RIDGE

BUILDING CONDITION SURVEY REPORT
TOAD HALL, SHORE ROAD, AINSDALE, PR8 2PZ
SEFTON COUNCIL

17th July 2024

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Prepared for

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1.0	17.07.2024	Initial issue	HG	PP

CONTENTS

1. INTRODUCTION

1.1. Clients Name and Address

Sefton Council, Magdalen House, 30 Trinity Road, Bootle, L20 3NJ.

1.2. Property Address

Toad Hall, Shore Road, Ainsdale, PR8 2PZ.

1.3. Scope and Limitations

We were instructed by Sefton Council to inspect and report upon the condition of Toad Hall, a large derelict property located in Ainsdale, in the context of providing recommendation as to whether the current building can be restored, or is beyond economical repair and is to be demolished.

Due to the properties current poor condition, internal access was limited due to general health and safety concerns. As a result, entry to first and second floors of all four properties was prohibited, meaning the only way to capture the current condition of these areas was with the use of a drone.

We appointed Vertex Access to assist with inspecting prohibited areas with the use of their Elios 3 Drone designed specifically for accessing confined spaces. The drone was able to access the first and second floors of buildings 1, 2 and 4, however due to fire / smoke damage and excessive debris, the drone was unable to access building 3.

We were able to physically access all ground floor areas, excluding one room in building 4 where the floor structure was not safe for use, however this was accessed with the drone.

2. GENERAL INFORMATION

2.1. Site

The site is located in Ainsdale, a village situated three miles south of the centre of Southport. The building is an L shaped structure which sits on the coastline, with the main frontage facing out onto Ainsdale beach and secondary frontage to Shore Road. A Rangers Depot is located at the rear of the property which is accessed from the north of the of the building from the Promenade. Remaining surrounding areas are predominantly marshland.

Figure 1: Site layout plan

2.2. Brief Description of Properties Surveyed

Originally constructed in the 1920s, Toad Hall is comprised of 4 adjoined Victorian style dwellings configured in an L-shape, each with three storeys, with a single storey flat roofed extension to the rear added as a later addition. Built originally as dwelling houses to help launch the 'Ainsdale-on-Sea' development, the site has had a variety of uses over the years, the most recent being a nightclub, comprised of building 4 and the rear extension. However, after the nightclub closed down in the late 1990s, the property has been vacant ever since, and with the remaining buildings also being disused for some years, the property has subsequently fallen into disrepair.

The property is constructed with two masonry walls separated by a cavity, and a pitched roof with a natural slate covering and clay capped angle ridge tiles forming the ridge lines. The roof is supported on timber rafters / purlins, with the load transferred down through external load bearing walls to the structure's foundations. Each building is double fronted with dormers to the upper floors and ground floor bay windows to the front elevation. Floors are supported on load bearing internal and external walls. Due to the age of the property, we

expect the foundations to be relatively shallow, however further intrusive investigation by a structural engineer would be required to confirm this.

Date of Instruction, Inspection Date, Weather Conditions

Inspection Date: 2nd July 2024.

Weather conditions: Circa 14ºC and dry.

Personnel involved in Inspection

Associate Chartered Building Surveyor - Phil Pemberton BSc (Hons) MRICS

Building Surveyor – Hannah Gornall BSc (Hons)

Vertex Access – Drone Specialists

Occupiers and Use of Building

The building is currently disused and vacant.

3. EXTERNALL OBSERVATIONS

3.1. Foundations

The foundations of the building are not visible, and no details are available. Various areas to the exterior of the building showed signs that structural defects may have occurred, i.e. cracking to external walls, however further structural intrusive investigations would be required to confirm suspected foundation movement.

3.2. Roofs

The main roof is a duo pitched roof with dormers to front and side elevations, formed with a natural slate covering and clay capped angle ridge tiles. The structure of the roof would appear to be in fair condition with no signs of any significant deviation to the ridge or roof slopes. We noted areas of contrasting newer slates, including a large proportion to the rear slope and small localised areas to the front slope, as well as repointing to numerous areas of the clay ridgeline (example highlighted in green – *figure 2*), where it appears a repair scheme has been undertaken. However, remaining areas of the roof covering showed signs of deterioration, shown in *figures 2 and 3*, where numerous slates have slipped and become dislodged or are chipped/cracked, particularly to slate corners. While works have clearly been undertaken recently to repair the roof covering, would advise that if the property is to be renovation for occupation the roof covering will require renewing in full.

Figure 2: Aerial view showing condition of rear pitched roof.

