

34 Church St, Prescott

Stage I Visual Structural Condition Appraisal

Curtins Ref: B074752

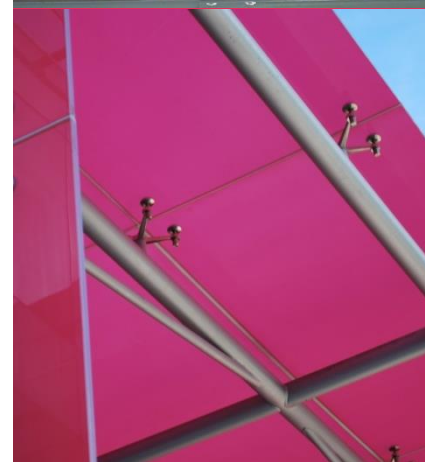
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Client Name: Donald Insall Associates (for Knowsley Council)

Client Address: Bridgegate House, 5 Bridge Place, Chester

Project Address: 34 Church St, Prescott L34 3LA



Units 24-25 Riverside Place
Lound Road
Kendal, Cumbria
LA9 7FH
www.curtins.com

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Author	Signature	Date
Suzanne Johnsen MEng (Hons) Graduate Engineer		15/04/2020

Reviewed	Signature	Date
David Wiggins BSc (Hons) PhD IEng MICE CARE Principal Engineer		15/04/2020

Reviewed	Signature	Date
Andy Roberts MEng (Hons) CEng MICE Director		15/04/2020



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1.0 Introduction

- 1.1 Curtins were commissioned by the Client, *Donald Insall Associated (for Knowsley Council)* to undertake a Stage I Visual Structural Condition Appraisal of the former Prescott Museum.
- 1.2 Structural Engineer representatives from this Practice visited the property on the 31st of March 2020 to undertake the appraisal. The survey lead is a conservation accredited engineer (CARE reference number 64873212)
- 1.3 The survey was based on visual appraisal only. No intrusive opening up or testing was undertaken. It should be appreciated that opening up may reveal additional defects to those that were apparent at the purely visual inspection. All observations were either made from ground level externally and additionally at close-quarters from floor/roof void internally, and all observations were made with the naked eye.
- 1.4 Non-structural matters such as finishes, drainage, services, damp/water penetration, mould, pollution, contamination, or asbestos, etc. are not addressed unless they have a direct effect on the structure.
- 1.5 This report has been prepared on behalf of the Client, and it must not be reproduced in whole or part, or relied upon by any third party without the express prior written authority of Curtins Consulting Ltd.

2.0 Description of Building Structural Form and Composition

- 2.1 The building at 34 Church street, Prescott, dates from the late 18th century (date of construction believed to be 1776) and has since been converted for different uses and added to over time. It has been a bank (pre 1850s to late 19th century), a museum and is currently used as a facility for a theatre company.
- 2.2 The Georgian building occupies a corner site along the High Street, with the main frontage facing onto Church Street. The original building is square to rectangular on plan and occupies three storeys in addition to a basement level. To the east there is also a three-storey extension (predates 1850s) and to the south smaller single storey additions that were added in the 1960s and 70s, which fill the remainder of the site.
- 2.3 The building is Grade II listed (Historic England List Entry Number: 1075500, Appendix D). The site is located within the Prescott Conservation area.
- 2.4 The main building frontage is symmetrical and is composed of 5 bays where the three central bays extend forward under a pediment with a parapet hiding the hipped roof on either side. The entrance in the centre of this elevation has flat pilasters to either side of the door which is also crowned with a smaller pediment.



Figure 1: View of north and west elevations at intersection between High Street and Church Street

- 2.5 The roofs are typical of the vernacular and comprise timber battens and common rafters which carry the slate cladding, the rafters in turn carried by timber purlins running parallel to the ridge. The purlins are rotated to the slope and are locked into the principal rafters. On the main roof, the apex detail

comprises a ridge purlin (also rotated to the slope), spanning between the eastern gable peak and a support under the hipped roof connection to the west, with no intermediate support. On the east extension, the apex detail is a ridge board spanning between the gable interface with the main building and its eastern gable end also with no intermediate support.

- 2.6 The structure comprises loadbearing masonry throughout (ca. 500mm thick) which appears to be of solid brick construction. The western and northern frontages are faced with Flemish bond brickwork. Internal masonry walls and partitions vary in thickness but are mostly one brick thick with the walls around the staircase acting as a masonry core.
- 2.7 Openings in the masonry skeleton are largely beamed / lintelled (with various materials), although on the north and west facades, brick flat arches are present above all windows. On the east gable of the main building, there are also some arched window openings.
- 2.8 Mid-floors are generally suspended timber, supported by timber or steel beams bearing on masonry walls. Original mouldings around the beams has in places been damaged through the insertion of additional steel beams but is covered up by suspended ceilings in the majority of the rooms.
- 2.9 The floor composition on ground floor varies between early concrete with brick aggregates, compact filler joist floor with closely spaced steel joists under the vaults, and suspended timber like the floors above.
- 2.10 In the basement, the retaining walls towards the street demonstrate the use of stone blocks in the substructure. The basement is of half storey height and in most areas was paved with cobbles, bricks, or earth solum directly.
- 2.11 Foundation conditions are unknown and were not intrusively investigated during the inspection, however from experience of this age of construction, they are typically founded at shallow depth below basement level on stone blocks with minimal outstand (i.e. not much wider than the base profile of the wall above).

3.0 Principal Interpretative Findings

The primary means of recording survey notes is via the survey record drawings in appendix A and the schedule in appendix B. For the sake of clarity, only the principal findings are discussed in the text. These interpretative findings are cross-referenced back to the factual survey notes in the format “(cf: GF13)” for example.

Main Building

- 3.1 Both ridgelines sag between points of support. On the main roof of the building, the apex is a ridge purlin supported on the eastern masonry gable and on a timber prop supported by two masonry walls below. This purlin has a split through the lower (tension) side due to a combination of a pre-existing natural fault in the timber (a shake) which has been opened up over time by increased bending stress. This does not seem to be as a result of insufficient section size, but as a result of a pre-existing defect resulting in a localised weakening, and therefore in the sagging profile of the ridgeline and dished profile of the slope.



Figure 2: Sagging ridgelines (left), structural defect on ridge purlin (centre), and prop supporting hipped roof connection (right)

- 3.2 The apex of the roof on the east extension is a ridge board. In this configuration, the common rafters arch against the board as there is no vertical support at the apex, and thrust laterally down the slope to the purlins, which bend in the minor axis.
- 3.3 The easternmost gable peak exhibits an inward lean, which is a consequence of the inherent lack of vertical bracing within the roof (leading to racking of the vertical supports, in this case the masonry peak).
- 3.4 Other than the sagging ridgelines, the timbers in the roof seem to be in good condition, although some purlins and the props look to have been repurposed as they are not the right length and have been spliced at regular intervals (see DR-S-20006 in Appendix B).



Figure 3: Ridgeboard at bearing on main gable chimney with water ingress (left), view of ridgeboard and arching common rafters (centre), and areas of damp on south roof slope (right).

- 3.5 Chimneys could not be fully inspected from ground level but look to be in reasonable condition (no significant lean / deterioration of the fabric). From internal roof inspection, there is evidence of damp and lack of continuity in the waterproofing at eastern roof interface with the chimney on the main gable. A close quarters inspection would be recommended for the remaining chimneys.
- 3.6 The perpendicular joints in the cornices of the main building indicate that these are stone blocks, and some of these have been damaged and displaced. This betrays the likelihood of embedded iron cramps. This should be further investigated. Any ferrous fixings should be located and removed before being replaced with stainless steel cramps.
- 3.7 The main building has no internal crosswalls at ground floor level, these having been replaced by beams during past re-modelling of the layout. This compromises the overall stability of the masonry although there does not appear to be evidence of gross deformation in the principal walls of the masonry skeleton. The structure therefore seems to have adapted to this situation but the reintroduction of stability members (i.e. shear wall at ground level or stability frame) should be considered in possible future conversions.
- 3.8 Broadly speaking, the main structural masonry skeleton generally appears to be in satisfactory overall condition: deterioration where observed is generally on an isolated basis, or decay-driven rather than an outworking of structural instability or distress.
- 3.9 Localised areas of deformations in the masonry skeleton were on occasion observed, notably the outward bulge/bow of the corner bounding High St and Church St. The cause of this deformation is not entirely clear: possible contributing factors include the outward thrust of the flat arches to an unbuttressed corner; an outworking of the internal alterations i.e. removal of cross-walls and/or lack of floor diaphragm restraint; possible inadequate cross-bonding of the wall across its thickness now being exploited by decay – i.e. possible ‘snap-headers’. In the main, no active distress cracking was observed

in this locale suggesting exhausted/dormant activity, although this should be monitored and borne in mind for possible conversion works in future that some repairs are likely.

- 3.10 The flat arches to the north & west main frontages exhibit structural activity and a history of remedial intervention. Some appear to have been replaced, possibly with a different structural composition. Others have slumped in the centre leading to deformed bed joint geometry in the masonry directly above. The probable cause of this being the sustained water ingress from overhead leading to disaggregation of the mortar and associated slump of the voussoirs until they re-lock together. All affected flat arches need to be slate pinned and micro grouted with a compatible lime grout to avoid further deterioration.



Figure 4: Instances of fabric repair required, some flat arches replaced, and displaced cornices.

- 3.11 The internal stairs seem to slope in towards the stringer and deflect considerably underfoot. This seems to be due to insufficient support to the stringer which is exacerbated by the partial-height posts which are not continuous though the structure. Additional support should be considered at the stringer for any redevelopment.

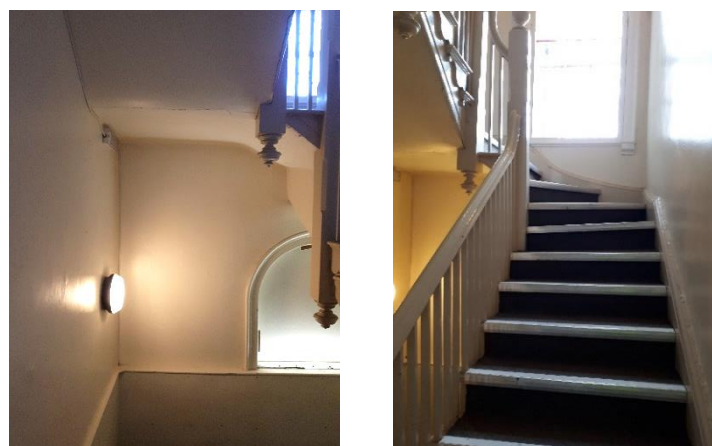


Figure 5: Cranked stair due to insufficient support to the stringer.

- 3.12 The floor structure has additional steel beams on each floor. As there was no significant sag or other deformations noted in the floor, and in the instances where the timber floor could be inspected no evidence of distress was observed, it seems that these steel beams have been added as a strengthening measure as opposed to a repair. If these were added at the time of conversion from a bank to a museum, this would correspond with increased floor loading and are therefore an appropriate intervention in the structural sense. The steel beams could potentially be removed if this was required and appropriate with the future reuse of the building. This would have to be further calculated and detailed prior to implementation.

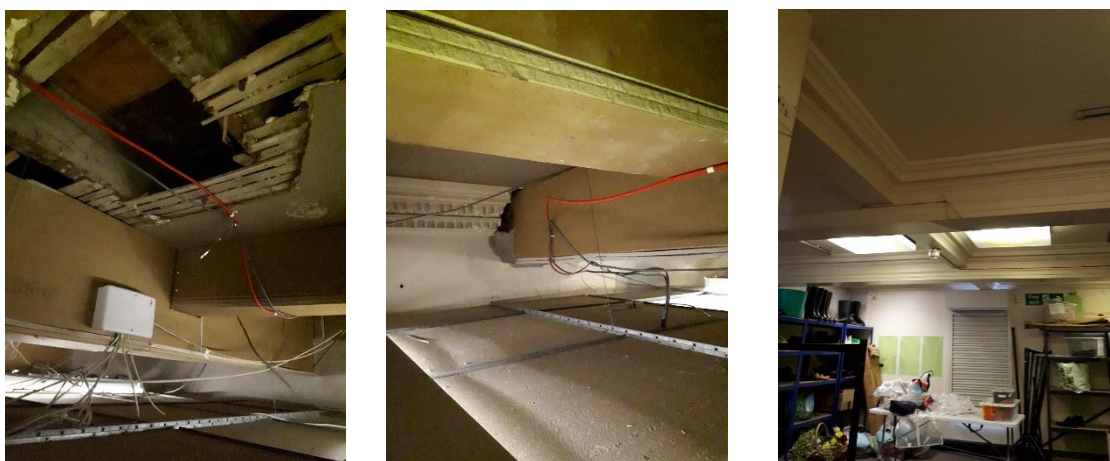


Figure 6: Typical layering of floor structure in the strengthened state (left), additional beam breaking through moulding (centre), and original beams in the undisturbed state with moulding intact (right).

- 3.13 The ground floor has been similarly strengthened (as opposed to repaired, as no evidence of structural distress was observed during the inspection of the sub-floor area), supported on Acrow props in the basement. While this is a valid temporary solution, it has been left in this state, and a more permanent solution should be considered for any rehabilitation. Another option would be to remove them if the floor loadings are reduced, although this would also have to be carefully considered in an options appraisal particularly as the floor composition changes across the ground floor.

Extensions

- 3.14 There seems to be some ground induced movement to the south face of the east extension. This is evidenced by the cranked geometry of the openings in the masonry skeleton, and bed joints at the interface with the main gable. Continued / active movement is indicated by the presence of cracking internally and externally (i.e. full-thickness) although the magnitude is typically small, i.e. hairline to 1mm in thickness.
- 3.15 The steel structure at this location looks to have been used as a craning structure (potentially to lift bank or museum items) into what was a larger opening at second floor level which has since been remodelled into a fire escape. The foundation of the steel structure might have undermined the existing foundations

of this face on the east extension (to be proved by intrusive investigations). The localised loading by this structure with inadequate foundations under the extension could be responsible for the differential settlement experienced at this location. Our recommendation for this area is that the masonry on this elevation of the east extension should be taken down and rebuilt on a competent foundation if it is to be reused for future refurbishment works.



Figure 7: Cranked bed-joints at interface with main gable (left and centre), and steel lifting structure with larger opening that has not been properly made good (right).

- 3.16 On the single storey extensions to the south, there are several instances of coarsely cracked and upwardly-deformed wallheads. This is typical of embedded steel that has corroded and is jacking up the surrounding masonry. The masonry will have to be taken down and rebuilt after the corroded steel has been removed.



