

Our Ref: SS279

5 October 2018

REPORT ON ATTIC BRICKWORK REPAIRS TOWN HALL, FELIXSTOWE

1.0 INTRODUCTION

1.0.1 The Brief

1.0.2 On the instructions of Ash Tadjrishi, I visited the above with a view to inspecting the brickwork repairs as carried out by D C Construction over the last 6 weeks.

1.0.3 This report is prepared as a result of a single visit on the 4 October 2018.

1.1 Methodology

1.1.1 A visual examination of the structural elements was carried out to determine the condition and state of the building, with a view to making recommendations and preparing this report.

1.2 Limitations

1.2.1 The report is prepared with respect to the structural elements of the building and

does not include comment on fitments and fittings, unless it is considered that any such would have an impact on the structural elements.

1.2.2 Please note that we have not inspected any part of the structure which is covered, unexposed or inaccessible and we are, therefore, not able to report that any such part is free from defect.

1.2.3 Photographs are included at the rear of this report to indicate the damage discussed. Please note that these photographs are included to show the nature of any damage discussed and are not intended to portray the full extent of any problem.

1.2.4 Please note that any comments made within this report are with respect to the structural elements of the property and not intended to indicate or imply any financial valuation.

1.2.5 During a single visit of a property it is generally not possible to gauge whether cracks are progressive or have ceased movement. If possible the cracks will be assessed by their condition and state to form consideration as to whether such cracking is recent and whether it poses a potential problem.

1.2.6 If the condition of the cracks does not indicate historic movement, it may be necessary to monitor them over a period of time or to open up parts of the structure for further investigation.

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2.0 DESCRIPTION

2.1 The area concerned is the attic space over the first floor of the building which is a relatively conventionally built brick structure with a timber carcass roof and plain tile covering.

2.2 Owing to the proximity of the building to the sea shore line, the brickwork has suffered extensively through salt spray intrusion which has in places damaged the bricks themselves, but more commonly has degraded the lime mortar to the extent that it approximates to sand in places. The result of the two actions has been to make the brickwork extremely weak under the wallplate on the front elevation which faces the sea. There is also degradation to the two chimneys which are to the left and right of the attic space when looking towards the front elevation.

2.3 Work has been specified as follows:

2.3.1 In the area of the front facing gable which is towards the north east corner of the building, i.e. left front, a requirement was made to rebuild the circular feature of the brickwork and some brickwork on either side and down to the RSJ lintel.

2.3.2 The left-hand chimney had approximately 10 courses where the brickwork was damaged through spalling of the face and the mortar was particularly degraded. This was to be made good with new bricks where the bricks had a damaged face and generally 10 courses were to be repointed or rebuilt in.

2.3.3 The right-hand chimney

There are vertical chimney cracks on the top section of this chimney which causes it to require two bands of Helifix bars within the bed joints at high level, and a total of 10 courses of brickwork and surrounding mortar to be replaced as necessary.

2.3.4 The three courses of brickwork below the wallplate along both the front elevation and the right-hand elevation back to the mid-point dividing wall needed to be either rebuilt with new bricks or repointed depending on the extent of the damage.

3.0 EXAMINATION

3.1 EXTERNAL INSPECTION

3.1.1 At the time of my visit Item 1, the curved brickwork and the brickwork either side of it down to the RSJ had largely been done utilising some additional timber diaphragm consisting of two 22m plywood sheets cut to a circle, and therefore, to provide support to the arching brickwork. This area had at the time of my visit been satisfactorily carried out. There two loose courses of brickwork (can be moved by hand) immediately over the top plate of the RSJ lintel and these

require repacking with lime mortar.

- 3.1.2 The chimney to the left-hand side has been satisfactorily repaired.
- 3.1.3 The right-hand side chimney has had the two levels of Helifix bars installed within the horizontal mortar beds. Brickwork had been replaced where damage and defective mortar beds have been repointed or replaced.
- 3.1.4 In a similar way to the above the three brick courses below the wallplate to the front and front part of the right-hand elevation had been replaced where the brickwork was damaged and repointed where the brickwork was still sound.

