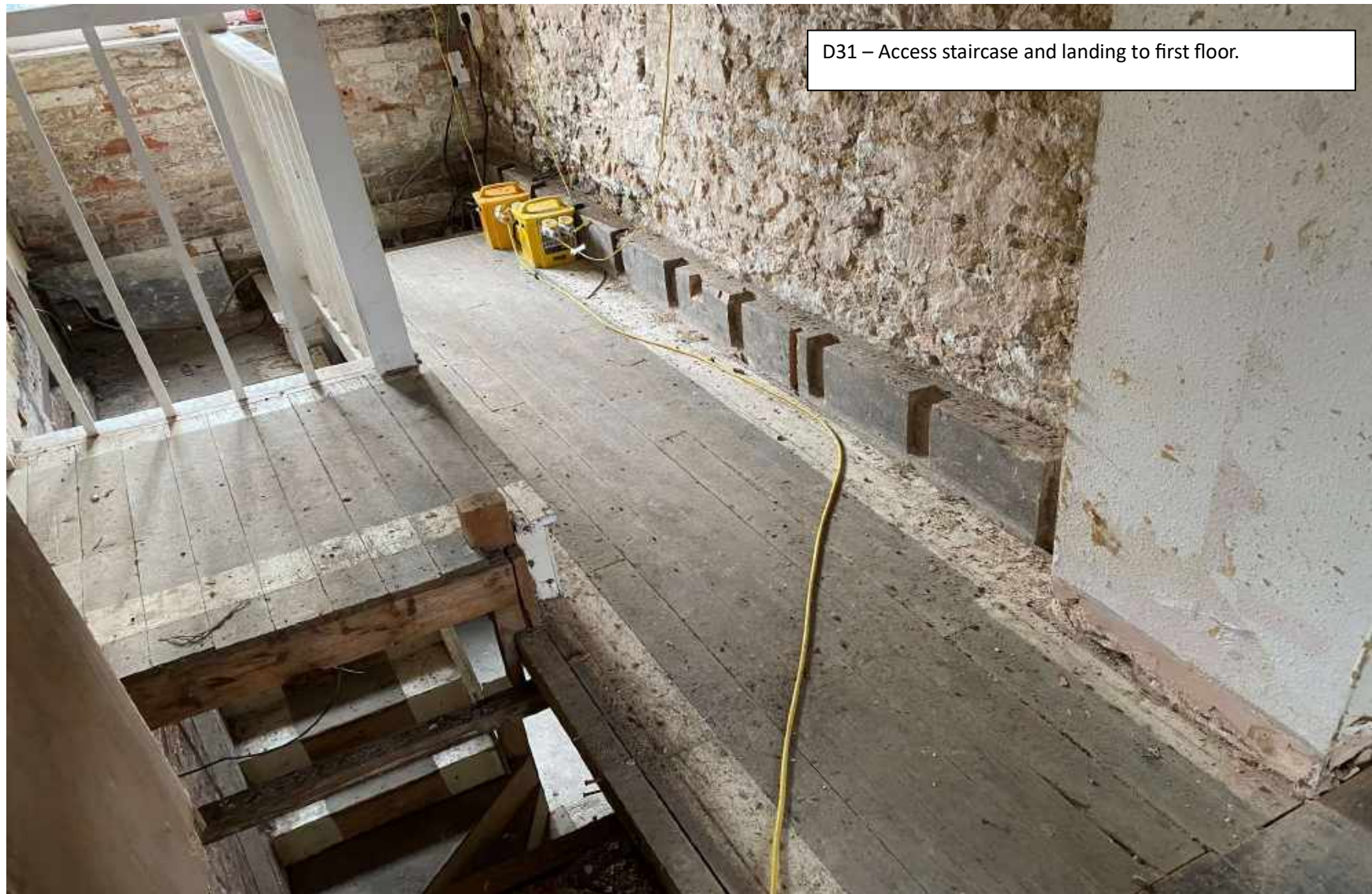


D29 – Examples of 'buried' rotten timbers within the walls.