Figure 8: Typical instance of cracking and open perpendicular joints in one-storey extensions to the south.

4.0 Summary and Recommendations

The nature of the recommendations made here is broad and high-level, as the specific further actions will depend on the redevelopment proposals, all of which are understood to include some form of change of use. Accordingly, we do not make exhaustive recommendations for repairs to the current building form. A schedule of proposed interventions is provided for costing purposes in Appendix C.

- 4.1 Broadly speaking, the masonry skeleton of the original building core exhibits a generally sound structural condition: limited evidence of significant structural activity was observed. Minor ground-induced movement leading to slight differential settlement of foundations appears to be commensurate with the building age and form of construction, and generally in our view longstanding in nature.
- 4.2 Certain aspects of the original building core which do bear some structural activity include the outward displacement observed to the north-west corner bounding High St and Church St. The cause of this is unclear: possible contributing factors include unresolved thrust from the flat arches, inadequate cross-bonding of the wall through its thickness, and past alterations. This defect should be monitored over a period of five years to determine the rate of structural activity. Possible intervention comprising anchoring or localised rebuilding cannot be ruled out at this time.
- 4.3 The flat arches in the north and west elevations bear evidence of decay-induced deterioration, leading to slumping of the brick voussoir units and associated deformation in the wall overhead. The source of water ingress should be resolved, and the arches tightly pinned with saw-cut slate shims and micro-grouted to ensure full compaction of the mortar joints.
- 4.4 The removal of the internal cross-walls in the main building core has in principle compromised its stability however this is not borne out in significant deformation of the masonry skeleton at this time. This defect should be monitored over a period of five years to determine the rate of structural activity. Re-use or conversion proposals should consider the possible reintroduction of stability members at ground floor.
- 4.5 The strengthening work to the floor structures is presumed to remain in-situ as current, however it could possibly be re-evaluated (potentially removed or altered) once a new use has been identified for the building – subject to detailed assessment.
- 4.6 The internal stairs deflect considerably underfoot due to insufficient support to the stringer and discontinuous posts. Additional support should be considered at the stringer for any redevelopment.
- 4.7 Localised structural repairs are required in the timber roof structure, including the splicing or replacement of the ridge purlin which has suffered a bending failure leading to deflection of the apex, and consequent down-the-slope thrust in the common rafters.

- 4.8 Fabric repair generally is recommended to the masonry skeleton, including removal of cement pointing and repointing with a compatible lime mortar to match the existing.
- 4.9 The eastern extension generally exhibits a poorer structural state compared with the main building core. A combination of crudely formed past alterations and apparently more rudimentary structural composition have manifested in structural deterioration, including significant differential settlement of the foundations at the position of the lifting frame. Structural intervention is recommended, which includes the rebuilding of the south wall on a new competent foundation.
- 4.10 The eastern roof structure should be braced, and the leaning gable peak anchored into the roof structure.
- 4.11 The low-level extensions exhibit significant structural deterioration principally as an outworking of embedded ferrous lintel supports, which have corroded and jacked the overhead masonry upwards manifesting in unstable overhead masonry. This should be taken down and the ferrous lintels be removed and replaced with stainless prior to rebuilding.

Further Investigations

- 4.12 A targeted ground investigation (comprising trial pits at selected locations) is recommended to inform the foundation conditions.
- 4.13 A Stage 1 Timber Condition Survey is recommended by a timber rot consultant to appraise the integrity of embedded timbers bearing into damp walls.
- 4.14 Structural monitoring (via reappraisal in 5 years' time) of the structural activity exhibited by the main building core. This timescale presupposes the above-described repair interventions are undertaken at an early date.
- 4.15 Structural assessment of floor strengthening work which is earmarked for removal in future re-use schemes.

Schedule of Proposed Interventions

- 4.16 Refer to Appendix C for the schedule of proposed structural repairs to the current building form. This is intended to compliment the Architect's conservation works schedule. Some adaptation according to the possible change of use is anticipated.

Appendices

Appendix A: Measured Survey Record Drawings

Appendix B: Survey Notes Schedule

Appendix C: Schedule of Structural Remedial Works

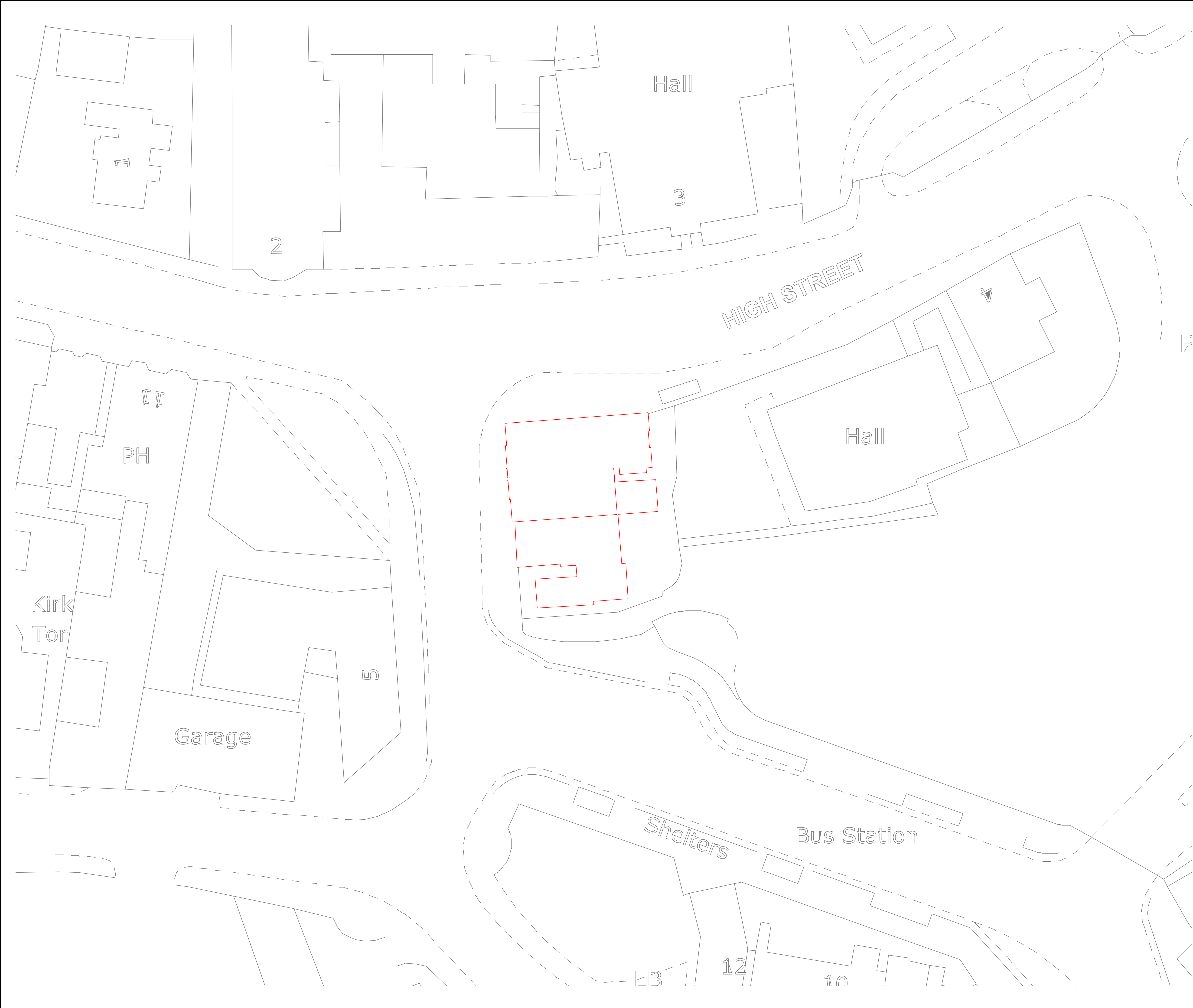
Appendix D: Historic England List Entry

B074752 34 Church St, Prescot

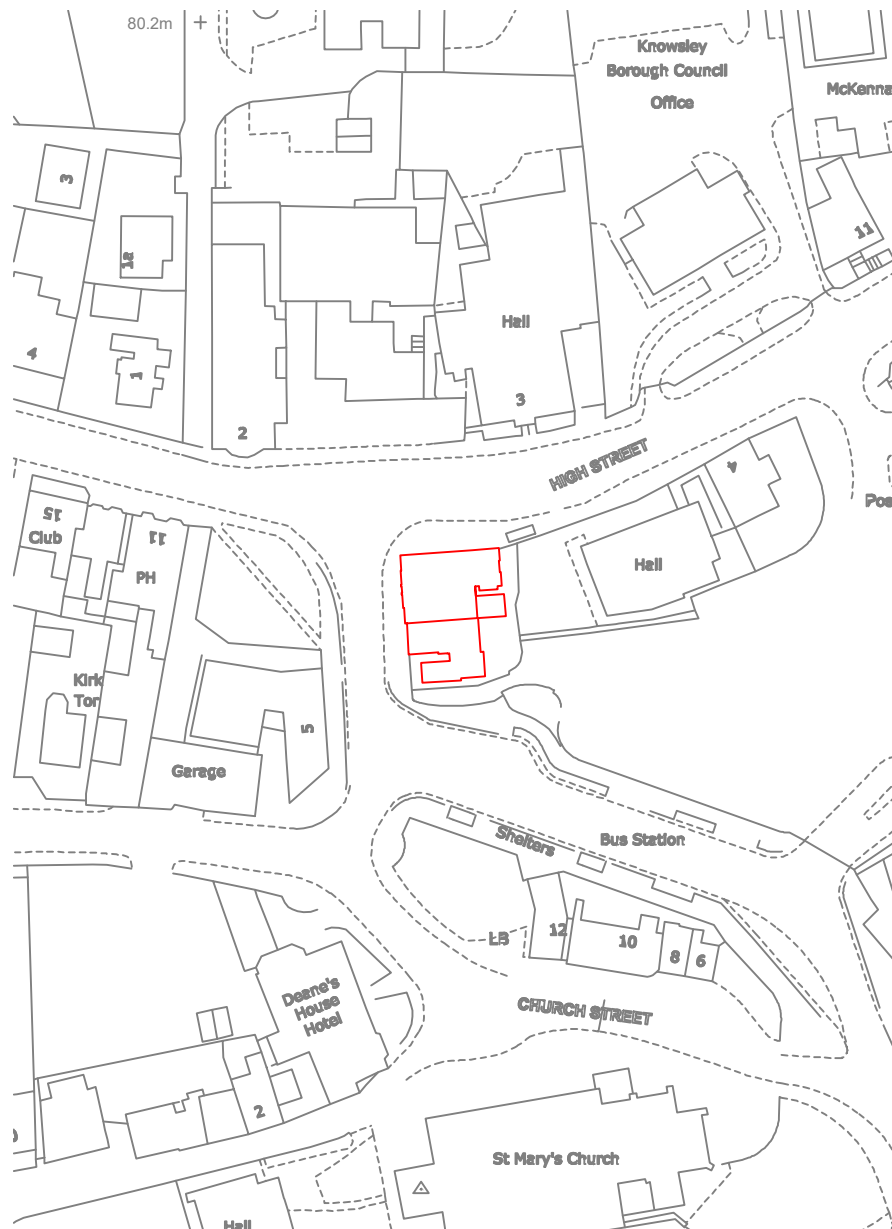
Stage I Visual Structural Condition Appraisal



Appendix A: Measured Survey Record Drawings



- GENERAL NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
 2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
 3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 4. FOR GENERAL NOTES REFER TO DRAWING.

