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BUILDING SURVEY

PLAS TAN Y BWLCH

MAENTWROG

BLAENAU FFESTINIOG

LL41 3YU

Our Ref: LST/SM/212167 **Date: November 2021**

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[redacted]

1.0 INSTRUCTIONS

Our inspection relates to the areas marked out on the attached plan relating to Plas Tan y Bwlch, Main House (and one Chalet building only), Maentwrog, Blaenau Ffestiniog LL41 3YU

The basis of our inspection is set out related to the letter dated 13 September 2021 relating to the fabric and condition repair issues likely to be required in the short, medium and long term. The short term as a guide would be anything that would need repair in say less than 3 years or so, medium term would be anything from circa 4-6 years and anything in the long term would be considered to be within 7-10 years from the date of inspection.

With regards to the fact that the building is a Listed Grade II building, the timing of repairs needs to be considered in terms of what is necessary without bringing forward repair works unnecessarily and cause significant disruption and intervention of the historic fabric. However, there is a balance to be considered when reviewing and considering what must be practically done as and when scaffolding provides the opportunity. This is not an exact consideration but something that must be reviewed over the coming years following this report as schemes of repair are put forward as considered planned maintenance. There is also regard of your overall budget for further project works that is proposed and whilst there is a significant sum set aside for condition works, it should be borne in mind that when the original stock condition survey was undertaken that this was from ground level and any advantage points that could be gained without high level scaffolding and the like at that time.

It is important when considering the condition works that budget costs are kept in mind and also to try and identify what is the most necessary works for the short, medium and long term by review. The basis of this is that in seeking to address for instance particular issues, this enables your budget to be focused on more prominent time related issues with a view of future budgets addressing

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or contributing to long term issues, otherwise you risk increasing the scope and condition works we suspect substantially more than your budget may allow potentially and unnecessarily bringing forward repair works when there could be more life expectancy to that component or fabric in consideration.

2.0 INSPECTION

An inspection of the property was made by Llion Scott related to this report on 22, 23, 24 and 25 November 2021 and Chalet inspected on the 27th of January (weather dry with sunny spells). The weather at the time of our inspection on the 22 was dry with sunny spells. The weather at the time of our inspection on the 23 was cloudy but dry, the weather at the time of the inspection on 24 and 25 was somewhat mixed with dry spells and spells of light rain and generally overcast. The property was occupied, fully fitted and furnished and floors were covered.

We inspected as much of the surface area of the structure and fabric as practicably possible. However, we did not move any furniture, fixings, floorboards or floor coverings and did not inspect any areas which were covered, concealed, unexposed or inaccessible. Our inspection was purely visual, and we did not inspect the areas which were inaccessible.

Our inspection related to the roof slopes and chimneys to the main house we utilised a combination of inspection by the use of binoculars from ground level, but also roof slopes were accessed from high level to the majority of the roof slopes where safe access was achievable. An inspection was also completed by the use of binoculars and camera with high resolution images. We also utilised a 3m ladder for access where this was possible and necessary.

Any costs, where given, are budget costs and for initial guidance purposes only and exclude preliminary sums, provisional sums, contingency sums (unless stated otherwise), professional fees and VAT. All pricing is approximate only and a guide at this stage to assist with budgetary planning and includes general

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assumptions as to a specification, ultimate scope of work and standards of finish, materials and equipment levels. To obtain accurate firm prices, Building Regulations and Planning approved and Listed Building Consent, fully detailed drawings and specification should be competitively tendered by a list of suitable competent contractors for these works. Any costs given will be current prices at the time of inspection. Prepared costs should be index linked moving forward. We assume that maintenance repairs will be arranged into appropriate packages of work as to make the best use of temporary access (for example scaffolding), facilities and protection and to ensure economies of scale. If the works are inappropriately programmed and / or they are completed on a responsive (rather than a managed maintenance basis) then this could lead to an escalation in the cost of the works (for example due to enhanced decay). The cost would be subject to further investigations where recommended and formal quotes from contractors relating to a full specification, technical tender / construction drawings of such works being prepared and priced effectively.

The basis of our report and inspection is related to the condition survey notes and the Conditions of Engagement related to our fee quote letter and related to the Terms and Conditions signed by the client but also for further clarity and addition to such the following limitations of our report are clarified below:-

- No surveys or tests have been undertaken to identify deleterious materials or hazardous materials including asbestos. We understand an Asbestos Report has been completed by others. We assume that this report relates to the management of asbestos. In undertaking any project work, a pre demolition refurbishment asbestos survey would need to be undertaken by others. We draw your attention to those reports for clarity on these and such potential cost implications should be clarified by the asbestos specialist and quotes obtained from them associated to their advice related to the report. This will greatly depend also upon the future internal and external project work proposed in terms of any refurbishment, alteration and adaptation of the buildings in the coming years.

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- No full working tests were carried out on any mechanical or electrical services or below ground drainage tests associated to our reporting.

- No professional services have been provided in respect of carrying out a Disability Discrimination Act Audit, however some comments with regards to general considerations of such matters are included for some initial guidance purposes only.

- No formal Fire Risk Assessment has been carried out however, we will provide some general comments in this regard for your initial guidance purposes and by reference to a Fire Risk Assessment done by others in the last few years.

- There will be no inspection of concealed or elements hidden from view, for example drains etc. There will be no inspection or reporting on loose fixtures, fittings and furnishings and non-building plant equipment.

- We will not undertake any detailed inspection tests relating to the septic tank or any water treatment plant or the like.

- We will not undertake any opening-up or form any structural calculations or environmental / ecological assessments related to the site.

- Our report will not be a specification or schedule of work and should not be used as such.

- Mechanical and electrical services is a matter to be commented upon by an M&E Consultant as clarified by our fee quote and Terms and Conditions.

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- We were unable to gain access to some locations which is clarified within report or appendices which were locked at the time of inspection and therefore limited our inspection in regards to these areas.

A) PREMISES IDENTIFICATION

A1) Description of Property and Construction of Buildings

The property is a Grade II Listed Building set within the rural setting of Snowdonia National Park onto the hillside which overlooks Maentwrog village. The Estate has a long history with some earlier documentary evidence dating back to the 1500's when the name of Tan Y Bwlch was first recorded with some further lineage associated to the Estate dating back to the Princes of Gwyneth in late 11th Century / early 12th Century.

The Estate passed down through Evan & Griffith families until an heiress married into the Oakley family in the late 18th Century. Under the Oakley's the Estate was developed and improved and much of the landscape and buildings, as they are now, relate to the development undertaken by the Oakley's.

The main house is a castellated gothic style building faced with local shale /poorer quality slate stone for the most part with a grit type sandstone associated to detailing to quoins, stone mullions and transoms to the window details, cills and lintels. To some significant areas there is also formed as copings to the castlement details. However, this is most prevalent at what is deemed to be the front elevation as part of this report overlooking the main gardens. There are some significant areas where shale/poor quality slate stone has been utilised as the coping detailing. There are also areas to the main house which are constructed with granite details and associated to elevation to B1 as referred to on the attend plans, for the most part is constructed from granite ashlar blocks with some of the detailing in slate.

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The walls are constructed as solid wall construction which consists of an outer build-up of stonework and inner masonry and some rubble fill in between. The walls are generally constructed in lime originally.

The windows are a combination of single glazing set into the stone mullions and transoms and details with some metal casements set into these as opening lights. To other areas they are formed as single glazed timber sash windows.

The doors are generally timber with timber frames. There are some variants in terms of how the stonework is finished between the elevations listed on the attached plans in the appendix with the quality of stone, in particular related to the shale stone/poor slate stone, varying in its makeup. This is better described in the following sections associated to the condition.

The second floor and first floor for the most part are timber suspended floors however, there was an area to the second floor that related to beam and block floor to a small section. The ground floor for the most part is a timber suspended floor however there are some areas of solid floor construction associated to the reception and office area. With the lower ground floor formed to solid floors.

There is to the basement / lower ground floor area brick arches ceilings that form these areas in terms of the ceiling make up and will be supporting the solid floor areas above in these locations for the most part.

The roofs in the main are slate covered with parapets formed of castlements at various areas with lead valley and box gutters set behind them and in between the sloped roofs at some point. The roof structures are formed to cut roof construction set to purlins and some truss details in other locations. There are various lead detailing and abutments associated to copings which formed parapets at a number of locations where there are interchanges in roofs or gables.

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There are a number of skylights that served the pitched roofed areas. The structures are generally of traditional construction.

There are a number of column radiators or modern radiators which form the heating to these areas.

The finishes internally are generally plastered as hardwall plaster or plasterboard to other areas which have been modernised in the last 20 years or so.

A2) Description of Site and Location

The property is located within a rural area in a somewhat exposed location on a side of a hill related to a sloping site. The premises is surrounded by a number of trees and has formal gardens which are Listed in part relating to the site and other structures that form part of the grounds to the Estate. The Estate has a combination of Listed Buildings and structures to the site.

A3) Description of Accommodation

The main house is set over a number of floors from basement level at the ground floor and first floor levels and second floor associated to the property. The accommodation includes a number of meeting rooms, kitchen facilities, dining space, services, plant rooms, toilets accommodation in the property associated to various guestrooms. However, we envisage that the accommodation is familiar to the client and we attach what plans we were provided with by the client for the purposes of this report within the appendices and we have outlined the areas we have inspected in red for clarity.

B) CONDITION OF STRUCTURE AND FABRIC

B1) Structure Generally – Stability and Dampness

Stability

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For the most part of the areas inspected, there was no immediate concerns in terms of the structure. However, associated to elevation A1 it was noted at the right hand side of the front elevation, there is an outrigger with steps leading as an entrance point into the building at this position and there is some notable cracking at this position. There appears to be previous tell-tales that have been fitted here and some previous pointing which has been undertaken in this location previously. The cracking varies from 10mm to 30mm at the minimum and maximum dimensions along its length. It extends through the lintel head with further cracking appearing to the stone jambs to one side of the double doors and it is evident that tell-tales have been fitted at various locations here previously. It would be sensible that the cracks are pointed up and tell-tales fitted in these positions and be monitored over a 18 month period to see if this movement is progressive or not or whether it has reached an equilibrium and progressive movement has now ceased.

Cracking was also noted at the front right hand side of elevation A1, near to the entrance point to the stairs associated to the window at ground floor level serving the library as viewed at the elevation to the right hand side window. The cracking ranges from 2mm to 4mm and extends through the left hand side quoins externally to the window reveals and then again into the lintel at the bearing point. The external window transom on this side to this particular window has sheared through it indicative of some structural distress in this area and this requires further monitoring and investigation by Engineers over an 18 month period. Crack at front described appears longstanding. Point and monitor.

There is a vertical structural crack extending from the floor through the ceramic tiles to the walls, hairline at the base extending to 3-4mm in width at head to one side of the window reveal to the ground floor customer toilet at the rear area of the main building which tallies with elevation D1 and is related to the accessible toilet near to the exit point at this position. The cracking does not

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extend to the outer face of the external wall but requires monitoring over an 18 month period.

To the reception area, there was some moderate structural cracking to the rear left corner of this room which should be monitored over the coming 18 months. There is also, to the front external wall bay window to the reception area, structural cracking at the opening to the bay at the spring at the bearing points of the lintel. It is likely that there is some buried timber at these positions. These could be affected due to the issues with the roof covering above the flat roof area in this position and this should be monitored.

A further example of some moderate structural cracking is at the first floor lounge where there is some cracking at the bearing points associated to the large bay window to the front elevation, elevation A1. There is also some cracking from this which extends into the front right corner of this room at high level, which is moderate, but both of these areas will require monitoring over the coming 18 months or so.

There is vertical cracking in the accessible toilet at the ground floor, towards the rear of the ground floor to the main house. The results from the CCTV Survey to this location should confirm if there are any shortcomings with the below ground drainage at this position, which could tally to causing some effect in this location.

Without any detailed information as to the nature of the foundations incorporated, our observations can only be related to the condition of the parts of the structure which we have been able to examine visually. This revealed that there has been some evidence of movement to the structure, as detailed above, and in a property of this age it is likely that the foundations are minimal and substantially less than would now be required, in accordance with the provisions of the current Building Regulations. Our inspection did not reveal any evidence of any significant displacement in the main or internal loadbearing

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walls resulting from significant foundational movement overall. However, the extent of the displacement that can be seen to have occurred, as detailed above, is moderate in nature and the circumstances give rise to an acceptable degree of risk that further substantial movement of any real significance is unlikely to occur, although there are some areas of cracking as clarified above, that need to be monitored over the coming 18 months. For instance, the front bay outrigger entry into the building as related to elevation A1, together with the vertical cracking which extends from ground level towards the ceiling level within the ground floor accessible toilet towards the rear entry to this main house. These should be monitored as per all the other areas in the next 18 months with review of the structure at that completed monitoring period at regular intervals and then further advice given at that stage.