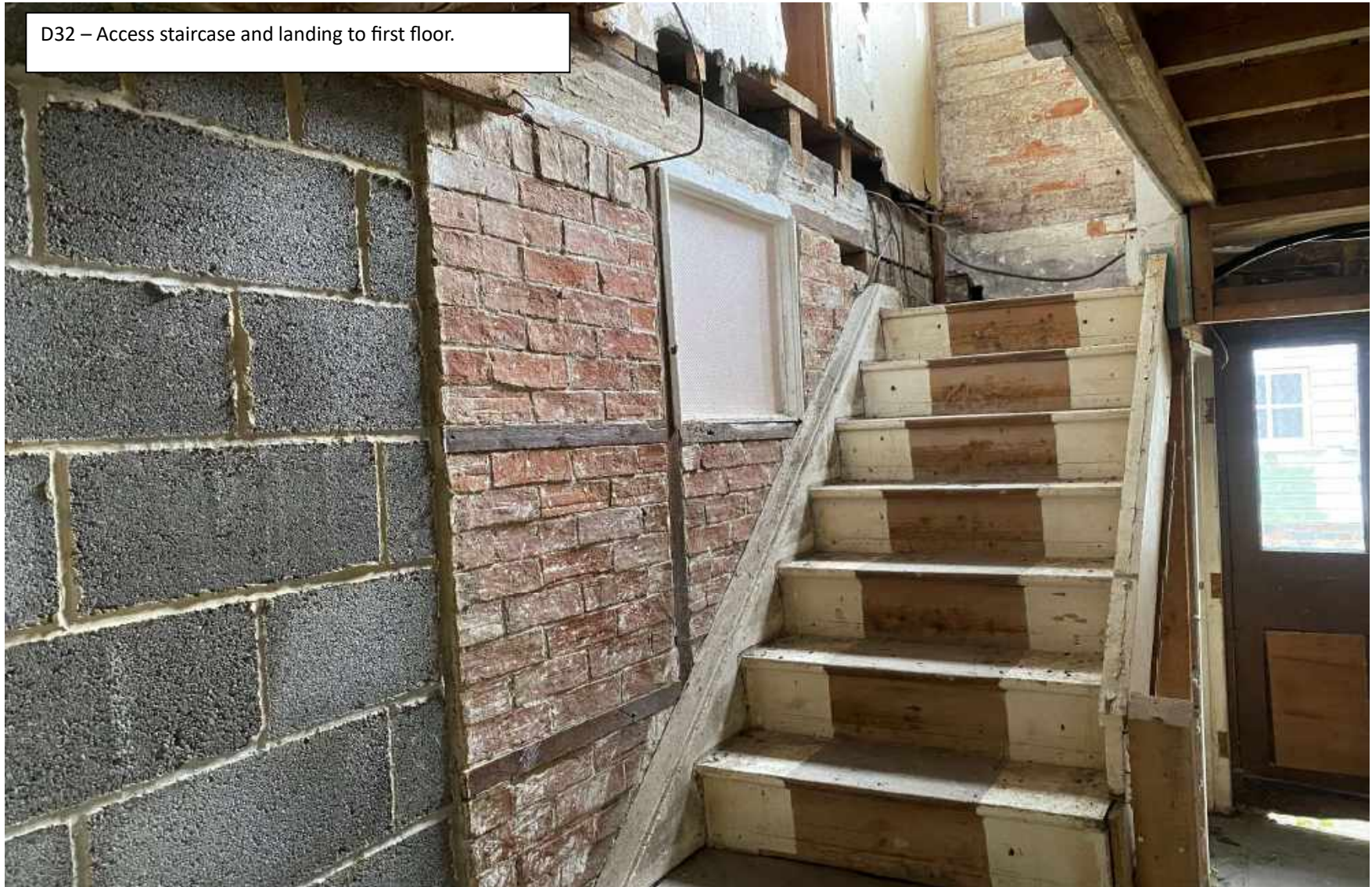


D30 – Examples of 'buried' rotten timbers within the walls.



D31 – Access staircase and landing to first floor.

D32 – Access staircase and landing to first floor.





F1 – Roof views showing evidence of poor state of repair and inadequate form of construction materials for longevity. Note shared support to Party Wall.



F2 – Roof views showing evidence of poor state of repair and inadequate form of construction materials for longevity. Note shared support to Party Wall.