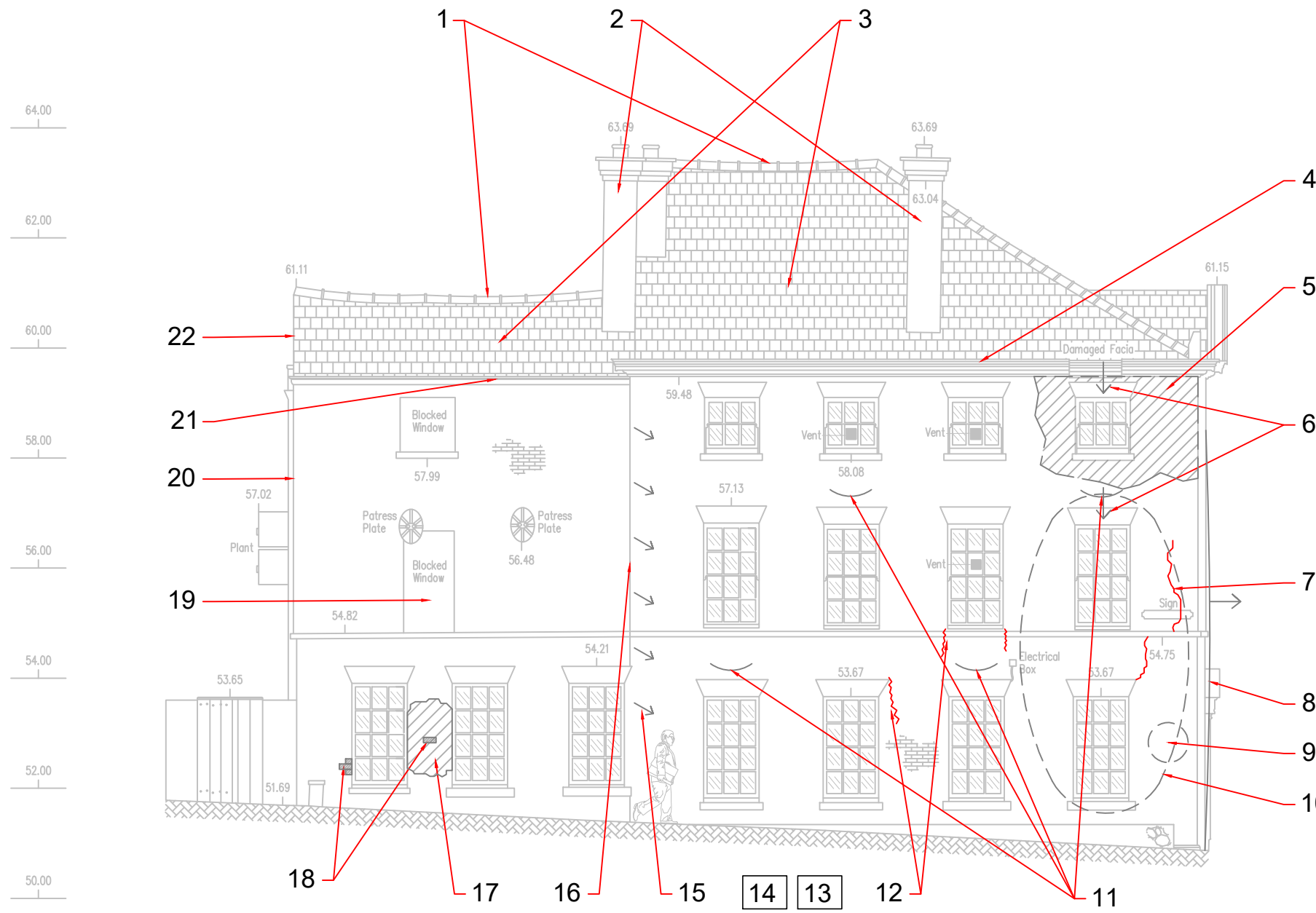


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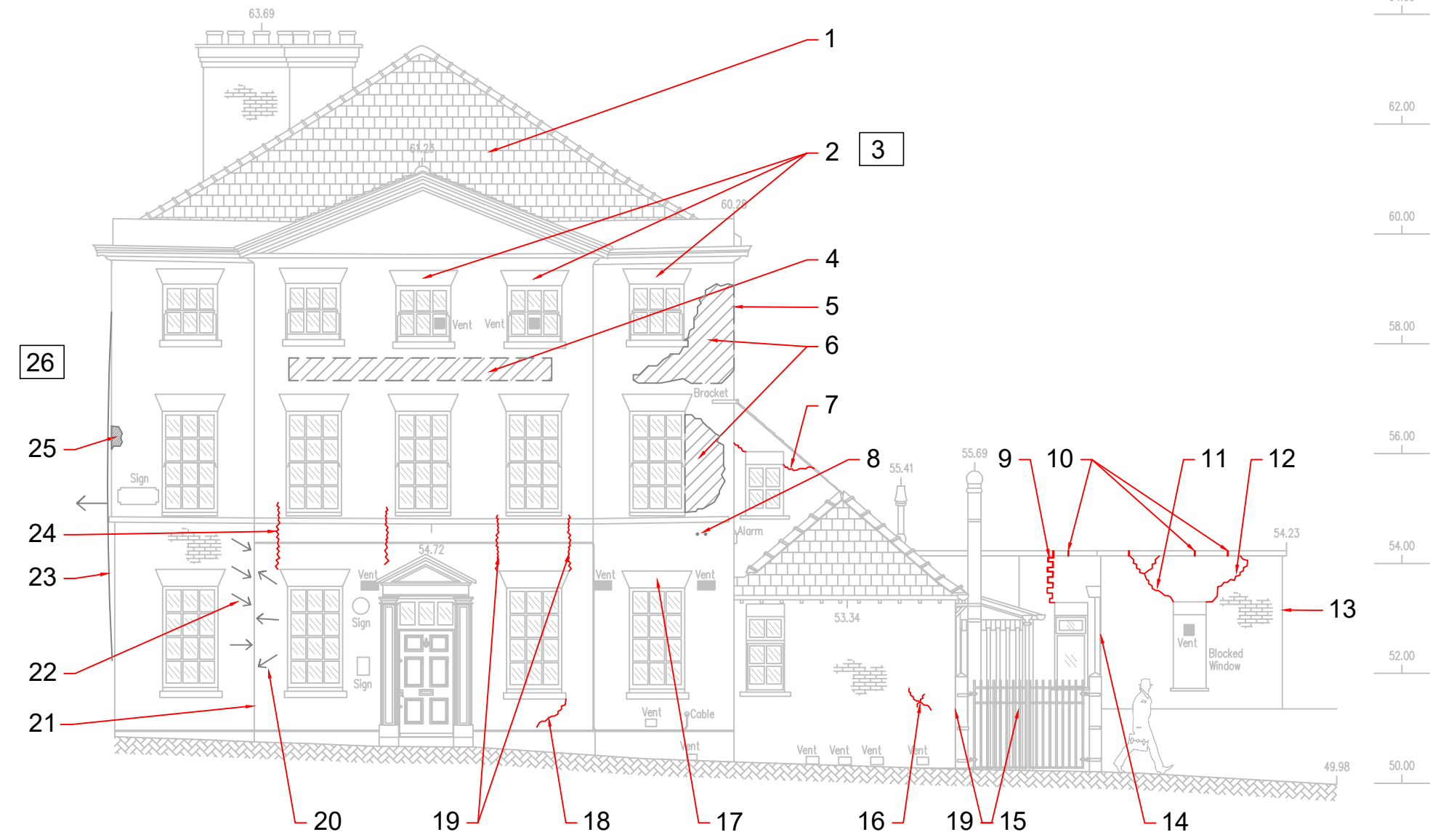
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Project:	34 Church Street, Prescot, L34 3LA				
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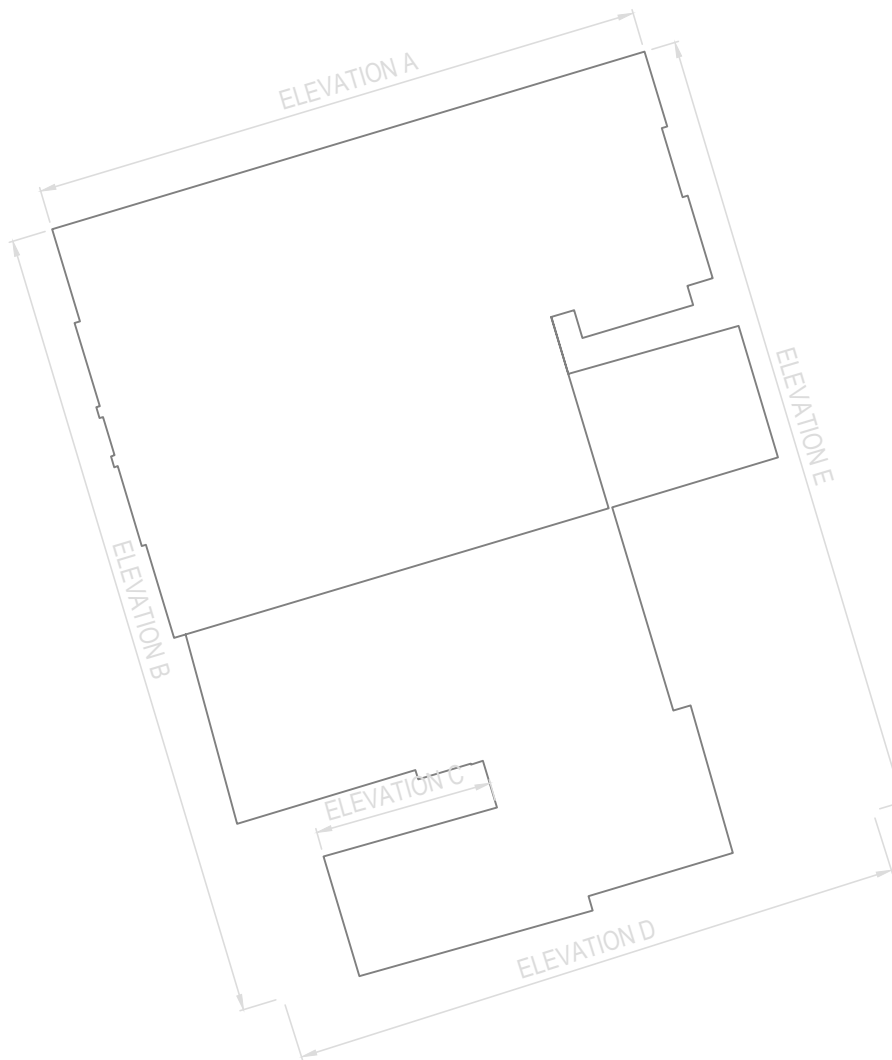
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3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. FOR GENERAL NOTES REFER TO DRAWING.



ELEVATION A
SCALE 1:100



ELEVATION B
SCALE 1:100



KEY PLAN
SCALE 1:200

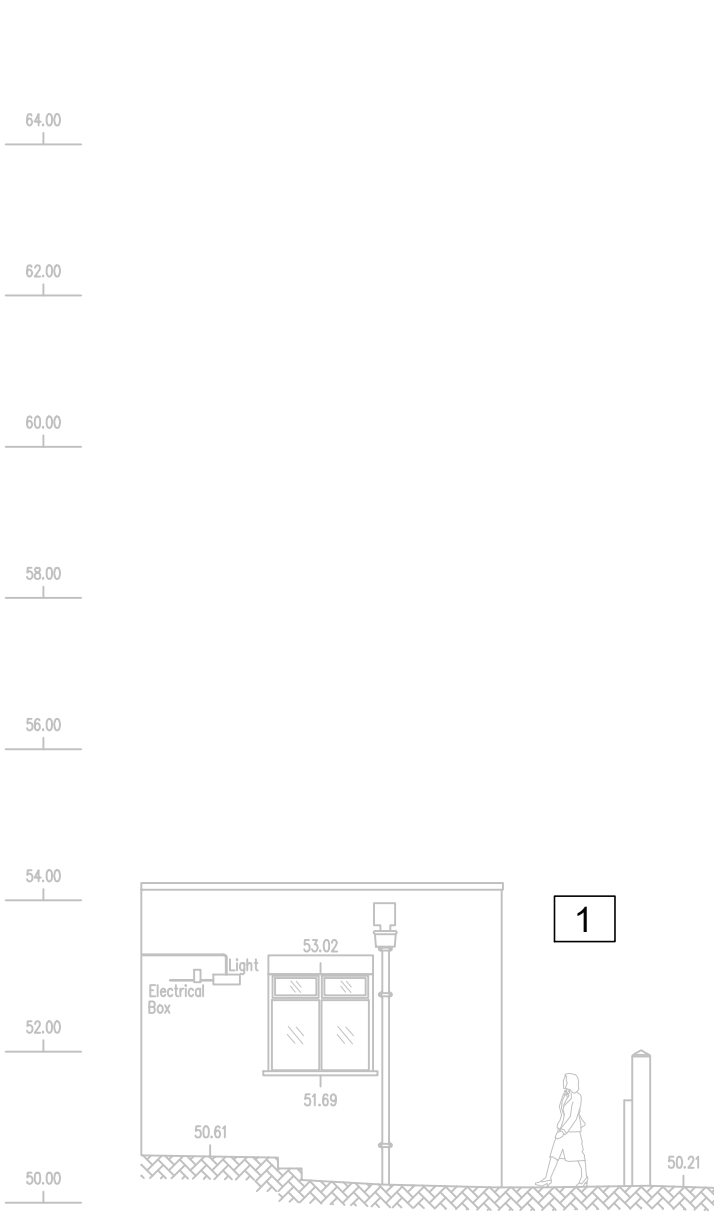
ELEVATION A

- A1 SAGGING RIDGELINE BETWEEN SUPPORTS ON BOTH ROOFS
- A2 CHIMNEYS RELATIVELY STRAIGHT AND NO SIGNIFICANT DAMAGE TO THE FABRIC AS OBSERVED FROM GROUND LEVEL. CLOSE QUARTERS INSPECTION RECOMMENDED.
- A3 DISHED ROOF SLOPES ACCORDING TO SAGGING RIDGELINE
- A4 EAVES LINE RELATIVELY STRAIGHT AND LEVEL BUT DAMAGED AND DECAYED FASCIA.
- A5 DOWNWARD MOVEMENT OF FLAT ARCHES BELOW PARTICULARLY DAMAGED FASCIA.
- A6 DAMP FABRIC IN THIS AREA
- A7 HAIRLINE CRACK AND SPLIT BRICKS TRACKING DOWN PAST THE STREET SIGN, ACROSS THE STRING COURSE AND DOWN TOWARDS THE GROUND FLOOR FLAT ARCH
- A8 OUTWARD BULGE AND OUTWARDS LEAN OF ENTRANCE AS VIEWED FROM THIS ELEVATION
- A9 SOME SPLIT BRICKS IN THIS SECTION
- A10 OUTWARD BOW ON PLAN AND SECTION IN THIS AREA
- A11 SAG IN BEDJOINTS ABOVE THESE FLAT ARCHES
- A12 VERTICAL HAIRLINE CRACKS
- A13 GEOMETRY OF WINDOW OPENINGS OK
- A14 ALL FLAT ARCHES ON UPPER FLOORS OF ELEVATION A HAVE BEEN REPLACED
- A15 SLOPING BEDJOINTS ALONG THIS INTERFACE
- A16 BUTT JOINT AT INTERFACE EXCEPT AT GROUND FLOOR LEVEL WHERE THE JAMB OF THIS WINDOW HAS BEEN WELL BONDED INTO EXISTING MASONRY
- A17 DECAYED MASONRY FABRIC. REBONDING OF CORNER AND DEEP-PACK REPOINT REQUIRED. EVIDENCE OF LIME MORTAR BELOW CEMENT
- A18 INDENT REPAIRS REQUIRED
- A19 DISTORTED GEOMETRY OF BLOCKED WINDOW OPENING
- A20 CORNER PLUMB AS VIEWED FROM THIS ELEVATION
- A21 FASCIA DAMAGED AT MIDPOINT AND DAMP FABRIC BELOW
- A22 GABLE PEAK LEANS INWARDS SLIGHTLY ca. 20mm OVER ITS HEIGHT