Dampness

The structure is of solid wall construction generally, the walls are uninsulated for the most part and are currently pointed in a combination of cement mortar and some lime mortar. There are to not insignificant areas, external walls which are pointed with cement mortar but also areas of where the existing lime mortar is becoming friable. Therefore, the walls are potentially somewhat susceptible to the effect of condensation to certain locations. The fact that the structure would originally have been pointed in traditional breathable lime pointing to all areas and breathable finishes internally would have assisted in alleviating the effect of dampness to the structure combined with historically fireplaces and the like providing also points of air circulation and ventilation to the structure combined with the original windows this would have allowed more ventilation to these locations.

There are various points of water penetration, with dampness noted to the structure at various floor levels and particularly prevalent at the upper floor. Within Room 1, there are signs of condensation to the stone mullions and transoms which is typical to exposed locations. At the coldest periods of the year these will be subject to cold bridging, with warm moist air from the rooms

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condensating at these positions which is as to be expected with the nature of the building.

There is evidence of damp and water penetration issues to the window at the second floor level near to the lift, which is likely to correlate with the gable and coping detailing above this location. This would be leading to water penetration into the window and combined with the condition of the masonry externally at this location and the fact that it is pointed in cement will not help circumstances. The cement pointing at this position will only seek to trap any moisture that goes into the structure and will work its way internally, as there will be no opportunity for the structure to breathe through any lime traditional pointing.

To the window reveals in Room 6 on the second floor, there is some evidence of damp staining, which is likely to be related to the condition of the masonry externally and parapets. Similarly, there is also damp staining within the windows to Room 7 and 7a, which could also be correlated to the condition of the external walls, although Room 7a appeared to be more intermittent.

To Room 9 and Room 11 there appeared to be potential evidence of shower leaks and this will need to be resolved.

There is one flanking wall to Room 10, which is particularly damp as is the chimney at high level. The roof void was inspected, and the timbers generally appeared dry to this position, as did the bearing wall plate. The masonry on the face of it within the roof void appeared to be relatively dry. To the chimney there is a lead capping set over the chimney pot which seems to be ventilated (please see image 5780 within appendices). We inspected the chimney from ridge level, where access was provided however no inspection was undertaken at the valley gutter level. We did note that there appeared to be some standing water in the valley gutter directly behind the chimney. It was also further noted that the valley gutter reduces quite considerably in width to approximately 3” / 75mm in width as it passes around the rear of the chimney. The step appeared

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to be minimal, circa 40mm or less and not in compliance with the Lead Sheet Association Manual Details which require it to be 65mm in depth. If any vegetation build-up occurred at this pinch point to the chimney this could provide an area where water build-up could occur and then track back through at the step position.

The lead detailing to the back inner corner to the chimney and parapet junction appears somewhat basic in detail and it may be necessary to clad the entire coping in leadwork to have a better formed flashing arrangement at this location. This requires investigation, when accessed at high level from scaffolding, to open-up and pull back some of the flashing here to see if any water penetration is occurring at the flashing point. At investigation, review external pointing to the parapet of this level.

Some of the stonework to the chimney does look rather worn and for the most part is constructed from sandstone. Some of the pointing here will be required to be repointed in a lime mortar. Provisionally, at this stage, until the investigation is confirmed it would be wise to allow for recovering this lead valley gutter and reforming the steps to adequate depths and falls to achieve a better detail in this area and make it less susceptible to issue. The valley gutter increased in size and detail at the pinch points with the chimney so that this is more free flowing by pulling the slate coursing up one and extending the lead further up the slope. This will ensure that this becomes less of a trapping point.

There are also signs of water penetration at Room 12 at the external walls and this is in close proximity to a roof outlet from the tower roof above and roof slope R6 above this room and also a step position in the valley gutter, close to this window position. We suspect that the water penetration here could be a contribution from the box gutter when the outlet becomes blocked and then backfills up to the step and caries in at this position. The roof outlet requires an overflow as this will provide a tell-tale to the building occupiers for when these gutters are blocked but also a pressure relief to stop the water penetrating at

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the steps in the first instance but to overflow and shoot out from the overflow down to the ground below.

There are also signs of water dampness to the window near to the rear fire escape that extends above roof slope R11 and below roof slope R13. This is likely to be related to the parapet and rear wall condition of the tower above this area which requires attention and is commented upon further in the report. In essence extensive repointing is required in this area together with some remediation works to the valley gutters in terms of installing overflows or outlets to stop water penetration occurring easily at the minimal steps when the outlet blocks, and water levels rise. These will exit via the overflow and reduce the risk of water penetration at these positions and alert the building owners / occupiers to the issue.

There is at elevation D1, to the upper part of the tower, some missing stone blocks which will require to be reinserted and where some services have been extended through the wall the block has been taken out entirely. The wall is open at these points for water penetration which will be causing issues internally and will need to be resolved. The store area near to the rear escape off the landing was not inspected and this could be an area that is affected by such water penetration.

At the first floor there was some dampness noted within the kitchen filing room at the front gable wall which appeared to be related to the coping and roof abutment we suspect. There is also to the corridor near to the lift and Room 14, directly opposite the linen room, a window that correlates with the valley gutter above associated to roof slopes R31 and R32. At this junction there is a skylight detail in close proximity to the parapet gutter step at this position which appears to be resulting in water penetration to this location at given conditions. This will need to be addressed to resolve the cause of water penetration here. The window at this location is not in good condition and will require replacement. It is formed as a single glazed timber casement window.

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In Room 14 there was some minor damp staining below the cill of the window at this location. The external wall in this room is generally drylined. The perimeter seals to the window will need to be reviewed externally and allowance for some making good to the jambs and external cills and framework in terms of sealing and pointing.

At the Blue Room ensuite some of the tiles are debonding below the cill level which directly relates to the flat lead lined valley box gutter externally we suspect as the outlet Is relatively small and susceptible to blockage and water penetration to occur at any steps or laps. It would be prudent that a overflow is inserted at this position to help alleviate the likelihood of this occurring and to alert the building occupier to this issue. The window cill at this location is in poor condition and showing signs of decay and the seal to the perimeter of this cill has failed and will be allowing water to penetrate at this position, particularly when the gutter blocks. The cill will need replacement together with some splicing into the frames to achieve this. There is some damp staining to the ceiling of this room, and it is unclear of its cause and will require some further investigation and opening-up to confirm.

At the first floor lounge, Tudor lounge room and kitchenette area, there appears to be some damp staining to the ceiling and from discussions with staff on site, this is historic and was due to a plumbing issue which has since been fixed. However, due to the external condition of the stonework there is likely to be some water penetration in this area. There is damp staining the ceiling to the toilet near to the Tudor lounge. This appears to be historic, but an investigation would need to be undertaken to confirm and it may be related to occasional plumbing or pipework leak.

To the ground floor translation office, there is some damp staining to one side of the window associated to the external wall. Some allowance should be made here for pointing in this locality around the window and resealing the seals of

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the window at the frame and the like will need to be allowed for in terms of issues of potential water penetration.

There is evidence of damp staining and water penetration to the external wall of the ground floor male toilet. This is particularly noted to the D1 elevation and this area of stonework associated to the external structure to the toilets at ground floor and then as the external wall continues up to the first floor. The quality of the stone in terms of the shale/poor quality slate stone utilised here is of low quality, a lot of the area is pointed in cement which will only exacerbated any issues where water penetration occurs and the lack of breathability. Repointing to this location should be considered and an allowance for such in the indicative maintenance schedule (refer to the maintenance schedule).

To the library entrance door there are signs of a historic leak in this position, but we assume that this is resolved. Similarly, there is evidence of a leak to the Oakley Room which we assume again is resolved. These areas should be monitored to confirm.

We noted two points of water penetration to the kitchen, one being due to the valley gutter detailing. We were also informed from the Head Chef that at times, during heavy rain, the aco type drain externally to the steps which lead out from the rear door of the kitchen into the courtyard area does not handle the flow of water and overspills down the steps and into the property at this position. It is likely that some additional works will be required here to insert further aco drains, connecting into the original system, to help deal with this issue

There is water penetration to the reception area at the rear left corner, behind the reception desk near to the window corner position. This tallies with the box gutter and parapet detail and capping junction with an outlet terminating through the parapet to roof slope R19. We suspect at times this becomes blocked with the water then building up and travelling through the steps and into the building

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at these positions. An overflow should be considered as remediation works, to help alleviate the likelihood of this occurring and will alert the occupants.

There are signs of some penetrating damp within the lower ground floors / basement areas associated to the slate stairs as where they puncture into the external wall which relates to a wall supporting the ground behind it. There was also dampness noted at the points where access to the corridor and boiler room, but an inspection of drying room or corridor associated was not achieved. However, it is likely that there will be some evident damp to the external walls in these positions as below ground structures without any formal tanking as per the other areas. These walls will not be formally tanked based upon the age of the construction and there is no internal tanking system fitted either. However, for the most part this does not appear to be affecting the areas inspected to any great degree except some signs of moderate damp penetration in these areas. Some dampness mitigations works could be done here in terms of providing a newton lath system to the walls and allowing plaster to be set over this, although this would not be a formal tanked solution and some dampness may still occur or ground water penetration under hydrostatic pressure. Alternatively, these areas could be cleaned down from any salts via a particular method on a consistent and cyclical basis and decorations touched-up from time to time with the acceptance of some penetration at these points due to the nature of the construction and age of the building. Client to consider approach based on budget and nature of the building in such a location is probably acceptable, and review if the situation becomes worse or intended extent of use is enhanced. The cost of formally tanking this area would be significant and needs to be balanced to what affect this would have on the historic fabric based upon the intensity of use. The cost of such works have not been allowed for in the indicative maintenance schedule.

It would help where any such plaster to these areas is not lime plaster that at a drier time of the year (ie summer time) that the plaster is hacked off to some localised areas associated to the slate steps and the structure allowed to dry

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for a couple of months and then replastered in traditional lime plaster to these locations and then decorated with a breathable paint system that would tolerate the dampness to some extent. However, this is not essential at this stage as long as the client / building owner accepts the nature of the building at such a location and some moderate levels of dampness at this location and then review if it becomes significantly worse.

The floors in the basement area are generally formed with slate or quarry tiles to the areas inspected however, it did appear within one area that the original gully had been blocked off. There are other gullies within the basement although we are unclear on their effectiveness or operation and also on how they link to the existing system in current use on the site. However, at the time of inspection, there was no standing water in these areas, and it appeared functional although it should be noted that this is not a fully tanked basement and some dampness from time to time will be expected.

Many of the external walls to the main house are lined with a drylining system and it is likely that this has been done in reflection of some of the dampness issues that have been experienced in these areas and particularly relevant to the rear and side elevations (Elevations D1, D4, B1 and B2), however there are some areas of drylining associated to other elevations.

B2 **External Walls**

The external walls are pointed to not insignificant areas in cement mortar. There are areas of original lime mortar which is becoming friable and worn. To other areas some more recent lime re-pointing works have been undertaken. It also appears that circa 20-30 years go some stone repairs have been undertaken to high level parapets. However, to a number of locations the circular stone detail to the head is coming apart as are some of the slates themselves which are fracturing and in poor order.

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The elevations vary to some extent in terms of the stonework and their quality e.g., the stone utilised on Elevation A1 and A2 is a better quality shalestone/low quality slate stone than compared to elevation D1, particularly the section of the building which relates to the ground floor toilets, continuing to the full height of the building. Similarly, in relation to Elevation B1, the stone here does not appear to be of the same quality as elevation A1 and A2. However, Elevation A1 and A2 and C1 are more exposed to the sun as they are generally south facing and this has more of an opportunity to dry out and is not set in the shadow of the hillside for consistent periods as compared to Elevation D1, B1, B2 and C2 etc. Any failure and dampness in this zone is exacerbated to these elevations by those conditions.

Generally, elevation B2 for the most part, the stone is granite.

Areas are weathering with many of the upper parapets to the rear and side elevations are becoming particularly worn and in poor order.

In constructing stonework like this it is better that it is laid with the bedding associated to the stonework in terms of its logical formation to be formed so that it is bedded to coincide with the horizontal bed line and therefore weathers back consistently across the entire bedding of the stone layers rather than the other way.

The parapets and details associated to high level areas where roof parapets, gables, copings and the like are formed in shales stonework / poorer quality slate blocks and where these form the copings and the like eg to Elevation B1 and other elevations associated to Elevation D4 and roof slopes as per Elevation D6, roof slopes R13 to all sides and so on, are becoming significantly worn and where there are slate / shale copings these are fracturing and failing along the bed lines of the stone and will in the next 2-5 years require significant repairs or sooner repairs in some other locations as is identified in the indicative Maintenance Plan attached. There are some significant issues and works

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required associated to parapets and copings and high level stonework in terms of pointing and stone repairs.