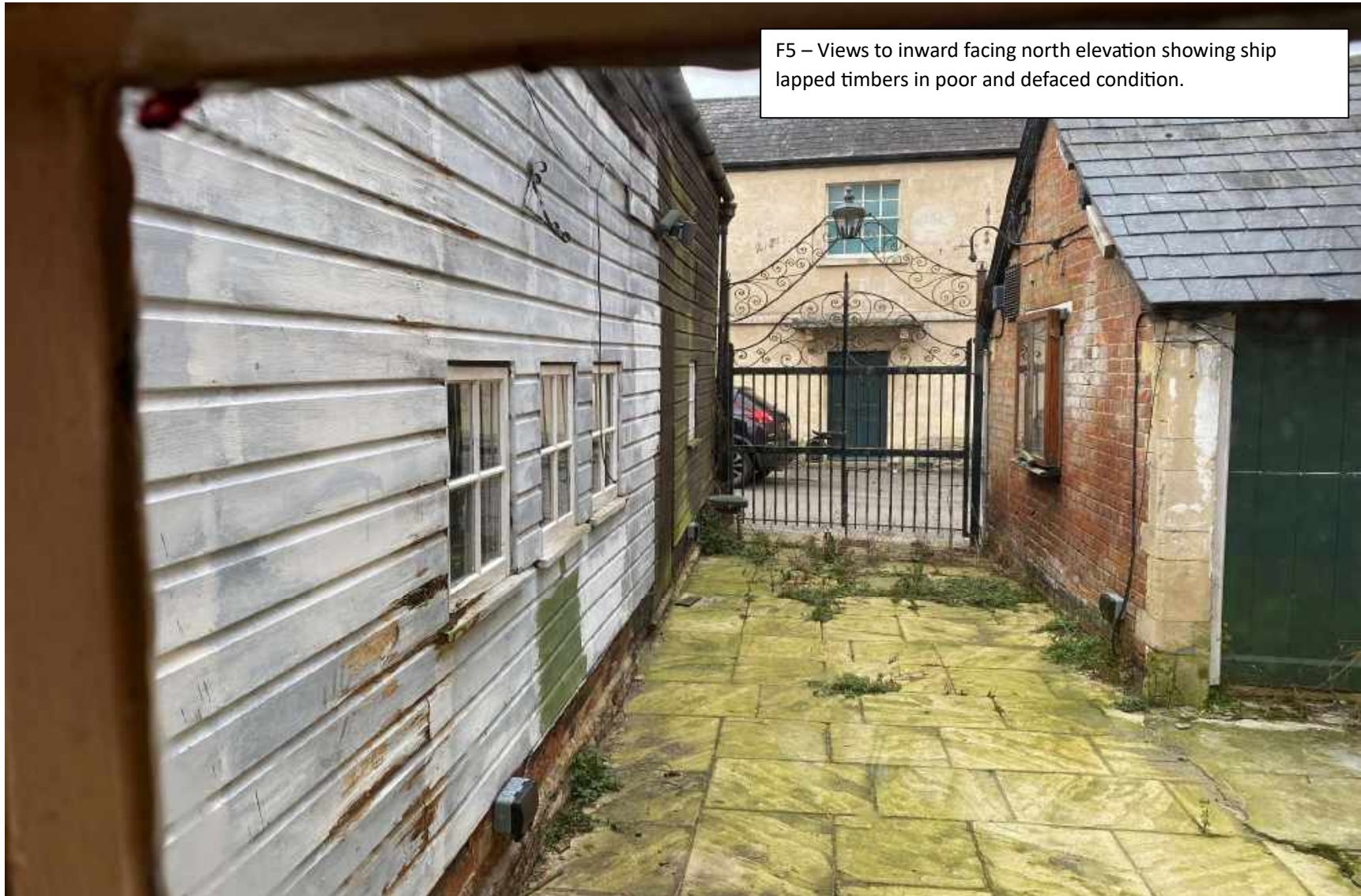
F2 – Roof views showing evidence of poor state of repair and inadequate form of construction materials for longevity. Note shared support to Party Wall.



F4 – Views to inward facing north elevation showing ship lapped timbers in poor and defaced condition.



F5 – Views to inward facing north elevation showing ship lapped timbers in poor and defaced condition.





F6 – Views to inward facing north elevation showing ship lapped timbers in poor and defaced condition.

F7 – Views to inward facing north elevation showing ship lapped timbers in poor and defaced condition.



F8 – Views to inward facing north elevation showing ship lapped timbers in poor and defaced condition.





F9 – Views to inward facing north elevation showing ship lapped timbers in poor and defaced condition.



F10 – Masonry plinths to external north elevation. Note poor and multi patched condition of masonry

F11 – Masonry plinths to external north elevation. Note poor and multi patched condition of masonry



F12 – View on West gable elevation





F13 – General views showing former loft support beams and void above.

F14 – General views showing former loft support beams and void above.