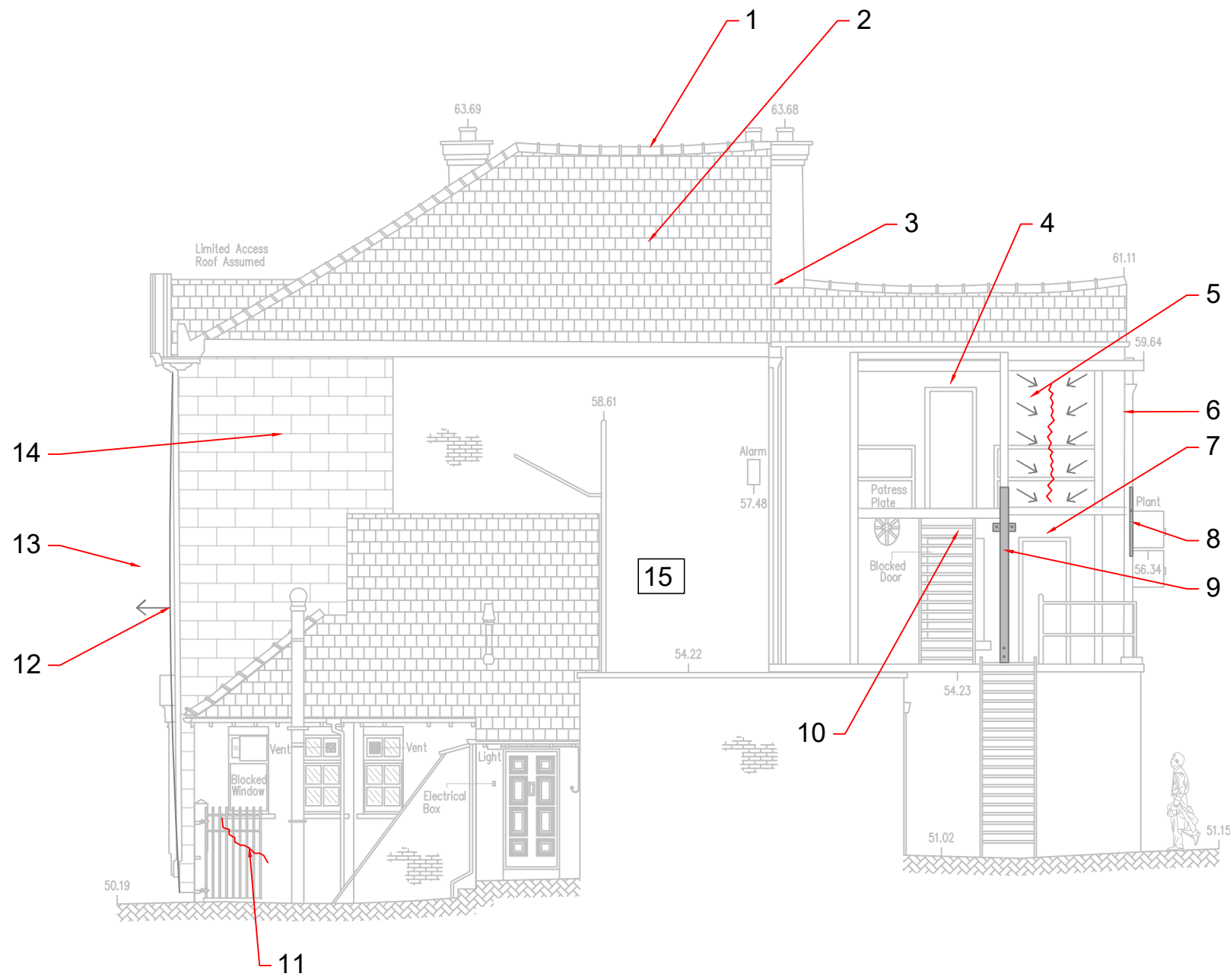
ELEVATION B

- B1 ROOF SLOPE NOT OBSERVED FROM THIS ELEVATION
- B2 NEW FLAT ARCHES (HAVE BEEN REPLACED AT SOME POINT)
- B3 ALL FLAT ARCHES REQUIRE SOME DEGREE OF PINNING AND DEEP PACK POINTING.
- B4 SEVERE MORTAR DECAY IN THIS AREA. DEEP PACK REPOINT AND SOME INDENT REPAIR REQUIRED
- B5 CORNER PLUMB
- B6 SEVERELY DECAYED MASONRY FABRIC INDENT REPAIRS REQUIRED
- B7 10mm CRACK BELOW FLAT ARCH
- B8 EMBEDDED METALWORK
- B9 CRACK INCREASING WITH HEIGHT TO 10mm AT COPING
- B10 OPEN PERPEND JOINTS IN COPING ca. 10-50mm
- B11 20mm DIAGONAL CRACK UP TO COPING. BRICKS LOCALLY DISPLACED IN THIS LOCATION
- B12 10mm DIAGONAL CRACK
- B13 CORNER PLUMB IN BOTH ORTHOGONAL DIRECTIONS
- B14 CORNER PLUMB
- B15 CORNER PLUMB
- B16 EMBEDDED METAL FIXINGS WITH HAIRLINE CRACKS IN MASONRY RADIATING FROM IT (CEMENT MORTAR)
- B17 FLAT ARCH HAS BEEN REPLACED AT SOME POINT. PRESTRESSED?
- B18 DIAGONAL HAIRLINE CRACK WITH SPLIT BRICKS FROM CORNER OF SILL
- B19 VERTICAL HAIRLINE CRACKS FROM EITHER SIDE OF FLAT ARCH
- B20 BEDJOINTS IN THIS SECTION TEND IN DIFFERENT DIRECTIONS AND BRICKS APPEAR TO HAVE BEEN REPLACED
- B21 FRONT BOWS OUT OVER ITS HEIGHT WITH INTERFACE UNBONDED IN PLACES
- B22 BEDJOINTS TEND DOWNWARD BUT STRAIGHTEN UP BELOW THIS SECTION
- B23 OUTWARD BULGE ON ELEVATION A
- B24 VERTICAL HAIRLINE CRACK
- B25 INDENT REPAIR REQUIRED TO CORNER
- B26 LOCALISED PLASTIC REPAIRS WITH CEMENT MORTAR THROUGHOUT UPPER SECTION OF ELEVATION

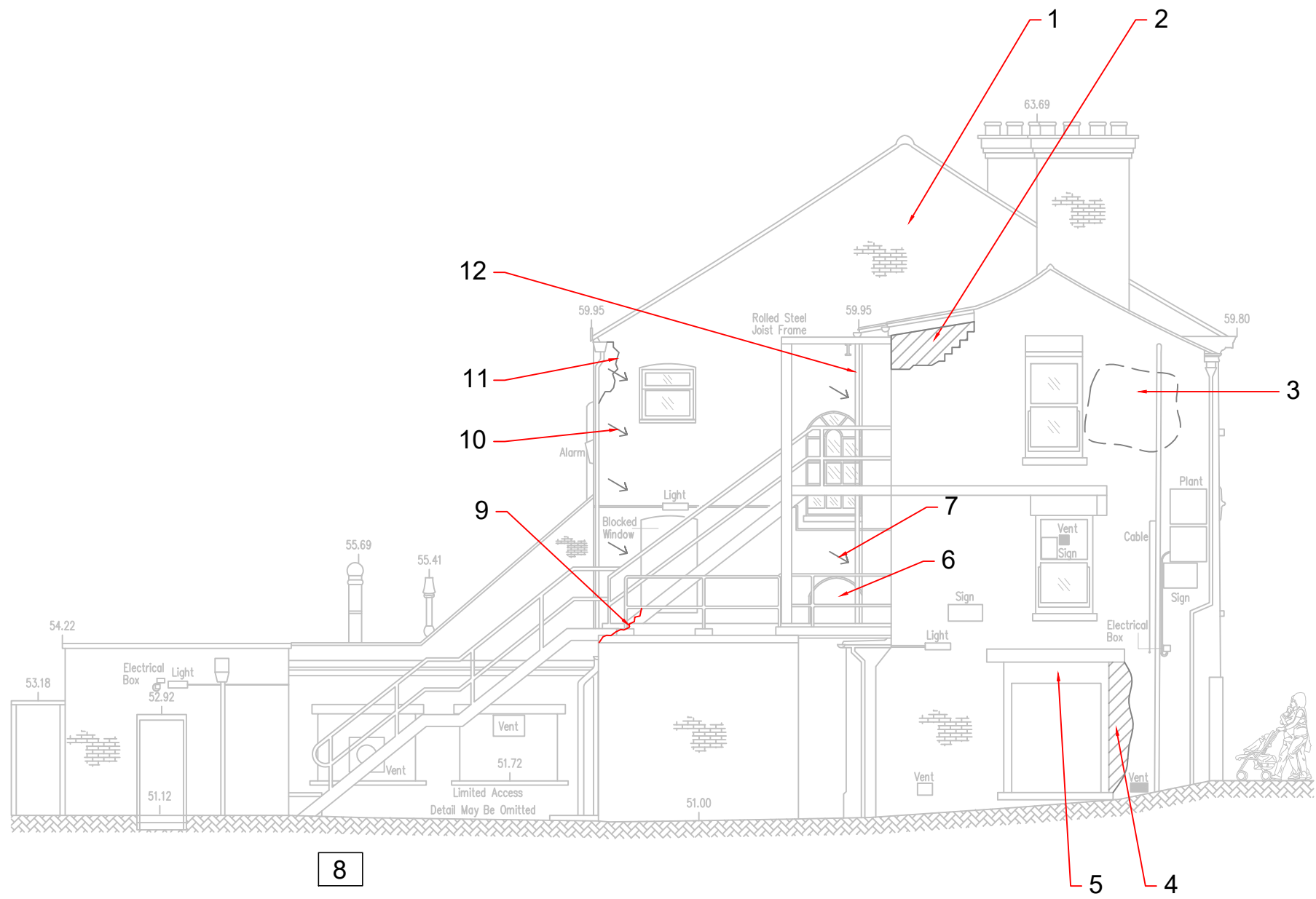
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Status: PRELIMINARY							
Client: Donald Insall Associates (for Knowsley Council)							
Project: 34 Church Street, Prescott, L34 3LA							
Org Title: ELEVATIONS A & B SURVEY RECORD DRAWINGS							
Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:		
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Scale: AS STATED							
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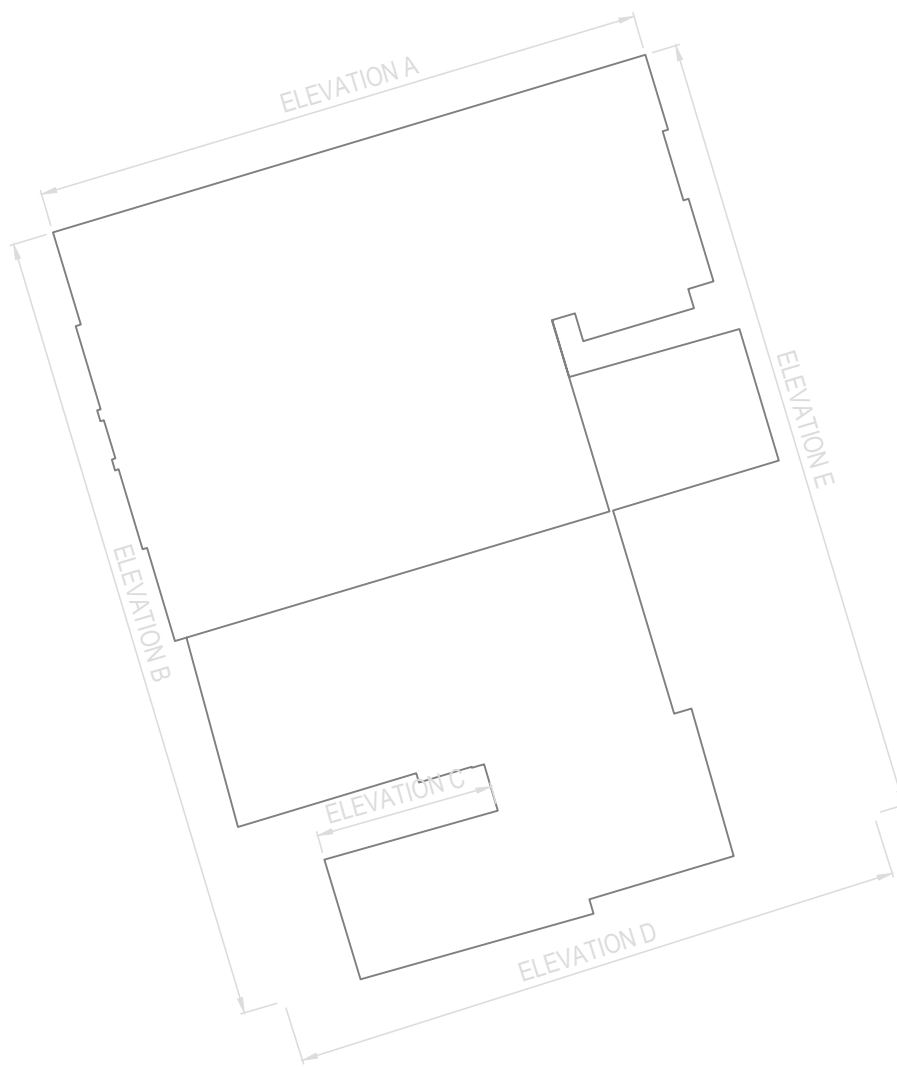
ELEVATION C
SCALE 1:100