A lot of the shale stone/slate blocks have been finished by a punched dressed finish to the stone. There are, to the principal elevations A1 and A2 together with the tower, grit sandstone copings which have fared far better than the shale / slate block coping details to other elevations. There is also, to this elevation and other elevations, grit sandstone detailing associated to quoins, stone mullions, transoms, sills and lintels which, for the most part, are in serviceable to fair order. There are some which require repair, and this is detailed in the Maintenance Schedule.

A challenge with undertaking the repairs associated to the shale/slate stonework will be sourcing a material which is an exact match to the existing. It is likely that any similar stone will be more likely to be similar to a good quality slate rather than a shale stone / lower quality slate as used originally. It would be advisable to spend some time trying to research stone replacements and their souring by various quarries, for instance Berwyn Slate Quarry could be one consideration. It would be worth reviewing some samples to see what could be identified as something which could be considered acceptable with Conservation Officers as what can be best achieved practically at this stage to give a similar stone but not exactly matching the same with some enhanced weathering by the quality of the chosen stone. Berwyn Quarry do a slate walling product but generally this would appear to be more similar to slate than shale / poor quality slate and generally a better product than what is seen on site currently. This will require some research when undertaking such repairs and in particular prior to finalisation of any specification or Schedule of Works to such repairs.

As an example, some of the issues that are evident on site associated to the elevations please note the following:-

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At elevation A1, the stonework to the right hand side corner is roughly formed of stone with two rough blocks different to the rest of the elevation which is punched slate dressed and well formed rectangular blocks in the main associated to the shale stone blocks. There is also various grit sand stone detailing to this elevation.

The shale/slate stone blocks generally to the elevations is worn to localised areas and more so to some elevations than others, particularly the rear elevations associated to Elevation D1 & B1. The stone used is naturally formed with fissures in it.

To Elevation A1, it would be reasonable to assume that there is something in the order of 10-15% of stone repairs across the elevation with isolated and selected areas of repointing required to roughly 25% of the overall area in the short term. The bed joints are very tight, there are areas of pointing cement and the re-pointing will be challenging due to the tightness of the joints. Care and methodology to the pointing will need to be agreed prior to commencement as the tight joint details at the beds makes the stone susceptible to the arrases being damaged to the stone.

There is some vegetation growth evident at high level to the parapet. The sandstone details for the most part are in fair order except for where issues have been noted in the previous sections of the report.

To the central area of the elevation there is a downpipe to the left hand side inner corner of the entry steps to the outrigger where an area of repointing is required from ground level up to the full elevation. There is evidence of over spiling due to the blocking of the hopper and outlet causing issues of water to discharge from the parapet position and rainwater goods down this elevation, which has recessed some of the pointing. To the inner corner there is quite an extensive gap where the junction between the stone is 40mm and sections of stone may need to be formed here to help close this gap off with some

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connectivity introduced by consideration of installing some Helifix or Cintec detailing at this location subject to structural assessment of the repairs as a necessity in balance against the level of disruption/intervention.

There is also related to the area indicated above, to the central area and in particular this inner corner where the downpipe is located, circa 6no stone repairs required in this location, these repairs and pointing should be undertaken within the next circa 12months. The additional repointing of this corner is in addition to the overall percentage of pointing referred to above.

To the left hand side of Elevation A1 there is ivy growth across the walls which needs to be cut back and removed ideally which will, in itself, create stone repairs and repointing works to this area below the ivy which will only be identifiable when the ivy has been cleared. It is likely that this area below the ivy will be fully repointed and an allowance of circa 4no stone repairs should be allowed for provisionally to this area in the short to medium term. The large bay window to the left hand side elevation A1 has a sheared transom to the mullion connection which will require repair in the short to medium term.

The stonework condition to Elevations A2 and A3 is similar to Elevation A1 however, repointing in the order of 25% of the elevation will be required together with an allowance of 15 - 25% for stone repairs in this location in the short to medium term. The upper parapets to Elevation A3 some high level rebuilding works of the parapet should be allowed for extra over to the percentages confirmed above with circa 50% of the parapet to this elevation requiring rebuilding with 25% of the stone requiring replacement and this should be allowed for provisionally at this stage in the short to medium term.

At Elevation A2, to the lower left side at the junction with the retaining wall, there is an area of dry stone walling repair required here of approximately 1.5m² area in the next 12 months or so. In the long term, further repointing to Elevations A1, A2 and A3 should be considered necessary as the existing pointing recedes

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further in the long term that more extensive repointing will be required at circa years 8-10 with the remaining parts of the elevation circa 70/80% requiring repointing, in traditional lime mortar.

Some pointing repairs have been undertaken to Elevation C1 in the last five years and this appears to be in fair order.

There is, to Elevation C2, circa 30% of the stonework requiring repair and 70% of the elevation requiring re-pointing to be done in the short term. There are various areas of vegetation growth in the upper parts of the wall to the parapets together with some areas of extensive deterioration of the mortar. This elevation, as commented upon earlier, receives limited sunshine and suffers from extensive shading by the hillside which, as it becomes wet from rainfall etc, makes it harder for this area to dry out and therefore making it more susceptible to wear.

The gable extending above the reception area to Elevation D1, there are stepped copings to the gable and it is likely that a significant number of these copings will require re-bedding and some of the area of wall, particularly at the upper third, requiring rebuilding as this area requires 100% re-pointing (in the short term). This will provide some disturbance to this masonry and particularly as the wall becomes slender as its extends above the roof line it makes it more susceptible to disturbance during the re-pointing process which will lead to re-bedding and rebuilding some of the parapet. 100% of this area will need to be repointed and an allowance for circa 50-70% of the parapet as it extends above the roof line and follows the roof pitch to both sides to roof slopes R17 and R18 will require rebuilding from just below the roofline upwards together with making good of all flashings and soakers at these positions and any disturbed slatework as a consequence and stone repairs dealt with as necessary as uncovered by the works.

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There will need to be an allowance for some replacement stone as undoubtedly in undertaking these works fissures and other areas of the stone will become evident in undertaking these works as the stone is disturbed during the process. An allowance of 5no new blocks should be made in this area.

There is associated to Elevation D1 some stepped copings which extend from the main tower castle section to above roof slope R15, R14 and down to roof slope R16 and these will require fully re-pointing together with some flashing works at this location. The tower area from the parapet down to past the string course to roughly level with the sill level of the window and exit fire door at the second floor will require repointing to this area of the elevation in the short term. There are granite quoins which appear in fair order, however some of the stonework. Particularly to the castlement is very worn and likely to require some stone repairs, whilst repointing is undertaken this will naturally release some pressure off the stone, fissures and failings are likely to become evident in the process and will require some repairs in this locality. Therefore, an allowance of circa 5no blocks should be allowed for. There are additionaly, in two areas, blocks which are missing, one which relates to a vent set through the wall and the block has been removed to facilitate this. This will allow for water penetration to occur in these locations and the blocks and masonry at this external face needs to be made good at this location.

To roof slope R14 and R12 there is a steep valley gutter which terminates through a narrow chute of approximately 100mm in diameter that then leads to a hopper and the detail here is basic. Combined with the fact that the roof slope to Elevation D1 and roof slope R12 has lead dpc set under the copings whereas roof slope R15 is not formed with such detailing. There is vegetation growth around this junction where the water terminates to the chute and also saturation evident to the wall area below and some vegetation growth and some receding of the pointing and cracking. This area of wall will require repointing and should extend from the outlet coping detail at this hopper position down to ground level. There is a similar issue associated to roof slope R11 and R7 that terminate to

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a valley gutter, extending through a narrow chute detail which is susceptible to blockage with vegetation which will then lead to discharging at this position over the hopper and affecting the stonework externally as it becomes damp and will also lead to some levels of water penetration internally. This will require some re-pointing works to this area at this localised junction down from the hopper position to ground level in the short term.

To the three storey section of Elevation D1 associated to where the toilets are at ground floor which then extends to the gable and chimney like detail, which appears to be a previous bell gable detail. The stonework here is roughly formed and in a worn condition and re-pointed extensively in cement mortar. It is likely that 80% of this will require repointing in the next 7-10 years with circa 20-30% of the stones then requiring repair either by indent or replacement of the blocks although replacement is more likely. The upper coping details are worn in this location and there is also a crack to the ground floor window opening associated to the male toilet as evident externally. This should be pointed up and monitored. The copings to this elevation will require repointing works in the next 2 years.

There is a vertical crack to elevation D4 at the stack and wall position which requires repointing and some introduction of some additional connectivity here by introducing some helifix bars that can be angled to be set into position here at the bed joint. Also, extending from the duty officer window from the lintel in a diagonal direction back to the chimney there is some moderate cracking which should be raked out and repointed and monitored over the next coming 18 months.

Elevation B2 is mainly pointed in cement mortar. However, the stone is granite for the most part and seems to be in fair order and less susceptible to damage due to the hardness of the cement pointing. However, this will impede the wall breathing as it should, particularly as a solid wall construction as evident throughout the property.

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The bay window to Room 15 extends out and is cantilevered on slate slabs with stone kneelers as supports with stone mullions, transom sills and lintel details formed from good quality slatework which is dressed. This was all completed by hand as dressed stonework.

There is a string course to this elevation (B2) which is formed from shale stone / poor quality slate which is delaminating in places and repairs have been undertaken previously and further repairs will be required to match these repairs in the coming two years to achieve an adequate weathertight and safe detail at this location.

The shale stone/slate stone to Elevation B1 appears to be somewhat lower quality than to other locations and has a mixture of cement and lime pointing to it and appears to be one of the most weathered elevations to the main property.

String courses appear to have been repaired in part from the original shale stone/slate stone and undertaken in slate circa 20-30 years ago. However, new areas of failure have since occurred since this has been repaired with the string course delaminating and various repairs required to this in the coming years in a slate stone details.

The entrance porch to elevation B1, which has a stepped entrance leading into the main building, has very worn parapets, the stone is beginning to delaminate and fail and full repointing of the parapet down the wall to the buttress including the buttress fully will be required in the short term. Some allowance should be made here for stone replacement to say provisionally all of the copings to the detailing and likely to require replacement to 100% and this amounts to circa 14no stone replacements to match the existing as far as possible. Where possible, any stone should be salvaged however, a lot of these are in such poor condition that they will be unsalvageable. It is likely also that areas of the parapet stonework will require replacement as a consequence of the works and

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as fissures and failures of the stone become evident in undertaking the dismantling. Therefore, 5no additional stones should be allowed for here provisionally. With any stonework to any elevations and opening up and repairs we cant be certain on the exact amount of stone replacement and repairs as this will only be clear as the dismantling/opening-up/repair works are undertaken. Furthermore, generally to the elevations to other areas, localised repointing will be required. The parapet to roof slope R1 requires significant rebuilding and stone repairs in the short term due to the same issues as reported above and commented upon in the roof section of the report below and in the Indicative Planned Maintenance Approximate Budget Plan.

The buttress detail to Elevation B1, which is set between the porch entrance and the front right corner of Elevation A1, they extend up to circa 7m in height from ground level and is a poorly constructed detail. The lower decorative sections are not connected or tied to form a bonded and lapped masonry construction with overlapping masonry blocks, as would normally be expected. The blocks are stacked on top of each other for circa 2m in height with a decorative vertical panel at the front. These 2no. large pillars appear to be an addition to this elevation after its original construction and it is not formally tied to the structure by what can be seen visually. A number of the stones have delaminated, coming apart and fallen away from the buttress. Iron pins/cramps are rusting and helping to push the stone apart. The lower areas require immediate repair in the next 6 months to these two pillars to circa 2.5-3m in height with extensive stone replacement as necessary. Repointing to these areas and the buttress fully will be required, coping replacement to say 3no and provisionally 10no new sections of stone and structural propping to facilitate such repairs will be required and the source stone will need to be researched and identified for such immediate repairs.

Elevation B1 has undergone some areas of repointing in lime and mortar in the last 5-10 years by inspection. It is likely in the next 5-6 years that other areas will require repointing to circa 20-25% of the elevation. The porch itself will

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require 70-80% of it requiring fully re-pointing we envisage in year 5 or so with some allowance for some stone repairs as it becomes evident in undertaking these works. There is also, associated to the porch, immediate repointing and stone repairs required to the buttress to the porch. Furthermore, there is some patch repointing required in year 1 to selected areas of the elevation also.