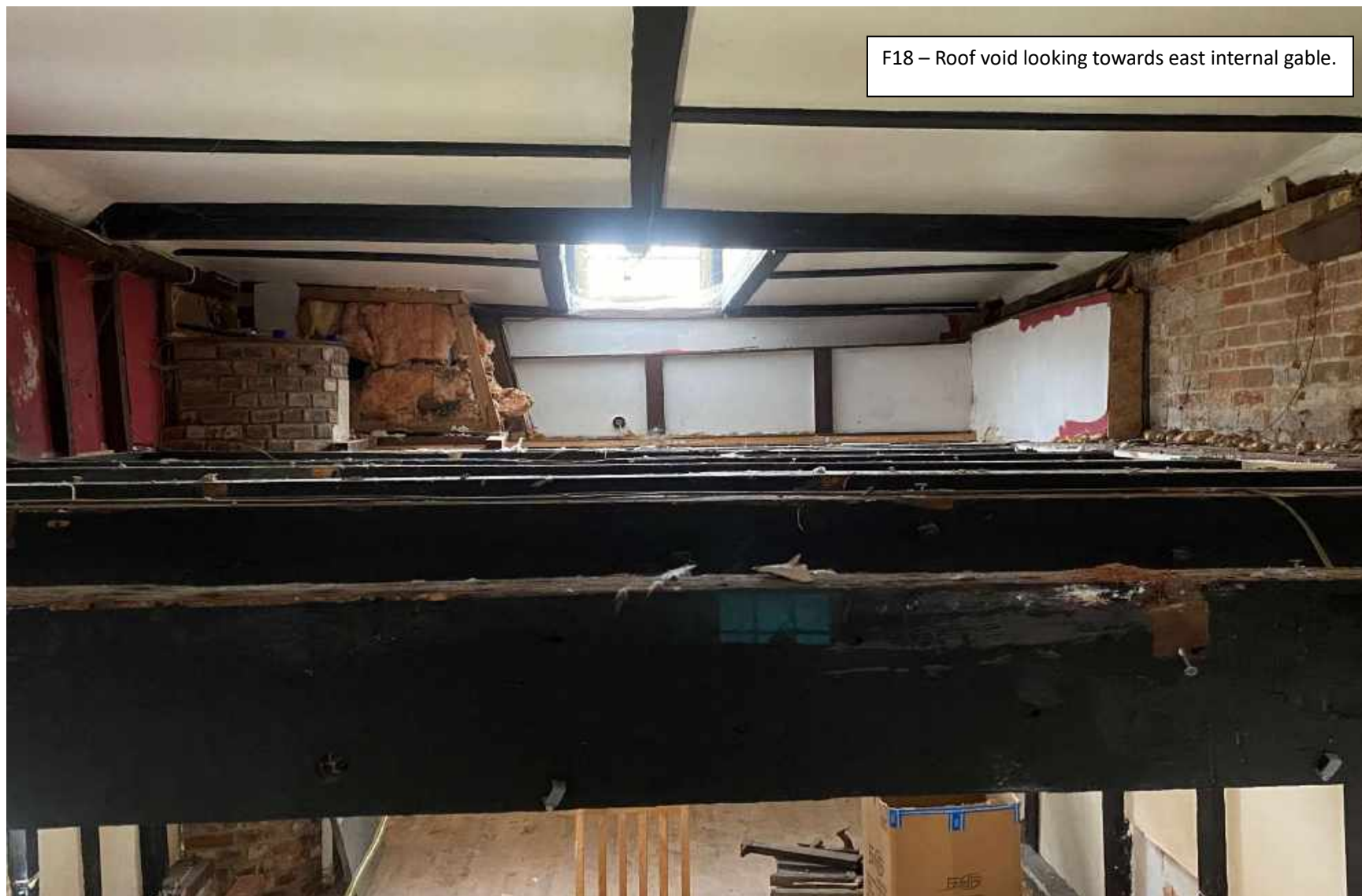
F15 – Roof void adjacent to party wall.

F16 – Roof void adjacent to external wall.



F17 – Roof void looking towards west gable.





F18 – Roof void looking towards east internal gable.

F19 – Former loft support beams and their support.



F20— Former loft support beams and their support.



F21 – Former loft support beams and their support.



F22 – Internal non structural brick plinth. Timber framing is supported on external plinth – see plates F10 & F11.





G1 – External Views.