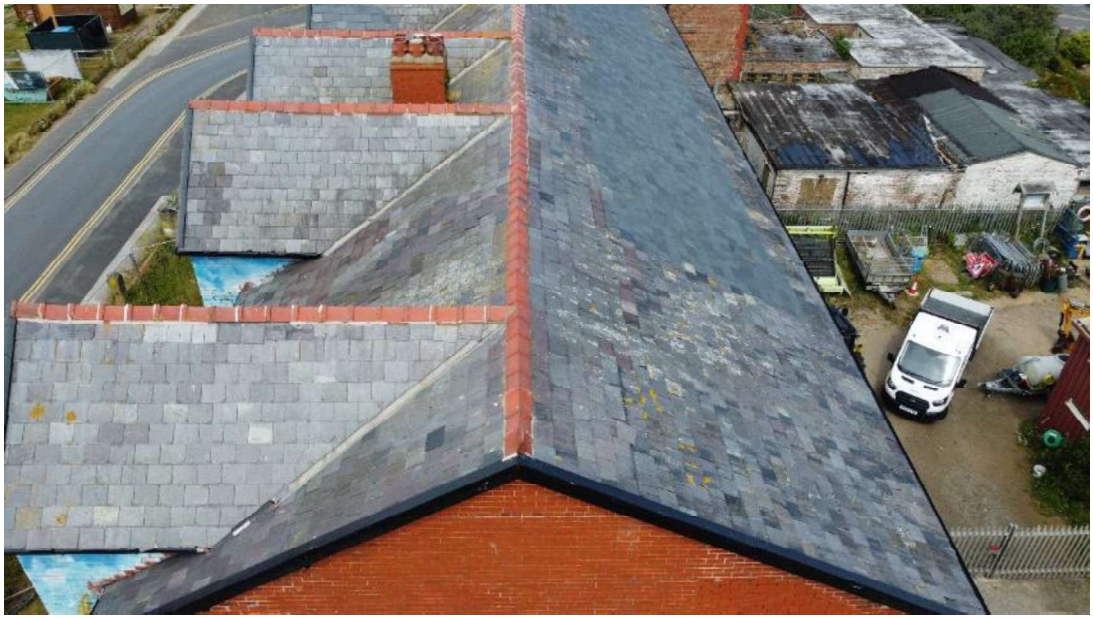

Figure 3: Aerial view showing general condition of roof pitched roof covering.

As shown in *figure 4* below, the flat roof covering to the rear extension is poor condition. The felt covering to the low pitched area towards the centre of the roof is heavily worn and the structure has and partially collapsed. There are numerous localised areas to the remaining flat roof sections in which the timber structure is exposed, presumably as a result of water penetrating defective felt joints over time causing the adhesion between layers to deteriorate. We noted an area of patch repairs to the central pitch, where new felt has been installed, however it is clear that due to poor condition, the roof covering would require renewing in full. We expect the whole roof structure is also extensively damaged beyond repair so will also require replacing in full.

Figure 4: Aerial view showing general condition of flat and low pitched roofs to the rear extension.

Each building has an entrance porch configured with a timber flat roof structure covered with felt, atop stonework columns. As shown in *figure 5*, flat roofs to entrance porches were either in a state of disrepair or had collapsed completely so all will require new timber roof structures and waterproof coverings.

Figure 5: Failure of flat roof to entrance porch (front elevation).

3.3. Chimneys

The main pitched roof has 6 brick chimney stacks of varying sizes, all with clays pots bedded in in cement flaunching. A very slight lean was noted to top thirds of the large 9 pot chimney stack to ridge of Building 4 as shown in figure 6 below. The remaining chimney smaller stacks appear to be plumb. Cracking and vegetation growth was noted the to the cement flaunching. Slight vegetation growth noted to brickwork pointing indicating requirement for localised patch repointing.

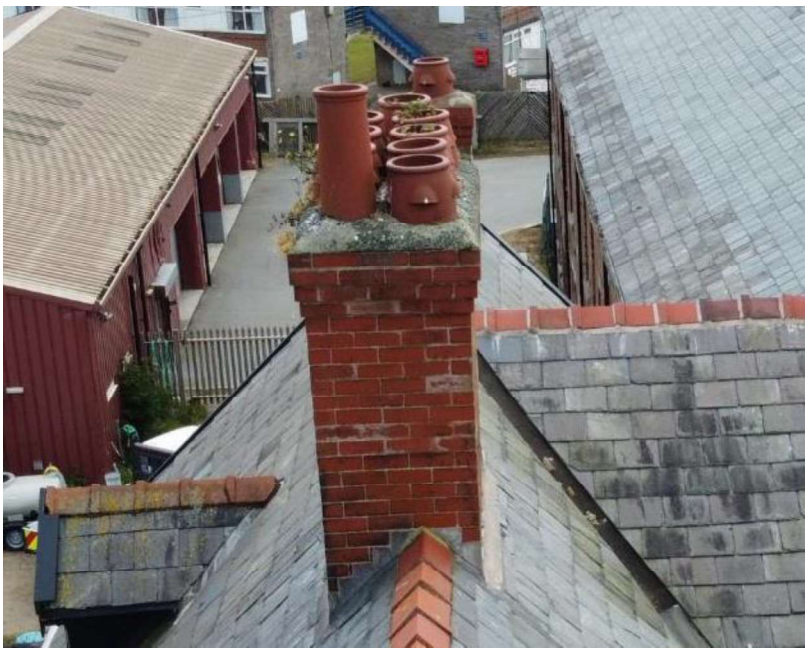

Figure 6: Slight lean to top third of chimney stack. Plant growth to pots and flaunching.

