

**ALMONRY HERITAGE & TOURIST INFORMATION CENTRE
ABBAY GATE
EVESHAM
WR11 4BQ**

Building Survey

For

Evesham Town Council



View from the north- east

Rev. B

Director: D ARNOLD MSc MRICS



Company No: 09360236

Regulated by RICS

1.0 PRELIMINARY INFORMATION

- 1.1 Client - This survey was carried out on behalf of Evesham Town Council.
- 1.2 The Building – Almonry Heritage & Tourist Information Centre, Abbey Gate, Evesham Worcestershire WR11 4BQ
- 1.3 Surveyor - Mike Joy BSc. Dip. Blg. Cons. MRICS Certified Historic Building Professional.
- 1.4 Date of Inspection – 23rd January 2020.

This is an update of a previous inspection on 30th November 2017, and includes deterioration of the fabric since then.

The budget costs included in Section 3.0 “Recommendations” have been updated as of June 2022.

- 1.5 Weather Conditions – Cold and damp.
- 1.6 Photographs illustrating some of the defects are attached at the rear of the report.
- 1.7 Brief description of building – Medieval and later half-timbered town building of two main storeys and semi-Undercroft. Stone slated roof.
- 1.8 There is an enclosed garden to the south, enclosed by a brick wall.

A neighbouring property is attached to the east. The north and west face onto a public highway.

- 1.9 Originally part of the abbey conventual buildings, the complex has had a number of uses since the Dissolution, and has undergone numerous alterations in that time. These have not been fully investigated, and only general dates are referred to in this report. The building was acquired by Evesham Borough Council in 1929, when it appears that an extensive scheme of repairs was carried out. It opened as a heritage centre in 1957. The eastern section was rebuilt in the 1990s.
- 1.10 Despite efforts by the Town Council to keep the building in good repair, the fabric, particularly the roof, is very tired and requires complete overhaul in order to preserve the building for the future.
- 1.11 Materials of Construction:
 - 1.11.1 Walls - Timber framing with plastered infill panels, generally with hard cement finish. Stone, with some brick.

- 1.11.2 Roof - Natural Cotswold stone slate.
- 1.11.3 Boundary walls - Brick. Stone to east.
- 1.12 Conservation Designation - The building is Listed Grade I and is situated on the edge of the Evesham Conservation Area.
- 1.13 The building is included on the Historic England Heritage at Risk register, identifying the condition of the stone roof and timber frame as being of particular concern.

2.0 DETAILED COMMENTS

A) External

Note: For the purposes of the inspection, the main front of the building facing Vine Street is referred to as being the north. Abbey Road is to the west.

1.0 Chimneystacks

- 1.1 Central Chimney (Over Lecture Hall) - This is not visible except from a corner of the building and is responsible for leaks in the upstairs rooms. This is a tall, brick chimney, possibly Victorian, situated in a hidden valley which could not be inspected due to lack of reasonable ladder access. There was a problem with the back gutter here with blocking of the valley gutter due to debris. This has been resolved since the last inspection in 2017. The chimney itself appears to lean slightly, as is usual with brick chimneys. A number of open joints are visible at the top. The top seems to be flunched over but whether the flues are sealed over is not possible to tell.
- 1.2 Eastern Section (Over Undercroft) - Chimney probably Victorian with two clay pots. Appears to be in good condition, although cement pointed. Needs to be inspected at a closer level.
- 1.3 Office Wing
 - 1.3.1 North Side - Limestone base. In poor condition with many open joints. Heavily weathered stone. Brick section at high level. Cement pointed, with a number of open joints visible. Damaged bricks to oversailing course. Two chimneypots. Oversailing weathering course above lower roof has weathered away in the centre and needs to be replaced. Cement fillet against roof. Back gutter could not be examined, but appears to be formed in lead, of some age.
- 1.4 North Wing
 - 1.4.1 West End (Over Civic Room) - Chimney appears to be modern, probably a replacement of an earlier decayed version. Appears to be in good condition. Possibly of limestone, but more likely to be of concrete artificial stone. Cement pointed.

Much plant growth growing in open joints of stonework to top of breast. Lead flashing to roof slates.

There has been a recent leak down the chimney into the Civic Room, although the source of this could not be determined.

- 1.4.2 Bay to East (Over Victorian Kitchen) - Chimneystack has stone lower part, later brick upper section, probably 18th or 19th Century. Projecting string course to north has weathered away and is no longer performing its function. The top of chimney oversailing course appears to be becoming loose and would need to be inspected and possibly re-set. Lime pointing becoming quite eroded. Some erosion to brickwork on southern side but could not be inspected due to roof slope. Cement flashing to slates, with heavy moss growth.

2.0 Roof Coverings

- 2.1 General - These have noticeably deteriorated since the inspection two years ago, with regular falls. These are clearly a danger to staff and public. The roofs are regularly patched, but are now at a point where stripping and re-laying is necessary.

- 2.2 West Gable of Museum - The verge pointing is sound. There is what appears to be artificial slate undercloaks to the eaves on the northern side, cement to the south. This appears to have been repaired at some point in the recent past. There is a wooden hatchway with a boarded doorway in need of redecoration but appears to be generally sound.

- 2.3 North Range: North Elevation

- 2.3.1 West end (Over Huddy Room) - Stone slates with swept valleys. Slates appear in generally poor condition, with much shaling of slates; and it is reported there has been regular slippage as pegs fail.

- 2.3.2 Jettied Upper Storey (Over Military Room) - Stone slates as elsewhere, swept valley with much plant growth, blocked with silt. Extensive moss growth. Evidence of a number of slipped slates. Slates appear to be in generally fair condition. Significant delamination visible. There is a 3-light cast iron rooflight in the rear pitch. Appears to be in good condition although the lead flashing is life expired. To the rear of the timber framed projection there is a lead lined valley gutter. It could not be inspected in detail but the lead seems to be worn out and blocked with fragments of fallen slate. Ridge appears to be in good condition.

Verge to roof has stone slate undercloak which seems to be in good condition, although the ends of the slates are cement pointed. The roof to the oriel window is in old clay plain tiles bedded in cement, seems to be in fair condition, and is deteriorating in places due to the cement bedding.

- 2.3.3 Timber Framed Bay to East (Archaeology Room) - Stone slates appear to be deteriorating with much delaminating, particularly at the lower levels and slippage visible. A number of missing slates. Ridge appears to be sound but could not be seen clearly due to moss growth.
- 2.3.4 Stone Gabled Section to East (Simon De Montford Room) - Laced valley to stone slate roof. Extensive delaminating to slates visible. The undercloaks to the slate roof are red clay plain tiles.
- 2.3.5 Eastern Section (Over Tourist Information Centre) - This was re-built in the mid-1990s from an earlier building. The roof appears to have been rebuilt and re-covered with new slates. These appear to be in good condition.
- 2.4 North Range: South Elevation
- 2.4.1 Single Storey Wing (Civic Room) - Stone slates, as elsewhere. Generally good condition but a number of slipping slates visible, probably about 20. Ridge appears to be in good condition, although covered in moss.
- 2.4.2 Two Storey Section to East - As elsewhere, with a number of slipping slates. A patch of slates recently fell from this roof onto the kitchen Lean-to roof causing much damage. This was in the process of being repaired at the time of the inspection. Also the lead back gutter to the adjacent chimney to the Office wing. Ridge appears to be in good condition.
- 2.4.3 Upper Kitchen Elevation (To Lecture Hall) - Verge to gable has stone slate undercloak. Pointing falling away in places, but generally sound. Barge board rafter of small section appears to be generally sound, although weather worn. Underside of verge exposed battens.
- 2.4.4 Lean-to Kitchen - The Kitchen roof is of Welsh slate, generally in sound condition, although some repairs are visible to upper courses. Recent repairs (see above). Cement flashing to abutments.
- 2.5 Office Wing
- 2.5.1 North Side - Heavily moss covered. Evidence of deteriorating and slipping slates. Some delaminating visible. Ridge appears to be in deteriorating condition with possibly a damaged section in the centre.
- 2.5.2 West Gable - Verge pointing is falling away. Undercloak is stone slates. Broken in places, particularly the north side.
- 2.5.3 South - Condition as elsewhere, some slipping slates, some evidence of delaminating slates, but generally moss free.

- 2.5.4 Gabled Section to East - Gable verge cement pointing is crumbling in places but generally sound. Roof as elsewhere. A number of slipped and delaminated slates. Laced valley full of moss. Iron pipes from loft water tanks protrude through.
- 2.5.5 East Gable (First Floor Stores) - Verge pointing is deteriorating but not significantly.
- 2.6 Modern Eastern Wing
- 2.6.1 South Elevation - Gable verge pointing deteriorating and needs replacement.
- 2.6.2 Flat roof over Tourist Information Centre - This is not accessible and is not even very easy to inspect, as the windows have security bars across which prevent any sort of access or even reasonable examination of the roof. It is a flat roof, apparently covered in felt with chippings on. However, this is deeply covered in moss and plant growth. It is not clear to where this drains, but rainwater pipes from the south pitch of the front roof drain via a gutter down into a rainwater pipe which runs across the roof and seem to connect into another pipe from the Lecture Hall roof. It is assumed that the rainwater drains from there. This also picks up roofs from the western part of the building but the outlet is not very clear. There appears to be a grating in the corner of the roof, but this is obscured by a climbing plant growing as a weed, apparently in the outlet.
- 2.6.3 The pyramid roof light appears to be in fair order but could do with close examination, and probably redecoration. It is assumed the outside timbering of the roof light is cedar as it appears to be a softwood. It appears to be getting quite spongy at the feet of the corner and end rafters where it could be seen. Upstands are sheathed in lead and seem to be in good order. There also seems to be lead sheeting or similar against the higher wall at the northern side of the building. The south roof pitch above is of fairly modern natural stone slates. However, they appear to be deteriorating in a number of areas with a couple of slipped and also delaminating slates. There is a hole where a slate has dropped out. Good lead abutment step flashing to the next door building to the east.
- 2.6.4 Lack of reasonable maintenance access is a real problem to this area, and needs to be provided as a part of any major repair works.

3.0 Rainwater Goods and Disposal System

- 3.1 North Elevation (From West)
- 3.1.1 Jettied Upper Storey - Old cast iron gutter mounted on projecting brackets. In need of redecoration and overhaul. The rainwater downpipe appears to be a later addition and does not seem to match. In need of redecoration. Discharges onto lower roof via a shoe.

Lower roof rainwater goods are similarly poor. The cast iron gutter is set too low to reliably catch roof run-off. The downpipe runs straight into the ground, with ivy and cut-off tree saplings growing around, almost certainly blocking the drains.

- 3.1.2 Bay to East - Lead back gutter could not be inspected. Some evidence of plant growth and silt growing within it. Cast iron rainwater goods generally in good condition although the lower downpipe is cracked in several places and showing signs of leaking and needs to be replaced. Again, no rainwater gully.
- 3.1.3 Timber Framed Bay to East - Cast iron gutter in need of decoration and overhaul, showing some signs of leakage at joints. This may well be running down onto the timber framed wall below. Projecting eaves have wire mesh to prevent bird access, this seems to be rusting away with large gaps.
- 3.1.4 Eastern Section (Tourist Information Centre) - Cast iron rainwater goods, in need of decoration. Some leaking joints. Downpipes discharge directly into the ground on the western side, and with no gully on the eastern side. Rainwater downpipes on this elevation generally go straight into the ground with no access for cleaning. Some of these are almost certainly blocked.
- 3.2 South Elevation (From West)
 - 3.2.1 Single Storey Wing - Cast iron gutter, sagging and showing signs of leaking at joints, in need of extensive overhaul and possibly replacement of damaged sections. Good decorative brackets. Downpipe concealed behind bush and discharge into ground could not be inspected. This is likely to go directly into ground and cannot be cleaned out.
 - 3.2.2 Two Storey Section to East - Again, cast iron, in need of redecoration. Rainwater downpipe cracked and leaking. This discharges into the lower Kitchen roof gutter. The upper gutter has been recently repaired.
 - 3.2.3 Kitchen Lean-to - Rusty cast iron, as elsewhere. Signs of leaking at joints. Downpipe discharges to gully blocked with leaves. This also takes the discharge from the sink waste.
- 3.3 Office Wing
 - 3.3.1 North Side - Rusty cast iron, discharging to a hopper and then a gully. Downpipe was cracked at high level, causing water to leak down on to a timber post below causing decay, and also to floor into the Office. The pipe has now been repaired.
 - 3.3.2 West Gable - Rainwater downpipe to south side in a very convoluted arrangement, fractured through at a collar, causing leaking down the timber corner post.