G2 – External Views



G3 – External Views

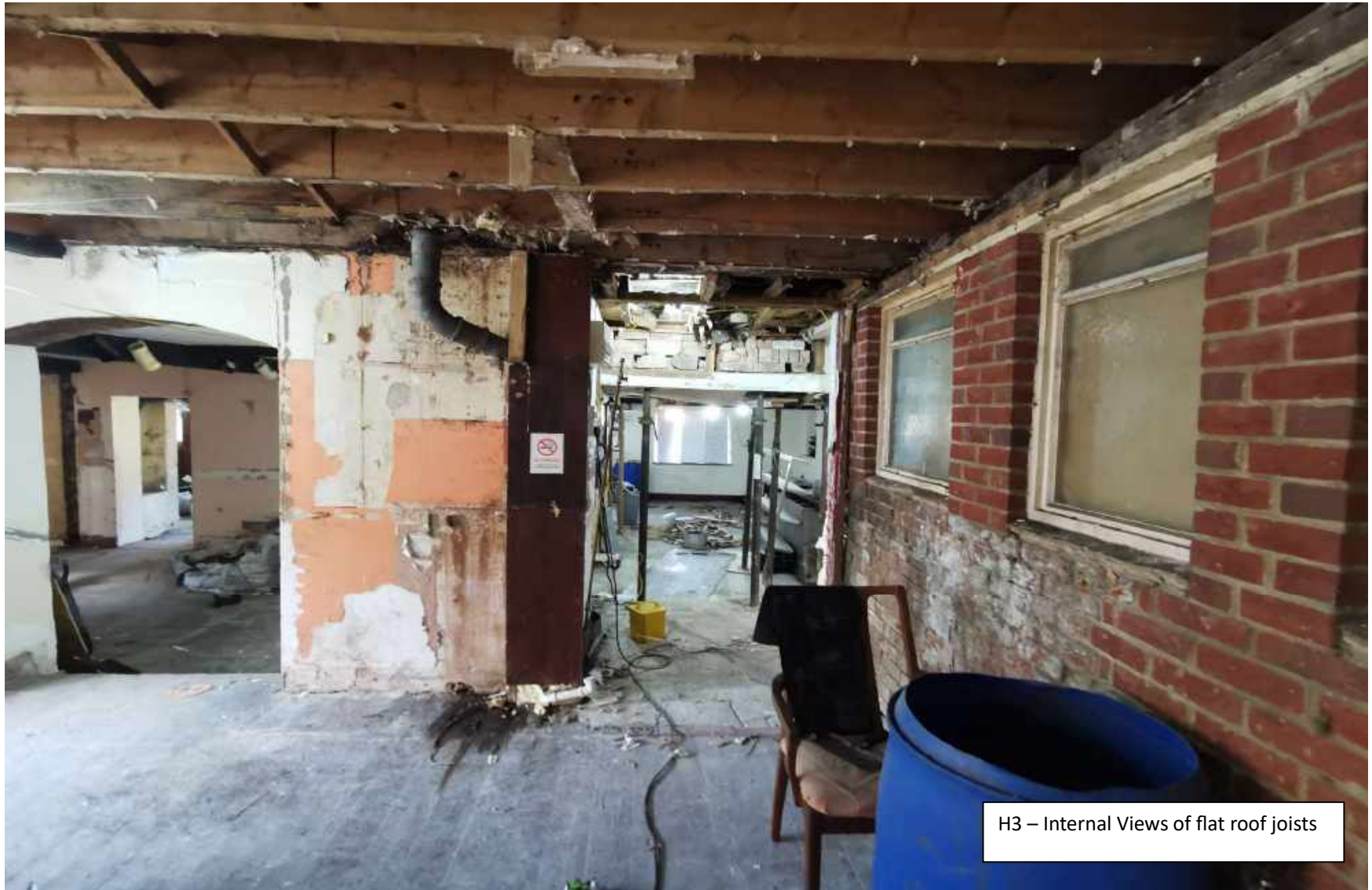




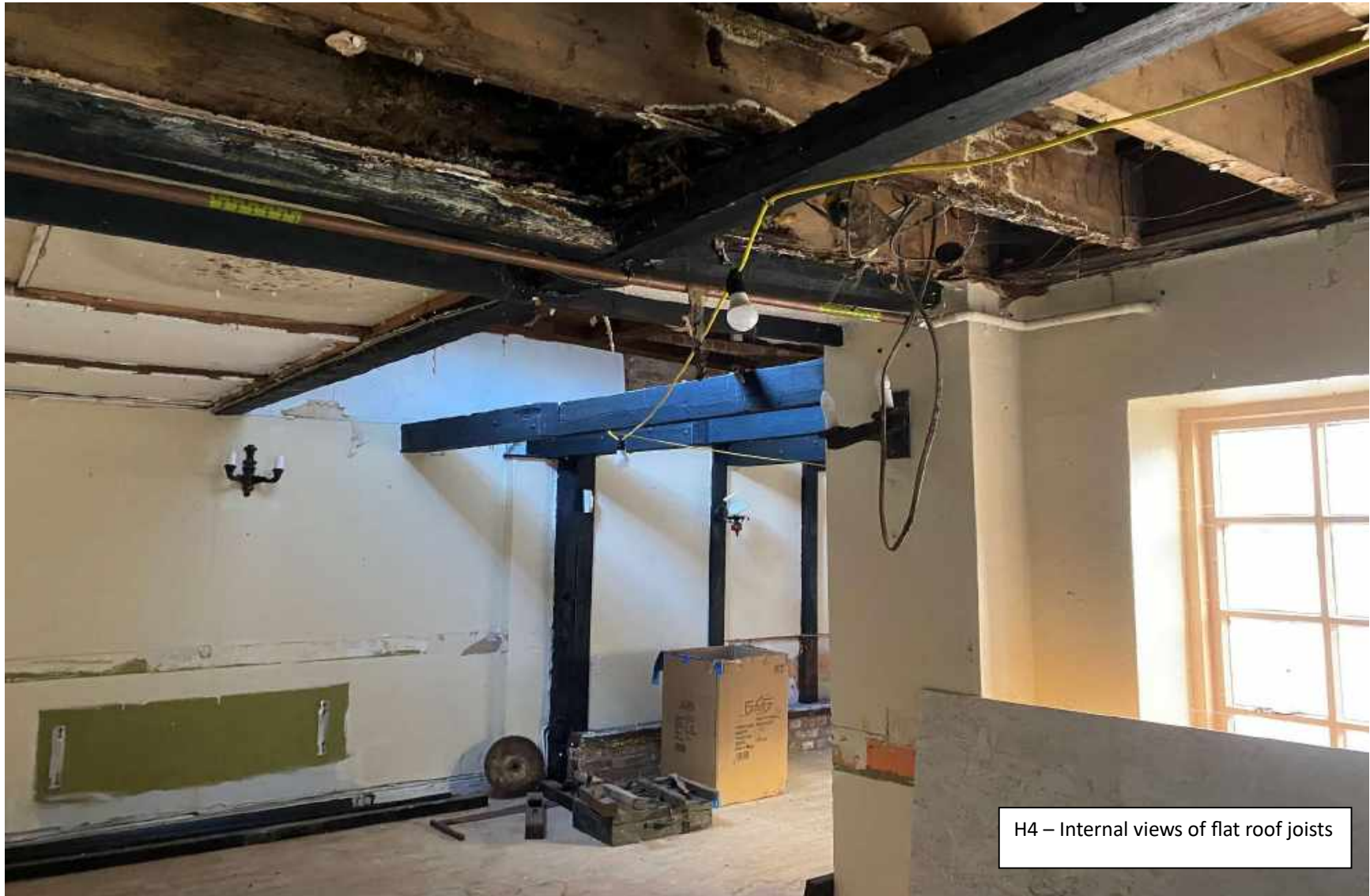
H1 – General View of poor state of flat roof.