ELEVATION D
SCALE 1:100



ELEVATION E
SCALE 1:100



KEY PLAN
SCALE 1:200

ELEVATION C
C1 NO STRUCTURAL DEFECT OF NOTE TO THIS ELEVATION

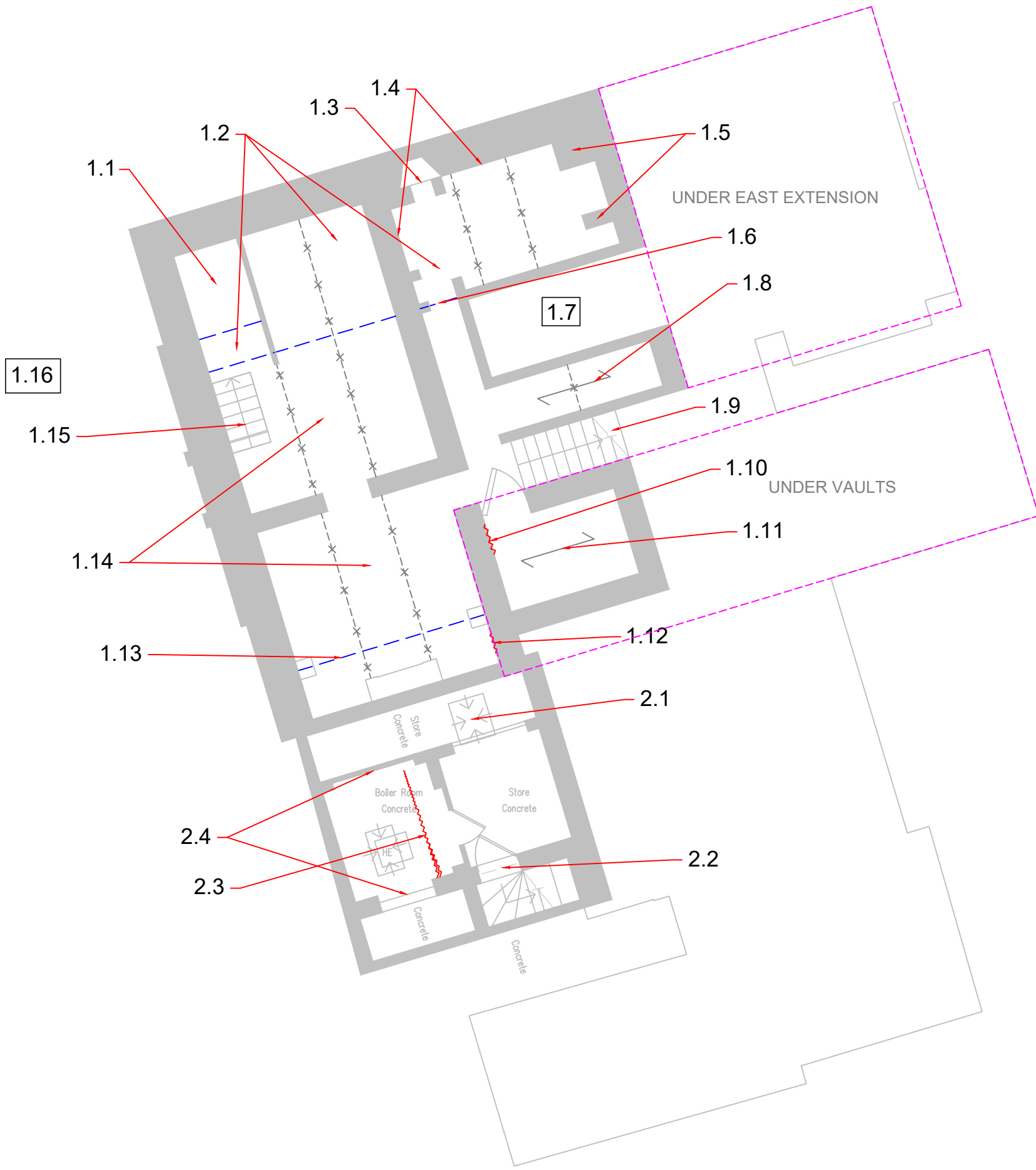
ELEVATION D
D1 RIDGELINE AS PER ELEVATION A
D2 SLOPE GENERALLY STRAIGHT ALTHOUGH SOME SLIPPED TILES
D3 PROBABLE DAMP AT THIS INTERSECTION – CHECK IN ROOF SURVEY
D4 CONCRETE LINTEL OVER EMERGENCY EXIT DOOR
D5 BEDJOINTS LEAN IN / DOWN TO EITHER SIDE OF THE BOUNDARY BETWEEN OLD AND NEW. BRICKS HAVE BEEN REPLACED THIS SIDE
D6 CORNER PLUMB
D7 STONE LINTEL WITH TIMBER LINTEL ABOVE
D8 STEEL BAR STRAPPING CORNER IN THIS LOCATION?
D9 HEAVILY CORRODED STEEL BAR WITH BOLTS FOR TIE TO PATRESS PLATE ON ELEVATION A
D10 DECAYED AND WEATHERED STONE LINTEL
D11 5mm DIAGONAL CRACK FROM SILL OF BLOCKED WINDOW
D12 SLIGHT OUTWARD BOW OF FRONT ELEVATION
D13 ROOF SLOPE OK
D14 LINED RENDER ON THIS SECTION
D15 THIS SECTION OF ELEVATION NOT ACCESSIBLE DUE TO VEGETATION

ELEVATION E
E1 NO STRUCTURAL DEFECT OF NOTE TO GABLE PEAK AS OBSERVED FROM EMERGENCY STAIRS
E2 BRICKS HAVE BEEN REPLACED BELOW CHANGE OF SLOPE IN ROOF
E3 OUTWARD BULGE IN THIS LOCATION AND DAMP FABRIC IN GABLE PEAK ABOVE
E4 JAMB OF OPENNING HAS BEEN REPLACED
E5 TIMBER LINTEL COVERED BY FELT
E6 DISTORTED ARCHED WINDOW
E7 BEDJOINTS CRANK DOWN SIGNIFICANTLY, HAIRLINE CRACK FROM SILL TO ARCH
E8 NO STRUCTURAL DEFECT OF NOTE TO SINGLE STOREY EXTENSIONS AT LOWER LEVEL
E9 10mm DIAGONAL CRACK FROM SILL TO CORNER AT INTERFACE WITH FLAT ROOF
E10 BEDJOINTS LEAN DOWN AT THIS INTERFACE
E11 VERTICAL HAIRLINE CRACK ALONG THIS CORNER. BEDJOINTS TEND DOWN ALONG THIS CORNER
E12 RAINWATER PIPE AT THIS LOCATION

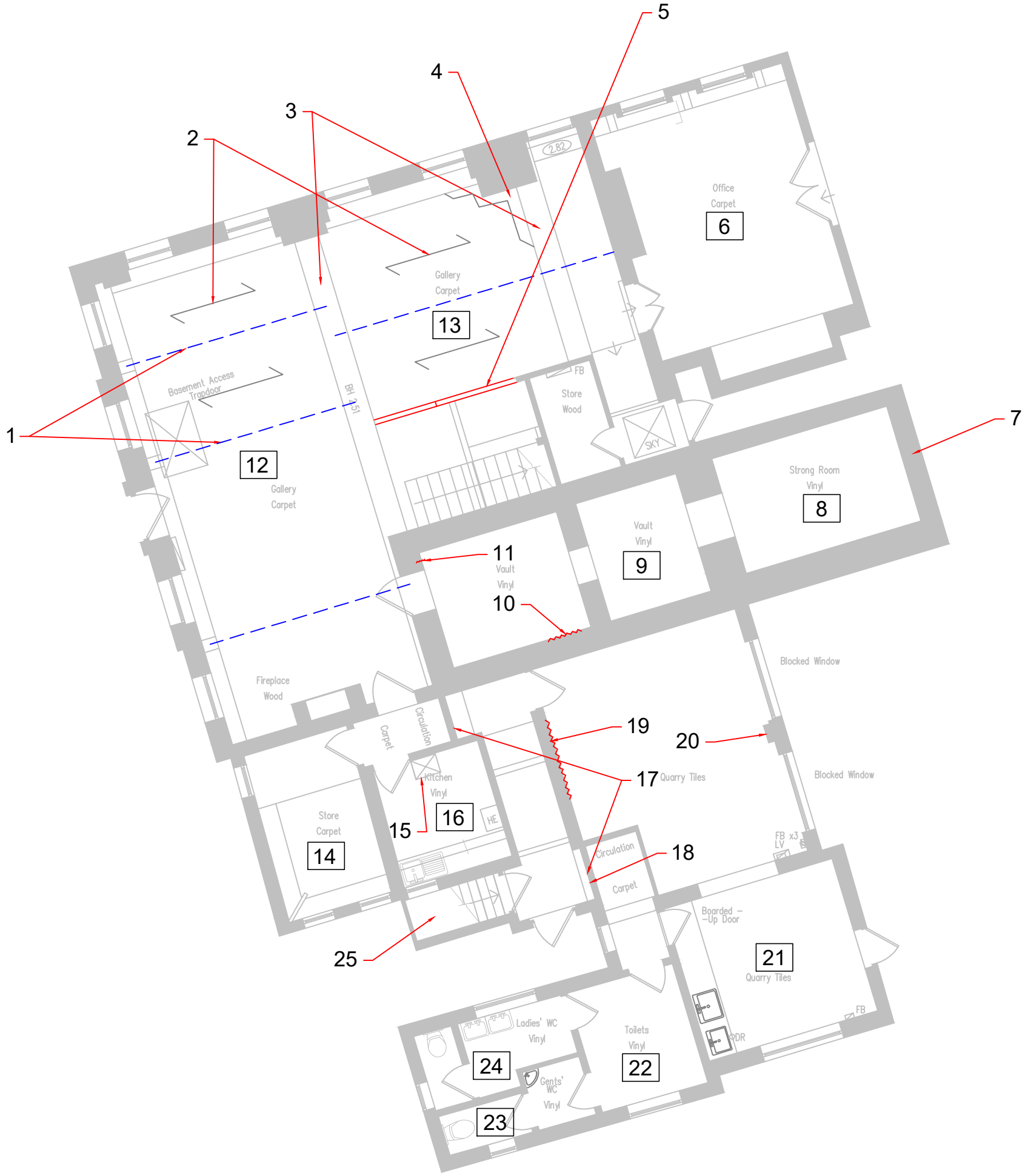
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ELEVATIONS C, D & E SURVEY RECORD DRAWINGS																															
<table><tr><td>Project No:</td><td>Size:</td><td>Date:</td><td>Drawn By:</td><td>Designed By:</td><td>Checked By:</td></tr><tr><td rowspan="2">074752</td><td>A1</td><td>03/04/20</td><td rowspan="2">SJ</td><td rowspan="2">SJ</td><td rowspan="2">DW</td></tr><tr><td>Scale:</td><td>AS STATED</td></tr><tr><td>Project Code:</td><td>Originator:</td><td>Zone:</td><td>Level:</td><td>Type: Discipline:</td><td>Category / Number:</td></tr><tr><td>074752 - CUR - 01</td><td>- XX</td><td>- DR</td><td>- S</td><td>- 20003</td><td>-P01</td></tr></table>						Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:	074752	A1	03/04/20	SJ	SJ	DW	Scale:	AS STATED	Project Code:	Originator:	Zone:	Level:	Type: Discipline:	Category / Number:	074752 - CUR - 01	- XX	- DR	- S	- 20003	-P01
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BASEMENT PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

- BA 1 BASEMENT 1 - NORTH
BA 1.1 STEEL 'BEAM AND BLOCK'
BA 1.2 SHUTTERED CONCRETE WITH BIG BRICK AGGREGATES
BA 1.3 STEEL LINTEL
BA 1.4 SOME SANDSTONE AND BIGGER BLOCKS OBSERVED IN BASEMENT WALL
BA 1.5 BUTTRESSES TO RETAINING WALL?
BA 1.6 STEEL BEAM CONTINUES THROUGH
BA 1.7 NO ACCESS TO THIS SECTION
BA 1.8 SPAN DIRECTION OF JOISTS ABOVE – SUSPENDED FLOOR CONFIRMED IN THIS AREA
BA 1.9 STAIRCASE BLOCKED BY TRAPP DOOR ABOVE
BA 1.10 5mm DIAGONAL CRACK ON FACE OF WALL
BA 1.11 SPAN DIRECTION OF COMPACT FILLER JOIST FLOOR WITH THE STEEL JOISTS AT 200 C/C
BA 1.12 HAIRLINE DIAGONAL CRACK ON THIS FACE
BA 1.13 STOCKY STEEL BEAM
BA 1.14 ASSUME SUSPENDED FLOOR ON THIS SECTION BUT NOT PROVEN AS COVERED BY FIRE PROTECTION – POSSIBLE ASBESTOS
BA 1.15 HATCH WITH STAIRS DOWN TO BASEMENT
BA 1.16 ACROW PROPS WITH TIMBER BEAMS ARE AN INAPPROPRIATE PERMANENT SUPPORT OF FLOORS ABOVE – A MORE PERMENANT SOLUTION SHOULD BE INVESTIGATED

- BA 2 BASEMENT 2 - SOUTH
BA 2.1 PLINTH? WELL?
BA 2.2 ARCHED ENTRANCE – NO STRUCTURAL DEFECT TO NOTE ON ARCH
BA 2.3 50mm CRACK IN CEILING REDUCING TO HAIRLINE TOWARDS THE NORTH
BA 2.4 DECAYING STEEL LINTELS

- GROUND FLOOR
GF1 LAYOUT OF BEAMS SUPPORTING FLOOR ABOVE
GF2 FLOOR JOIST DIRECTION AT FIRST FLOOR
GF3 TRANSFER BEAMS ca 500mm DEEP?
GF4 ORIGINAL MOULDINGS STILL PRESENT ABOVE SUSPENDED CEILING
GF5 LOAD BEARING WALL ABOVE. PARTITION HAS BEEN REMOVED.
GF6 NO ACCESS
GF7 CONCRETE WALLS AROUND VAULTS
GF8 NO STRUCTURAL DEFECT OF NOTE TO THIS VAULT
GF9 NO STRUCTURAL DEFECT OF NOTE TO THIS VAULT
GF10 MULTIPLE DIAGONAL HAIRLINE CRACKS IN THIS AREA
GF11 VERTICAL HAIRLINE CRACK THROUGH FINISHES
GF12 NO STRUCTURAL DEFECT OF NOTE TO FRONT ROOM
GF13 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
GF14 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
GF15 LOFT HATCH – NO ACCESS
GF16 NO STRUCTURAL DEFECT OF NOTE TO KITCHEN
GF17 OPENINGS THROUGH HERE
GF18 CRACKED LINTEL – INVESTIGATE
GF19 HAIRLINE CRACKS IN FINISHES – INVESTIGATE. INTRUSIVE INVESTIGATION REQUIRED TO DETERMINE IF IT CONTINUES THROUGH SUBSTRATE
GF20 CRACKS IN FINISHES – EVIDENCE OF DAMP?
GF21 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
GF22 NO STRUCTURAL DEFECT OF NOTE
GF23 NO STRUCTURAL DEFECT OF NOTE ALTHOUGH VERY BAD SMELL
GF24 NO STRUCTURAL DEFECT OF NOTE
GF25 STAIRS TO BASEMENT 2
GF26 ALL CORNERS TIGHT INTERNALLY

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KEY:

- STEEL BEAMS
- TIMBER BEAMS BEARING ON ACROW PROPS
- BOUNDARY UNDER REMAINING STRUCTURE
- CRACKS
- POSITION OF ACROW PROPS

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Status: PRELIMINARY				
Client: Donald Insall Associates (for Knowsley Council)				
Project: 34 Church Street, Prescott, L34 3LA				
Org Title: BASEMENT AND GROUND FLOOR PLANS SURVEY RECORD DRAWINGS				
Project No:	Size:	Date:	Drawn By:	Designed By:
074752	A1	03/04/20	SJ	SJ
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GENERAL NOTES:

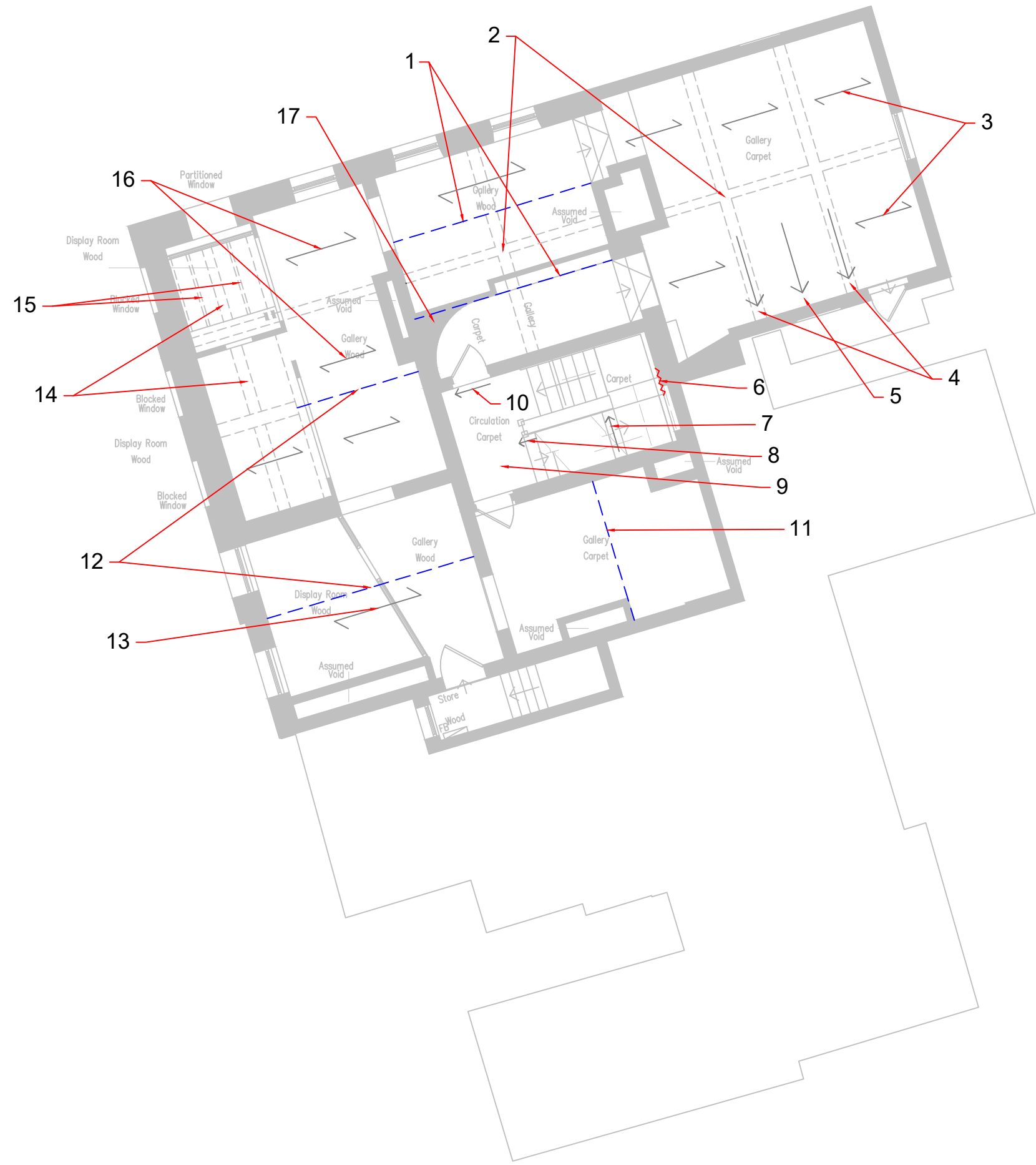
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KEY:

--- EXISTING STEEL BEAMS

--- EXISTING BEAMS

~~~~~ CRACKS

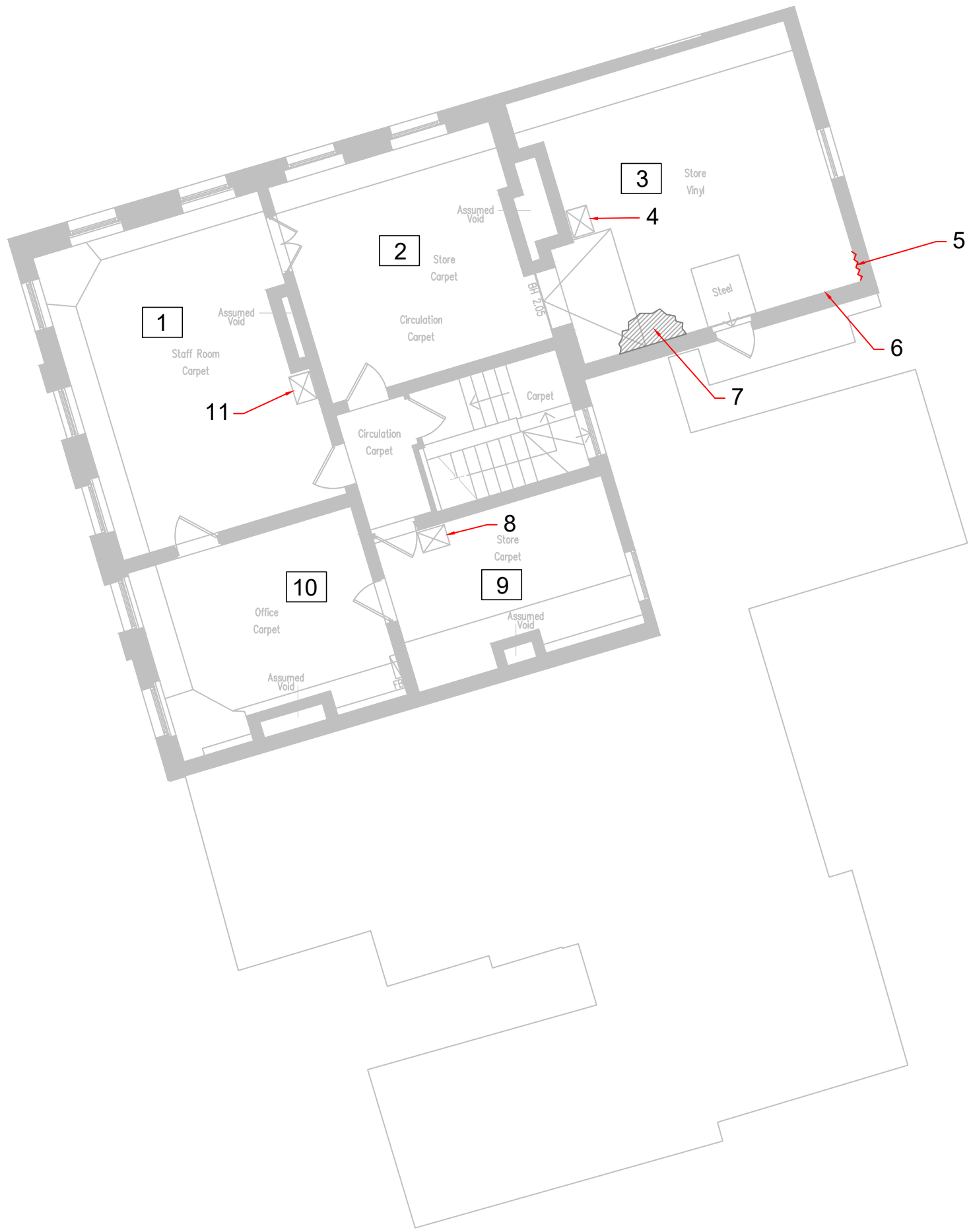


FIRST FLOOR PLAN  
SCALE 1:100



FIRST FLOOR

- FF1 ADDITIONAL STEEL BEAMS (PROBABLY ADDED WHEN CONVERTED TO A MUSEUM)
- FF2 ORIGINAL BEAMS DECORATED WITH MOULDINGS. ONLY VISIBLE IN EASTERN ROOM AS SUSPENDED CEILINGS COVER THE REST ON MOST OF THE FLOOR
- FF3 FLOOR JOIST SPANNING DIRECTION
- FF4 PRIMARY BEAMS LEAN DOWN TOWARDS THIS ELEVATION FROM THE MIDPOINT
- FF5 FLOOR LEAN DOWN TOWARDS THIS ELEVATION FROM THE MIDPOINT
- FF6 SOME CRACKING FROM CEILING TO WINDOW
- FF7 POST LEANS OUT OF PLUMB
- FF8 STEPS LEAN DOWN – UNSUPPORTED BY POST BELOW
- FF9 SAG IN FLOOR BUT NOT BOUNCY
- FF10 CRANKED DOOR OPENING
- FF11 BEAM WAS FELT IN FLOOR – ASSUME IT ALSO SPANS THIS DIRECTION ABOVE?
- FF12 THESE BEAMS PRESENT IN FIRST FLOOR FLOORSPEACE. ASSUME THEY ALSO EXIST IN THE FLOOR ABOVE
- FF13 DIRECTION OF FLOOR JOISTS AS SEEN FROM BELOW
- FF14 ENCASED STEEL BEAMS
- FF15 ADDITIONAL TIMBER JOISTS?
- FF16 DIRECTION OF FLOOR JOISTS AS SEEN FROM BELOW
- FF17 LATER PARTITION ADDED
- FF18 ALL CORNERS TIGHT INTERNALLY



SECOND FLOOR PLAN  
SCALE 1:100



SECOND FLOOR

- SF1 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
- SF2 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
- SF3 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
- SF4 LOFT HATCH
- SF5 DIAGONAL HAIRLINE CRACK IN TOP CORNER TRACKING DOWN TOWARDS ELEVATION D
- SF6 HAIRLINE CRACKS THROUGH FINISHES, WALLPAPER PEELING AS A RESULT OF DAMP
- SF7 DAMP CEILING – DISCOLOURATION AND LOCALISED SAG
- SF8 LOFT HATCH
- SF9 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
- SF10 NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM
- SF11 LOFT HATCH
- SF12 ALL CORNERS TIGHT INTERNALLY

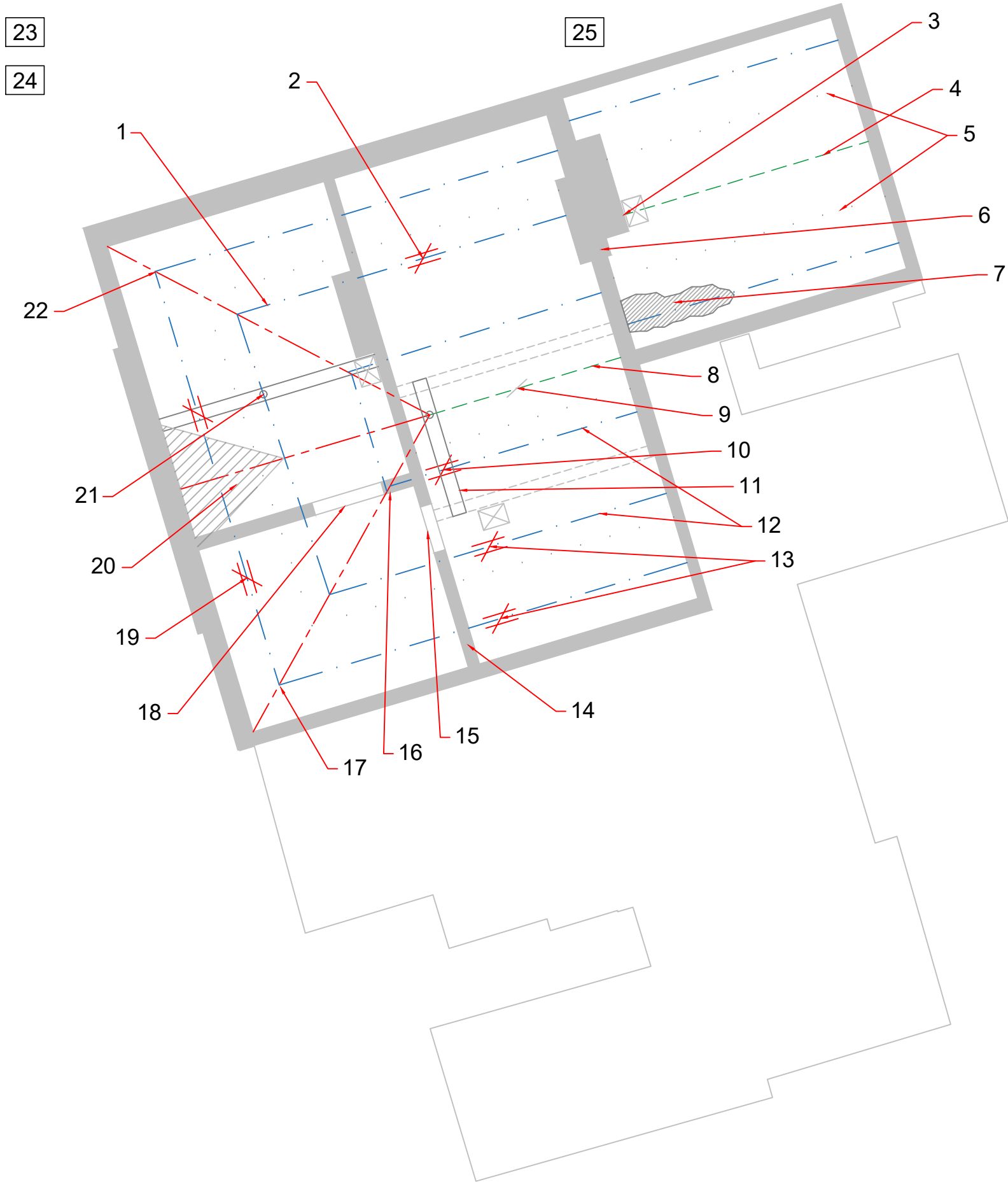
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| Client:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Donald Insall Associates<br>(for Knowsley Council)     |           |           |              |                                     |
| Project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 34 Church Street, Prescott, L34 3LA                    |           |           |              |                                     |
| Org Title:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | FIRST AND SECOND FLOOR PLANS<br>SURVEY RECORD DRAWINGS |           |           |              |                                     |
| Project No:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Size:                                                  | Date:     | Drawn By: | Designed By: | Checked By:                         |
| 074752                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A1                                                     | 03/04/20  | SJ        | SJ           | DW                                  |
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KEY:

- RIDGE BOARD / PURLIN
- PURLINS
- PRINCIPAL RAFTERS
- PROPS TO COMMON RAFTERS
- SPLICE REPAIR



ROOF PLAN  
SCALE 1:100

0 1 2 3 4 5 10m

ROOF

- R1 COMMON RAFTER SLIPPED OFF NOTCH IN PURLIN
- R2 SCARF JOINT WITH LONG STEEL PLATE AND CLAMP
- R3 DAYLIGHT BETWEEN ROOF AND WALL AT CORNER LOCATION AND ROOF-WALL INTERFACE
- R4 RIDGEBOARD
- R5 COMMON RAFTERS PROPPED WITH SLENDER TIMBERS ALONG THIS LINE
- R6 LOOSE MASONRY UNDER CORBELLED CHIMNEY. REQUIRED PINNING / LOCAL REBUILDING AND DEEP PACK REPOINT
- R7 HOLES IN LINING AND DAMP END BEARING OF PURLIN
- R8 RIDGE PURLIN
- R9 BENDING FAILURE OF RIDGE PURLIN? CRACK ON TENSION SIDE THROUGH NATURAL FAULT LOCATION
- R10 PURLIN CONTINUES THROUGH WALL. JOINT WITH CLAMP AT THIS LOCATION
- R11 CURVED BEAM WITH PROP, SUPPORTS HIPPED ROOF CONNECTION AND BEARS ON TWO LOAD BEARING WALLS BELOW
- R12 COMMON RAFTERS TIGHTLY PACKED AGAINST PURLINS, FILLING ca. 100mm GAP BETWEEN THEM
- R13 SCARF JOINTS WITH LONG STEEL PLATE AND CLAMP
- R14 MASONRY GABLE OFFSET FRO HIPPED ROOF CONNECTION. LOCALISED REBUILDING REQUIRED AT GABLE PEAK TO INFILL MISSING MASONRY
- R15 STRANGE JOINT WITH TIMBER IN WALL TO SUPPORT RAFTER AN PURLIN BEARING ON IT
- R16 OPENINGS IN MASONRY WALLS FOR ACCESS
- R17 PURLINS SLIPPING OFF BEARING ON RAFTER
- R18 OPENINGS IN MASONRY WALLS FOR ACCESS
- R19 SCARF JOINT WITH LONG STEEL PLATE AND CLAMP
- R20 TRIANGULATED ROOF STRUCTURE NOT ACCESSED
- R21 CURVED BEAM WITH PROP, SUPPORTS PURLIN AT 1/3RD LOCATION ALONG ITS SPAN AND BEARS ON MASONRY WALLS BELOW, SPANNING ACROSS THE ROOF SPACE
- R22 PURLINS ATTACHED TO RAFTER (SEE PHOTOS)
- R23 TIMBERS IN GENERALLY GOOD CONDITION, SOME SEEM TO HAVE BEEN REUSED FROM ELSEWHERE AS IS CLEAR WHEN LOOKING AT THE PATTERN OF SPLICES JOINING SHORTER TIMBERS
- R24 SMALL TIMBER SECTIONS PROPPING COMMON RAFTERS IN ALL THE ACCESSED SPACE. SOME AT MORE REGULAR INTERVALS THAN OTHERS
- R25 SOME DECAY AND DAMP IN EASTERN EXTENSION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |          |           |              |             |                    |      |
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| Org Title: ROOF PLAN<br>SURVEY RECORD DRAWINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |          |           |              |             |                    |      |
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| 074752                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A1           | 03/04/20 | SJ        | SJ           | DW          |                    |      |
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| 074752 - CUR - 01 - XX - DR - S -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |          |           |              |             | 20006              | -P01 |

## Appendix B: Survey Notes Schedule

| REF NO. | SURVEY OBSERVATIONS – 34 CHURCH STREET, PRESCOT |
|---------|-------------------------------------------------|
|---------|-------------------------------------------------|

| A   | ELEVATION A                                                                                                                                |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------|
| A1  | SAGGING RIDGELINE BETWEEN SUPPORTS ON BOTH ROOFS                                                                                           |
| A2  | CHIMNEYS RELATIVELY STRAIGHT AND NO SIGNIFICANT DAMAGE TO THE FABRIC AS OBSERVED FROM GROUND LEVEL. CLOSE QUARTERS INSPECTION RECOMMENDED. |
| A3  | DISHED ROOF SLOPES ACCORDING TO SAGGING RIDGELINE                                                                                          |
| A4  | EAVES LINE RELATIVELY STRAIGHT AND LEVEL BUT DAMAGED AND DECAYED FASCIA.                                                                   |
| A5  | DOWNWARD MOVEMENT OF FLAT ARCHES BELOW PARTICULARLY DAMAGED FASCIA.                                                                        |
| A6  | DAMP FABRIC IN THIS AREA                                                                                                                   |
| A7  | HAIRLINE CRACK AND SPLIT BRICKS TRACKING DOWN PAST THE STREET SIGN, ACROSS THE STRING COURSE AND DOWN TOWARDS THE GROUND FLOOR FLAT ARCH   |
| A8  | OUTWARD BULGE AND OUTWARDS LEAN OF ENTRANCE AS VIEWED FROM THIS ELEVATION                                                                  |
| A9  | SOME SPLIT BRICKS IN THIS SECTION                                                                                                          |
| A10 | OUTWARD BOW ON PLAN AND SECTION IN THIS AREA                                                                                               |
| A11 | SAG IN BEDJOINTS ABOVE THESE FLAT ARCHES                                                                                                   |
| A12 | VERTICAL HAIRLINE CRACKS                                                                                                                   |
| A13 | GEOMETRY OF WINDOW OPENINGS OK                                                                                                             |
| A14 | ALL FLAT ARCHES ON UPPER FLOORS OF ELEVATION A HAVE BEEN REPLACED                                                                          |
| A15 | SLOPING BEDJOINTS ALONG THIS INTERFACE                                                                                                     |
| A16 | BUTTJOINT AT INTERFACE EXCEPT AT GROUND FLOOR LEVEL WHERE THE JAMB OF THIS WINDOW HAS BEEN WELL BONDED INTO EXISTING MASONRY               |
| A17 | DECAYED MASONRY FABRIC. REBONDING OF CORNER AND DEEP-PACK REPOINT REQUIRED. EVIDENCE OF LIME MORTAR BELOW CEMENT                           |
| A18 | INDENT REPAIRS REQUIRED                                                                                                                    |
| A19 | DISTORTED GEOMETRY OF BLOCKED WINDOW OPENING                                                                                               |
| A20 | CORNER PLUMB AS VIEWED FROM THIS ELEVATION                                                                                                 |
| A21 | FASCIA DAMAGED AT MIDPOINT AND DAMP FABRIC BELOW                                                                                           |
| A22 | GABLE PEAK LEANS INWARDS SLIGHTLY ca. 20mm OVER ITS HEIGHT                                                                                 |

| B  | ELEVATION B                                                                         |
|----|-------------------------------------------------------------------------------------|
| B1 | ROOF SLOPE NOT OBSERVED FROM THIS ELEVATION                                         |
| B2 | NEW FLAT ARCHES (HAVE BEEN REPLACED AT SOME POINT)                                  |
| B3 | ALL FLAT ARCHES REQUIRE SOME DEGREE OF PINNING AND DEEP PACK POINTING.              |
| B4 | SEVERE MORTAR DECAY IN THIS AREA. DEEP PACK REPOINT AND SOME INDENT REPAIR REQUIRED |
| B5 | CORNER PLUMB                                                                        |

|     |                                                                                                |
|-----|------------------------------------------------------------------------------------------------|
| B6  | SEVERELY DECAYED MASONRY FABRIC INDENT REPAIRS REQUIRED                                        |
| B7  | 10mm CRACK BELOW FLAT ARCH                                                                     |
| B8  | EMBEDDED METALWORK                                                                             |
| B9  | CRACK INCREASING WITH HEIGHT TO 10mm AT COPING                                                 |
| B10 | OPEN PERPEND JOINTS IN COPING ca. 10-50mm                                                      |
| B11 | 20mm DIAGONAL CRACK UP TO COPING. BRICKS LOCALLY DISPLACED IN THIS LOCATION                    |
| B12 | 10mm DIAGONAL CRACK                                                                            |
| B13 | CORNER PLUMB IN BOTH ORTHOGONAL DIRECTIONS                                                     |
| B14 | CORNER PLUMB                                                                                   |
| B15 | CORNER PLUMB                                                                                   |
| B16 | EMBEDDED METAL FIXINGS WITH HAIRLINE CRACKS IN MASONRY RADIATING FROM IT (CEMENT MORTAR)       |
| B17 | FLAT ARCH HAS BEEN REPLACED AT SOME POINT. PRESTRESSED?                                        |
| B18 | DIAGONAL HAIRLINE CRACK WITH SPLIT BRICKS FROM CORNER OF SILL                                  |
| B19 | VERTICAL HAIRLINE CRACKS FROM EITHER SIDE OF FLAT ARCH                                         |
| B20 | BEDJOINTS IN THIS SECTION TEND IN DIFFERENT DIRECTIONS AND BRICKS APPEAR TO HAVE BEEN REPLACED |
| B21 | FRONT BOWS OUT OVER ITS HEIGHT WITH INTERFACE UNBONDED IN PLACES                               |
| B22 | BEDJOINTS TEND DOWNWARD BUT STRAIGHTEN UP BELOW THIS SECTION                                   |
| B23 | OUTWARD BULGE ON ELEVATION A                                                                   |
| B24 | VERTICAL HAIRLINE CRACK                                                                        |
| B25 | INDENT REPAIR REQUIRED TO CORNER                                                               |
| B26 | LOCALISED PLASTIC REPAIRS WITH CEMENT MORTAR THROUGHOUT UPPER SECTION OF ELEVATION             |

|          |                                                |
|----------|------------------------------------------------|
| <b>C</b> | <b>ELEVATION C</b>                             |
| C1       | NO STRUCTURAL DEFECT OF NOTE TO THIS ELEVATION |

|          |                                                                                                                 |
|----------|-----------------------------------------------------------------------------------------------------------------|
| <b>D</b> | <b>ELEVATION D</b>                                                                                              |
| D1       | RIDGELINE AS PER ELEVATION A                                                                                    |
| D2       | SLOPE GENERALLY STRAIGHT ALTHOUGH SOME SLIPPED TILES                                                            |
| D3       | PROBABLE DAMP AT THIS INTERSECTION – CHECK IN ROOF SURVEY                                                       |
| D4       | CONCRETE LINTEL OVER EMERGENCY EXIT DOOR                                                                        |
| D5       | BEDJOINTS LEAN IN / DOWN TO EITHER SIDE OF THE BOUNDARY BETWEEN OLD AND NEW BRICKS HAVE BEEN REPLACED THIS SIDE |
| D6       | CORNER PLUMB                                                                                                    |
| D7       | STONE LINTEL WITH TIMBER LINTEL ABOVE                                                                           |
| D8       | STEEL BAR STRAPPING CORNER IN THIS LOCATION?                                                                    |
| D9       | HEAVILY CORRODED STEEL BAR WITH BOLTS FOR TIE TO PATTERESS PLATE ON ELEVATION A                                 |
| D10      | DECAYED AND WEATHERED STONE LINTEL                                                                              |

|     |                                                            |
|-----|------------------------------------------------------------|
| D11 | 5mm DIAGONAL CRACK FROM SILL OF BLOCKED WINDOW             |
| D12 | SLIGHT OUTWARD BOW OF FRONT ELEVATION                      |
| D13 | ROOF SLOPE OK                                              |
| D14 | LINED RENDER ON THIS SECTION                               |
| D15 | THIS SECTION OF ELEVATION NOT ACCESSIBLE DUE TO VEGETATION |

|          |                                                                                  |
|----------|----------------------------------------------------------------------------------|
| <b>E</b> | <b>ELEVATION E</b>                                                               |
| E1       | NO STRUCTURAL DEFECT OF NOTE TO GABLE PEAK AS OBSERVED FROM EMERGENCY STAIRS     |
| E2       | BRICKS HAVE BEEN REPLACED BELOW CHANGE OF SLOPE IN ROOF                          |
| E3       | OUTWARD BULGE IN THIS LOCATION AND DAMP FABRIC IN GABLE PEAK ABOVE               |
| E4       | JAMB OF OPENING HAS BEEN REPLACED                                                |
| E5       | TIMBER LINTEL COVERED BY FELT                                                    |
| E6       | DISTORTED ARCHED WINDOW                                                          |
| E7       | BEDJOINTS CRANK DOWN SIGNIFICANTLY, HAIRLINE CRACK FROM SILL TO ARCH             |
| E8       | NO STRUCTURAL DEFECT OF NOTE TO SINGLE STOREY EXTENSIONS AT LOWER LEVEL          |
| E9       | 10mm DIAGONAL CRACK FROM SILL TO CORNER AT INTERFACE WITH FLAT ROOF              |
| E10      | BEDJOINTS TEND DOWN AT THIS INTERFACE                                            |
| E11      | VERTICAL HAIRLINE CRACK ALONG THIS CORNER. BEDJOINTS TEND DOWN ALONG THIS CORNER |
| E12      | RAINWATER PIPE AT THIS LOCATION                                                  |

|             |                                                                                                         |
|-------------|---------------------------------------------------------------------------------------------------------|
| <b>BA 1</b> | <b>BASEMENT 1 - NORTH</b>                                                                               |
| BA 1.1      | STEEL 'BEAM AND BLOCK'                                                                                  |
| BA 1.2      | SHUTTERED CONCRETE WITH BIG BRICK AGGREGATES                                                            |
| BA 1.3      | STEEL LINTEL                                                                                            |
| BA 1.4      | SOME SANDSTONE AND BIGGER BLOCKS OBSERVED IN BASEMENT WALL                                              |
| BA 1.5      | BUTTRESSES TO RETAINING WALL?                                                                           |
| BA 1.6      | STEEL BEAM CONTINUES THROUGH                                                                            |
| BA 1.7      | NO ACCESS TO THIS SECTION                                                                               |
| BA 1.8      | SPAN DIRECTION OF JOISTS ABOVE – SUSPENDED FLOOR CONFIRMED IN THIS AREA                                 |
| BA 1.9      | STAIRCASE BLOCKED BY TRAPP DOOR ABOVE                                                                   |
| BA 1.10     | 5mm DIAGONAL CRACK ON FACE OF WALL                                                                      |
| BA 1.11     | BA 1.11 SPAN DIRECTION OF COMPACT FILLER JOIST FLOOR WITH THE STEEL JOISTS AT 200 C/C                   |
| BA 1.12     | HAIRLINE DIAGONAL CRACK ON THIS FACE                                                                    |
| BA 1.13     | STOCKY STEEL BEAM                                                                                       |