- 3.3.3 South - Again, rusty cast iron on long oversailing brackets, sagging in places. Discharging rather uncomfortably into the rainwater downpipe. The outlet from both gutters on this elevation appear undersized- possibly only 50mm diameter.
- 3.3.4 Gabled Section to East - Rusty cast iron, poor condition, and leaking. Rainwater downpipe discharging into gully. Signs of leaking joints.
- 3.3.5 East Gable – Draining hidden lead valley. Again, cast iron, awkwardly fixed to wall below, and showing signs of leaking at joints. Discharging to gully with access. Lower section uPVC. There is also a cast iron soil and vent pipe rather awkwardly affixed to the building, running to roof height.

3.4 Modern Eastern Wing

- 3.4.1 South Elevation - Cast iron downpipe in need of decoration, but otherwise appears sound. To the left hand side is a valley gutter in lead, which appears to be in deteriorating condition. Could not be inspected at close quarters. Access to inspect and carry out clearance and possible repairs would be very desirable.

4.0 External Roof Timberwork

- 4.1 North Elevation - Jettied Upper Storey - To the gable there is a decorative barge board, rather eroded, condition could not be inspected. Appears to be rotting at the base at least. The overhang to the roof shows the timber battens of the roof with no underlining.
- 4.2 South Elevation - Gabled Section to Centre – Decorative oak barge board here has recently fallen off. It appears to be an original, though heavily repaired in the past. About 30% of the two boards appear to be made up of repairs.
- 4.3 Roofs generally have projecting eaves supported on the rafter ends. These have been generally well protected by the roof coverings and appear to be in sound condition.

5.0 Parapets and Upstand Walls

- 5.1 North Elevation - Stone Gabled Section - Some open joints but appears to be in generally sound condition. Decorative finial to gable. Very eroded stonework. Needs to be inspected at close level. Finial may be in danger of fracturing off as the stonework seems to be getting very thin.

6.0 External Walls

- 6.1 West Gable of Museum - This is of Lias stone to the lower half below gable level. The gable is of brick, cement pointed. Probably 18th Century with a bonding timber across at mid-height, visible internally in the Huddy Room. The Lias stone has been re-

pointed in hard cement mortar which has naturally caused ongoing deterioration of the Lias stone. This needs to be taken out and replaced. Open joints at pavement level. Brickwork, again, pointed in cement, rather badly. This needs to be taken out and replaced, although there is no ongoing damage to the brickwork. There is a wooden hatchway with a boarded doorway in need of redecoration but appears to be generally sound.

- 6.5 West Gable - North side - This has clearly been added on to the earlier building as a chimney breast. Limestone rubble with bigger quoins pointed in hard cement. The junction with the southern section is open with lime and cement pointing falling away. Open joints at high level where the roof abuts.
- 6.6 North Elevation
 - 6.6.1 West End – This forms the chimneybreast referred to above. This bulges out considerably. There is evidence of structural movement here with cracks in the stonework and in the cement pointing. Lias stonework is deteriorating as a result of the cement pointing. Signs of old limewash on the walls. Chamfered plinth with open joints, needs re-pointing.
 - 6.6.2 Upper Timber framed section to the east - This was formerly rendered, and has been stripped but leaving nail holes in the timbers. Timbers have been patched, following stripping of the render, with rather visible repairs. Mastic has been used to fill joints. This is now peeling away and is likely to be causing internal rot where it is trapping water.
 - 6.6.3 To the western end of this timber framed section the return gable wall facing west is of timber with diagonal braces. Hard cement panels which are likely to be causing decay in the timberwork. A section of this had fallen away at the time of the previous inspection, revealing that it is a facing over a wattle and daub panel in very poor condition due to water trapped behind the cement. This was carefully repaired with lime render on stainless steel mesh over the wattle & daub. Panels above are in a similar condition and likely to have the same panel infill. Cement repairs to open joints where the diagonal braces meet are likely to be causing timber decay. Evidence of Furniture Beetle in timbers, which may well be elm, although probably predominantly oak.
 - 6.6.4 Wall to south could not be accessed to inspect.
 - 6.6.5 Jettied Upper Storey - Jetty posts ends have been eroded by wood beetle, presumably when the building was rendered. Lime and Lias stone lower section to west, again cement pointed but appears to be in good condition. Timber framed lower section to east, again, showing nail holes where render has been removed. Stone paving slabs butt directly up to the lower part of this: there is no cill plate visible. Infill panels of hard cement finish, obviously modern and presumably dating

from when the render was removed. These seem in very good condition, some slight cracking to the top right- hand side, but generally sound.

6.6.6 Bay to East - This forms a chimneystack. The stonework is Lias stonework, again, pointed in cement. Stonework appears to be in good condition, although cement is becoming loose in places. Some damage to stonework at corner at low level.

6.6.7 Timber Framed Bay to East - Again, showing signs of patch repair to timbers following removal of earlier rendered coating. Hard cement rendered panels between. These are tall and thin and have cracked in a number of places. It is likely there may be older material surviving behind but these need to be opened up to be investigated. Cement has been used to fill open joints between timbers. Also the timber patch repairs in the past are now becoming rather evident.
A number of the panels have been recently repaired in lime render.

As elsewhere, the hard cement facing to panels seems to be covering original wattle and daub. Where exposed this appears to be in generally fair condition but is likely to be deteriorating elsewhere. Cement should be removed. Timber frame at eastern end showing signs of rot at joint ends, where there are old repairs in brown silicon mastic. To the left of the upper window there are two peg holes which lead to hollow voids behind the timber where moisture has got in.

Lower section is of Lias stone, again pointed in cement. This is falling away in some sections. Stonework in generally good condition although some deterioration at high level where it projects out from the timber framed section.

6.6.8 Stone Gabled Section to East - Again, Lias stone, deteriorating quite badly. Generally lime pointed. This is eroding in a number of places with evidence of extensive masonry bee attack particularly at higher level. This seems to infest the central band of almost all the joints and could be destabilising the outer section of stonework. Evidence of old limewash in this section. Buttresses either side with open joints to the weathering of the right hand buttress. Some cement pointing covering cracks where the buttress has moved away from the building.

6.6.9 Eastern Section - This was re-built in the mid-1990s from an earlier building. The external wall is of old fabric, repaired. Cement pointed, much erosion at lower level, although stonework was eroded before pointing was carried out.

6.6.10 There is a gable visible to the side of the timber framed section to the west. This is rendered in roughcast, appears to be in good condition.

6.6.11 Porch - The Porch is of old construction but heavily pointed in cement. Appears to be in fair condition.

- 6.7 Almonry Building South Elevation- from West-
- 6.7.1 Single Storey Wing (Lower) - Lias stone walls. Brick dressings around central doorway. Appears to be in fair condition. Cement pointing to some areas. This is falling away in places, but mainly firmly adhered. Stone is deteriorating as a result.
- 6.8.1 Two Storey Section to East
- 6.8.2 South Wall - Again, Lias with a section of large ashlar blocks, including a blocked doorway and a medieval window. Extensive open joints. Needs to be re-pointed. Some cement pointing at higher level. Stone in generally good condition, although Lias stone is crumbling where cement pointed.
- 6.8.3 Timber Framed Section Above - Generally as elsewhere. This shows signs of past repairs to the joints, although mastic pointing has been squeezed in around the timber joints and is likely to be causing timber decay. As elsewhere, hard cement facings to the panels. These have cracked across in the centres and are likely to be becoming loose. Some cement pointing to cracks in timber, likely to be causing decay. The lower lean-to roof to the Kitchen has been flashed up against the timber framing with a large cement fillet. The timber is visibly decaying above this. Evidence of a former blocked window to the eastern side matching an existing window adjacent on the west. The west gable wall to this section is showing signs of extensive deterioration with the cement panelling falling away, exposing timber laths. Again, a cement fillet to the lower roof against the timber framing with evidence of decay.
- 6.8.4 Kitchen Elevation - There is a brick gable above the lean-to Kitchen. This has a timber framed section above. Brick is probably 18th Century, set within timber framing. This all appears to be cement pointed. Hard cement panels to the timber framed section cracked through and peeling. There is a small section of render to the right hand side of the brick gable which appears to be cracked and loose, although could not be inspected at close quarters.
- 6.8.5 Kitchen - This appears to be a relatively modern structure with a Lias stone base and what looks like reproduction timber framing above, although this seems to incorporate elements of re-used and salvaged timbers.
- 6.9 Office Wing
- 6.9.1 North Side - This wing is in the worst condition of any part of the building. Timber framed walls above Lias plinth. Plinth has been pointed in cement and showing signs of some stone damage. Timber framing in very poor condition, many areas of decay visible at joints, also where open mortices have been left and water has penetrated. The frame is notably distorted, leaning by about 300mm to the south-west: this seems to be mainly historic, as a tie bar has been inserted to restrain the gable in the past. There is a curious brick construction in the centre of the wall which appears

to be some sort of chimney flue, but the purpose is not clear. Construction of this post-dates the structural movement, as it is vertical in the leaning plane of the wall. Panels are, again, hard, painted cement. These bow outwards. Some dusting of, looks like dirt on the upper panels. The cause of this is not clear, but it may be just sheltered from the rain and does not get washed clean. Cement fillet from the lean-to roof of the Kitchen against the timberwork, causing visible decay.

- 6.9.2 West Gable - Exposed timber framing with again cement panels in between. Cement panels are cracked and showing signs of becoming loose. Open joints around to timber allowing water to ingress. Timber frame showing signs of extensive rot, particularly at corner posts and tie beam at eaves level. Pattach plate restraining gable from bulging outwards. Extensive rot to timber around window openings at gable level, also where purlins protrude. Sole plate in poor condition with blocked mortice hole.
- 6.9.3 It is understood that this building previously extended further to the west, with a low stone wall perhaps delineating this. There are some traces of this with blocked mortices, although it does not appear to have been a part of the original construction. Lower part of the wall has a Lias plinth, again pointed in cement. Some deterioration of the stonework.
- 6.9.4 South - Walls are showing signs of racking towards the west, this is historic, as later panels fit the profile. Hard cement infill panels, painted. Recent repairs in lime to two of these. Paint is peeling off at upper level. Also cracks through allowing water ingress. A large, ugly, steel pattach plate in the centre, presumably to prevent movement. Lias stone plinth running through to form a low wall to the west. Again, cement pointed but generally in sound condition.
- 6.9.5 Gabled Section to East - The gable timberwork appears to have been replaced at some stage, with metal fixings visible. Wall below showing signs of extensive repairs, may have originally been rendered over since removed. Extensive signs of decay at timber joints. Jetty joist ends showing signs of extensive decay with cracking and splitting and insect damage. Wall below of Lias stone, cement pointed, rather badly and obtrusively. Section to right hand side appears to have been rebuilt. Old posts supporting jetty overhang, possibly due to weakness in the overhang. To the right hand side the jetty has been supported on an old brick pier. The timber here is in very poor condition with extensive decay to the posts, exposing the tenon. Evidence of old timber repairs, now themselves deteriorating.
- 6.9.6 East Gable - Again, very poor condition. Timberwork racking and showing signs of extensive decay at joints. Hard cement panels between. Cracks between panels and timber allowing water ingress. This has been repaired in the past with mastic, now peeling off. Some of the cement seems to be becoming loose and likely to drop off. This could be a possible hazard to visitors. Timber at high level may be a modern replacement, but this is not certain. At low level the wall is of brickwork. This has been damaged and rather badly repaired in cement.