B3 **Roof Coverings, Chimney Stacks and Flues**

The lead valley gutter to roof slopes R1 and R2 is in fair order, steps are generally 50mm and not to Lead Sheet Association Manual Details at 65mm but appear functional and to a good form. The outlet through the gable does not have any overflow but is less likely to block than is seen at other elevations and roof slopes and is a good size at 200 x 300mm and therefore an overflow in this position is probably not required. However, the parapets to this area are of shale stone/low quality slate stone and generally in poor order as is the upper coping work. There will be extensive rebuilding works required to this parapet over the coming two years and some areas of loose stone to the copings was removed during the inspection and put at gutter level for safety. This will require monitoring over the next 12 months on a cyclical basis and should be inspected each time the gutters are cleared by the roofing contractor to confirm if there are any immediate concerns with the parapets. It would be prudent to budget for replacement of these copings and to deal with the parapet works in this location within the next 12 months. There will be approximately circa 15coping replacements required in this area and an allowance for some stone replacement to at least 70% of the parapet. It is likely that as this parapet is dismantled that other fissures and failures in the existing stone will be become apparent and what is evident now to what will actually be required will increase therefore the allowance above.

The pitched copings to roof slope R2 require some remedial works in the coming years circa years 2-3 in terms of repointing works and then capping over with leadwork for weather proofness and to avoid further deterioration of the stonework at this position that would then lead to rebuilding of the coping

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and other rebuilding works to the stonework to the gable that would probably creep to just below the roofline and rafter structure. However, if repairs are brough forward here at the same time within year 1-2 to deal with the parapet then this will gain some economies of scale.

The top of chimney CH1, as referenced on the enclosed plan, is worn and requires repointing work and some allowance for stone replacement as the works are undertaken is likely to be required. Provisionally allow circa £1,000 for stone remedial works as is evidenced at high level when these works are undertaken in the short term.

The flues to chimney CH2 are generally open and these should be capped off in such a fashion that it allows some ventilation, but the majority of water is allowed to flow into this currently without any form of lead capping detail is extensive and will be contributing to dampness issues internally. There is associated to CH2 an area of repointing required to the top and lower part of the chimney There will also need to be an allowance for stone repairs as a consequence in undertaking these repointing works as explained previously and an allowance of provisionally £1,000 for this, subject to review at high level once the scaffolding is up on the chimney will be required.

What is referenced as chimney CH3 on the plan is likely to require some repointing to the stack in the next 2 years and this should be budgeted for and a provisional sum for repointing and localised stone repair to this chimney should be allowed at £1000 at this stage. This relates to a previous bell structure but referenced on the plan as chimney CH3.

The roof slopes associated to R1 and R2 are generally in fair order, considering the slate covering and the like. However, some servicing will be required and it is in a serviceable condition overall. With the need for occasional repairs to the roof from time to time and clearing of the gutter on a cyclical basis throughout

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the year regularly due to the extent of trees nearby and vegetation that this will create in the gutter.

It appears that the majority of the roofs to the main house have been recovered circa 20-25 years ago from the inspection and many of the slate coverings are generally in serviceable order.

Roof slope R3 the slate roof covering generally appear to be 20x10" Welsh slates. The copings to the pitched roof gable end are very worn and in the next year or two these should be capped over with leadwork to mitigate any extensive rebuilding work and stone repairs here that would occur if left for a longer period.

The parapet at the front elevation (roof slope R3) is formed with grit sandstone copings, set to the shale / poor quality slate stone parapet wall. The valley gutter is generally in fair order however, the steps are less than the 65mm Lead Sheet Association Manual Details and are more similar to 50mm in step height. However, at the roof outlet position there is no overflow and due to the narrow width of the gutter and size of the catchpit which leads to the outlet, makes it susceptible to blockage and no doubt causes intermittent issues when this is blocked. Heavy rainfall occurs, as we now experience much heavier rainfall than years gone by which leads to a surge of surface water build-up and at any points where blockage occurs to the outlet this will build-up and come in at any step and lap positions.

It would be sensible, and we recommend, that an overflow is set through the parapet wall of at least 4" diameter to act as a pressure release to any blockage. The water is then guided through the overflow in the first instance rather than the steps and lap positions and alerts the occupiers to the issue with the outlet so that they can engage a roofing contractor to clear this vegetation. The existing catchpit generally in size is 250 wide by 350 deep with a 3"/75mm diameter outlet, (which is restricted further somewhat as terminates through the

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gargoyle), which then sets to a hopper on the outer position of the elevation through a gargoyle figure. Increase size of catchpit in the short term and provide overflow.

The parapet will require some localised repointing to localised areas in the next two years. Furthermore, some more extensive repointing of the parapet is likely to be required within years 8-10.

Some patch pointing is required to chimney CH4 in years 1-2. The open flue requires a capping detail to prevent water ingress a Chinese hat type detail or lead detail similar to this could be provided. At the moment, water is passing unchecked and as an unused chimney it is difficult for the flue to dry out , which can lead to dampness being drawn into the structure. This will only build up and serve to cause issues.

Slope R4 is in a similar condition to other roof slopes above. Patch pointing to the parapet is required within year 1-2 to deal with localised areas of failed pointing. The slate covering to slope R5 is in similar condition as reported above, the parapet is in similar condition with some patch pointing to some localised areas in years 3-5. The lead valley gutter step to R5 is minimal and probably less than 50mm in depth and more likely to be closer to 40mm in depth. Physical access to the gutter was not possible due to safety concerns but was inspected from the ridge level. There does appear to be some standing water at one bay at the pinch point with chimney CH5 and on inspection internally, there is dampness within the room directly below here which relates to room 10. There are signs of water penetration to the chimney and also the same flanking wall as the chimney to room 10 below this area. However, on inspecting internally to the roof void which was limited due to difficulty of access, the timbers in this location appear dry and the wall plate appears dry. Although from what could be inspected we could not undertake a full inspection but were able to gain access to the roof void at the hatch position and step across towards this area to some extent but did not inspect the roof void fully in this

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area. To the inner corner at the point of the parapet and chimney there appears to be some basic detailing associated to the lead flashing and this may be contributing to the issue. There could also be some failed pointing to the parapet and detailing on the outer face that may be contributing to the water penetration - dampness at this location.

The chimneystack itself, CH5, has a lead capping detail to it but some stone repairs here are required and some repointing works within the coming years and it should be budgeted for within the next 5-6 years with some immediate patch repairs done in year 1-2. It is likely that investigation at high level will be required here to inspect the parapet and also the stonework and lead valley gutter in more detail close up with some allowance for some re-pointing works and possible replacement of the valley gutter to this area fully and stripping back the lead valley gutter to redetail this area to ensure that the pinch point at the chimney is addressed so that the gutter is running easier and free flowing. Taking back a course of slate away at this point, increasing the height of the valley gutter somewhat and better flow to the gutter by increased falls which should be rationalised on site with a surveyor inspecting it with a roofing contractor and giving direct instruction once inspected at high level when costs are confirmed by that contractor back to the surveyor so that the client can give approval for progressing these works.

Roof slope R6 has similar issues as reported above and needs an overflow set through the masonry at the outlet position for the same reasons as explained above. Some patch pointing will be required in the next 1-2 years to the parapet. Roof slopes R9 and R11a are generally in fair order. There is a glazed leaded light with Georgian wire, this would benefit from redecoration and sealing at the perimeters of the glazing and glazing bars etc.

As noted in other areas, the steps generally are about 50mm associated to the leaded valley.

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Elevation D6, above the roof slope R32 to the gable, will require re-pointing in the next 4-6 years as the pointing here is worn and the coping stones in this location will also require some re-pointing works at that time and closer inspection. The copings, particularly to the lower half, are in poor order and with remedial works in this area it would be sensible to clean out the vegetation and cap over with leadwork to this gable as the least evasive approach otherwise this could lead to some significant rebuilding works of the gable at the verge and resetting of the copings. This should be undertaken in the next 2-3 years.

The copings to roof slope R8 require raking out and repointing and a lead capping due to the copings worn condition and this will be required in the next 3-5 years.

Chimney CH7 to roof slope R7 will require at least one third to be repointed in the next two years with some rebuilding to the upper courses provisionally allowed at this stage as it is likely, when inspected at high level, other issues will be evident at that inspection. The roof covering is in a serviceable condition.

The leaded lights associated to R8 should be resealed at the perimeter of the glazing and glazing bars together with decoration etc. The valley gutter is in a serviceable condition, but steps are minimal at 50mm.

There is at one location a leaded skylight with Georgian wire which is leaking intermittently it appears to the upper corridor which will require investigation.

CH6 should be repointed to one third, say at year 6, with localised patch pointing to the base at year 1. The pointing is becoming worn.

To many of the roof slopes there is a repetitive issues identified above associated to any chimneys are valleys gutters and copings and the like which is more detailed within the indicative maintenance schedule attached.

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In summary, the slate roof coverings are in fair order however, there are in various locations issues related to the parapets in terms of their pointing and particularly where there is shale / slate of poor quality utilised for the copings and parapet construction these are very worn and at a point where replacement of some of the stonework will be required including rebuilding of these parapets to some locations. There will be extensive repointing required to the parapets, and it will also be required in most locations to seek to install an overflow at the lead valley gutters and other works associated to the lead valley gutters in terms of enhancing the detailing of chutes, catchpits, outlets and provision of overflows to ensure that these are less susceptible to blockage in between cyclical clearing of debris from such. These details are susceptible, particularly with the quantity of trees that this site finds itself located to makes is suceptiable to becoming blocked, backfilling and then water entering in at steps and other lapped details. Therefore, with the installation of overflows and some enhanced detailing to other outlet positions or chute positions and catchpits to some extent. This will help to alleviate and reduce the likelihood of this but also make the occupiers aware to the fact that any such detail is blocked, and the water is discharging at the overflow and therefore needs immediate clearing out by roofing contractor. It will be necessary that a roofing contractor regularly attends the building a number of times a year particularly during the autumn period when there is leaf foliage likely to land in these gutters at a regular basis. It would be benefit to do this during that four month period that these are attended to and at an inspection once a month during those periods at minimum and particularly after a storm event.

The slate coverings themselves are generally in a serviceable condition but there will be some repairs required from time to time. It appears that most of these rooms were recovered circa 25 years ago and there is still some longevity in the roof coverings themselves although some of the details at the parapets and lead valley gutters are creating issues internally in terms of water penetration. From time to time occasional repairs will be required to these

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roofs. Many of the chimney pots are open and not in use and therefore will allow water during periods of rainfall to discharge into the building and this should be sought to be capped and ventilated with the fireplaces internally vented with a vent where these are blocked off to ensure air circulation through the flue. This will help to alleviate the build-up of condensation and dampness issues to the chimney breast.

To the roof slope areas of copings there are areas which require repair in terms of capping over with leadwork, repointing work to various locations which is clarified within the Indicative Planned Maintenance Approximate Budget Plan.

B4 **Rainwater Disposal Systems**

The roofs generally are set to various lead valley gutters that then terminate to hoppers at numerous locations. These have been discussed above. The cast iron rainwater goods to most positioned associated structures will require redecoration and should be redecorated within the next 2-3 years. Ideally, this would be planned for when undertaking other works to make the best use of scaffolding and we envisage that this would be the approach to such an undertaking.

B5 **Doors and Windows**

The windows are a combination of glazing set into stone mullions and transoms and details, some with cast iron glazing lights set into them also. There is also some single glazed timber casement windows but for the majority the windows are formed from timber sash windows or single glazing set into stone mullions and transoms. Most of these now require redecoration, overhauling and resealing of the perimeters. Some timber window repairs in terms of sills to sashes and the like as described in the earlier sections above is required.

There is also a need for some re-puttying of windows and glazing details associated to the windows whilst redecoration works are undertaken. These works should be undertaken within years 3-5. The more immediate repairs

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associated to sill replacements are described earlier and should be undertaken in the next year or so.

The external doors are generally timber and are in a serviceable condition and do require some redecoration and overhauling in the coming years and this will be required in the next 4-6 years.

The kitchen door that leads into the inner courtyard, is in very poor order and requires replacement. It is a timber softwood door - 2XG type door.

There is related to Elevation B2, large timber doors associated to the archway that require some overhauling and decoration. However, on the hinge side to one door at the base it appears to be rusted in position and some allowance here would be required for reviewing the hinge in terms of its operational effectiveness in terms of being able to open and close the gate effectively and this should be budgeted for at this stage or assessed to whether these are permanently set in the open position.

B6 **Metalwork, Woodwork and Paintwork**

The paintwork is in a somewhat worn condition to numerous locations to the structure. There are some extensive areas of redecoration to such detailing required associated to rainwater goods, timber windows and metal windows that can be planned to be undertaken in tandem with other works over the coming years. It should be viewed that these decoration works will need to be undertaken in the short to medium term.

The property over the 10 year maintenance period will require a full redecoration and this has been assumed to be done on a cyclical bases and budgeted for.