Most of the pots are not capped off and have plant growth as shown in figure 7 below.

Figure 7: Mixture of capped and uncapped chimney pots.

3.4. Rainwater Goods

Rainwater goods to the front and rear elevations are uPVC gutters and downpipes, which appear to have been newly installed within the last few years. The joints between sections of guttering appeared to be in good condition, however as our inspection was carried out during a spell of dry weather, the effectiveness of the joints in providing a watertight finish could not be established. As show in *figure 8*, we also noted that downpipes to the front elevation are not connected to a recognised below ground drainage system, subsequently allowing rainwater to drain directly onto the brickwork / ground below, which can cause the ground to become saturated during periods of heavy rainfall leading to the possibility of ground movement and subsidence and heave structural issues to the building.

Figure 8: Lack of sufficient drainage system to downpipes.

3.5. Walls and Stonework

The external elevations are configured with two layers of masonry separated by a circa 50mm cavity. As shown in *figure 9*, metal wall tiles have been used to join the two leaves of the cavity wall together, However, these are now heavily corroded. Expansion of the wall ties is likely a contributing factor to the horizontal cracking noted to walls externally, and they would require replacement in order to maintain the structural integrity of the brickwork external walls.

Figure 9: Corroded wall ties to cavity wall (front elevation).

We also noted localised areas of cracking to masonry walls and stone heads / sills to the front elevation, shown in *figure 10*, as well as areas of stepped cracking / movement through mortar joints to low level brickwork, shown in *figure 9*. This type of cracking is typically indicative of ground movement, and we would suspect requirement for some form of strengthening works to the foundations (i.e. underpinning) may be required as part of any renovation works in addition to masonry repairs (i.e. crack stitching) to ensure the stability of the building.

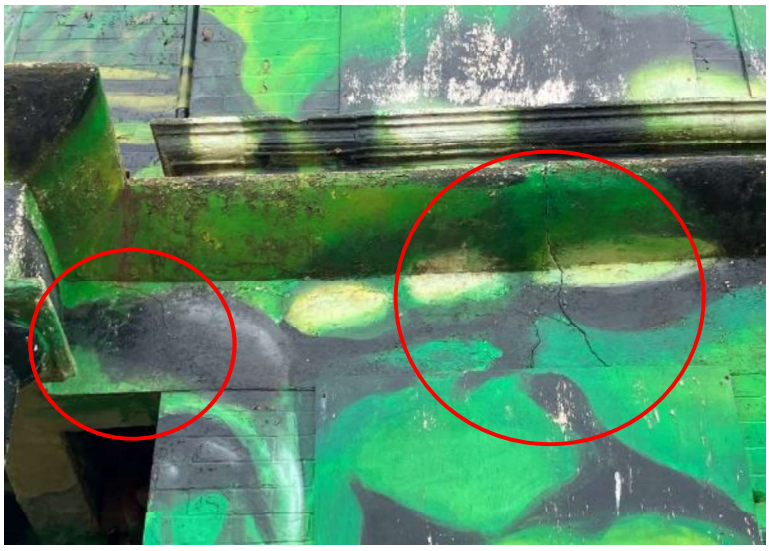

Figure 10: Cracking to stone sills (front elevation).

Figure 11: Erosion of stonework bank course to front elevation

Localised areas of extensive erosion were noted to stonework detailing to the front elevation as shown in *figure 11*. This erosion is expected to have occurred as a result of the prevailing weather conditions to the exposed beach front location. Sections of badly eroded stonework will require cutting out and replacing.

Figure 12: Uneven brick courses to front elevation.

The main building frontage was noted to have suffered structural movement with uneven brick courses to the elevation close to ground level and below roof level. This movement does not appear to have occurred recently but has most likely occurred due to structural ground movement affecting the building foundations. Further signs of structural movement were noted to the front elevation in the form of stepped cracking as show in figure 13. Rainwater discharge from downpipes not directed into the underground drainage system is potentially the cause of this however, we would recommend further intrusive investigation of the building foundations and ground conditions by a structural engineer.

Figure 13: Stepped cracking through brickwork mortar joints (front elevation).