6.10 Modern Eastern Wing

6.10.1 South Elevation - This appears to have been largely rebuilt in new Lias stone bedded in, possibly a lime mortar, although more likely to be a lime/cement mix. This has two gables.

7.0 Windows

7.1 North Elevation- Jettied Upper Storey - Lower window is probably 17th Century with an old casement light with leaded glass. Generally in good condition, may have been re-leaded at some stage. Oriel window above similar. Pintle hinges to central opening metal light. Rather wobbly leading to the glass. Old hand made glass, some repairs required to section above opening light where leading seems to have deteriorated. Shutters outside the window: these are bolted open and wall behind could not be inspected.

7.1.1 There is a pegged-on oriel window at first floor level with decorative plaster pargetting above the window. This may well be an early C20 reconstruction.

7.2 Timber Framed Bay to East

7.2.1 Upper Window - This appears to be a replacement of an earlier window, although likely of some age itself. Thin oak mullions, leaded lights, probably fairly modern with opening lights on pintle hinges. Some cracked panes but generally in good condition, although some lead deteriorating on the right hand panel with sagging glass and lead pulling away from the timber frame.

7.2.2 Lower Windows to Undercroft

7.2.2.1 East - Leaded lights to the eastern window. Appears to be fairly modern, direct glazed. Seems to be in good condition.

7.2.2.2 West - Timber casement to western light of 2-lights, seem to be in good condition, although rather unsightly.

7.3 Stone Gabled Section to East - 4-light Tudor window at First Floor level. Extensive cracking in old cement repairs. This needs to be gone over and cement replaced with lime and pieced-in stone repairs. Cement repairs are cracking away where the stonework has weathered.

7.3.1 Lower window has a timber frame with mesh over what appears to be a casement with leaded lights behind.

7.4 Eastern Section

- 7.4.1 Western Window - Modern 2-light oak window, in an incongruous style, toughened glass.
- 7.4.2 Eastern Windows - Leaded lights in metal frames to match elsewhere.
- 7.5 Almonry Building South Elevation from West
 - 7.5.1 Single Storey Wing
 - 7.5.1.1 Western Window - Leaded lights in modern oak surround. Appears to be in all good condition.
 - 7.5.1.2 Eastern Window - This seems to be a modern insertion. Stone lintel. Painted timber frame, possibly softwood. Seems to be in good condition. In need of redecoration. Cracked light to leaded window.
- 7.6 Two Storey Section to East
 - 7.6.1 Upper windows - Western window is a large single metal framed casement with leaded lights and an external hook stay. Putty around edge of leaded light in need of replacement.

Eastern window of four lights with outer lights opening, and timber mullions. Possible decay to central mullion. Casements in need of overhaul.
 - 7.6.2 Lower window - direct glazed leaded lights to stone medieval window. Some damage and open joints to stonework. Glass appears sound.
- 7.7 Kitchen Elevation – Upper level- Generally leaded lights in timber frames. Various dates. Gable window appears to be in good condition, although rather weather worn and the cill might be showing signs of decay. Leaded lights to the small right hand window underneath the rendered panel appears to be in good condition, although not inspected at close quarters.
 - 7.7.1 Kitchen Window - Leaded lights. Open casement with pintle hinges, in need of overhaul. Some decay to edges of the timber frame at low level. Possibly a later window.
- 7.8 Office Wing
 - 7.8.1 West Gable to Office Wing - Two small leaded lights, blocked over on the inside. Cracking to glass. Lead in generally sound condition, although deteriorating in certain areas.
 - 7.8.2 South Elevation- West - Leaded lights, as elsewhere. Poor condition, and in need of overhaul with base of leaded panel loose. Some cracked panes.

- 7.8.3 Gabled Section to East - Window frames generally in poor condition with some of the mullions rotten through and loose at the base, and loose beading to upper windows. Glazing is generally sound but timberwork is deteriorating and needs urgent overhaul and repair.
- 7.8.4 South Elevation - East – Three light window with central iron casement with stay hook. Leaded lights, as elsewhere. Fair condition, but in need of overhaul. Some broken quarries. Boarded over on the inside, with a decaying fabric curtain against the glass.
- 7.9 Modern Eastern Wing
- 7.8.1 South Elevation - Modern leaded light windows in oak frames. Metal frames to the lights now in need of decoration, but appears to be in generally good order.
- 8.0 Doors**
- 8.1 West Gable to Road - First floor tallat door/ Hatch. Painted finish to possibly softwood boards very weathered. Heavy frame, probably oak. Clearly not used for many years. Appears generally sound.
- 8.2 North Elevation - West- Former domestic front door with letterbox. Of some age, and clearly not used for many years. Appears generally sound.
- 8.3 North Elevation - Main Entrance Door- Painted boarded door with cover strips, of uncertain age. Well used, but in sound condition.
- 8.4 South Elevation - Almonry Building from West
- 8.4.1 Single Storey Wing - Central oak door with decorative modern strap hinges. In need of decoration but appears sound. Lintel above heavily worm eaten, but, again, appears in sound condition.
- 8.5 Two Storey Section to East
- 8.5.1 Kitchen - Later boarded door, rather rotten at the base. Does not appear to be in regular use. In need of overhaul generally.
- 8.6 Office Wing
- 8.6.1 North Elevation - A small tallat door to first floor with cover strips to vertical boards, probably oak. Clearly not used for many years. Cill boards with cement fillet.
- 8.6.2 Gabled Section to East - Door to Abbey Room appears to be a modern oak door in fair condition.

8.6.3 East Gable - There is a modern double door leading to what appears to be a small cupboard. This appears to be in a sound condition.

8.7 Modern Eastern Wing

8.7.1 South Elevation - Double doors leading into building. Oak. Weatherboard has disappeared from right hand door. Otherwise in generally sound condition, although in need of decoration.

9.0 Sub Floor Ventilation

8.1 All ground floor floors are solid.

B) Internal

1.0 Roof Structure

1.1 Main Attic Space - This is a large, open area. From the underside of the roof covering it can be seen that the stone slates are secured with oak pegs. There is no torching, although the slates may be bedded between with dabs of lime mortar. The roof structure itself seems in sound condition. Surprisingly there is no evidence of bat droppings in the areas inspected. Much daylight through the roof slates, although probably not an unusual amount for a roof of this type. No signs of obvious leakage, although some of the slipped slates may well be admitting some rain. The west gable, where the plaster coatings have fallen away from the laths on the outside, goes straight through into the attic space with daylight clearly visible through.

King post trusses supporting purlins, with straight wind braces. Timbers pit- sawn, suggesting a post 1540 date.

1.2 The ceiling is covered with a thin layer of old glass fibre, thickly covered in a coating of dust fallen from the slates and blown through from the outside. Usual furniture beetle attack to the sapwood of the oak members but this is probably historic and in the areas inspected did not seem to be of any significance. Rafters are pegged together at the apex without a ridge board. One pair appears to be decayed at the very apex but due to the height of the roof this could not be inspected at close quarters. Laths in sawn softwood appear to be in good condition in the areas inspected. No signs of beetle damage or slipping due to nail rot.

1.3 Loft over Henry Fowler Room – Access through door in Store wall. Similar to main loft space. Fine oak roof structure: Arched braces and trestle- sawn timbers, suggesting a pre- Dissolution date. Underside of slates untorched, although bedded in lime mortar. Again, no obvious signs of bats. Thin glass fibre insulation between joists. Some signs of joists being replaced, although difficult to see with the insulation. End gable wall has cement render, perhaps over lime, on horizontal laths

fixed to battens nailed to the sides of the studs. Some of the studs appear to have been replaced in modern times, as suspected from outside. Some daylight showing through where the plaster panels have cracked and begun to slip. Also minor specks of light through the roofing slates but nothing significant.

2.0 Undercroft

2.1 Room 1

2.1.1 Ceilings - Heavy oak joists, with plastered infill. Lighting poor but appears to be in generally good condition, although some usual cracks and peeling paintwork, but nothing of significance. Projecting nails remaining from removing old lath and plaster should be removed.

2.1.2 Walls, partitions, plaster, etc. - The walls are extensively obscured by display cases and could not be accessed. The room is slightly below external ground level, probably about 1500 mm. The external wall appears to have slight signs of damp, as could be expected. The walls are Lias stone, painted. Unknown type of paint as could not be accessed. Some bubbling at very low level but otherwise in good condition. To the eastern part of the room the external walls are boxed off with very deep display cases. There does not appear to be any ventilation but no signs of obvious damp affecting the exhibits within. The internal walls have timber framing to higher levels. Heavy ashlar blocks in limestone with some Lias stone infill below, appear to be in good condition. Again, could not be inspected in detail due to number of exhibits. In the south east corner, at the foot of the steps, the stonework at the base of the wall seems to be crumbling to powder below a large timber post, however, it gives a dry damp reading.

2.1.3 Floors - Uneven stone slabs with cement pointing between.

2.1.4 Windows/Glazing (also see External section 7.0 above) - Glazed lights with security bars and a metal mesh outer security screen as it is near ground level. Could not be inspected in detail but appears to be in good condition.

2.1.5 Staircases/Landings - Three steps up to main corridor. These are in limestone tapering treads with worn white painted manifestation to the edges. Modern oak curved handrail appears to be in good condition.

2.2 Room 2

2.2.1 Ceilings - Flat ceiling with a chamber beam set off centre. Old ceiling has been repaired in modern times with gypsum plaster. Ceiling seems to be rather uneven, but no signs of cracking. Paint peeling off, apparently from old limewash.

2.2.2 Walls, partitions, plaster, etc. - External wall to the south of painted stonework, again, could not be seen clearly due to exhibits. Some peeling paint at low level,

probably due to moisture penetration. On the south side the wall is timber framed. Infill panels could not be seen clearly but may well be wattle and daub.

- 2.2.3 Floors - Up two steps. The floor is as Room 1, with uneven stone slabs with cement pointing between.
- 2.2.4 Windows/Glazing (also see External section 7.0 above) - The window has had the central stone mullion replaced. Leaded lights with security bars. Again, appears to be in good condition.
- 2.3 Room 3
 - 2.3.1 Ceilings - Flat ceiling, patched and repaired, rather uneven but no signs of obvious cracking.
 - 2.3.2 Walls, partitions, plaster, etc. - To the south there is a deep embrasure to the window. Painted generally but the cill is of plain Lias stone. The plaster seems to have been removed from this with quite a lot of open joints. To the south a timber framed wall with possibly wattle and daub infill panels.
 - 2.3.3 Floors - Again, a mixture of rather uneven and irregularly sized stone slabs. Some delaminating of the top surfaces. Cement pointed between. Also areas of concrete. In the western end of the room the floor appears to be Lias stone set on edge. It is not known whether this has crumbled, but the areas between are filled with bits of loose stone for effect.
 - 2.3.4 Windows/Glazing (also see External section 7.0 above) - The window appears to be timber of two lights. Obscured glass to lower pane. Rather dirty but in good condition.
 - 2.3.5 Staircases/Landings - Steps up between formed with oak baulks with white painted visibility stripes. Some blind brick steps going up towards the western side, again, crumbling due to damp, but seem to be currently dry.