4.0 CONCLUSIONS AND RECOMMENDATIONS

- 4.1 I recommended for the purposes of this completion report that some repointing needs to be carried out to the two courses immediately over the RSJ lintel. In all other respects, the work has been carried out satisfactorily in accordance with my specification of the 9 July 2018.
- 4.2 With effect from 10th October the work has been properly carried out in Area 1, i.e. the front gable, the whole attic area should remain free from the need to carry out further maintenance for a period of at least 5 years but should be inspected thereafter at 5 year intervals.



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MIDDLE OF FRONT ELEVATION BRICKWORK



RIGHT HAND SECTION FRONT ELEVATION

SS279

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RIGHT (SOUTH) CORNER



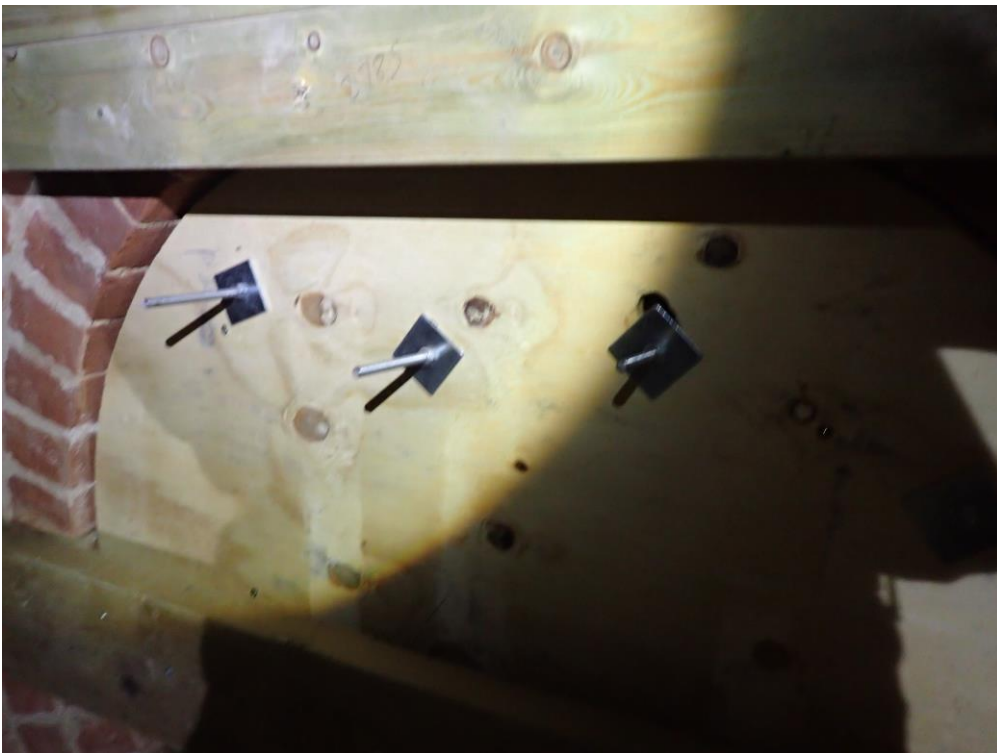
***RIGHT (SW) CHIMNEY, HELI BAR TIES BEHIND
CONTRASTING MORTAR***

SS279

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LEFT CHIMNEY.



***PLY DIAPHRAGM TIED TO OUTER FEATURE.
ADDITIONAL TIMBER ROOF SUPPORTS WILL BE LEFT IN PLACE***

SS279

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BRICKWORK MADE GOOD EITHERSIDE OF ARCH



***BRICKWORK OVER RSJ LINTEL HAS BEEN MADE GOOD WITH
FRESH LIME MORTAR POINTING.***