Localised decayed pointing was noted to all elevations, shown in *figures 14 and 15,* along with various sections of patch repointing to front and rear elevations. The presence of decayed mortar can allow the build-up of moisture behind a wall, encouraging dampness which over time can cause wall ties to fail, and generally compromise the structural integrity of the wall. Decayed pointing requires attention to numerous areas, and we would therefor advise fully repointing brickwork to all elevations in lime-based mortar.

Figure 14: Decay of mortar joints (front elevation).

The external brick walls were also spalled to localised sections, likely due to pre-existing decay of mortar joints causing increased moisture movement through the brickwork and the facings of bricks to become spalled. If left unremedied, spalled brickwork can become a significant structural issue and we would subsequently advise severely spalled sections of brickwork require repair / replacement.

Figure 15: Spalling/cracking to brickwork and decay of mortar joints (rear elevation).

We noted similar issues to external walls of the rear extension, where there was significant lack of a sufficient drainage system. As shown in *figure 16,* there is no downpipe installed to the front elevation of the rear extension, causing rainwater to flow from the internal guttering system directly onto the brickwork below. This has caused dampness, staining, moss growth and spalling to brickwork as well as decay of mortar joints.

Figure 16: No downpipe installed to rear extension resulting in deterioration of brickwork.

3.6. Windows

Timber boarding to all windows meant that we were unable to inspect and report upon their condition externally, however we were able to inspect windows internally, concluding that their general condition is poor.

Double glazed uPVC windows have been installed to building 3 and 4 as shown below in figure 17 below however a large number of the glazing units are damaged or missing completely.

Figure 17: Failed glazing units to ground floor uPVC windows, Building 3.

The remainder of the windows are single glazed painted timber sliding sash windows, which are all in poor condition as shown in figure 18. Most glazing panels are either damaged or missing, and the timber frames are predominantly suffering timber decay. In some cases windows have become detached from the window reveals, presumably as a result of decay. We also noted penetrating dampness to surrounding plaster reveals, confirming the window frames are no longer watertight.

Figure 18: Severe deterioration of timber windows to Building 1, ground floor.

We would advise full replacement of windows will be required. It should also be noted that during replacement works, it is likely that timber lintels are likely suffering timber decay and will also require replacement.

3.7. External Doors

External doors were also boarded externally which limited full external inspection. Internal inspections confirmed painted timber single glazed entrance doors. All doors are generally in poor condition with damaged and missing glazing as shown in figures 19 and 20. None of the single glazed timber door meet current thermal insulation requires of the Building Regulations so we would expect all will require replacing as part of any refurbishment proposals.

Figure 19: Building 4 front entrance.

Figure 20: Building 2 rear entrance.

3.8. External Decoration

Generally external decorations timber facia and bargeboards is in fair condition. The paint finish to the front facing brickwork elevations forms a decorative mural by local artist Paul Curtis. The paint finish is slightly worn as show in figure 21 below areas however we assume the mural is a temporary installation and paintwork applied to brickwork would need to be removed or redecorated as part of any refurbishment proposals.

Figure 21: Worn paint finish to decorative mural.

4. INTERNALLY

4.1. Building 1

4.1.1. Walls

Although internal wall surfaces were mostly plastered or concealed by lining/decoration, we still noted a number of defects to walls internally, including the partial collapse of a lath and plaster partition wall to the first floor, which has likely decayed as a result of prolonged moisture exposure, leaving a large hole in the wall. It is likely the partition wall will need to be fully replaced as a result of suspected timber decay.

Figure 22: Partial collapse of lath and plaster partition to first floor.

Cracking was identified in various areas, including a moderate horizontal crack to the hallway wall on the ground floor, shown in *figure 23.* Although the cracking noted could be indicative of other issues relating to the property being vacant for an extended period, causing lack of climate control, multiple cracks were inspected both internally and externally to various areas around the property, which likely indicates structural foundation movement issues.

Figure 23: Horizontal cracking to ground floor wall.

Deterioration of internal wall finishes was noted all round the property, as shown below in *figure 24,* including peeling wallpaper, deterioration of plasterwork, staining and mould growth, which would all indicate high levels of moisture to walls internally. We would advise that almost all plasterwork requires removing and replacing due to the poor condition of the plasterwork, and to allow full inspection of the brick substrate.

Figure 24: Deterioration of internal wall surfaces (second floor).

4.1.2. Ceilings

We inspected ground floor ceilings from within the property, and first and second floors with the use of a drone, meaning the nature of the ceiling materials cannot be ascertained fully, however in areas where the ceiling had failed, we were able to partially inspect the composition.