3.0 Ground Floor

- 3.1 Tourist Information Centre
 - 3.1.1 Ceilings - Flat ceiling, obviously modern, in good condition, painted. Some areas of possible damp heading towards the staircase to the first floor, otherwise appears in good condition. Possible small roof access hatch over the Reception area, screwed shut and wasn't accessed. There is a large modern pyramid light to the south side.
 - 3.1.2 Walls, partitions, plaster, etc. - This was heavily refurbished or rebuilt in 1995. Walls are all flat modern plaster, dating from the refurbishment. Appears to be all in good

condition. Possible old crack to the left hand side of the external entrance door. This has been repaired and painted over and has not reoccurred.

- 3.1.2.1 Boarded enclosure to the First Floor Staircase - Painted vertical boarding, possibly Victorian, obviously of some age.
- 3.1.3 Floors - Stone flagstone floor with mortar pointing in between. Crumbling in various places with a number of open joints that have been repaired at points in the past but are continuing to crumble.
- 3.1.4 Windows/Glazing (also see External section 7.0 above)
 - 3.1.4.1 Rooflight - Double glazed, no sign of fogging of units. There is no access for cleaning and the glass is quite dirty outside. Frame appears to be oak in good condition.
 - 3.1.4.2 Modern leaded lights set within deep reveals of the original thick outside wall. Heavy security bars as elsewhere. Windows appear to be in good condition.
 - 3.1.4.3 Large single glazed window to the west side. Oak frame. Single glazing. Rather out of character with the rest of the building.
- 3.1.5 Internal Doors
 - 3.1.5.1 Boarded enclosure to the First Floor Staircase - Flush door to the staircase, probably modern with butt hinges, acts as a Fire Door.
- 3.1.6 Staircases/Landings - Staircase down to lower area. Stone steps with oak handrail, contemporary with the refurbishment work.
- 3.1.7 Built-in and Kitchen Fittings - Oak desk, assumed to date from refurbishment, all appears to be in good condition. Various other shop fittings and shelves, all, again, well worn but in good condition.
- 3.2 Lower Lobby
 - 3.2.1 Ceilings - Modern plaster. The northern half has exposed timber joists. These appear to be green oak which has shrunk back considerably, opening up some very large knots. These have cracked through deeply to the full section and are presumably not structural. Ceiling between is cracked in places with normal shrinkage cracking.
 - 3.2.2 Walls, partitions, plaster, etc. - This area dates from the 1995 re-building, probably a complete reconstruction. Lias stone walls to west side exposed. These probably date from the original phases of the building. A wide opening has been cut through to the lower corridor area. Other walls are modern plasterwork, painted. Generally in good condition, although showing signs of wear and tear as would be expected. Modern oak casing to beam over new opening into lower corridor area, slightly out

of character with the rest of the building and presumably covers either a steel or concrete lintel behind. No skirting.

- 3.2.3 Floors - The floor is stone flagstones as before. Again, mortar pointing in between the slabs is breaking up in a number of areas.
- 3.2.4 Internal Doors - External door, modern oak double door, rather finely detailed. Appears to be in good condition.
- 3.3 Leaflet Cupboard leads from the Lower Lobby
 - 3.3.1 Ceilings - Modern painted plaster. All appears to be in good condition.
 - 3.3.2 Walls, partitions, plaster, etc. - Again, painted Plaster. Some shrinkage cracks in corners as would be expected of a building of this age. Walls are lined on one side with shelves and could not be inspected in detail.
 - 3.3.3 Floors - Carpeted over assumed concrete.
 - 3.3.4 Internal Doors - Good, modern, oak door, ledged and braced.
- 3.4 Ladies/Disabled Lavatory
 - 3.4.1 Ceilings - Again, modern plaster, some nail hole pops, not repaired but have been painted over.
 - 3.4.2 Walls, partitions, plaster, etc. - Again, painted. Modern work. Painted ogee skirting in good condition.
 - 3.4.3 Floors - Red quarry tiles. All in good condition.
 - 3.4.4 Windows/Glazing (also see External section 7.0 above) - Again, modern leaded lights with obscure glass and heavy, twisted steel security bars. Oak window board with rather worn varnished finish.
 - 3.4.5 Internal Doors - Oak ledged and braced modern door as elsewhere.
 - 3.4.6 Sanitary Fittings - Disabled lavatory fittings, all contemporary with the build. Showing signs of much use, but appears to be in good condition. There is a nappy changing unit mounted on the wall.
- 3.5 Gents Lavatory
 - 3.5.1 Ceilings - Again, modern, flat plaster. Good condition apart from a couple of nail pop holes painted over in the WC compartment. Again, bulk head lights on the ceiling.

- 3.5.2 Walls, partitions, plaster, etc. - Again, modern painted plaster with ogee softwood skirting boards. Some cracking around the skirting boards. The urinal cistern has clearly leaked in the past, damaging the plaster below. Some minor shrinkage cracks in corners as would be expected. Hand dryer.
- 3.5.3 Floors - Red quarry tiles in good condition.
- 3.5.4 Internal Doors - Again, oak ledged and braced door. Shows some sign of slight shrinkage but nothing affecting the condition and usability of the door.
- Door into WC compartment is a plain, unpainted, flush door. Appears to be in good condition.
- 3.5.5 Sanitary Fittings - WC, urinal and basin with a hand drier. All appears to be in good condition. Again, showing signs of much use.
- 3.6 Lower Corridor
- 3.6.1 Ceilings - Obviously medieval with heavy oak joists. Painted plastered ceiling inset, almost flush, set about 25 mm above the lower parts of the joists. Lighting is very poor and hard to see in detail. Ceiling appears to be in generally good condition given its age. Some minor cracking and flaking of finishes, possibly due to thickness of limewash. Also some damage where fittings have been inserted and replaced.
- 3.6.2 Walls, partitions, plaster, etc. - Timber framed with painted plastered infill panels. Panels are generally flat and smooth and are likely to be a relatively modern addition. Around the corner to the Little Store some of the wall panels are bricks, apparently on edge, painted. Some thick limewash over the brickwork is peeling off adjacent to the Little Store. This seems to be a thin plastered skim over limewashed brickwork. Walls against Lower Lobby, limewashed Lias stone, obviously of some age, pointed in old lime mortar. There is a large bow fronted display case set into the wall thickness on the northern side. The original thickness of the wall is uncertain. The framing has been cut through but it is unclear as to whether this is old framework which has been cut through or modern work made to look like framing set around display case. The wall sets back about a foot behind this with an old plastered finish. Could not be inspected in detail because of display items.
- 3.6.3 Floors - The floor is a mixture of uneven stone slabs and bricks, obviously of some age. Has been adapted and altered over the years continuously. Appears to be in generally good condition without obvious trip hazards, although the floor is quite uneven and poorly lit.
- 3.6.4 There is no evidence at ground floor level of a fireplace at the base of the stack which is causing issues in the Lecture Hall.
- 3.7 Little Store to the South of the Corridor

- 3.7.1 Ceilings - Modern plastered ceiling in good condition, painted.
- 3.7.2 Walls, partitions, plaster, etc. - Rather scuffed, modern plasterwork as far as can be seen. Some minor cracking. Shelving affixed to the walls. Some of the wall behind, again, seems to be painted brickwork.
- 3.7.3 Floors - The floor is of flagstones running through from the corridor beyond. Difficult to inspect. Some pointing may be breaking up around the edges.
- 3.7.4 Internal Doors - Door is a heavy, solid fire door, boarded outside, flush inside.

3.8 Abbey Room

3.8.1 Ceilings - Ceiling, like the adjacent corridor, is of heavy oak joists set nearly flush with the plastered ceiling between. This plastered ceiling appears to be lime, rather uneven, some cracking, as would be expected, but appears to be generally more recent than the surrounding structure. The ceiling is crossed by a large, deep chamber beam, which has sagged in the centre and has been re-supported on a later oak post. Either side of this are two other slightly less deep chamber beams carrying the floor joists. There seems to have been originally a lath and plaster ceiling nailed below this. To the south west corner the joists run from the main chamber beam. There is a patch of peeling paintwork between the centre of the panel of the ceiling, presumably modern paint over limewash.

3.8.2 Walls, partitions, plaster, etc. - This is a very fine medieval room, although the architectural history is rather uncertain. It has been altered and adapted clearly a number of times in its history. To the north walls are timber framed with large panels. Panels painted white. Appear to be in generally good condition. Some slight flaking of paint to the east. Mainly covered by display cases. Again, rather similar painted brickwork panels at lower levels. Some exposed stonework and modern plaster in the display case containing a figure of a monk. Also to the south of this another display case with a stone wall at low level, painted; and what appears to be a modern plastered wall above. To the south this is stone, rather obtrusively pointed in cement. On the west side this contains an old limestone wall with Lias stone below, all pointed in cement. A very fine fireplace; and to the north of this an opening containing the Abbot's chair with a trefoiled panel above. Stonework behind appears to be modern with modern tooling. This may have been a doorway or a window originally. Between the fireplace and the chair alcove there is a modern stone pillar set into the wall, apparently supporting the end of the chamber beam.

Walls are dry at low level, although on the external south wall some of the stonework appears to be crumbling due to salt damage, but, again, this appears to be dry with only marginally damp readings, probably connected with the salting.

- 3.8.3 Fireplaces, flues and chimneybreasts - Fireplace has obviously not been used for many years. Fine medieval fireplace of about 1500. A modern fibreboard register plate with vents in, tucked high up behind the arched opening. Fireplace appears to have had heavy use in its life. Some cement repairs to the pointing, but it appears to be in generally fair condition. It is not known if the flue is capped and ventilated at high level, also elsewhere.
- 3.8.4 Floors - The floor is of flagstones, breaking up in places with loose chippings lying around. Stone slabs seem to be delaminating. Narrow joints between quite eroded in places. The floor plan seems to have changed at some stage as there is a line of bricks showing signs of a former internal wall under the chamber beam. An area of the floor in the south east corner seems to have been replaced by cement or concrete at some stage.
- 3.8.5 Windows/Glazing (also see External section 7.0 above) - Modern leaded light and mullions. Appears to be in good condition. One or two small cracks in the glass quarries. Again, heavy iron modern security bars.
- 3.8.6 Internal Doors - External door, rather fine panelled door of oak with leaded panels above. The door appears to be probably 19th Century or early 20th Century. Quite thin, but seems to be in good condition, although does tend to rather stick.
- To the outside door there is a rather incongruous wrought iron modern screen, obviously be additional security as the outside door is rather thin.
- 3.8.6.1 Door down from the Lower Corridor is probably a much older door, although slightly indeterminate date. This is oak with 12 panels, rather unevenly sized. Hinges are cocks head, but seems to be modern reproductions. The door seems to have been altered slightly to fit its current position.
- 3.8.7 Staircases/Landings - A step down from Lower Corridor. Stone tread painted in white manifestation, rather worn. Modern iron handrail stepping down.
- 3.9 Back Office
- 3.9.1 Ceilings - Old plastered ceiling, painted, possibly with lining paper over. Rather cracked but seems sound without any particular sagging. Chamber beams inserted at a later date to the building supported by a timber bracket on the north side and modern, rather ugly steel bracket on the south side against the window. Old tie bar between the chamber beam and the outside gable wall painted silver, obviously of some age and slightly below the ceiling level.
- 3.9.2 Walls, partitions, plaster, etc. - Walls are timber framed, thickly black painted. Evidence of quite a lot of old insect decay at the joints. Repairs with cement in various corners. There is a cupboard on the east side about 550mm square in plan.

The purpose of this is unknown, it is suggested that it might be a priest hole. It does not appear to be a chimney. It has a small boarded door leading into it.

Walls are painted plaster between the timber studding, rather uneven, obviously old lime plaster. However, the west wall, which faces the outer gable, appears to be hollow and is probably dry lined on some other surface. The wall outside leans significantly but this wall seems quite flat. It used to be a Kitchen. Heavily furnished so access to lower parts of the walls was not possible. No skirting.