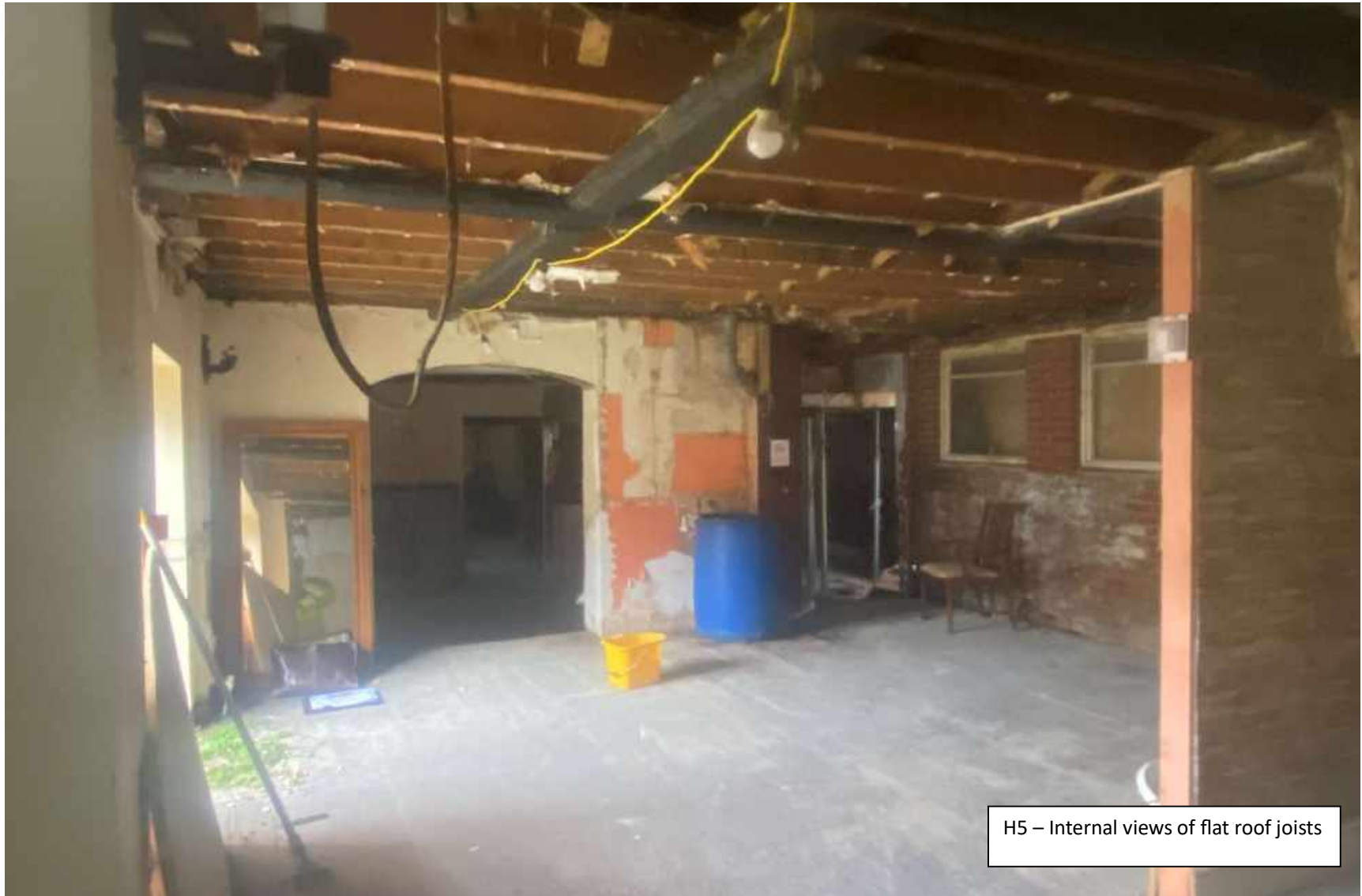
H2 – General View of poor state of flat roof.