It appears the original lath and plaster ceilings mostly remain throughout the property. As seen below in *figure 25,* a large proportion of the lath and plasterwork to the ground floor ceiling is missing, a common defect we noted to multiple areas throughout the buildings. Due to high levels of moisture internally, the plaster can become brittle and crack in areas which have suffered water damage, and if left unremedied, the plaster can begin to sag and even collapse where the damage is extensive, which we have noted here and in various other areas. This has left timber ceiling joists and floorboards exposed.

Figure 25: Failure of ground floor ceiling.

A similar issue was identified to the first floor, which has again resulted in the collapse of the ceiling finish as seen below in *figure 26* where ceiling has been lined with plasterboard. Where the plaster has collapsed, pre-existing deterioration of the timber can be seen, including staining and suspected dampness. We would therefore recommend that all ceilings are removed to allow for full inspection of the floor joists and to expose all decayed timber, allowing repairs to be undertaken. We would anticipate that a large proportion of the timbers will require replacement.

Figure 26: Hole to first floor ceiling.

As mentioned in *section 6.1,* during our inspection of the main roof covering externally, we noted multiple areas of newer slates where repairs have been undertaken. We could establish from exposed areas internally that roofing underlay has been installed beneath sections of new slate, in order to provide an additional water-resistant barrier. It appears parts of the timber roof structure have also been replaced, as shown in *figure 27.* Whilst these repairs may be sufficient for a vacant building and have helped maintain the structural integrity of the roof thus far, there are still areas to the underside of the roof covering which are heavily decayed, and with no underlay installed, as shown in *figure 28.* Subsequently, we would advise that should the building be occupied in the future, the roof will require replacement in full.

Figure 27: Roofing underlay to main roof slope.

Figure 28: Slates exposed to underside of roof covering.

6.1.3 Floors

We noted the partial collapse of the timber floor structure to the second floor, likely as a result of rot to the structural timbers, as shown in *figure 29*. Due to the safety risk posed by rotten floor joists, we would advise that all floors are inspected for rot, and that affected timbers are to be cut out and replaced wherever necessary.

Figure 29: Timber floor joists exposed to second floor.

Areas in which timber floor joists were exposed showed visible signs of decay, and when probed showed extensive softening and timber decay *(figure 30).* We suspect roof leaks through the building (prior to recent roof repairs) to be the most likely cause of timber decay. Decayed sections of timber will need to be cut out and replaced, however if following further investigation rot is affecting multiple joists, complete replacement may be required.

Figure 30: Timber decay to ground floor timber floor joists.

4.2. Building 2

4.2.1. Walls

We noted the partial collapse of the brickwork chimney breast to the first floor, and the accumulation of excess rubble to the surrounding floor area.

Figure 31: Partial collapse of brickwork chimney breast to first floor.

Plasterwork to walls is generally in poor condition, with cracking noted in various areas, exposing the masonry beneath.

Figure 32: Deterioration of plasterwork to second floor.

We noted cracking to plasterwork over structural openings, above door frames in particular, likely as a result of structural ground movement and timber lintel decay due to prolonged penetrating dampness. We would advise these areas will require opening up to conduct further investigation, and repair/replacement wherever necessary.

Figure 33: Cracking to plasterwork over openings on second floor.

4.2.2. Ceilings

We identified dry rot to the ground floor ceiling, shown in *figure 34* likely caused by water ingress to the property, providing appropriate conditions for the infestation to propagate. Dry rot can compromise the structural integrity of a building, as the wood deteriorates over time, it can lead to sagging floors, collapsing roofs and in severe cases the structural failing of a building. Although dry rot predominantly affects structural timber, when left untreated, it can spread to other building materials. The dry rot would need to be treated

effectively by an industry specialist to avoid any further damage to the timber structure, ensuring the moisture source is removed, along with any other affected timbers to prevent recurrence.

Figure 34: Dry rot noted to ground floor ceiling.

Figure 35 shows patch repair works conducted to the slate roof covering, with a breathable membrane installed as a secondary line of defence. Although these areas now appear watertight, pre-existing damage to the lath and plaster ceiling remains. We would advise all ceiling areas require opening up and investigating any structural roof timbers affected to be removed and replaced.

Figure 35: Patch repairs to natural slate roof covering visible from second floor ceiling.

Although localised sections of the roof covering have received patched repaired, the original underside of the natural slate covering with lime torching remains visible original in various areas. This further confirms that full replacement of the roof covering is necessary, as well as the installation of a breathable membrane to the entire roof to keep the building watertight.

Figure 36: Original slate roof covering exposed to second floor.

Extensive and prolonged penetrating dampness likely caused by water leaking through the previously failed roof covering has spread to internal masonry walls. As shown below in *figure 37*, algae growth can be seen to internal brickwork around wet timber rafters, suggesting moisture has been present for an extended period of time.

Figure 37: Penetrating damp to internal brickwork walls.