A defective rainwater pipe outside the north wall (see above) recently caused a severe leak through the wall at the exposed timber post, soaking the carpet.

3.9.3 Floors - Floor is solid, presumably concrete, with carpet tiles over.

3.9.4 Windows/Glazing (also see External section 7.0 above) - The window is probably relatively modern. It has heavy iron security bars across, twisted. Leaded lights. Some cracked panes. The mullions, particularly the right hand mullion is loose at the bottom with significant rot.

3.9.5 Internal Doors - Doorway to the Kitchen is a fairly modern, heavy boarded door with deep ledges. Painted with a glass panel with Georgian wired glass vision panel.

3.10 Kitchen

3.10.1 Ceilings - Flat ceiling sloped to the outside where it is underneath the roof. Ceiling is obviously of some age. Lining paper over. Several layers of limewash underneath that. There is an area where it is peeling in the centre where damp has presumably got through.

3.10.2 Walls, partitions, plaster, etc. - Walls are stone to the north, of ashlar blocks in good condition, rather heavily chopped about for alterations over the years. The south wall is plastered, and shows the top of a stone buttress. Obviously it was an outside wall at some stage. There is peeling paint adjacent to the door into the Back Office at low level. This looks as though it may be caused by damp but shows a dry damp reading. Some low levels of damp on the outside wall at low level, but nothing of significance.

The outside wall is lightly timber framed, pegged, with brick infill panels, bricks apparently laid on edge.

The east inner wall is also apparently brick on edge, thickly painted, with tiled splashback over the worktops.

3.10.3 Floors - The floor is vinyl covered, presumably over concrete. Vinyl in good condition.

- 3.10.4 Windows/Glazing (also see External section 7.0 above) - - Indeterminate age, probably Victorian, with leaded lights. Heavy, modern security bars bolted down top and bottom. Glass appears in good condition.
- 3.10.5 Internal Doors - Doors presumably fairly modern or Victorian, boarded with Georgian wired glass vision panels. External door, again, boarded with heavy bolts. The door does not appear to be used, it seems to be blocked with various items stored within. Heavy iron strap hinges painted of indeterminate date.
- 3.10.6 Built-in and Kitchen Fittings - Probably 1970s base units with probably earlier wooden wall units above. Units appear to be in good condition given their age.
- 3.11 Crime Corridor
- 3.11.1 Ceilings - The eastern end has heavy oak joists with very distinctive moulded stop chamfers. Plastered between. Plaster in good condition although rather uneven in places, as to be expected. Some signs of re-used timber to the northern ceiling joist. This leads through into a central section with heavy oak joists, showing signs of different alterations where members seem to have been replaced in historic times. Plaster, again, in good condition, painted. The western end has a plain, flat ceiling, again, of some age. Some distortion and possibly some sagging over the doorway into the Civic Room.
- 3.11.2 Walls, partitions, plaster, etc. - This space has obviously been adapted from several medieval rooms, and shows signs of a lot of adaptations and alterations. External wall to south showing signs of much alteration. Medieval window at the east side. Blocked doorway in the centre. Walls are Lias stone pointed in cement. Some ashlar limestone to the eastern end. Some old carved graffiti to the ashlar stone. Across the corner is a diagonal brick wall, probably 19th Century, of painted brickwork leading through into the Kitchen. Wall to the north is of timber framed panels. Some damage to plaster at low level. Panels are mainly obscured by exhibits. Panels appear to be of different dates. Some are probably wattle and daub, some are more clearly modern with gypsum plaster. The southern stone wall has some rather obtrusive cement strap pointing at low levels and also at high levels in the centre. Stone walls appear to be dry at low level.
To the western end at the entrance into the far part of the room there is a sole plate which has clearly been cut through to allow access, and the stud above shows signs that it was originally wattle and daub panel. At the eastern end is a doorway down into the Undercroft. This has a medieval flat head which has been reinforced rather clumsily with a flat steel plate and some cement pointing.
- 3.11.3 Floors - The floor is stone slabs, in better condition than elsewhere with no sign of delaminating and the cement pointing between appears to be in generally sound condition.

- 3.11.4 Windows/Glazing (also see External section 7.0 above) - The eastern window is a medieval stone mullion window with arched heads. Modern security bars. Modern leaded lights. One cracked quarry, but appears to be in generally good condition. The centre window is a timber window, probably relatively modern, again, heavy security bars. Painted timber seems to be in good condition, although obviously has a condensation issue. Leaded lights in good condition.
- 3.11.5 Internal Doors - Door at western end, modern oak door, seems to have shrunk back slightly but appears to be in generally sound condition, although somewhat draughty.
- 3.12 Corridor outside Victorian Kitchen
- 3.12.1 Ceilings - Ceiling as before, with narrower ceiling joists, obviously originally lath and plastered over. These seem to be later than the general structure. Panels between, again, plastered, in good condition. Likely to be fairly modern, probably dating from when the lath and plaster lower ceiling was removed.
- 3.12.2 Walls, partitions, plaster, etc. - To the east is a modern wall forming the division to the Victorian Kitchen. Also to the west there is a display case. Short area of wall to the north of painted and thinly plastered stonework. All appears to be in good condition. External wall to south in exposed rubble work, a mixture of Lias and limestone.
- 3.12.3 Floors - Again, large stone slabs in generally good condition.
- 3.12.4 Internal Doors
- 3.12.4.1 External door, modern oak boarded door, quite heavily framed with heavy strap hinges and decorative latch. Appears to be in good condition, although could not be closely inspected due to exhibits.
- 3.12.4.2 Doorway into the Victorian Kitchen is a possibly more recent door in a medieval arched head. Frame very heavy and glazed lights above, presumably originally wattle and daub.
- 3.13 Victorian Kitchen
- 3.13.1 Ceilings - Two flat panels either side of a chamber beam. Appear in good condition.
- 3.13.2 Walls, partitions, plaster, etc. - Could not be accessed; but visible through glass panel. Timber framed to the eastern side with infill panels, painted. Appear to be in generally good condition. Wall to the south, again, could not be easily inspected. It seemed to be painted plaster, stone at low level. All appears to be in good condition. External wall timber framed, some damp staining at low level but there does not appear to be any distress.

- 3.13.3 Fireplaces, flues and chimneybreasts - Large fireplace, possibly with a reconstructed interior, although may be original. Medieval arched head, rather rough stonework over with cement pointing. Chimney is not used but appears to have been well used in the past.
- 3.13.4 Floors - The floor is, again, flagstones, as the passageway.
- 3.13.5 Internal Doors - Door into small cupboard leading off the Victorian Kitchen. This is clearly an original door on pintles, has been patched and altered over the years and re-hung.
- 3.14 Civic Room
- 3.14.1 Ceilings - Heavy oak chamber beam with stop chamfers running north south. Oak joists running from this of fairly light section, probably 17th Century. No signs of a lath and plaster ceiling fixed below this. Ceiling panels between, painted plaster, indeterminate date, appears to be in generally good condition.
- 3.14.2 Walls, partitions, plaster, etc. - This room is probably 17th Century, so later than the rest of the main parts of the building. Walls are all stripped Lias stone. Cement pointing, rather dark on the south wall, is rather obtrusive and unattractive. Timber framed wall to east mainly obscured by a large display case. Arch headed doorway leading through, stonework above. There is a deep alcove in the north east corner filled with a large display case. The rear of this may well be damp but could not be inspected due to the display case.
- 3.14.3 Fireplaces, flues and chimneybreasts - Very large inglenook fireplace to northern side with very deep, slightly arched oak lintel over. Inside the fireplace is stripped Lias stone. Some signs of historical cracking with a tell-tale, but no signs of recent movement. The jambs to the fireplace are ashlar limestone. Inside, the fireplace has an inserted brick flue supported on two old iron I beams. The flue itself goes up about another three metres beyond this point and is sealed over at the top. The original wide opening continues either side of this, again, sealed off at upper level. All appears to be in good condition, although cement pointing to the stonework is rather obtrusive.
- There was a recent leak down the chimney, but the source of this is not known.
- 3.14.4 Floors - Again, stone slabs, rather uneven shapes and sizes. Pointing between breaking up with some possible trip hazards. Some areas of brick near the window.
- 3.14.5 Windows/Glazing (also see External section 7.0 above) - Timber mullioned window with glazed lights. Security bars as elsewhere. Seems to be in fairly good condition with no sign of any decay. Oak window board, again. Showing signs of condensation damage but appears to be in good condition.

3.14.6 Internal Doors - Modern doors in old arched openings, thin oak boarded doors.

4.0 First Floor

4.1 Upper Corridor

4.1.1 Ceilings - Flat, plastered ceiling, some cracking along the southern side and peeling paintwork. Plaster possibly loose but not excessively so.

4.1.2 Walls, partitions, plaster, etc. - Walls are timber framed. The south wall is mainly occupied by a large display case which runs into the eaves. The roof rafters are visible. These appear to be old oak rafters, rather bowed, but appear to be in sound condition. The display case could not be accessed. Walls are of large panels with apparently old plastered infill, painted.

4.1.3 Floors - Wide oak boards, probably moderately recent. All appear to be in good condition.

4.1.4 Staircases/Landings

4.1.4.1 Staircase down to Ground Floor of oak with white painted manifestation. Rather worn, as would be expected. Heavily varnished oak handrail and balustrade. All appears to be in good condition.

4.1.4.2 Steep, oak steps up to Huddy Room with metal balustrade. Again, in good condition.

4.2 Huddy Room

4.2.1 Ceilings

4.2.1.1 Eastern Room - Painted woodchip wallpaper, as the walls. Modern purlin to the south side, old oak purlin to the north. Rooflight to north covered in fabric to exclude light.

4.2.1.2 Western Room - Painted woodchip wallpaper. Appears all in good condition. Paper seems to be laid over boarding underlining the rafters.

4.2.2 Walls, partitions, plaster, etc. - This is formed of two separate rooms, east and west.

4.2.2.1 Eastern Room - Walls covered in woodchip wallpaper, painted. All appears to be in generally good condition. Some timber framing visible between.

4.2.2.2 Western Room - There are access panels to the side attic spaces to north and south. These give access to low spaces under the roof slopes. The underside of the roofs here are lined with black felt over modern softwood timbers. Floors are short timber

boards, laid clinker- fashion, as a boat. The rear of the large chimney breast serving the Civic Room on the north side is of modern Fletton brick.

The west gable is of brickwork, very roughly laid. This incorporates a bonding timber, obviously a re-used part of timber framing with a groove for wattle and daub. It is not known whether this wall has been re-built from an earlier wall or whether it is just re-pointed original work.

4.2.3 Floors

4.2.3.1 Eastern Room - Lino on floor over oak floor boards.

4.2.3.2 Western Room - Floor is ply sheet, possibly over timber boarding.

4.2.4 Windows/Glazing (also see External section 7.0 above)

4.2.4.1 Eastern Room - There is an old roof light. This was covered in light reducing fabric to reduce the amount of daylight entering the room and could not be examined.

4.2.5 Internal Doors

4.2.5.1 Eastern Room (doorway to corridor) - Boarded and muntined softwood door. Appears to be in good condition.

4.3 Military Room

4.3.1 Ceilings - Flat in the centre with sloping side panels. Obviously an old ceiling, rather uneven but appears generally sound. Some very minor hairline cracking but nothing of note.

4.3.2 Walls, partitions, plaster, etc. - Internal walls could not be seen as covered with display cases. External wall timber framed, exposed timber framing with painted plaster panels between.