B7 **Towers, Spires, Bells and Frames**

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No significant comments here beyond what has already been stated in the sections above.

C) INTERNAL FABRIC

C1) Roof Spaces

We were able to gain access to a number (as clarified by the photo schedule attached) of the roof spaces (but not all) and at these locations access to only a certain extent within the roof void as in many circumstances they were difficult to navigate fully due to the level of insulation in these areas making it difficult to identify where the ceiling joists were. The roofs, for the most part, are formed of cut roof construction as would be expected in a building of this age and then related to purlins and other such traditional detailing.

There did appear to be a certain amount ventilation into the roof spaces but some level of enhanced ventilation to the roof voids would be beneficial and advisable as the opportunity persists when any roof repairs or recovering works are undertaken in the future. This can be done by the introduction of a lead slate vent or similar.

Many of the roofs are covered in an F1 type felt, some are covered in a breathable felt but from the areas inspected, there were no extensive signs of any condensation issues of the roof voids inspected.

C2 Ceilings, Walls and Partitions

The ceilings and partitions related to the property vary in their make up. Some areas are formed of lath and plaster with other plaster boarded and skimmed. The ceilings to most areas are lath and plaster which have then been lined with a woodchip paper however, in the ensuites a false ceiling in many locations has been created with a false ceiling and then lined with plasterboard and skim or suspended ceiling tiles.

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The external walls in many locations are hard walled plastered, but to quite some significate areas, they have been drylined. Particularly along Elevation B1 and B2 and associated to D4, D1 there are significant areas here of drylined external walls internally with plasterboard and skim set to some framing or counter battening, we assume although we have not inspected the void behind these drylined areas so cannot confirm.

There are areas of addled plaster as to be expected in a building of this age, some of the lath and plaster ceilings have some deformation and hairline cracking to them but nothing that would warrant at this stage renewing such ceilings and these should simply be monitored over the coming years. However, we have no immediate concerns with these ceilings.

It is likely in undertaking any redecoration works to the hardwall plastered walls, particularly if lined with the woodchip lining paper as this is removed then areas of addled plaster will be disturbed. And allowances for replacing plaster works will need to be catered for in regards to any packages of redecoration.

We have noted within Section B1 of this report some areas of localised damp plaster, related to walls and ceilings, which will require plaster patch investigation or repair, as stated earlier in the report. Generally, where any areas of damp are identified to the plaster it is likely that this plaster will have to be carefully removed back with the plaster or drylining reset from this position to its original finish line. Any replacement hard wall plastering should be undertaken utilising traditional lime plaster, so that this is in keeping with the historic nature of the building. This will also help to assist the breathability of the structure and in redecoration, consideration to the breathability of the structure will need to be considered when selecting the paint systems.

C3 **Doors, Windows and Woodwork**

The internal joinery is predominantly of timber construction and is generally in fair to serviceable condition. There is, related to Elevation B1 and entry at this

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point via the entrance porch, as access is gained through the timber door, there is a vestibule glass structural door set in position here. This generally appeared to be in fair order we assume this is toughened/laminated safety glass. We did note related to some of the fire doors that some intumescent strips in various locations are disturbed and require refitting and sealing. Furthermore, some of the gaps to the doors from the door to the frame is excessive and the frames will require a planton detailing to achieve adequate fire resistance. In some areas this will require specification of upgrading such fire doors by overhauling them to achieve the adequate and required fire resistance. Requiring gaps to be ideally at the head and sides to be no greater than 4mm and a combination of hardwood plantons provided to the frame with Envirograph specified detailing to achieve fire resistance should suffice. This is commented upon further within the sections associated to fire.

It was also noted that some of the store doors associated to corridors and the like are not solid core doors and are not deemed to be fire doors. They not only need to be lockable but need to be rated as fire doors suited to the building with adequate intumescent and smoke seals fitted so that they comply with the likely requirements of an updated Fire Risk Assessment to the building.

Furthermore, it was also noted that some of the fire doors or fire screens associated to corridors and stairwells do not appear to comply with adequate fire resistance. A combination of upgrading works is required such as changing the glass to suitable fire rated glass or upgrading the doors by envirograph specification repairs to these doors would achieve fire resistant doors. This will need to be budgeted for in a number of locations.

It was also noted that some of the doors are held and wedged open and again this is commented upon in the fire section. It is likely that during any Fire Risk Assessment it would be recommended where doors need to be held open on a consistent basis then holding open devices should be fitted. These need to

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interlink (release) to the fire alarm and in the event of the fire alarm sounding would release the doors to be set into the closed position.

There is of course a challenge with any historic doors how these can be upgraded to achieve the adequate fire resistance. Although this is possible by the use of envirograph specified approach to upgrading these doors which would deal with these circumstances and maintain the character of the doors. Whilst some modification to them would be required to achieve the fire safety, the overall character of the doors should be able to be maintained with the right approach.

C4 Internal Decorations

We would envisage that the internal decorations will be dealt with on a cyclical basis, and as a proposed scope of works to be undertaken within the 10 year maintenance period, set out in the indicative maintenance plan attached in the appendices (for approximate budgeting purposes). Many of the decorations are somewhat worn in places however, to some individual rooms the decorations are in fair order, although within the coming 10 years full redecoration internally should be allowed for, at least once in this period and this is allowed for in the indicative maintenance plan.

C5 Floors, Ramps, Staircases and Balconies (and permanent coverings i.e. quarry tiles)

The second floor areas are generally formed of timber suspended floors however, there was, related to one area, a beam and block floor formed which appeared to extend at the second floor from what could be inspected below from the kitchenette off the Tudor lounge to the room labelled as the boiler room at second floor across to the stair landing. The remainder of the floor structure to the second floor is a timber suspended floor. The floor structure to the first floor is generally a timber suspended floor. The ground floor is a combination of solid floors and timber suspended floors but also related to brick arched

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basement structures that have then solid floors formed above these at ground floor level, with the space between these filled with a make up of fill for supporting the solid floor.

We did not note anything of any real concern associated to the floor structures at first or second floor and at ground floor there are some timber suspended floors where the ventilation appears somewhat limited and would benefit from additional ventilation to ensure good flow of ventilation through the floor void. This should be budgeted for in the coming years and as any elevation works are undertaken when there is opportunity to install such additional venting to timber suspended floors at external wall positions should be undertaken.

However, there is no immediate significant concern that this may be resulting in timber decay in these void spaces, but without inspection of the void and due to the fact that there is limited ventilation, we cannot confirm that this is not the case. It should be considered that ventilation to any such timber suspended floor at the ground floor level should be enhanced generally to reduce the risk of any timber decay occurring.

The ground floor has some areas of quarry tile, particularly related to the office lobby between the office and reception area and exposed timber floorboarding at the reception area with other floor coverings to other locations the GF is a mixture of timber suspended and solid floors. We can not confirm the presence of any DPM to such solid floors which is unlikely due to the age of the building or what the floor build up is where potentially the solid floors may have been replaced in the past as per the commercial kitchen area.

The basement area has a combination of quarry tile and slate slab flooring, some of the slate slab flooring is uneven in places which is to be expected in a building this age due to historic settlement. However, some of these could be considered to be trip hazards and some filleting and pointing should be allowed for in the coming years and this area monitored in terms of any trip hazards.

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We would advise that some overhauling of this floor is budgeted for in year 1-2.

C6) Staircases

The main decorative staircase is formed in decorative timberwork and is a real feature to the property, which also links to the timber detailing associated to the roof at the second floor as an aesthetic detail.

However, there are some areas on the stairs where some excessive gaps are evident and some consideration should be given here in terms of health and safety, risk for small children should be considered. This evident at the stairwell which leads from the first to second floor at the half landing position and a budget for some well considered remedial works to the staircase will need to be addressed from a health & safety prospective. However, a balance here needs to be achieved with the historic nature of this feature as well and therefore any considered solution needs to be well thought out and well designed to accord with the aesthetics and historic nature of the building.

The balustrading/guarding associated to the landing area to the second floor and also similar on the first floor are at 900mm in height and is of particular concern. The balustrade (guarding) to the landing to these area should ideally be at 1100mm in height and this should be achieved for health and safety considerations. This however presents a real challenge with such a historic timber detail and a balance here needs to be considered in terms of the historic fabric and safety of the building. In seeking any solution to this area again a very well thought out and aesthetic design of achieving 1100mm balustrade/guarding to such a location will need to be considered to what is possible. Furthermore, the balustrading to the stairwell and stairs generally at the flight of the stairs are at 800mm and should ideally be set to 900mm. However, in light of the historic nature of the structure there is a balance here to be considered and potentially a compromise of increasing it marginally with

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a planton could be considered to get it as close as possible to 900mm in height. This will again need careful thought and consideration of the aesthetics. At this stage, an allowance for such works is provisionally put into the indicative maintenance plan. However, until a formal design to the approach of enhancing health and safety to the flight of stairs and landing areas is completed it is hard to be definitive on any cost allowance until such details are finalised.

The stairs are covered with carpet, there are no nosing details as would be required for DDA (accessible design) and egress purposes and consideration needs to be made here for upgrading the carpet and finish to the stars with a new finish inclusive of nosing's to achieve an accessible design and enhanced fire egress compliance to the stairs.

There is a stairwell which leads from the first floor up to the second floor with a low section of ceiling which should be clearly signed for health and safety purposes. Similarly, the carpet which leads from the first floor up to the second floor, as all of the carpeted stairwell, requires demarcation of the nosings for DDA and fire egress purposes as explained above. This will require replacement of the floor covering in these areas and therefore is indicated within the indicative planned maintenance budget attached in the appendices.

The secondary stairs which lead from the first floor down to the ground floor as a more modern addition and adaptation to the building circa 20-25 years ago, does have demarcations of nosings which distinguishes from the floor finishes. This appears somewhat worn and it is likely in the 10 year period to require replacement and should be budgeted for at this stage in the indicative maintenance plan budget.

The staircase leading down from near the reception area to the basement / lower ground floor area is constructed of (good quality) slate steps, some of these vary in their height marginally. There is no demarcation on the nosings in this location and whilst this is a historic fabric some careful consideration of how

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the demarcation could be considered as a potential scope of improvements should be thought through and a budget for this allowed at this stage. If some enhancement in this regard is provided and lighting levels improved this would deal with any DDA and fire egress consideration for safety purposes. However, this will need to be considered carefully against the character of the steps and to achieve an aesthetic solution.

There are steps which lead out from the reception area near to the office and then to the boiler room at basement level which leads to the front terrace garden. These steps are extremely worn, deviate in terms of their heights and require attention to achieve a more safe form of stair access and this does present a concern at this stage. We would advise that some immediate improvements to these stairs are considered for safety purposes to enhance egress of the stairs and use of the stairs generally for access to these areas as currently they do present a risk for someone to trip and fall due to their unevenness and inconsistencies. There is also a risk that these become particular slippy during any rainfall and this should be considered also as these are exposed to the elements in the most part. Additional drainage at the head of the stairs would assist potentially but thought to the slip resistance will also need to be considered. As an immediate action signage about their condition and care to be taken in use (and a set of wording provided for such) and consider alternative access when wet to be planned for by the building management procedures.

C7) <u>Fixed Monuments</u>

We are unclear on the presence of any fixed monuments on the area we inspected visually. This should be considered generally when any works to these areas are being formally prepared associated to any packages of works that may affect such monuments to the site.

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C8 Fixed Furniture and Fittings

The fixed fittings, as per the reception desk and the like, appeared serviceable and in a functional condition. As did most of the other areas as per the bar areas and café area. However, we were unable to inspect behind the bar or café area to the basement / lower ground floor.

In relation to the kitchen, there is a commercial kitchen and our comments here are in summary and brief only as we have not undertaken a formal commercial kitchen assessment associated to our report as this is beyond our expertise. This would be subject to specialist input by others. Commercial kitchen equipment and fixed fittings we have not inspected to confirm compliance as this would be subject to specialist advice by others. However, we assume these are sufficient with some general allowance for some provisional allowance for future works / replacement of some parts / equipment as advised by others in the future. We did not that the floor finishes in a number of locations here appeared to be, at the upstands and corners, that the thresholds were disconnecting from the background and in need of a repair. In the short term a patch repairs could be pieced in here. We suspect that this would be required for Environmental Health purposes and therefore we would advise that floor repairs are undertaken to the kitchen as a matter of priority and this has been budgeted for within the indicative planned maintenance budget to occur within year 1.

We incorporate within this section also comments associated to sanitary fittings with regards to ensuites, toilets and the like for general public use but also associated to the specified individual accommodation rooms. For the most part the sanitaryware (although dated) seems to be in a serviceable condition and to some extent worn in places however will function for some time yet. There are in a number of locations mastic associated to the fittings and at the perimeter to baths and floors which requires resealing and an allowance for this had been budgeted for within the indicative maintenance plan attached.