4.2.3. Floors

Deterioration of the floorboards has left the ground floor timber joists exposed, allowing us to take moisture readings from the timber using a Protimeter Moisture Meter. As shown below in *figure 38*, readings indicated high levels of moisture are present.

Figure 38: Moisture reading of ground floor timber floor joists.

6.3 Building 3 (ground floor only) & Building 4

6.3.1 Walls

High levels of dampness and humidity in the property have led to the growth of black mould around window frames to the ground floor. As the property is vacant and disused, the lack of ventilation has likely caused the issue to worsen. As pro-longed exposure to black mould can pose potential health risks, we would advise specialist cleaning to remove.

Figure 39: Black mould noted around ground floor window frames.

We noted extensive fire / smoke damage to the decorative linings on the walls around the building. All smoke damaged walls will require remedial works, including chemical cleaning to prevent the carbon deposits from the soot bleeding through any new decorative finishes. Soot also contains toxic particles

which can be inhaled when left untreated or improperly cleaned, so ensuring affected areas are cleaned thoroughly and effectively by industry specialists is imperative if the building is to be inhabited the future.

Figure 40: Fire / smoke damage noted to decorative linings of ground floor walls.

We noted extensive fire damage to the timber roof and floor structures. As shown in *figures 41, 42, 43 6* below, the fire has caused smoke / soot stains and charring of the timbers, to floor joists in particular. It appears remediation works have been attempted as a temporary fix to stabilise badly affected areas, such as cutting out of timber floor joists and installation of new rafters, however, these areas remain in a state of disrepair and require further replacement and remediation work to the timber structures ceiling if the building is to be restored into a habitable condition.

Figure 41: Fire damage to second floor timber floor structure.

Figure 42: Fire damage to timber roof structure, and localised patch repairs.

Figure 43: Fire damage to second floor timber floor structure, resulting in removal of timber joists.

6.3.2 Floors

With the use of a spirit level, we were able to identify uneven / sloping floor surfaces to the ground floor of the building in particular to the front elevation that could signify structural movement. We were unable to conduct sub-floor checks during our inspection however given the number of other issues noted which signify ground movement to the building, we would suggest this is the likely cause.

Figure 44: Spirit level showing sloping floors to ground floor.

The tiled floor to the basement level bathroom was in poor condition with peeling vinyl floor tiles. Due to the high levels of damp identified in the property, we predict this has caused the deterioration of the floor covering, as moisture build up under the vinyl tiles can cause them to swell and delaminate. Strip off and replacement of the floor covering would be required, as well as further inspection of the floor structure below.

Figure 45: Bathroom floor covering to ground floor in poor condition.

As mentioned in *section 7.3.2*, *figure 39* below shows the fire damaged timber floor section which has been removed. However, the remaining floor area appears to be sagging towards the centre of the joists and will also require replacing. Areas where the timber joists have been cut out are also still yet to be replaced, leaving a large void to the floor structure.

Figure 46: Fire damaged timber floor structure.

6.4 Buildings 1-4

6.4.1 Internal doors & joinery

Internal doors are of timber construction and in a generally poor condition. As shown below in figure 47, timber to both doors and frames is showing signs of timber decay and metal hinges were heavily corroded. Internal doors are warped / swollen due to the high moisture levels in the property. We would subsequently conclude that internal timber doors are beyond repair.

Figure 47: Severe deterioration of internal timber door and frame, Building 3, ground floor.

Doors with glazing panels were also in poor condition, as shown in figure 48 numerous panels were shattered, or glazing was missing and had been replaced with timber boarding.

Figure 48: Failure of glazing panels to timber doors, Building 3, ground floor.

We would advise full replacement of doors will be required. It should also be noted that during replacement works, it is likely that timber lintels may be suffering timber decay and may also require replacement.

6.4.2 Staircases

During our internal inspection of the ground floor, we noted that the ground floor staircase to building 4 has collapsed and is now hanging from the stairwell a result of fire and water damage. The entire staircase from ground to first floor will require replacing.

Figure 33
49: Collapse of soffit to underside of staircase noted to ground floor.

Balustrades were noted to be missing in other location throughout the building and these will require replacing to meet current building regulations requires as part of any refurbishment works.

6.4.3 Sanitary and kitchen fittings

Generally all sanitary and kitchen fittings were noted to be either missing or in poor condition and would require replacement in all areas. See example to figure 50.