4.3.3 Fireplaces, flues and chimneybreasts - An old fireplace with a deep, oak, arched lintel of uncertain date. The inside of the fireplace is of relatively modern brickwork of uncertain date with a small fire basket in the centre of a brick surround. Wide, open joints at the rear where this forms the chimney throat. The chimney flue has been blocked with newspaper stuffed up. The fireplace has obviously been used in the past but obviously is no longer used. To the east is a small space used as an air raid shelter display. Nothing of the structure can be seen, apart from the ceiling which is rather uneven painted plaster.

4.3.4 Floors - Narrow, oak boards, rather creaky, appear to be relatively modern.

- 4.3.5 Windows/Glazing (also see External section 7.0 above) - Heavily barred, as elsewhere. Appear to be in generally good condition. Leaded lights as usual.
- 4.3.6 Internal Doors - Modern, boarded and muntined oak door, rather thin but appears to function satisfactorily.
- 4.3.7 Small chamber to west - Women's Land Army Display (not easily accessed)
 - 4.3.7.1 Ceilings - The ceiling is plastered, rather uneven, but appears to be in good condition. Floor could not be inspected.
 - 4.3.7.2 Walls, partitions, plaster, etc. - Seen through the viewing panel, walls are timber framed, as elsewhere. Appear to be in good order, no signs of moisture penetration, although some of the joints around the panels to the timber framing on the west gable may be becoming open. A wire seems to penetrate the west gable where there seems to be daylight visible through.
 - 4.3.7.3 Windows/Glazing (also see External section 7.0 above) - There is a window on the south side, this is an area not visible from the road outside. This has been screened off to prevent daylight coming in. The condition could not be assessed.
- 4.4 Archaeology Room
 - 4.4.1 Ceilings - This is a large, high status, square chamber. Flat, plastered ceiling divided into four with cross chamber beams, finely moulded with a decorative foliate boss in the centre. Plastered ceiling to north west corner contains a large loft access hatch. Ceiling appears to be in generally good condition, rather uneven but no cracking visible.
 - 4.4.2 Walls, partitions, plaster, etc. - Timber framed, where visible behind display cabinets. Appears to be all in good order, although there is evidence of timber repairs in the fairly recent past, particularly on the north wall. Evidence of a blocked doorway on the east with an arched head.
 - 4.4.3 Floors - Wide oak boards, all in good condition.
 - 4.4.4 Windows/Glazing (also see External section 7.0 above) - Window to north appears to be an old window, probably refurbished in fairly modern times. Heavy cill board on a timber post. Many open joints, possibly some rot where the condensation has run down the window. This has been patched in in putty but is breaking up. Window mullions of uncertain date, appear to be probably modern replacements of an older matching section.
 - 4.4.5 Internal Doors - Modern, boarded oak door in good condition.

4.5 Simon de Montfort Room

- 4.5.1 Ceilings - Ceiling is a lower status version of the Archaeology Room next door with two crossing chamber beams, unmoulded but chamfered, in plain plastered panels to the quarters. It looks as though there may have been a ceiling boss, which has since disappeared as there is a fixing hole. Plaster to the ceiling seems to be uneven but without cracking or particular faults, except the outer wall to the north where the paper, which seems to be covering the plaster panels, seems to be peeling back due to damp penetration.
- 4.5.2 Walls, partitions, plaster, etc. - Walls are generally oak panelled. Panelling seems to be of historic date, probably early 17th Century. Appears to be in good condition.
- 4.5.3 Fireplaces, flues and chimneybreasts - Limestone fireplace, probably 17th Century, with a flat head. This has been sealed off at the top with boarding. Cement pointed back. Does not appear to have been greatly used.
- 4.5.4 Floors - Wide, oak boards, rather creaky, have been screwed down.
- 4.5.5 Windows/Glazing (also see External section 7.0 above) - 4-light, stone mullioned window. Stone mullions in poor condition with much spalling and broken sections. These are not unstable and apart from odd patching repair is not essential. Glazing is leaded lights, appear to be in reasonable condition.

4.6 Lecture Hall

- 4.6.1 Ceilings - Flat, central section of plaster appears in fair condition, rather sagging and bowed but no signs of obvious cracking. Sloping side sections are exposed rafters with rather fine diagonal wind braces. It is possible that this was originally an open hall room. Rather fine bressumer at the base of the sloping ceiling to the Sir Henry Fowler Room side. Also, on the north, a section of pierced panel and bressumer which shows the room was of a very high status originally.
- 4.6.2 Walls, partitions, plaster, etc. - Walls again mainly concealed by display cases. Appear to be generally plastered. The inner wall is timber framed with panels between. Gable wall to west covered in painted lining paper. Evidence of considerable damp penetration, particularly above the west window. A timber board, which appears to be planted on just below ceiling level, has clear evidence of rot in the centre. Obviously rain is driving through and damaging the fabric here. There is a chimneybreast in the south east corner. Evidence of extensive damp penetration through from the valley gutter from the chimney behind. This has been repaired, but the damaged plaster remains.
- 4.6.3 Fireplaces, flues and chimneybreasts - Fireplace at base of leaking stack. Plastered opening with rounded jambs, hidden behind a deep display case. Hearth of medieval tiles. No sign of use of the fireplace. Flue could not be inspected.

Chimneybreast against south wall has a wide gap up to about 8 - 9 mm where the chimneybreast abuts the outside wall and the sloping ceiling. This seems to be fairly recent as the decorations stop cleanly against the crack and the wall has clearly moved away from it. The cause for it is unclear. It seems to be tight at the top and bottom and widest in the middle where the angle of the wall and ceiling is.

- 4.6.4 Floors - The floor is wide oak boards, obviously fairly modern and in good condition.
- 4.6.5 Windows/Glazing (also see External section 7.0 above) - West window, as elsewhere, seems to be a modern replacement of an earlier model. Leaded lights with heavy steel security bars. All appears to be in good condition, although condensation has bleached the cills somewhat.
- 4.6.6 Internal Doors - Door up to Lecture Hall is a six panelled raised and fielded door, possibly of some age and possibly imported from elsewhere as it does not seem to fit the architecture of the room elsewhere.
- 4.6.7 Staircases/Landings - Steps and staircases leading down to rooms to either side. Rather 1920's looking fine oak balustrades. Steps have white painted manifestation.
- 4.7 Raymond Shaw Room
 - 4.7.1 Ceilings - Flat, plastered ceiling, beams over, cased in oak, as downstairs. This seems to be sagging in places, revealing what appears to be a plastered cased beam underneath, which, for whatever reason, was decided to be boxed around.
 - 4.7.2 Walls, partitions, plaster, etc. - This forms part of the 1995 extension and refurbishment. All modern plaster, smooth and clean. Some signs of wear and tear but generally in good order.
 - 4.7.3 Floors - The floor is modern oak boards, nailed down with brads.
 - 4.7.4 Windows/Glazing (also see External section 7.0 above) - Modern, leaded light windows in good order.
- 4.8 Henry Fowler Room
 - 4.8.1 Ceilings - Again, with crossing chamber beams, chamfered without any other decoration. Again, probably originally a centre finial, now missing, and now covered by a fluorescent light.
 - 4.8.2 Walls, partitions, plaster, etc. - Timber framed walls. Panels to south showing signs of water penetration through with staining around the edge of the panels. Some signs of timber decay to soleplate posts and floor at low level where water is obviously driving through and settling. Inner walls, where visible past display cases,

seem to be in generally good condition, although some peeling and cracking to the panels.

- 4.8.3 Fireplaces, flues and chimneybreasts - A flat arch stone fireplace with brick backing. Blocked off with boarding at gable level. Showing signs of damp penetration down the chimney, and to the boarding. Possibly the chimney needs to be sealed off at the top to prevent rainwater running down.
- 4.8.4 Floors - Pine boards, rather creaky but appear to be in generally good order.
- 4.8.5 Internal Doors - Modern boarded doors with reproduction cock's head hinges. Doors in oak.
- 4.9 Costume Store
 - 4.9.1 Walls, partitions, plaster, etc. - Walls not readily visible due to quantity of stored material. External walls timber framed, as elsewhere. Panels could not be clearly seen. Appear to be in generally good order but dark corners of the room may be in worse order. Sloping side ceilings and flatter central section. Side ceilings seem to be plastered directly underneath the laths as bands are visible in the plaster. Heavy oak lintels with exposed wind braces. Painted plaster as elsewhere.
 - 4.9.2 Floors - Pine boards with large gaps between.
 - 4.9.3 Windows/Glazing (also see External section 7.0 above) - Windows covered over to protect stored exhibits and not able to be inspected in detail.
- 4.10 First Floor Store
 - 4.10.1 Ceilings - Flat plaster. This is bubbled and looks as though the roof has leaked above it in the past and dripped down deteriorating the plaster. The leak seems connected with the leaking chimney back gutter in the Lecture Hall on the other side of the wall.
 - 4.10.2 Walls, partitions, plaster, etc. - Internal wall timber framing, some apparently old decay at the head of the post but obviously of some date. Possible signs of old water penetration from the former chimney leak. Outer wall is plastered, some cracking but does not appear to be excessively hollow.
 - 4.10.3 Floors - Floor is chipboard. Shows signs of a water leak in the past on the floor.
 - 4.10.4 Windows/Glazing (also see External section 7.0 above) - Small slit window with leaded lights. Plaster peeling from the reveals, probably due to damp penetration.
 - 4.10.5 Internal Doors - Flush, modern door.
- 4.11 Boudoir Store

- 4.11.1 Ceilings - High ceiling with exposed joists with plastered panels between. Some signs of flaking paint but not of significance.
- 4.11.2 Walls, partitions, plaster, etc. - Again, difficult to inspect clearly due to amount of stored material. Walls generally timber framed with plastered panels between. Some sign of bubbling to the plaster on the internal walls to the Henry Fowler Room, probably relating to the leaking chimney in the Lecture Room. Timbers show signs of past racking with open joints pulling away where the wall has moved outwards. This is probably historic as the plaster panels generally follow the racking line, but clearly there is still some movement occurring.
- 4.11.3 Floors - Pine boards, as elsewhere.
- 4.11.4 Windows/Glazing (also see External section 7.0 above) - Window not visible due to being curtained off and covered with exhibits.
- 4.11.5 Internal Doors - Modern oak door. Appears in good condition.

C) Services and Other Issues

1.0 Heating Installation

1.1 Ground Floor

1.1.1 Lower Corridor – Electric storage heater.

1.1.2 Crime Corridor - Heating is by a single storage heater at the far western end.

1.2 First Floor

1.2.1 Archaeology Room - Storage heater, as elsewhere.

1.2.2 Lecture Hall - Storage heater below window, as elsewhere.

1.2.3 Raymond Shaw Room - Heating, again, by storage heating.

2.0 Electrical Installation

2.1 General – It is assumed that the electrical supply is brought to the property underground. A cable enters the building via the west gable. It is assumed that this is an internet connection. Various outside lights to the garden side of the building, and over the entrance porch.