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It is likely that some overhauyling and renewing of some of the sanitaryware is likely to occur within years 8-10 the extent of this to be exact is hard to assess at this stage as these types of fittings can continue to be serviceable for quite some time however, a budget has been allowed for a proportion of replacement circa 15% assumed at this stage however, this would be subject to review as further condition assessment are carried out in the future. This is purely a provisional allowance at this stage for budgeting purposes.

Sanitary Facilities

These are incorporated into the comments above.

C9 Below Ground Drainage (where visible / accessible)

The below ground drainage has been inspected by others and summary comments on this have been given in Smithers Purslows Report prepared by Nick Williamson.

C10) Asbestos

As per our fee quote, we will not draw any comments on any asbestos. As you are aware, an inspection by others has been undertaken and a further inspection report should be prepared by these, prior to preparing any packages of works being undertaken. We would advise that you obtain from these specialists an idea of budgets and costs for dealing with the asbestos associated to the property as they recommended previously in the near future so you have a clear understanding of any ongoing cost implications. We trust that you will review the contents of reports by the specialists in regards to these matters so that this can be considered in relation to your commitments moving forward.

C11) General Comments Considering Disability Discrimination Act / Equality Act 2010 (EA) Associated to Accessible Design

This is not a DDA / Equality Act Audit or accessible design assessment or audit but more so general comments regarding accessibility relating to the property

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for guidance purposes only. We advise an accessibility audit by others is undertaken in planning for future maintenance, alteration and adaption projects related to the property as part of such a project process.

We understand the client is considering their overall maintenance responsibilities and liabilities in terms of budget commitments with regards to the property over the coming 10 years. With regards to refurbishing, overhauling and re-rationalising areas to the building and undertaking any maintenance work, it is important to consider the implications of the Disability Discrimination Act / Equality Act 2010 and ensuring sufficient access is provided to meet with such legislations as is necessary depending upon the extent of the services provided by the client at the premises, and in relation to existing or other means they have for providing such facilities currently.

Depending upon the extent of the services offered by the client on site, it would be reasonable to consider the duties that include the following:-

- A duty not to treat disabled users (including students) less favourably than others for reasons relating to their disability;

- A duty to make all reasonable adjustments to the property in respect of the fact that it is a Grade II Listed Building and provide its services (including its policies and procedures, which must include alternative approaches to ensure offered services are accessible to all) to assist disabled users.

- A duty to make all reasonable adjustments to the physical features of the buildings, which could prevent or restrict disabled people in accessing the property and its services within reason and in consideration of the fact that the building is a Grade II Listed building, this will require areas of considered compromise to adjustment and alternative approaches to the provision of services potentially provided.

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The following facilities have been provided to improve disabled access to the property previously to the areas we inspected:-

- Disabled parking bay and dedicated parking space. Accessible lift to gain access from the ground to first floor, accessed via Elevation B1 where vehicular access can be gained and there is a ramp entry leading in from Elevation B1 which leads to an access point near to accessible toilet at the ground floor which is the public accessible toilet. However, at this door position there is no door entry assistance or intercom. However, at the reception area there is door access assistance which can be obtained from this position with cars also being able to park at this end of the building to gain entry into the ground floor and first floor. However, clear signage on this is lacking.

- There is an accessible toilet for public use at the ground floor, which is near to the other toilets.

- We also noted on the first floor evacuation assistance devices for use in the event of fire when persons could be positioned onto the egress slide to be guided out of the building and this should be maintained and assessed as a procedure for evacuation and what, if any, practical limitation of use would apply to this.

Other general comments associated to what improvements of accessibility or to what an access audit may consider necessary to the property as an indication is set out below:-

- The fire evacuation procedure should consider how disabled people will be safely evacuated from the building and there should be a clear evacuation strategy and fire action and egress plans at regular intervals, register of occupant and clearly defined assembly point so that this can be cross referenced on egress and collection at assembly point. There should be

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regular fire drills, appointed Fire Marshalls and the like and a clarified set of fire procedures for the premises. When repairs and improvements are undertaken, suitable fixtures and fittings should be selected, and they should be appropriately positioned so that they can be operated by all individuals regardless of their physical disabilities.

- When routine redecoration is undertaken or redecoration or any refurbishment or alteration works, it is important that colour schemes are selected that sufficiently contrasting for the benefit of the visually impaired. This is also important with regards to the stairwells associated to this area. We did note that the stairwell associated to the first and second floors as the main stairwells that there are no formal nosings for demarcation of the step edge as would be particularly required for DDA and fire egress purposes and this should be dealt with to ensure that contrasting colours are considered associated to the floor finish and installation of nosings at these positions to ensure enhanced DDA and fire egress detail. Nosing demarcation is obviously important from a DDA prospective but generally from a fire prospective, also for assistance in the event of a fire in regards to egress.

- There are some other stairs, as commented upon earlier in the report, that lead to the lower ground floor (basement area). There is no demarcation to these slate steps. However, some demarcation should be considered here and it is important that something of real aesthetic consideration in respect of the historic structure of these steps needs to be considered carefully prior to undertaking any such works to improve DDA and fire egress considerations.

- The doorways, rooms and corridors to the ground floor are generally fairly wide and provide reasonable means of throughfare for most wheelchair users, particularly at this level. This is similar for the first floor for the most part, however there are some areas which would not be fully accessible due to the changes in the levels of steps and restriction of door widths. However

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there are some rooms that would be suitable in terms of door widths and accessibility we suspect. The second floor would not be accessible for the most part and similarly this is the same for the lower ground floor which we suspect without some significant alteration of the building as there is no lift at this level.

- Some of the corridors associated to the lower ground floor (basement) are somewhat restrictive and do not fully adhere to requirements in terms of turning circles and the like. However, this could be overcome by offering other areas providing the same facilities within the scope of the building. This will need to be something that the client develops as part of their procedures in terms of accessibility to facilities and services on their premises. We appreciate that as part of the ongoing maintenance of the building that consideration of DDA / EA is an important aspect and compliance with such requirements and when feasible and practicable existing routes could be enhanced to some extent.

- To the side of the ramped access to Elevation B1, there are steps which also give access, however there is no demarcation here in terms of the slate steps. This would be required for DDA purposes to alert persons with disabilities to the steps, particularly any persons with partial sightedness.

- There is also a ramp which has been formed at the lower ground floor entry into the café area. However, this is set with some sloping edges to fall back to the ground level over a chamfered angle formed with stones to the slate slabs. There is no edging detail or handrail and at the top of the ramp where it turns into a platform before becoming an access point to the building, there is a low wall which provides a drop of a few hundred millimetres, and this could be considered a trip hazard. Some carefully considered enhancements here from a health and safety and DDA / EA prospective should be considered. Access rights via he Cahlets access should be confirmed. The access to the route from the upper car park

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down via the chalets and then to the ramp funded by the national lottery is quiet a considerable distance with not an ideal turning point at the chalets and via a drive access, alternatives for this should be planned for and is assistance planned for by formal procedures.

- It was also noted that the access stairs which leads from the reception area down past the boiler room at the lower ground floor area to the terraced area and front terrace garden area to the main elevation, which we commented upon earlier, presents some health and safety issues but also should be enhanced from a DDA / EA prospective also in terms of adequate detailing for accessible stairs. Consideration should be given to access from the upper floor levels to use of the terrace at the front and procedure put in place to demonstrate this as the upper area terrace could be accessed more readily. However, a procedure for how this is clarified needs to be into place.

- Generally, there does not seem to be any accessible accommodation bedrooms which should ideally be provided in a couple of locations at minimum, with an assessable ensuites to ensure compliance with the legalisation. This, in terms of cost, will depend upon the chosen room, amendment of the layout to suite this and it is hard to be exact in terms of any indicative cost but a provisional allowance is shown in the indicative maintenance budgets for this purpose.

We appreciate disability adaption is an ongoing process. We recommend that the client reviews its policies, practices and procedures regarding facilities and services they provide on site as an ongoing matter that is reviewed on a cyclical basis and that it implements any obvious changes that needs to occur to reflect reviews and updates of such legislation and good practice.

We appreciate that this needs to be considered carefully in balance with the fact that the building is a Grade II Listed building and at times a compromise may

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need to be reached. However, we suspect a proven thought process to achieve a reasonable allowance of accessibility would be important in regards to such legislation compliance and should be held on record.

C12) Fire Safety – this is not a full Fire Risk Assessment of the property but more so general comments relating to general issues concerning such for guidance purposes (we understand an assessment of the building in terms of a Fire Risk Assessment should be undertaken and viewed and updated by the client on a consistent basis, particularly where any circumstances or amendments to the building occur.

We recommend that a formal Fire Risk Assessment be undertaken to the building for clarity of compliance and cost implications. Once collated the fire risk assessment into a property file associated to the building, which is easily accessible with other documentation, for instance, asbestos and other testing associated to the building and reporting then this will provide a conclusive file.

In regards to fire doors generally associated to the property related to rooms these generally have smoke seals, intumescent seals and are considered to be fire doors. However, some of the doors have undergone some works to alter the door entry mechanisms to the bedrooms to provide thumb turns to the rear for ease of egress in the event of fire. However, where previous locks have been removed and refitted, gaps have been left to the door and at the side of the door which could affect its integrity and we would advise that this is sealed-up with intumescent products by envirograph for instance putty, mastics or other products as they would advise in these circumstances. Also, related to some of the doors generally, the gaps are in excess of 4mm to the heads and sides of the doors to the frames, particularly associated to bedrooms. The gaps to fire doors should not be exceeding 4mm gaps. This is obviously a challenge with a historic building. However, things can be done to deal with this in terms of timber

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plantons, envirograph products provided in that build-up to deal with closing off such gaps. Generally works are required in terms of upgrading some of the fire doors overall to the property associated to the bedrooms but also related to corridors as indicated in previous sections above.

There are a number of hollow core store doors which are set onto an egress route, and these are not fire doors or detailed as such in terms of smoke seals intumescent seals. Whilst locks are provided to them, these need upgrading as adequately rated fire doors for the purposes of this property. We also noted in regards to instances where there are false ceilings provided to the property, for example at the second floor, where a beam and block floor has been formed from the boiler house back to the stairwell at the second floor, which is viewed from a loft ceiling hatch from the kitchenette off the Tudor lounge at first floor. There are various service penetrations through the beam and block floor which lead to the floor above. This extends through the beam and block floor to the back of the stairs which lead to the second floor from the first floor. Although there is ceiling in these areas below as a false ceiling which is now considered to be the fire enclosure in this location. It is only single plasterboard and is not an hour rated ceiling and neither is the hatch at this position. These should be upgraded for this purpose. This is shown as an indicative cost within the planned maintenance schedule related to fire safety enhancement works to deal with fire stopping or ceiling improvements on a provisional allowance. There is, above most of the false ceilings related to the ensuites, which again are similarly only a half hour rated ceiling or less (depending on if plasterboard or suspended ceiling boards). where they should be an hour rated including the hatches, particularly where service penetrations from this voids penetrate through the original ceiling to the void above and there are some significant penetrations and disturbance of the original lath and plaster ceiling above this. These provide inadequate firebreaks and stoppages at these points. This presents two options to most en-suites to either make the false ceiling a fire rated ceiling or seek to fire stop those services as they penetrate through the existing ceiling in the ceiling void of the false ceiling. This will require further consideration and advice via a full fire risk

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assessment and at this stage we have simply budgeted an allowance provisionally for such an undertaking to the property generally.

Although many of the bedroom doors appear generally to be of solid timber and although not certified or stamped as fire doors as we could assess they are solid timber doors and could be viewed to provide some fire resistance even though not certified by a manufacturer testing and the like. We would envisage that it would be fair to assume that these doors are at least half hour fire resistant rated doors however, as noted above some of the doors do require some overhauling in terms of intumescent detailing at the locks and the like and closing gaps off to the frame and door and some reinstallation of smoke seals and intumescent strips.

There are a couple of timber panelled doors, which appear to be original. Therefore, associated to the rooms generally throughout the property and of most relevance is any doors which are on egress routes or rooms which would be bedrooms. This requires careful thought to these doors in terms of their fire rating and achieving an adequate fire rating needs to be considered. Where an existing historic door is fitted, these could be upgraded by the specification of envirograph upgrades to these doors, encompassing some overhauling of the doors. This would mean some adjustment to the doors to achieve adequate fire resistance and rating by utilising an envirograph specification of upgrading the doors and specialist advice from them could be obtained for this purpose.

There are a number of doors wedged open as fire screens or separating fire doors to corridors that should be held open by formal vi alarm interlinked devices to the fire alarm (or triggered by the sound of the alarm) to releases the door to close.