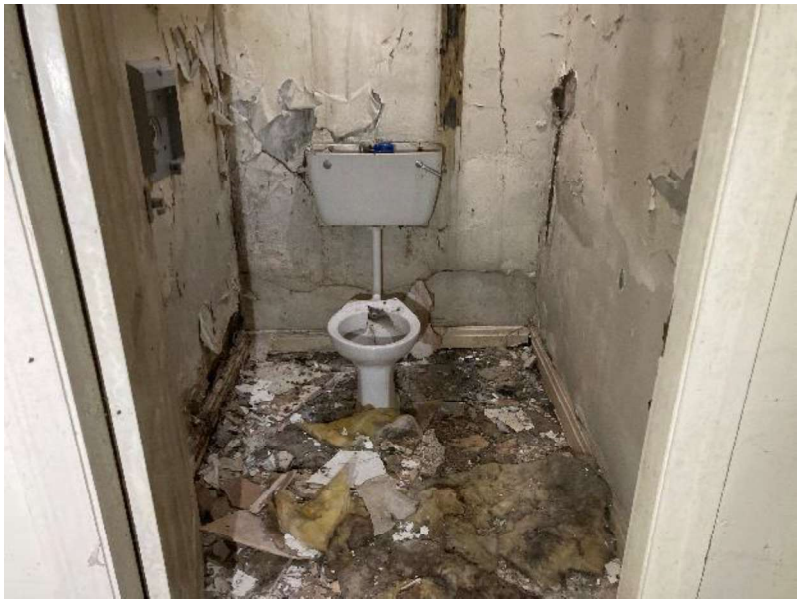

Figure 50: Sanitary fittings to building 3.

6.4.4 Electrical services

We have only undertaken a visual inspection of the areas we could gain access and would note that the electrical installation have been disconnected and would appear to be outdated (see figure 51) and likely the circuits will have suffered extensive water damaged beyond reasonable repair. We would expect any refurbishment proposals would require a complete rewire of the electrical installation to each of the 4 buildings.

Figure 51: Electrical equipment to building 4.

6.5 Single Storey Nightclub Extension

6.5.1 Walls

As shown in *figure 40,* most walls were concealed by linings or other decorative finishes. The peeling of the lining and the dark staining to certain areas indicates the presence of damp to the walls. We advise that the removal of linings / decorative finishes to the walls is necessary to further examine the condition of the masonry beneath.

Figure 52: Stained / peeling decorative linings noted to walls.

We noted deflection, cracking and spalling to the internal concrete lintels with corrosion to the steel reinforcement causing cracking to surrounding brickwork.

Figure 53: Failure of lintel.

The internal finish followed a mock Tudor style aesthetic, with exposed mock timber framing to most internal walls. As shown in *figure 54,* we took a moisture reading of the timbers with a Protimeter, which returned high readings indicating internal dampness and increased risk of timber decay.

Figure 54: Moisture reading of exposed timbers to internal walls.

6.5.2 Ceilings

The flat roof has been configured as a cold roof with loose quilt insulation noted internally below the deck. This configuration is no longer recommended and flat roofs and replacement roof covering works would require rigid insulation over the deck in a warm roof configuration. The deterioration of the ceiling soffit in some areas has left the flat roof materials exposed, with the chipboard visibly wet and sagging, and the insulation readily exposed. Following inspection of the roof externally, it is likely the insulation is already saturated with rainwater due to the poor condition of the covering and we would subsequently advise the flat roof needs to be removed and re-constructed.

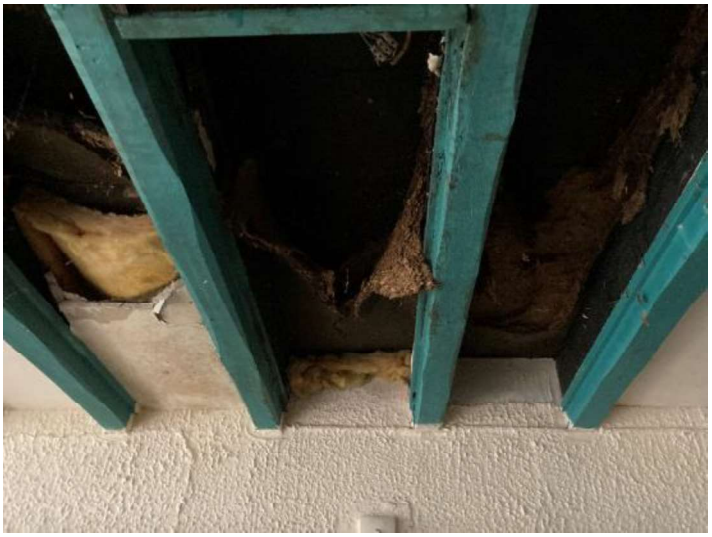

Figure 55: Failure of flat roofing materials.

The area shown below in *figure 56* was inaccessible due to the unsafe nature of the roof covering. However, we noted daylight entering the property, confirming the partial collapse of the roof, which will allow rain to penetrate into the building.

Figure 56: Daylight noted through hole in the roof.