- 2.2 Undercroft
 - 2.2.1 Electrics generally as elsewhere. Rather low levels of lighting. Ceiling fittings screwed to undersides of beams.
 - 2.2.2 Room 3 - At the western end is a small alcove containing modern switch gear and fuse boards. These have a note reporting that they were inspected in February 2017.
- 2.3 Ground Floor
 - 2.3.1 Tourist Information Centre - Storage heaters as elsewhere. Electrics all contemporary with the refurbishment.
 - 2.3.2 Lower Lobby - Electrics all modern and appear to be in good condition. Some wiring tacked across walls for later additions to security systems.
 - 2.3.3 Leaflet Cupboard - Modern electrics.
 - 2.3.4 Ladies/Disabled Lavatory - A Cyclone hand dryer with much peeling paint, obviously of some age and rather uncertain condition. Electrics otherwise all modern with a bulk head mounted ceiling light.
 - 2.3.5 Gents Lavatory -
 - 2.3.6 Lower Corridor - Quite low levels of lighting. Wiring is rather ad hoc, as elsewhere, rather roughly nailed to timber framing on the walls.
 - 2.3.7 Little Store to the South of the Corridor - Again, modern.
 - 2.3.8 Abbey Room - The electrics are of various dates, as elsewhere. Again, rather ad hoc with many surface mounted wires.
 - 2.3.9 Back Office - There is an old 1970's cooker switch mounted on the west wall. On the north wall there is an old single plug socket. Various other plug sockets of varying ages, rather ad hoc. An old, probably 1970's storage heater near the door, obviously of some age. Fluorescent light screwed to the chamber beam, obviously a much later addition and rather obtrusive. Extract fan through north wall.
 - 2.3.10 Kitchen - Old fuse board mounted in the corner of the wall, obviously of some age, with pull out wired fuses. Wiring has obviously been altered and adapted significantly over the years. Very ad hoc. Wires pinned across beams and across the ceiling. Probably needs to be re-wired.
 - 2.3.11 Crime Corridor - Again, as elsewhere, with ceiling mounted fittings. Rather dim.

- 2.3.12 Victorian Kitchen - Rather obtrusive wiring running around the room which rather spoils the effect of the Victorian Kitchen. Also, plug sockets at low level.
- 2.3.13 Civic Room - Electrics as elsewhere, surface mounted wiring and modern spotlights rather than the usual old bulk head lights.
- 2.4 First Floor
 - 2.4.1 Huddy Room
 - 2.4.1.1 Western Room - Fluorescent light fitting fitted to the face of the ceiling with surface mounted wiring.
 - 2.4.2 West End
 - 2.4.2.1 Small chamber, the Women's Land Army Display (not easily accessed) - A wire seems to penetrate the west gable where there seems to be daylight visible through.
 - 2.4.3 Archaeology Room - Discreet lighting in and above display cases.
 - 2.4.4 Raymond Shaw Room - Wall lights.
 - 2.4.5 Henry Fowler Room - Again, surface wiring, rather obtrusive. Strange wiring serving the strip light, which looks rather unsafe with dangling wires and connection boxes.
 - 2.4.6 Boudoir Store - High ceiling light.

3.0 Water and Other Services

- 3.1 Water Supply - Mains. Assumed to enter building on south side, branching off to serve the Kitchen and later lavatories. The external pavement stop tap was not located.
- 3.2 Boudoir Store - Water pipe with stop cocks running up and through. There is what appears to be a large tank covered in insulation in the attic above the Costume Store, but this was not investigated.

4.0 Drainage

- 4.1 General - Drainage assumed to be to mains.
- 4.2 Foul Drainage (from lavatories) - There is a manhole in the area outside one of the doors. The cover was lifted, and pipes were clear.
- 4.3 There is a second inspection chamber adjacent but this could not be lifted.

4.4 Rainwater Drainage - Rainwater drainage goes into gullies or directly into the ground. It is assumed that this is to combined mains drainage but not confirmed. Roddable gullies should be provided for clearance purposes. It is not known how effectively the drainage operates, with some blockages likely.

D) Grounds, Ancillary Buildings & Structures (sheds not included)

1.0 Garden

1.1 General - The Garden is mainly laid to grass with gravelled, paved and stone crazy paving paths. There are many museum items displayed in the area.

2.0 Boundaries

2.1 Exterior of Boundary Wall to Abbey Gardens to South - This has a Lias stone lower section, brick above. Wall is about 2m high. Lias section seems to have been re-pointed in lime fairly recently and is in generally fairly good condition, although towards the western side there are many open joints and crumbling areas. Probably about 3 m² in total. Upper brickwork appears to be Victorian. Lime bedded but with cement pointing. Cement pointing has caused a number of the faces of the bricks to fracture. Brick capping appears to be generally sound but some frost shattered bricks in the central section. Wall in generally sound condition, although low level pointing and re-bedding and partial replacement of the brick capping would be desirable.

2.2 To the western end the brick wall seems to have been re-built in cement mortar. There is a movement joint towards the main road end.

2.3 Section of Wall to Main Road - This wall appears to be 20th Century, laid in cement mortar. This is eroding back in a number of areas and also with faces of bricks lost at pavement level. Brick coping becoming loose with plants growing in between and lifting it off; and needs to be re-bedded along about half its length. Movement crack, as would be expected, about half way along, but not of structural significance. There is a gateway with a modern wrought iron gate and concrete cappings to the gate piers. Gate appears in good condition, although in need of minor redecoration. This entrance appears to have been formed through an earlier wall.

2.4 Wall towards the main museum building - Again, the wall seems to have been raised from about 1700mm to about 2 m high with a brick header course still embedded in the wall. Lime bedded below, brick and cement pointing and bedding above. Arched doorway into the garden area. The door appears to be oak, rather weathered and obviously not used extensively, although still in occasional operation.

2.5 South Side (Garden) - There is a boundary wall to the east side: it is uncertain about the ownership of this. This is of Lias stone, and appears to be of some great age. The wall connecting with this running towards the river is believed to date from monastic

times. Much open joint work with some stones becoming loose. There are large holes, big enough to put a fist into. The upper part of the wall is particularly damaged. There is ivy growth at the top which is jacking the stones apart. Similar walls in this area have collapsed in the past and if this was in the ownership of the Museum then it is probably in need of repairs before it suffers a similar fate.

2.6 To Abbey Walk, the boundary wall has been re-pointed and appears to be in a much sounder condition, also the brickwork above, although some areas still in need of re-pointing and an area in the centre has partially collapsed to the outer face.

2.7 Brick wall to the south west in fair condition, but, again, the top three courses are becoming loose and need to be taken off and replaced or re-bedded.

2.8 Wall to Cheltenham Road appears to be in generally good condition, although in need of patch re-pointing.

3.0 Trees and Shrubs

3.1 Trees in the garden are some distance from the building. Trees and shrubs appear to be well maintained.

4.0 Paths, Drives and Patios etc.

4.1 Paths - There are a number of paved paths with stone crazy paving with various changes of level. A number of possible trip hazards, open joints and loose stone. This is generally satisfactory for this sort of area but needs to be monitored to prevent dangerous areas occurring.

5.0 Other

5.1 Structures - There is a large, cast iron lean-to structure against a neighbouring building. The cast iron columns have presumably been re-used from some other location. The roof is of a low pitch of felt laid on plywood sheeting. Cast iron ogee gutters which drain internally to a number of the columns. One of these columns nearest the building discharges directly into ground without any access for rodding, which needs to be altered to prevent it blocking and backing up. Other of these downpipes discharge to shoes to the ground.

3.0 RECOMMENDATIONS FOR REPAIR AND MAINTENANCE

Note: Budget costs updated June 2022.

1.0 Essential Repairs (as soon as funding is available)

Budget Costs

1.1	Carry out full repairs to timber framing following further investigations, to include refurbishment and possible replacement of infill panels.	£178,000
1.2	Strip and re-cover stone slate roofs. Approximately 75% of pitches are suffering significant decay with no pitches in wholly sound condition. If grant aid is to be sought, then inclusion of all pitches would be prudent for the long-term security of the fabric.	£593,500
1.3	Full overhaul of rainwater goods. Provision of rodding access.	£7,800
1.4	Stonework repairs and repointing.	£37,100
2.0 Deferred or Desirable Works		
2.1	Further repointing to stonework with lime mortar.	£8,600
2.2	Repairs to boundary walls. Particularly eastern wall if this is in the ownership of the Museum.	£42,800
2.3	Renewal/improvement to foul and rainwater drainage.	£57,000
2.4	Overhaul/repairs to windows and external doors.	£64,200
2.5	Rewiring to improve lighting and remove surface wiring.	£69,100
3.0 Suggested Works to Improve Energy Efficiency		
	Note: The nature of the building means that scope for improvement is limited.	
3.1	Increase insulation to main roof voids.	£61,500
3.2	Review electrical fittings and heating installation.	£345,500
3.3	General draught proofing and sealing of cracks around panels. Breathability of the building must be maintained.	£21,400
4.0 Further Investigations		
4.1	Investigate construction of all infill panels to framing.	£4,000
4.2	Clearance and camera survey of drainage.	£5,000
5.0 Specialist Reports		

5.1 Asbestos Survey. £4,300

All figures exclude VAT and professional fees

4.0 CONCLUSION

4.1 This important historic building is currently on the cusp of falling into serious decay, despite valiant efforts by the owners. Roofs in particular are at the end of their useful lives and need to be re-laid. Rainwater goods are failing and leaking, causing damage to the timber framing. Previous repairs to the timber framing and stonework are now life-expired, and the structure is beginning to deteriorate significantly. Parts of infill panels are loose and likely to fall in areas with public access. Immediate repairs are required to correct these and to safeguard members of the public.

4.2 The issues identified are a combination of the use of inappropriate material for repairs, poor maintenance (including access) and general wear and age. The inappropriate materials are trapping moisture and causing accelerated decay to the historic timber-frame. Urgent repairs are required to prevent further decay and associated increased costs in the future.

4.3 Services have been altered and extended in an ad-hoc manner, and would benefit from updating. The building fabric includes numerous potential trip and fall hazards, which are not helped by poor lighting design.

The size and complexity of the building, and the nature of the required repairs is likely to be expensive, and beyond the financial resources of the Town Council without outside grant assistance (e.g. from the Heritage Lottery Fund).

4.5 I would be pleased to discuss the contents of the report further and assist you with any repairs and/or further advice if required.

Inspected by:

Mike Joy BSc. Dip. Blg. Cons. MRICS
Chartered Building Surveyor
RICS Certified Historic Building Professional
For and on behalf of
Arnold Bartosch Ltd

Signed:



Date: 27th January 2020

Terms and Conditions of Engagement

Subject to express agreement to the contrary and any agreed amendments/additions, the terms on which the surveyor will undertake the Building Survey are as set out below.

1. General

Based on an inspection as defined below, the 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 subject property. Whilst the purpose of the report is to provide the client with a statement as to the general condition and state of repair of the property it is not designed to detail an inventory of each and every defect. The report is a professional assessment of the condition of the property, so far as can be reasonably made at the time of the inspection.

2. Condition on Date of Inspection

The report is based on the condition of the property on the date of the inspection. Any deterioration in the condition of the property after this date is outside the scope of the report.

3. The Inspection

(a) Accessibility and Voids

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.

(b) Floors

Accessible floors will be inspected. No attempt will be made to raise fixed floorboards but a sample of accessible loose boards, if found, will be lifted. No carpets or floor coverings will be lifted where they are fixed. Loose coverings will be removed where possible without causing damage, or requiring the moving of large items of furniture.

(c) Roofs

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 3.0 m (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 not walk on flat roofs unless paved or provided with walk boards.

(d) Timber Defects

It is not always possible to advise that a property is free from timber defects such as from wood boring insect or even dry rot, which can spread undetected through masonry and behind plasterwork. This is however generally more of a risk in an older property where timbers can be concealed from view and as such no evidence may be apparent which would put the Surveyor on notice to such potential defects.

Woodrotting fungi and wood boring insects can thrive in areas where timber is in direct contact with moisture as for instance where either embedded or in contact with inherently damp solid walls and where the environment is both humid, warm and unventilated. Such locations are often concealed or inaccessible and it is more likely therefore that rot will exist in places which cannot be seen. If, however, conditions are apparent, which we consider may place elements of the property at a high risk of such defects, then these will be noted.

(e) Solid Structures

Older buildings will incorporate solid structures including such items as external walls and chimney stacks built without the benefit of either cavities or damp proof courses. Where the inspection report makes reference to such situations occurring it is important to note that such areas can become saturated through prevailing wind and rain, a particular risk to exposed south westerly aspects. In such situations periodic water penetration may occur and be difficult if not impossible to eliminate. There are accordingly particular “risks” inherent with older buildings and ongoing maintenance and repairs will be required.