In terms of the adequacy of the existing fire alarm system, emergency lighting and general adequacy of illumination in the event of a fire by the existing emergency lighting should be sought by the M&E consultants to advise directly

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on such matters. This is outside the scope of this report and will be dealt with by the M&E consultants separately.

The Fire Risk Assessment of the building and fire evacuation procedures should consider how disabled people will be safely evacuated from the building and there should be a clear evacuation strategy and the action plans at regular intervals, register of occupants and a clearly defined assembly point. There should be regular fire alarms and appointed Fire Marshalls and the like and a clarified set of procedures for the premises which is clearly understood by the building users and their staff.

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C13) Health and Safety (general comments on any obvious hazards summarised below)

We have identified from our general inspection of the areas of the property we inspected, a number of matters which could have some potential implications upon health and safety, and we have made recommendations on remedial works or other actions within the proceeding or following sections of this report.

There are some locations where glazing extends below 800mm in height and would appear to be single glazed float glass and therefore susceptible to breakage and considered to be a health and safety hazard and we would advise that safety glass relevant to BS6206 or the equivalent rating of this is provided as a safety film for safety purposes to these locations. A number of windows to the ground floor have such safety film fitted however, a general allowance for such occurrences is allowed for in the approximate planned maintenance budget.

We did note to elevation B1 that there is an area of copings in a shale / slate stone which are in very poor condition and will require monitoring over the next 12 months until these are repaired within the next 6 to12months. We recommend that your roofing contractor undertakes regular inspections at these points and could be timed to occur when clearing of vegetation and the like is undertaken.

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A plan for their renewal is put in place to be actioned within the next 6 to 12 months ideally these works to occur summer 2022, whilst the weather is better and more appropriate for such works.

There are also some immediate stone repairs associated to the parapets on elevation B1 which has been commented upon earlier in the report and related to the buttresses to one side of the elevation need immediate repair as commented upon earlier in the report and screen off from guests promptly.

To the right hand side of the front elevation of the building, there is a low lying parapet wall. Some of this is fenced off already and in poor condition and the upper part of this as a parapet wall is (circa 750mm in height) well below 1100mm and is considered to be a risk from falling from height. Also, some of the stonework along this area are is in poor order and in need of repair in the near future (in the short term). We would advise that some temporary timber screening, similar to what has already been achieved, is set in front of these walls along this entire elevation to the terraced area and returned to all sides. This would relate to elevations A1 and A2 in their entirety and any subsequent areas that are in close proximity to these locations with similar issues.

It should be confirmed that the mirror to the mirror room is safety rated and if not replaced with new.

Steps leading from near the reception area to the lower terrace as commented upon earlier needs some immediate considerations.

D) THE SITE

Our report and inspection only deal with elements of paths, ramps, steps and retaining walls directly attached to the building.

To the main front elevation terrace, the upper parapet wall to the terrace is circa 750mm – 800mm in height. There is an area of the main terrace parapet wall (to

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the large retaining wall) that has been screened off with timber screening as the area of the wall is collapsing at the upper parapet section and requires rebuilding. The upper parapet to the front face of the terrace at the front elevation position is in poor order and requires various areas of rebuilding of stonework, stone repairs, patching, pointing and packing along this entire run to the upper terrace. There is also to other areas associated to the parapets generally at the lower end of the terrace isolated and localised stone patching, pointing and stone repairs required.

The lower terrace retaining wall, for the most part, appears to be in a serviceable order however, there are some areas where stones require localised repair, packing and pointing. Care needs to be taken here as it appears that the stone retaining wall construction does not have any weep holes formerly. However, water does weep through the wall so in undertaking any packing and re-pointing to the stonework needs to be selective and the wall needs to be allowed to enable water to pass through it as it does currently.

Some of the buttressing associated to this lower terrace area together with some of the stonework at the upper courses require some pointing, packing and repairing, as necessary.

There is a buttress second in from the front right hand side, which is disconnected as it appears from the main retaining wall and this requires further investigation and monitoring and an allowance for stone remedial repairs here. It is understood that movement has occurred to this retaining wall previously and has been monitored by other engineers in the past prior to our inspection. We would advise in this case that the retaining wall, as this is a large retaining wall to the property, is further inspected by a Structural Engineer and advice given as to the monitoring and potential repairs required in this area and following their advice further investigation/repairs as necessary.

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Consideration needs to be given to the height of the parapets to the retaining walls to the terracing acting as gurading to the terraces associated to the upper and lower terraces where they extend to circa 800mm in height where ideally, they should be 1100mm in height. For safety purposes, this requires consideration to this hazard and a simple solution could be to provide some secondary fencing in a simple form post and wire or post and chain or palisade type fencing as is currently provided in part with signage informing people to stay on that side and away from the edge of the parapet as it being unsafe. This will require further consideration by the authority.

There are, associated to the immediate building, various slate steps to numerous locations which, when wet, will pose a hazard in terms of slippage and the like and particularly with foliage falling to it. Regular clearing of foliage from the site is important in these areas but also important that signage or consideration be given to addressing enhancing the slip resistance of these details by considering slip resistant strip details being set into the stone or other remedial works considered. Signage will be recommended in the meantime to alert any persons to the risk that these pose when wet. This is of a particular concern where some of the steps are varying in terms of their tread width. This is particularly noted to the steps near to elevation B1 where the tread minimises at the turn of the stairs, and this could pose a hazard at this location, particularly when wet and with foliage set to the steps.

There is an area near to elevation B1 of a low retaining wall with some ground steeply banking away from it to the tree line above. Some of the build-up to this area appears loose and would benefit from some ground matting and nailing in this area to assist with ground retention to this location and then some low lying shrub planted to this area that can grow through the netting to help stabilise this localised area.

To the rear of the ancillary buildings there is an area of retaining dry stone walling which to numerous locations the stonework is disturbed and becoming displaced.

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The dry stone walling requires repair and some packing and wedging in and placing of new stone into this location to help secure the dry stone retaining wall. This should be undertaken by an experienced and skilled stone mason to help alleviate this issue and maintain its integrity.

There is a path which leads from the upper car park that sweeps round to where the chalets are, but this area is marked as private. This then sweeps round to the lower terraced area. From this location there is then another ramp which leads to the lower terraced areas done under Heritage Lottery works. Right of access here should considered.

Related to the front entrance, as the sweeping drive leads up this car park near to the reception area and disabled parking in this location, the disabled parking needs to be more clearly marked out. There is also in this location, an area of the cobbled paving which is dipped and gathering water which needs to be resolved or this could be considered a trip hazard or slip hazard when frozen.

The drive which leads up to this upper car park area, near to the reception, there is to one side as it nears the main building and chalets, an area which is clearly unprotected and consideration should be given here to some form of fencing or barrier detail for safety should be provided at this location, for pedestrians at minimum. To the drive that leads up to the property near the chalet area there is some overturning to the low wall at this area and responsibility in terms of this wall should be clarified – is this the authorities or the chalet owners. Further investigation of this area of wall needs to be looked at from the chalet area side with permission and inspection by an Engineer.

There is a manhole which has vehicular access across it but is not a heavy duty manhole, positioned between the ancillary building and the main house near to elevation D3 and D2 which needs to be replaced with cast iron heavy duty manhole as soon as practically possible. At the moment this does present a potential trip hazard.

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For the most part the buttressing associated to the front terracing appears to be set and connected to the terrace retaining walls, however as described above at the front right hand corner, second buttress in, there is some dysconnectivity between the main retaining wall and buttress vertically. This needs to be reviewed and addressed and also consideration given to the previous monitoring investigation by other Engineers with inspection of this terrace retaining structure inspected by Engineers for comments and advise.

In regards to the front parapet rebuilding works and repairs generally to the upper terrace, a provisional budget of circa £15,000 should be allowed for this. A further budget should be allowed for guarding enhancements, subject to Conservation / Listed Building Consent in the region of circa £5000 - £10,000, depending upon what form this is undertaken in.

A provisional allowance related to stone patching and pointing generally to the retaining walls associated to the walls nearest the property immediately related to the terrace and ancillary buildings in the region of £15,000 - £20,000 should be allowed for such works.

The out building attached to the front right hand corner of the large retaining wall to the upper terrace was inspected externally where access provided it was not possible to inspect the rear fully due to the extent of vegetation. Hence we provide some general observations for repair allowances over the 10 year period in the indicative planned maintenance budget.

Signed  **Date: 2 February 2022**

Cont'd overleaf…/

APPENDIX 1
PHOTOGRAPHS

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View to front elevation – right hand corner.	IMG_5478	
Associated to the previous image above at the door position where the stepped entrance on this elevation. Stepped cracking leading to door and the side at the reveal. Cracking is extending through the masonry. Previous tell tail has been removed.	IMG_5480	
The crack width at this position is 6mm.	IMG_5481	

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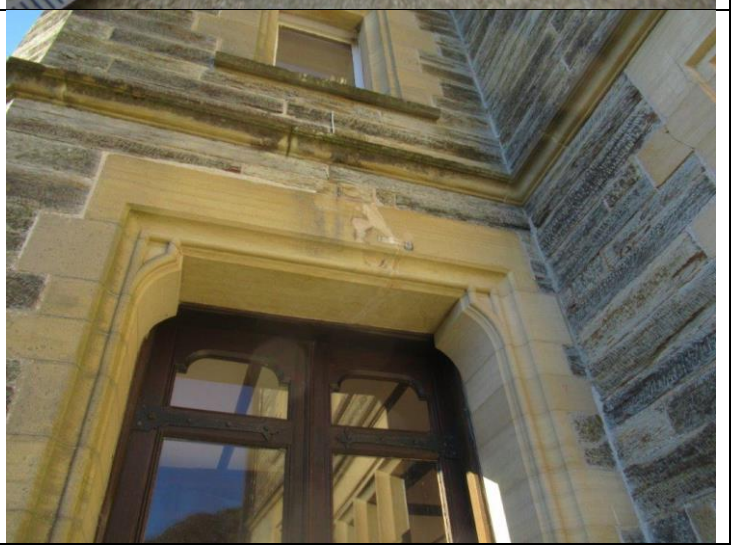
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Cracking extending and continuing through this stone, reduces to 2mm at the head of the block. Some localised lime repointing has been undertaken in the last couple of years.	IMG_5482	
Cracking extends through the head lintel to this door opening. Tell tails are still in place at the lintel position.	IMG_5483	
View to cracking at head of the lintel to this door position. Tell tails still in place.	IMG_5484	

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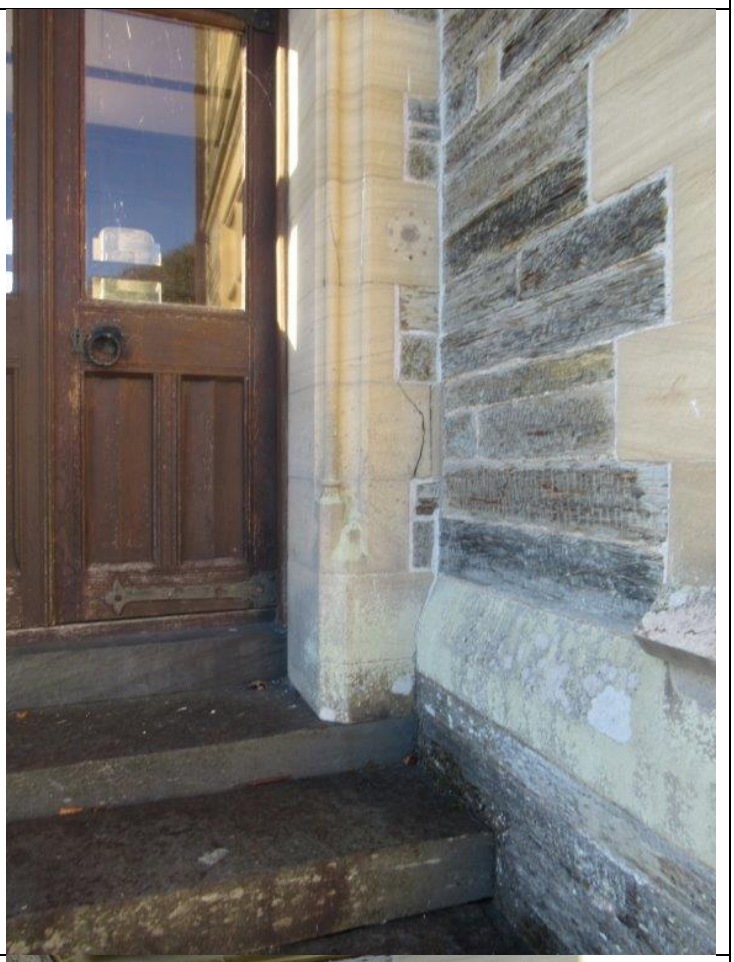
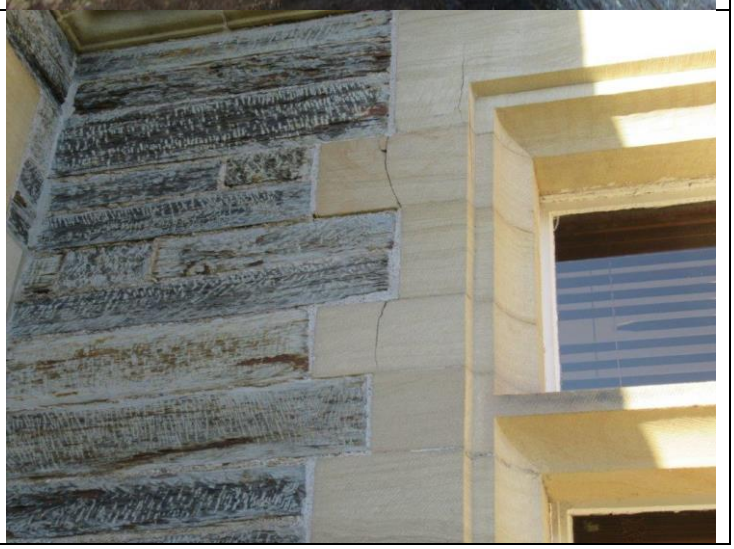
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
General view to doorway and location of cracking to blockwork to one side of door opening.	IMG_5485	
Window adjacent to this door opening. Cracking extends at the quoins through the reveal and also continues to the lintel bearing at one side.	IMG_5487	

