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SURVEY & RECOMMENDATIONS

Pickmere Parish Hall

Client: Pickmere Parish Council

Report compiled by: P H Roberts, BSc, MSc, CEng. MICE

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Description

Pickmere Parish Hall is a single storey brick-built structure with a clay tile roof. It comprises a main hall, probably dating from the early 20th century, with an extension, believed to be approximately 20 years old.

The building looks to be in reasonable condition for its age; there is no visible evidence of movement or distortion in the main fabric. The roof also appears to be in reasonable condition, although some maintenance is required; there is no sign of leakage within the building.

However, within the extension, in both the Gents and Ladies WCs there is evidence of rising damp in the walls, and significant damp in the floor, particularly at the rear corner. The floor tiles are lifting and cracking and the bedding has “blown” and exhibits tell tale signs of being wet, with white salt markings.

Externally, to the right hand side wall of the extension, there are drains, a soil pipe (SVP) and rainwater pipe (RWP), discharging into gulleys and leading to manholes. The rear RWP discharges at a level somewhat above the gulley, which is blocked with leaves.

Conclusions

Although there is a DPC evident in the external leaf of the extension, it appears not to be bedded on mortar – this, combined with the problems at the gulley, could be a source of water ingress.

The extent of the dampness in the floor indicates that the concrete slab may have been constructed with no damp proof membrane (DPM) or that the membrane may have been compromised.

Recommendations

1. Carry out maintenance to remove leaves from the roof valleys and gulleys.
2. Adjust the rear RWP so that it discharges below the level of the gulley grid.
3. Take up floor tiles (say 4No.) in the rear corner of the Gents WC and dig a trial hole through the floor slab. I would need to make a further inspection at this point to assess the potential cause of the problem and make further recommendations.