(f) Services

The services will be inspected visually but the Surveyor will not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Inspection chamber covers will only be lifted where accessible and practicable. No tests will be applied. Additional specialist reports/tests will be recommended if considered necessary. The Surveyor will not research the presence (or possible consequences) of contamination by any harmful substance. However, if a problem is suspected in any of these areas, advice will be given on what action should be taken.

(g) Boundaries, Grounds and Outbuildings

The Surveyor will carry out an examination of outbuildings, such as stand-alone garages, barns, etc., and will inspect boundaries around the immediate gardens but will not provide a detailed report.

(h) Areas not Inspected

The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect. The Surveyor will not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible. All such areas will be assumed to be sound and in good repair and free from defects. The Surveyor will not express an opinion or advice on the condition of un-inspected parts unless pertinent to his findings. This does not imply any representation or statement about such parts. The Surveyor is unable to comment on the condition of inaccessible areas.

4. Deleterious and Hazardous Materials

- (a) 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.
- (b) 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 3(a) above.
- (c) Asbestos has a number of valuable properties but can be a health hazard in situations where the fibres are not embedded and become airborne and inhaled. The use of asbestos in its most hazardous form, for example, as a loose insulating material stopped many years ago but the fibres were still incorporated into some building materials such as textured paints like Artex, cement boarding often found on roofing eaves soffits, floor tiles, light weight roof tiles and corrugated garage roofing until as recently as 1999 when it was finally banned completely. It therefore stands to reason that any building constructed prior to that date may contain either asbestos or some asbestos containing materials. This is not however an Asbestos Survey and the carrying out of such an inspection would require the employment of Specialist Surveyors.
- (d) Older properties, particularly those constructed prior to 1970, can contain lead based paints. Before preparing or stripping paintwork in such situations the presence of lead or otherwise should be determined through testing. Where lead paint is found to be present then prepare in conjunction with redecorations in accordance with latest health and safety recommendations.

PHOTOGRAPHS



General view from north



West gable



Chimney to north west corner



Chimney to north west corner- Stone decay and structural cracking at low level



Cement patches to framing- North side



Delaminating and slipping stone slates - North side

Failed cement skim to wattle & daub panel over public area now repaired in lime. Note back gutter and rooflight.



Fractured rainwater pipe - North side



Chimney stack and roof above Victorian Kitchen.



Stone decay to buttress - North side



Decay to Archaeology Room window



Repaired and failing panels.

Old repairs and mastic fill to north jetty



Decaying original bargeboard to front gable.



Masonry bee damage - North side.



Decaying and possibly blocked downpipe and shaling roof to north side.



Fallen rendr exposing timber laths above Civic Room.



Recent slate repairs following fall onto Kitchen Lean-to roof.

General view of Kitchen area



West wall to Office and demolished stable



Decaying and racking timber framing to Office wing



Decaying framing and cracked panels to south main wing



Eroded chimney to Office wing



Recently patched panels to south wall following falls.

Decay to south jetty



Fallen decayed original bargeboard- former location arrowed.



Water damage from leak to Office north wall.



Strapping to Office ceiling beam.



Detail of failing pointing and delaminating slabs to Abbey Room floor



Crude strapping to Undercroft door lintel

Peeling ceiling to Abbey Room



Undercroft Room 3 floor



Undercroft Room 1 ceiling - Projecting nails.



Civic Room Chimney- Tell-tale to cracking to stonework arrowed.



Damage from repaired leaking chimney flashing to Lecture Room.



Flat roof over Information Centre

Cracking chimney junction to Lecture Room.



Hole in roof over Tourist Information Centre.



General view of main attic. Note holes in slates.

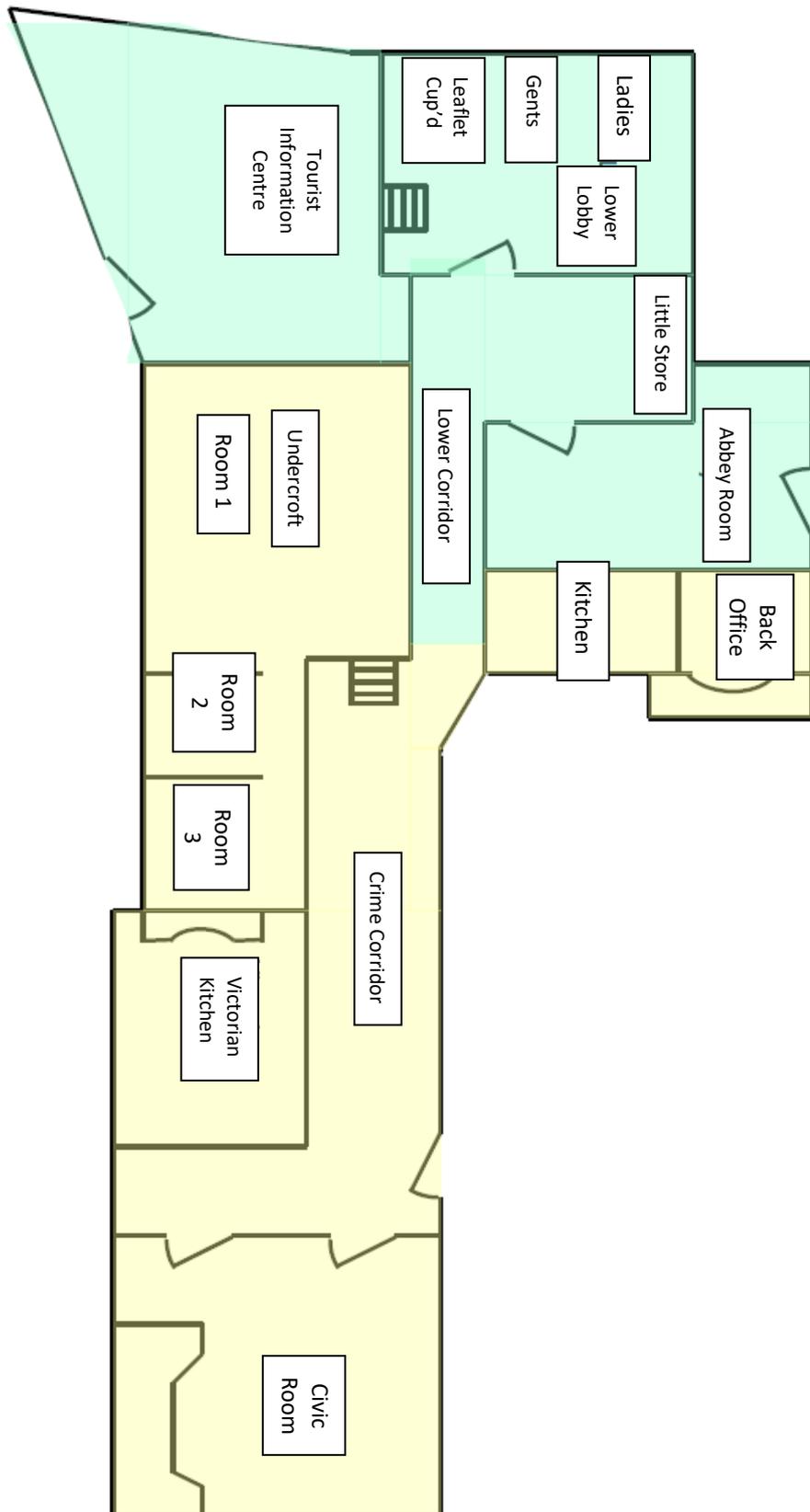


Main attic- Fallen render to west gable forming holes.

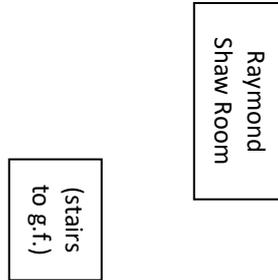


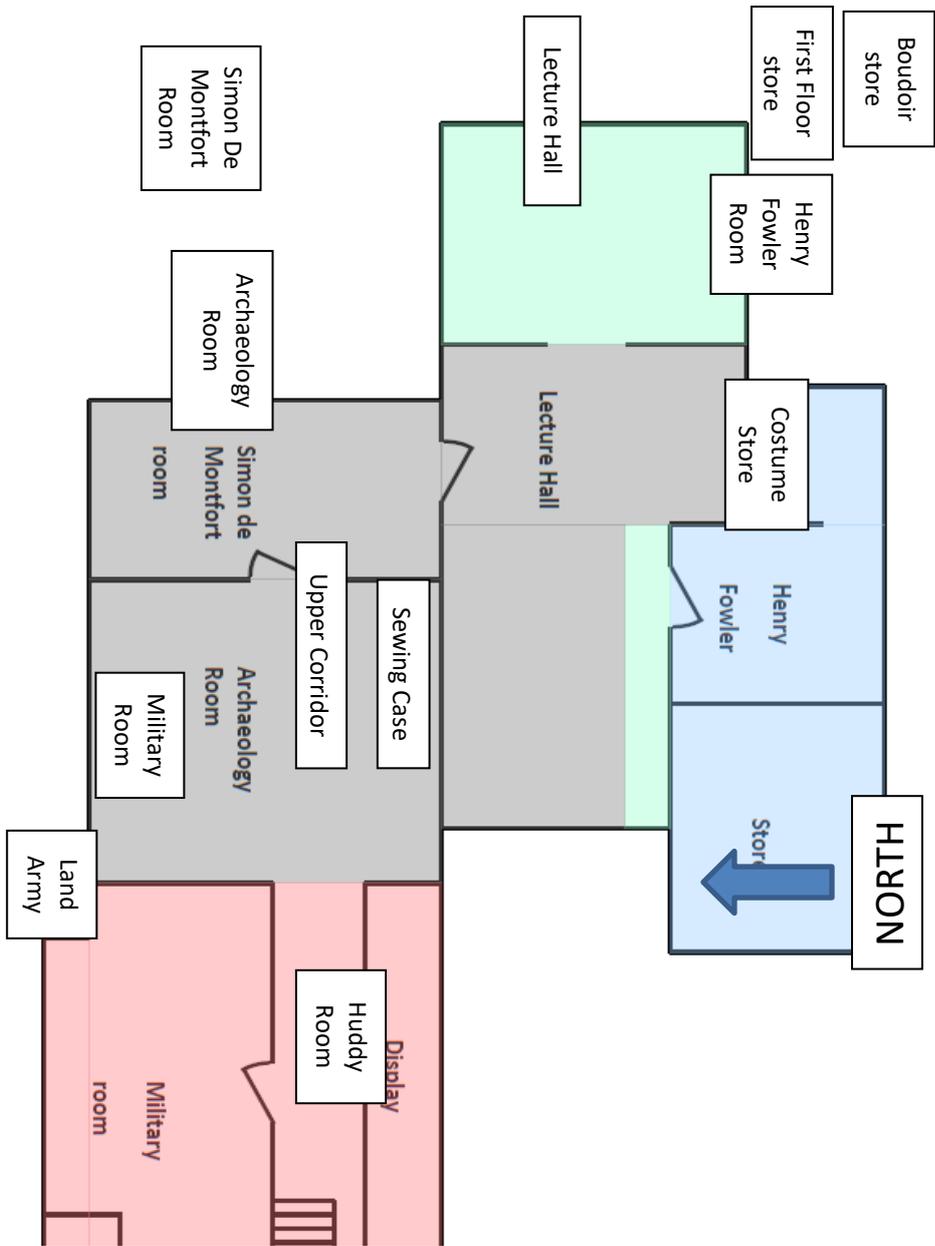
General view of attic to Office Wing, with detail of slates, and possible water tank behind.

Side attic to Huddy Room with clinker-laid floor boarding and modern roof construction.



GROUND FLOOR PLAN





FIRST FLOOR PLAN

