



**PHOTOGRAPHIC SCHEDULE OF WORKS
FOR
137 High Street Marlborough, Wiltshire, SN8 1HN**

Tenant: *Nova Fine Art*

Date of inspection: Thursday 26th September 2024

In attendance: Alex Hill, Property Marketing, Daniel Pitt, Office Manager from *Kilpatrick & Co* & Paul Bird from *P B Construction*.

For the attention of: James Hay Pension Trustees Ltd

Introduction

The purpose of this report is to document the current state of the property both internally and externally and for the report to advise the landlord, *James Hay Pension Trustees Ltd* of the works that are required to ensure that the property is safe and secure in terms of the structural integrity, the fabric of the building and health, safety and fire compliant, thus ensuring a reliable tenant can continue trading at the property.

The Property

Property is Grade II listed, four storeys comprising of an art gallery on ground and first floor levels with the second and third floors devoted to archive and storage of art works, with a small kitchen and WC on the second floor. There is further storage on the third floor and a basement which could be used for storage but currently is not habitable for such purposes.

On first arrival at the property, the inspection started at the top of the property (the third floor) and then worked its way down to the basement. Where possible we will give details on a floor-by-floor basis, unless there is a recurring thread of issues relating to specific building or fabric issue like for example the condition of the windows.



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The windows

At all levels of the property, the windows are in a chronic state of disrepair. The wooden frames are now all but defective, showing clear signs of rot and decay. Many when touched and examined crumble.

Third Floor & Second Floor



1.



2.



3.

At the third-floor level, the window frames are literally disintegrating on touch from very light probing. In picture 2, the window has shifted outwards, meaning the window can no longer be secured and at some point, the window could fall out. All the window frames, sills, soffits and fascia are rotten or buckling due to damp and water penetration. The wood has just about absorbed all the water it can, and water is now finding its way into the bitumen roof of the bay windows, see picture 3 or it is leaking through the gaps in the tiles at the front elevation and tile over hangs.

Fabric of the building

It was also observed that the property's gutters are clogged with moss, leaves and grass, and with the gutters blocked, the water is spilling out and charting its course down into the fabric of the building. Many of the internal walls around or in close proximity to the windows, gutters or gullies are showing decay and patches of increasing damp/water penetration. See picture 4 on the next page. There are areas of the roof where tiles have become dislodged and vegetation has taken root, again causing issues of water to build up and soak down into the structure of the building, see picture 5 and 6. Water is also pitching on the roof of the bay windows where the water has nowhere to go, owing to the gutters blocked see picture 7. Some of the windows now have glass that is visibly insecure on touch, see picture 8. Between the adjoining properties there is a roof gully, and this is

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believed to be either blocked with moss/debris or the lead work of the gully has cracked, and water has now saturated down into the wall, which is causing the internal wall to crack and visibly shift in and out of place. See picture 9 and 10.



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7.



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11.



12.



13.



14.



15.

Due to the amount of water and damp that is penetrating the building, the walls throughout the third and second floors are struggling to maintain their structure. From pictures 11 to 15, you can clearly see the effect the water ingress has had on the interior of the property. If this is not tackled

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within the next six months or so, this issue will worsen and begin to affect the gallery that is seen by the public on the ground and first floors. The electrics will also be compromised throughout if no action is taken promptly.

At some point, there has been some modest repairs to the window frames where sections of wood have been cut out and replaced or the window putty has been renovated. Unfortunately, we now have gone beyond the point of where basic/moderate patching repairs will suffice.



15.



16.



17.



18.

Picture 18 reflects the current general state of condition of the windows throughout the property and unless they receive a complete overhaul, the problems will only multiply. Damp and mould is common throughout the upper floors and this will surely spread to the areas of the property that house the gallery.

The second-floor landing

The second-floor landing like many floors in a period property such as 137 High Street have slanting floors, and this is appreciated and not an issue in itself. The issue with the second-floor landing between the kitchen and the front storage is that this section has become structurally compromised and at one point collapsed all together. Nova Fine Art have done what they can to replace and rectify the issue, but it is only a temporary fix. The floor buckles when walked across and has a definite feel of giving way. Joists and support work should be carried out. The

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staircase post that holds up the next landing level above, visibly shifts when touched, and there is a growing crack within the top of the post and the ceiling. This must be reinforced to prevent a structural issue.

The first- floor toilet

Like the second-floor landing, the first-floor rear toilet is unusable due to the floor that has visibly shifted inwards and gave an almighty crack when walked across on inspection. The plumbing by previous tenants has been done to a poor standard and this should be improved when the flooring is renovated, with the soil pipe and fittings to be moved/adjusted and properly boxed in.

The windows on this level cannot be opened, except the middle window and even this takes some force and is not often attempted due to safety issues. Externally the tiles above the ground floor have become cracked and dislodged which is allowing water to penetrate down into the wall.



19.



20.

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The Ground floor

The ground floor has a wall at the rear that is noticeably damp. The front windows and display staging is collapsing due to water penetration and issues to the air conditioning units under the staging.

The Basement

The basement has been a major cause of concern after an inspection by *Dorset and Wiltshire Fire and Rescue (DWFR)*. The inspection found a number of issues making the property non-compliant. These included the lack of fire wall and barriers and electric issues with clips to the basement.



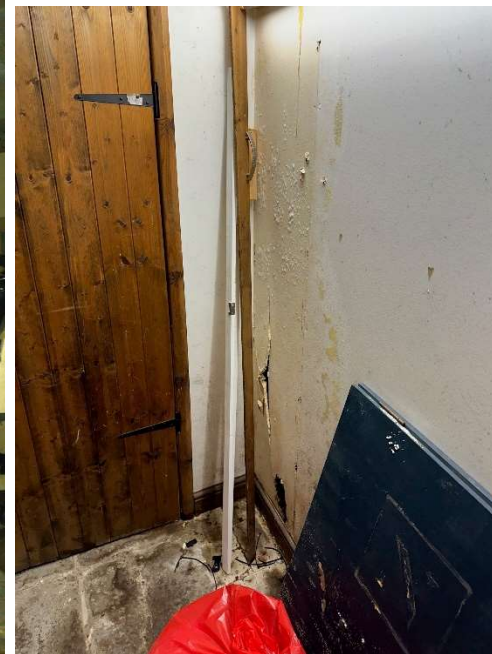
21.



22.



23.



24.