| BA 1.14     | ASSUME SUSPENDED FLOOR ON THIS SECTION BUT NOT PROVEN AS COVERED BY FIRE PROTECTION – POSSIBLE ASBESTOS |
| BA 1.15     | HATCH WITH STAIRS DOWN TO BASEMENT                                                                      |

|         |                                                                                                                                         |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------|
| BA 1.16 | ACROW PROPS WITH TIMBER BEAMS ARE AN INAPPROPRIATE PERMANENT SUPPORT OF FLOORS ABOVE – A MORE PERMANENT SOLUTION SHOULD BE INVESTIGATED |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------|

|             |                                                              |
|-------------|--------------------------------------------------------------|
| <b>BA 2</b> | <b>BASEMENT 2 - SOUTH</b>                                    |
| BA 2.1      | PLINTH? WELL?                                                |
| BA 2.2      | ARCHED ENTRANCE – NO STRUCTURAL DEFECT TO NOTE ON ARCH       |
| BA 2.3      | 50mm CRACK IN CEILING REDUCING TO HAIRLINE TOWARDS THE NORTH |
| BA 2.4      | DECAYING STEEL LINTELS                                       |

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| <b>GF</b> | <b>GROUND FLOOR</b>                                                                                                        |
| GF1       | LAYOUT OF BEAMS SUPPORTING FLOOR ABOVE                                                                                     |
| GF2       | FLOOR JOIST DIRECTION AT FIRST FLOOR                                                                                       |
| GF3       | TRANSFER BEAMS ca 500mm DEEP?                                                                                              |
| GF4       | ORIGINAL MOULDINGS STILL PRESENT ABOVE SUSPENDED CEILING                                                                   |
| GF5       | LOAD BEARING WALL ABOVE. PARTITION HAS BEEN REMOVED.                                                                       |
| GF6       | NO ACCESS                                                                                                                  |
| GF7       | CONCRETE WALLS AROUND VAULTS                                                                                               |
| GF8       | NO STRUCTURAL DEFECT OF NOTE TO THIS VAULT                                                                                 |
| GF9       | NO STRUCTURAL DEFECT OF NOTE TO THIS VAULT                                                                                 |
| GF10      | MULTIPLE DIAGONAL HAIRLINE CRACKS IN THIS AREA                                                                             |
| GF11      | VERTICAL HAIRLINE CRACK THROUGH FINISHES                                                                                   |
| GF12      | NO STRUCTURAL DEFECT OF NOTE TO FRONT ROOM                                                                                 |
| GF13      | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                                                                                  |
| GF14      | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                                                                                  |
| GF15      | LOFT HATCH – NO ACCESS                                                                                                     |
| GF16      | NO STRUCTURAL DEFECT OF NOTE TO KITCHEN                                                                                    |
| GF17      | OPENINGS THROUGH HERE                                                                                                      |
| GF18      | CRACKED LINTEL – INVESTIGATE                                                                                               |
| GF19      | HAIRLINE CRACKS IN FINISHES – INVESTIGATE. INTRUSIVE INVESTIGATION REQUIRED TO DETERMINE IF IT CONTINUES THROUGH SUBSTRATE |
| GF20      | CRACKS IN FINISHES – EVIDENCE OF DAMP?                                                                                     |
| GF21      | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                                                                                  |
| GF22      | NO STRUCTURAL DEFECT OF NOTE                                                                                               |
| GF23      | NO STRUCTURAL DEFECT OF NOTE ALTHOUGH VERY BAD SMELL                                                                       |
| GF24      | NO STRUCTURAL DEFECT OF NOTE                                                                                               |
| GF25      | STAIRS TO BASEMENT 2                                                                                                       |
| GF26      | ALL CORNERS TIGHT INTERNALLY                                                                                               |

| FF   | FIRST FLOOR                                                                                                                     |
|------|---------------------------------------------------------------------------------------------------------------------------------|
| FF1  | ADDITIONAL STEEL BEAMS (PROBABLY ADDED WHEN CONVERTED TO A MUSEUM)                                                              |
| FF2  | ORIGINAL BEAMS DECORATED WITH MOULDINGS. ONLY VISIBLE IN EASTERN ROOM AS SUSPENDED CEILINGS COVER THE REST ON MOST OF THE FLOOR |
| FF3  | FLOOR JOIST SPANNING DIRECTION                                                                                                  |
| FF4  | PRIMARY BEAMS LEAN DOWN TOWARDS THIS ELEVATION FROM THE MIDPOINT                                                                |
| FF5  | FLOOR LEAN DOWN TOWARDS THIS ELEVATION FROM THE MIDPOINT                                                                        |
| FF6  | SOME CRACKING FROM CEILING TO WINDOW                                                                                            |
| FF7  | POST LEANS OUT OF PLUMB                                                                                                         |
| FF8  | STEPS LEAN DOWN – UNSUPPORTED BY POST BELOW                                                                                     |
| FF9  | SAG IN FLOOR BUT NOT BOUNCY                                                                                                     |
| FF10 | CRANKED DOOR OPENING                                                                                                            |
| FF11 | BEAM WAS FELT IN FLOOR – ASSUME IT ALSO SPANS THIS DIRECTION ABOVE?                                                             |
| FF12 | THESE BEAMS PRESENT IN FIRST FLOOR FLOORSPEACE. ASSUME THEY ALSO EXIST IN THE FLOOR ABOVE                                       |
| FF13 | DIRECTION OF FLOOR JOISTS AS SEEN FROM BELOW                                                                                    |
| FF14 | ENCASED STEEL BEAMS                                                                                                             |
| FF15 | ADDITIONAL TIMBER JOISTS?                                                                                                       |
| FF16 | DIRECTION OF FLOOR JOISTS AS SEEN FROM BELOW                                                                                    |
| FF17 | LATER PARTITION ADDED                                                                                                           |
| FF18 | ALL CORNERS TIGHT INTERNALLY                                                                                                    |

| SF   | SECOND FLOOR                                                            |
|------|-------------------------------------------------------------------------|
| SF1  | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                               |
| SF2  | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                               |
| SF3  | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                               |
| SF4  | LOFT HATCH                                                              |
| SF5  | DIAGONAL HAIRLINE CRACK IN TOP CORNER TRACKING DOWN TOWARDS ELEVATION D |
| SF6  | HAIRLINE CRACKS THROUGH FINISHES, WALLPAPER PEELING AS A RESULT OF DAMP |
| SF7  | DAMP CEILING – DISCOLOURATION AND LOCALISED SAG                         |
| SF8  | LOFT HATCH                                                              |
| SF9  | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                               |
| SF10 | NO STRUCTURAL DEFECT OF NOTE TO THIS ROOM                               |
| SF11 | LOFT HATCH                                                              |
| SF12 | ALL CORNERS TIGHT INTERNALLY                                            |

| R  | ROOF                                      |
|----|-------------------------------------------|
| R1 | COMMON RAFTER SLIPPED OFF NOTCH IN PURLIN |

|     |                                                                                                                                                              |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R2  | SCARF JOINT WITH LONG STEEL PLATE AND CLAMP                                                                                                                  |
| R3  | DAYLIGHT BETWEEN ROOF AND WALL AT CORNER LOCATION AND ROOF-WALL INTERFACE                                                                                    |
| R4  | RIDGEBOARD                                                                                                                                                   |
| R5  | COMMON RAFTERS PROPPED WITH SLENDER TIMBERS ALONG THIS LINE                                                                                                  |
| R6  | LOOSE MASONRY UNDER CORBELLED CHIMNEY. REQUIRED PINNING / LOCAL REBUILDING AND DEEP PACK REPOINT                                                             |
| R7  | HOLES IN LINING AND DAMP END BEARING OF PURLIN                                                                                                               |
| R8  | RIDGE PURLIN                                                                                                                                                 |
| R9  | BENDING FAILURE OF RIDGE PURLIN? CRACK ON TENSION SIDE THROUGH NATURAL FAULT LOCATION                                                                        |
| R10 | PURLIN CONTINUES THROUGH WALL. JOINT WITH CLAMP AT THIS LOCATION                                                                                             |
| R11 | CURVED BEAM WITH PROP, SUPPORTS HIPPED ROOF CONNECTION AND BEARS ON TWO LOAD BEARING WALLS BELOW                                                             |
| R12 | COMMON RAFTERS TIGHTLY PACKED AGAINST PURLINS, FILLING ca. 100mm GAP BETWEEN THEM                                                                            |
| R13 | SCARF JOINTS WITH LONG STEEL PLATE AND CLAMP                                                                                                                 |
| R14 | MASONRY GABLE OFFSET FROM HIPPED ROOF CONNECTION. LOCALISED REBUILDING REQUIRED AT GABLE PEAK TO INFILL MISSING MASONRY                                      |
| R15 | STRANGE JOINT WITH TIMBER IN WALL TO SUPPORT RAFTER AND PURLIN BEARING ON IT                                                                                 |
| R16 | OPENINGS IN MASONRY WALLS FOR ACCESS                                                                                                                         |
| R17 | PURLINS SLIPPING OFF BEARING ON RAFTER                                                                                                                       |
| R18 | OPENINGS IN MASONRY WALLS FOR ACCESS                                                                                                                         |
| R19 | SCARF JOINT WITH LONG STEEL PLATE AND CLAMP                                                                                                                  |
| R20 | TRIANGULATED ROOF STRUCTURE NOT ACCESSED                                                                                                                     |
| R21 | CURVED BEAM WITH PROP, SUPPORTS PURLIN AT 1/3 <sup>RD</sup> LOCATION ALONG ITS SPAN AND BEARS ON MASONRY WALLS BELOW, SPANNING ACROSS THE ROOF SPACE         |
| R22 | PURLINS ATTACHED TO RAFTER (SEE PHOTOS)                                                                                                                      |
| R23 | TIMBERS IN GENERALLY GOOD CONDITION, SOME SEEM TO HAVE BEEN REUSED FROM ELSEWHERE AS IS CLEAR WHEN LOOKING AT THE PATTERN OF SPLICES JOINING SHORTER TIMBERS |
| R24 | SMALL TIMBER SECTIONS PROPPING COMMON RAFTERS IN ALL THE ACCESSED SPACE. SOME AT MORE REGULAR INTERVALS THAN OTHERS                                          |
| R25 | SOME DECAY AND DAMP IN EASTERN EXTENSION                                                                                                                     |

## Appendix C: Schedule of Structural Remedial Works

### Roof Structure

- Installation of internal vertical bracing to principal trusses and masonry peaks.
- Lateral restraint ties to masonry peaks, fixed to purlins and into the new bracing
- All purlins to be cross-strapped at lap positions across principal trusses, and positively fixed into the principal truss (angle cleat with coach screws)
- Positive fixing of each common-rafter-to-purlin crossing (twice skew-nailed each crossing) and cross-tying of opposite purlins to triangulate roof thrust
- Structural repair or replacement of failed ridge purlin
- Localised rebuilding of loose masonry at peaks / chimney stacks
- Commission timber rot survey generally and resolve source of water ingress throughout

### Externals

- Location & removal of embedded iron cramps in stone cope / cornice. Re-bedding of displaced blocks.
- Propping, jacking, slate pinning and micro-grouting of distressed flat-arches (using ashlar needle and compatible lime grout)
- Removal of cement pointing throughout, and repointing with compatible hot-mixed lime mortar to match existing. Brick indents on an as-required basis where 30% section loss has been reached.
- Cross-bonding of returns in west elevation frontage, up full height either side of the 3-bay entrance detailing. Allow self-tapping Helifix Helities, 2Nr. spaced 215mm apart and at 450mmC/c vertically up the full height of the return (length of 6mm dia. bars estimated 1.5m). To be installed through the mortar joints and pointed over.
- Localised anchoring of bulge/bow to northern elevation at north-west corner using Helifix Bow-Ties-HD. Allow 6Nr. 1.5m long into floorzone (to be blocked out in timber and sheathed with ply to diaphragm).
- To low-level extensions, take down and rebuild all displaced masonry wallheads to access corroding ferrous lintels, for replacement and rebuilding
- Allow for duntaking & rebuilding of southern wall to eastern rear wing extension, to be reconstructed on a new competent foundation. Localised underpinning of adjacent wall-ends as required.

### Internals: 2<sup>nd</sup> Floor

- Allow lateral restraint ties fitted to perimeter wall tying into floorzone at 1.5m C/c

### Internals: 1<sup>st</sup> Floor

- Allow lateral restraint ties fitted to perimeter wall tying into floorzone at 1.5m C/c. Ply sheathing to floorzone to establish diaphragm action

- Structural strengthening work to staircase, allow cranked steel beam (twice-cranked) supplementary support to each stringer bearing into pockets in masonry walls.

**Internals: Ground Floor**

- Structural assessment of floor strengthening works earmarked for removal in future re-use conversion

**Internals: Basement**

- Structural assessment of floor strengthening works earmarked for removal in future re-use conversion

## Appendix D: Historic England List Entry

**Title:** Prescott Museum

**List Entry No:** 1075500

**Designation:** G.V. II

### **Description:**

Museum. Late C18. Brick with stone dressings and slate roof. 3 storeys, 5 bays, 3-bay centre breaks forward under pediment. Stone base, 1st floor sill band and top cornice and blocking course. Windows have gauged-brick flat arches and are sashed with glazing bars. Entrance has flat pilasters and pediment, 6-panel door. Left return to High Street of 4 bays, with later extension to rear with 3 ground-floor windows. Later extensions to right return. 2 stacks. Interior has reconstructed watchmakers' workshops.

# Our Locations

## **Birmingham**

2 The Wharf  
Bridge Street  
Birmingham B1 2JS  
T. 0121 643 4694  
birmingham@curtins.com

## **Bristol**

Quayside  
40-58 Hotwell Road  
Bristol BS8 4UQ  
T. 0117 302 7560  
bristol@curtins.com

## **Cardiff**

3 Cwrt-y-Parc  
Earlswood Road  
Cardiff  
CF14 5GH  
T. 029 2068 0900  
cardiff@curtins.com

## **Douglas**

Varley House  
29-31 Duke Street  
Douglas  
Isle of Man IM1 2AZ  
T. 01624 624 585  
douglas@curtins.com

## **Edinburgh**

1a Belford Road  
Edinburgh  
EH4 3BL  
T. 0131 225 2175  
edinburgh@curtins.com

## **Kendal**

28 Lowther Street  
Kendal  
Cumbria LA9 4DH  
T. 01539 724 823  
kendal@curtins.com

## **Leeds**

Rose Wharf  
Ground Floor  
Leeds L29 8EE  
T. 0113 274 8509  
leeds@curtins.com

## **Liverpool**

Curtin House  
Columbus Quay  
Riverside Drive  
Liverpool L3 4DB  
T. 0151 726 2000  
liverpool@curtins.com

## **London**

40 Compton Street  
London EC1V 0BD  
T. 020 7324 2240  
london@curtins.com

## **Manchester**

Merchant Exchange  
17-19 Whitworth Street West  
Manchester M1 5WG  
T. 0161 236 2394  
manchester@curtins.com

## **Nottingham**

56 The Ropewalk  
Nottingham  
NG1 5DW  
T. 0115 941 5551  
nottingham@curtins.com