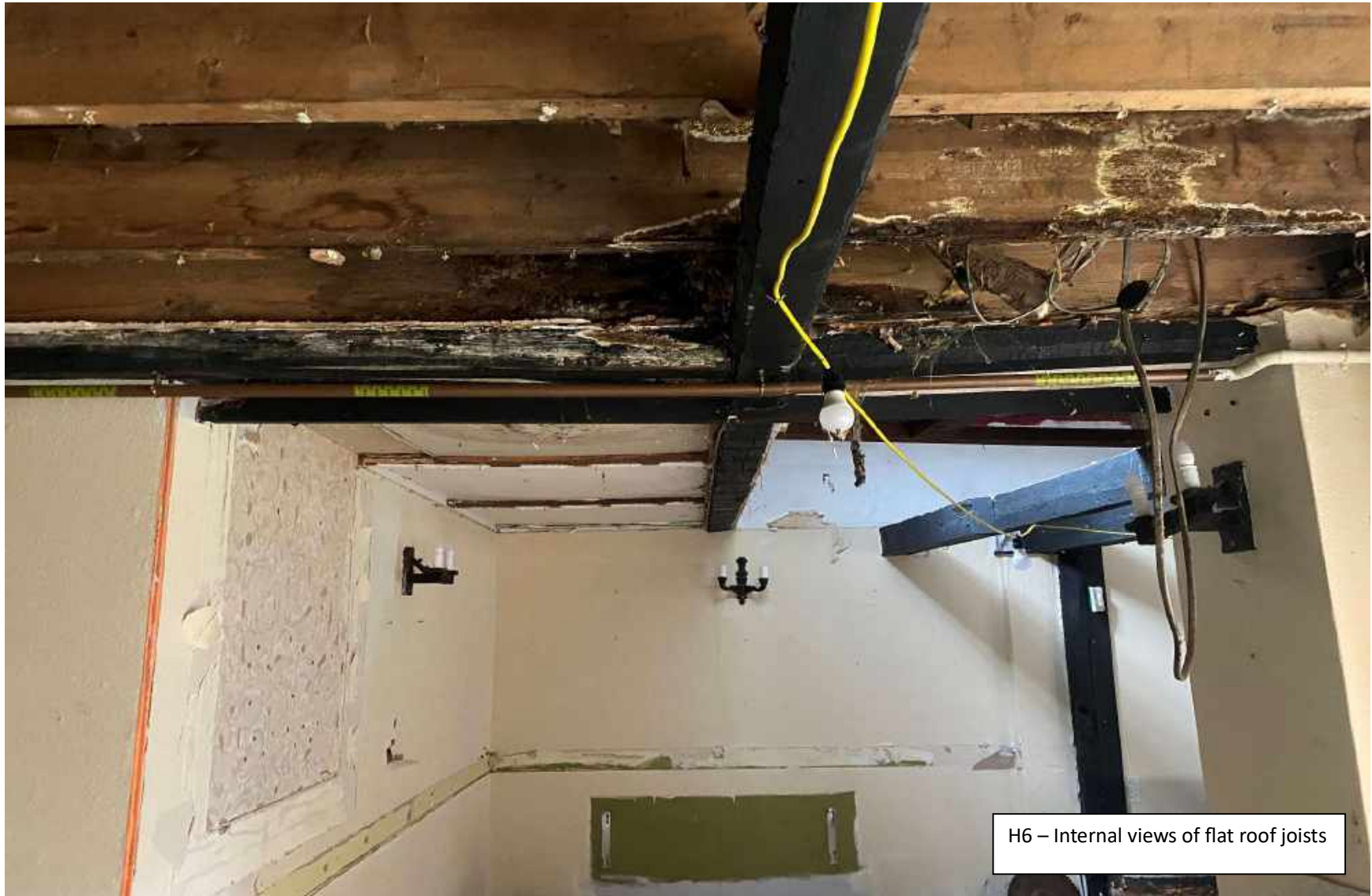
H3 – Internal Views of flat roof joists



H4 – Internal views of flat roof joists



H5 – Internal views of flat roof joists



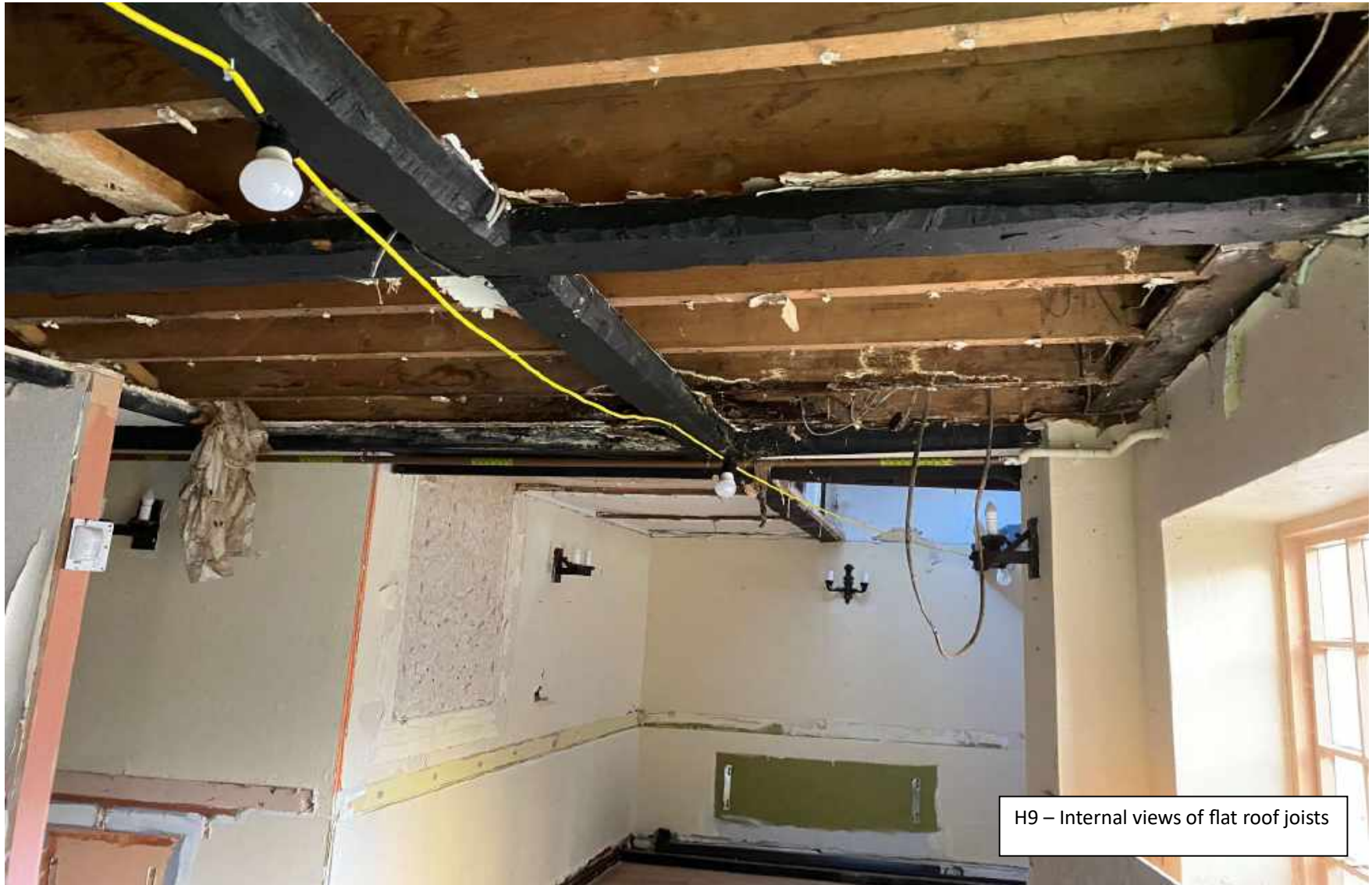
H6 – Internal views of flat roof joists



H7 – Internal views of flat roof joists



H8 – Internal views of flat roof joists



H9 – Internal views of flat roof joists



H10 – Internal views of flat roof joists



H11 – Internal views of flat roof joists