Some areas were configured with concrete ceiling soffits with a plasterboard finish, however as shown in *figure 57,* the plasterboard was heavily deteriorated, leaving the concrete exposed in most areas. This allowed us to identify dampness, cracking and spalling to the concrete soffits, as well as exposed corroded steel reinforcement bars. We would advise that any steel reinforcement bars that are heavily corroded. Replacement of the roof structure is likely to be more practical than extensive repairs.

Figure 57: Corrosion of concrete exposing corroded steel reinforcement bars.

6.5.3 Floors

The open plan area is stepped at different level with a variety of suspended timber and solid concrete ground floor construction. We noted timber decay to the timber floor structures, with moisture metre readings indicating high levels of moisture in the timber, shown in *figure 58.* Due to the failure of the flat roof structure, it is likely that extensive and pro-longed roof leaks are likely to have resulted in timber decay to the timber floor structure and saturation of the concrete floor slabs.

Figure 58: Moisture metre reading of timber floor joists.

Although some floor areas were concealed by carpet, the poor condition of the floor beneath was still apparent. Areas which were covered with carpet were significantly wet to the touch, leading us to assume the timber floor structures have suffered water damage. As shown in *figure 59,* the floor is also uneven in areas, and we noted movement to the timber suspended floor when walking on certain sections. Due to the extent of water damage and dampness we expect the ground floor structures have suffered extensive water damage would likely require replacing in full and insulating to meet current Building Regulation.

Figure 59: Uneven floor surfaces.

Following the failure of the roof covering there is an accumulation of roofing materials gathered on the floor i.e. insulation, felt, plasterboard, in areas where the roof has suffered partial collapse, further confirming its dilapidated state.

Figure 60: Accumulation of roofing materials on floor.

7 CONCLUSIONS AND RECOMMENDATIONS

The more modern single storey nightclub extension is believed to be of no significant architectural value and the open plan layout would not lend itself to conversion into residential or most other possible alternative uses. The key building fabric components i.e. roof, walls floors, all have significant defects or have failed and are in a state of collapse so would expect a refurbishment proposal would essentially result in a full rebuild from the ground up. On this basis we believe this portion of the property is clearly beyond reasonable repair and demolition the only appropriate option.

The remaining original building surveyed and detailed within the report is in considerably poor condition.

Externally:

Any proposals to retain the existing main buildings will require extensive external repair and refurbishment works to bring it up to current standards. Although localised patch repairs have been conducted to the main pitched slate roof covering as a short term solution, there are still various defects noted to the slates covering and no underlay installed to the whole of the roof so in it's current state it would not be adequate for long term purposes. Any proposal to refurbish the property should being with full replacement of the slate roof covering to include thermal insulation to meet the requirements of current Building Regulations. Thorough inspection of the timber roof structure should be carried out with repairs undertaken as required. Replacement of all flat roof structures and coverings to the front entrance porticos is required. Localised deflection and cracking to the external brick/stonework indicates ground movement, and although we don't have any information on the foundations at present, given the age of the property we expect the foundations to be relatively shallow and suspect a requirement for some form of strengthening works to the foundations (i.e. underpinning) may be necessary as part of any renovation works, in addition to masonry repairs including crack stitching, cavity wall tie replacement, repointing and replacement of spalled / eroded brickwork and stonework. Although external inspection was limited by temporary boarding to windows and doors, we would expect a requirement to replacing all external windows and doors throughout the property.

Internally:

Although externally works to repair the roof are expected to have curtailed water ingress and progressive deterioration to the building internals, the building would appear to have been exposed to the elements for an extended period and water ingress over this period has resulted in elevated dampness throughout the building fabric internally. This has resulted in the peeling of decorative linings, ceiling soffit collapse, staining to internal brickwork, wet rot, dry rot and debonding of plaster to wall surfaces. High moisture readings to exposed structural timber floor structures were still noted internally during out inspection. The deterioration of building materials noted internally presents a significant health and safety issue in relation to accessing the upper floors of the buildings, which will be a significant barrier to any potential refurbishment process. We would advise that extensive opening up works will be required to identify the full extent of timber decay to structural timbers, which will then need to be replaced. We would also suggest that lath and plaster ceilings are generally in poor condition and will require replacing in most areas. The decorative finish of all buildings internally is very poor, and we would advise that as a minimum the whole property will require wall to be re-plastering and redecorating. The fire damage to building 4 will require replacement of timber structures and extensive cleaning / stripping out of smoke damaged internal finishes.

We believe the works noted both internally and externally will form a significant restoration project, which may not be feasible in terms of practicality and the associated costs.

8 THIRD PARTY CLAUSE

In accordance with our standard practice, we must state this report is confidential to the party to whom it is addressed and their professional advisers.

SIGNED: .....

FOR RIDGE AND PARTNERS LLP

DATED: 17th July 2024