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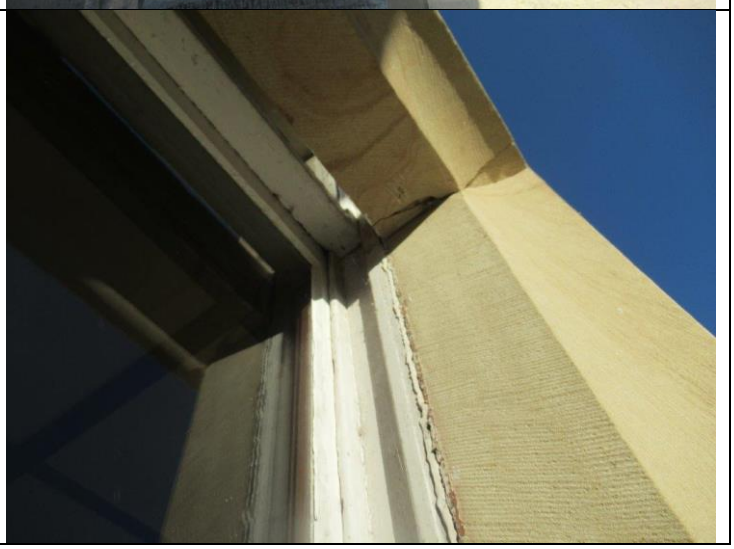
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
The transom has sheered at the junction with the stone mullion associated to the above location.	IMG_5488	
General view to the window within close proximity of the door opening referred to above. See cracking to one side and to the nearest transom to this side of the opening related to comments above.	IMG_5489	
Further view to above. View to transom from below.	IMG_5490	

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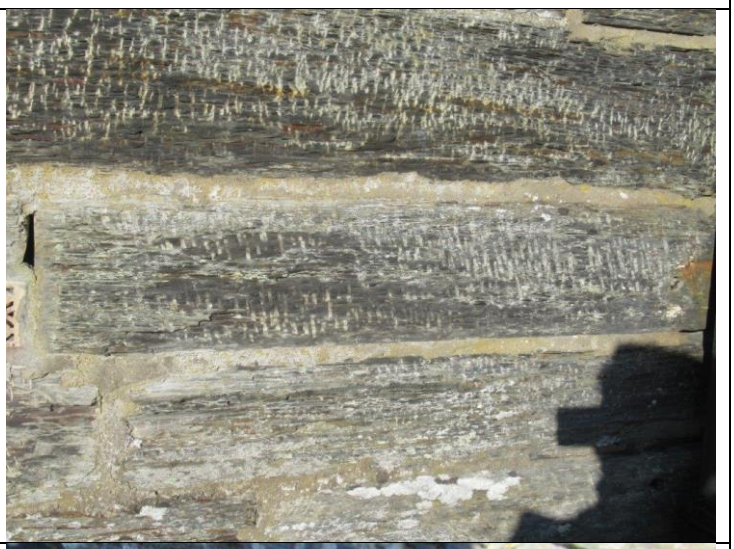
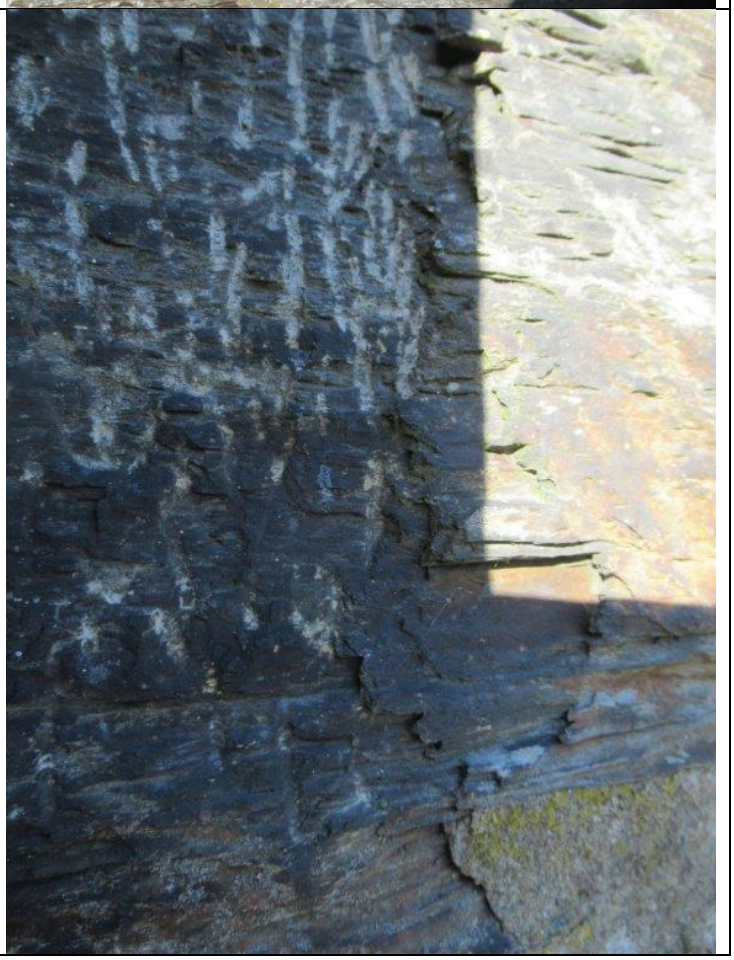
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of stonework at this area. Shale – poor slate dressed by hand punch finish.	IMG_5495	
View of where the dressing to the original stone face, has been extended to but not carried on at one location to the front right hand corner.	IMG_5497	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View to right hand side outrigger to front elevation extending to 3 floors. View to upper area at corner below string course – stone repair required.	IMG_5500	
Closer view.	IMG_5501	

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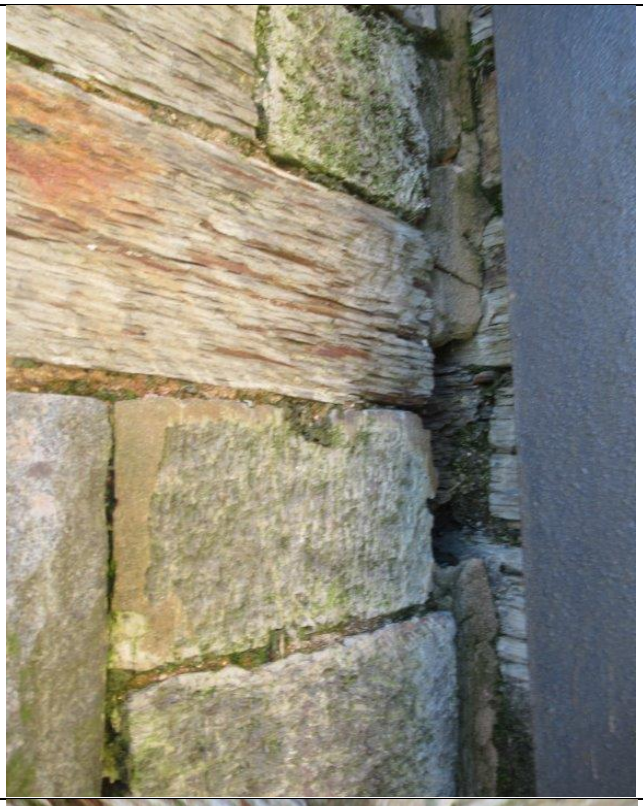
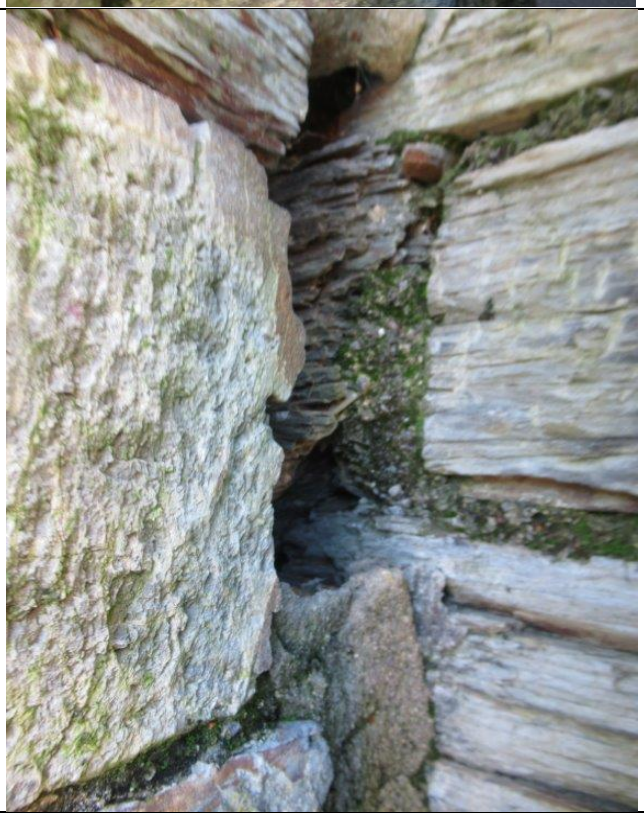
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View to front elevation A1 left hand side outrigger.	IMG_5505	
View to inner corner where downpipe position at elevation A1 Note in need of redecoration. Pointing is receding at corner in numerous locations.	IMG_5506	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View to inner corner referred to above. Note area of vertical junction between this outrigger and the main elevation. Repointing is required to a considerable width circa 50 – 70mm or so, displaced and in need of piecing in with stone in this location. Consideration of Structural Engineers advice about creating structural connectivity between this junction with Cintex or helifix repairs at this location.	IMG_5507	
Further view. Note stonework does not course through and therefore structure generally not tied at this position. This relates to the corner left hand side outrigger to the main front elevation.	IMG_5515	

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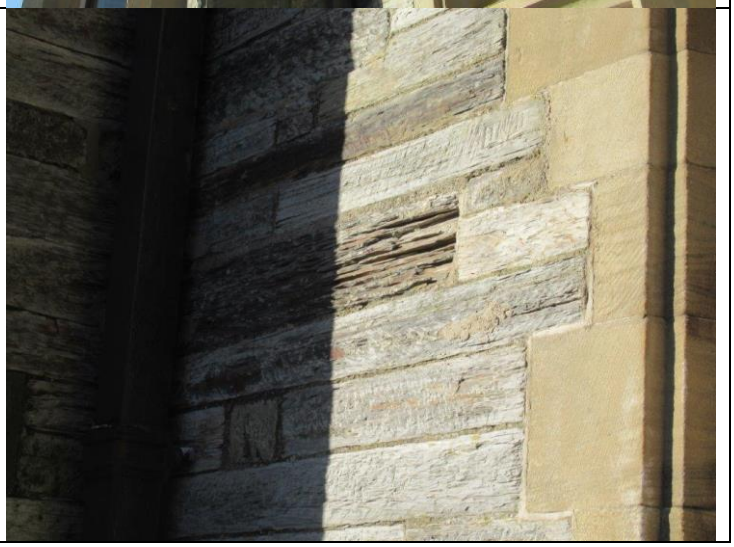
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view of inner corner referred to above.	IMG_5517	
Indication of area where stonework repair required - in close proximity of this location.	IMG_5518	

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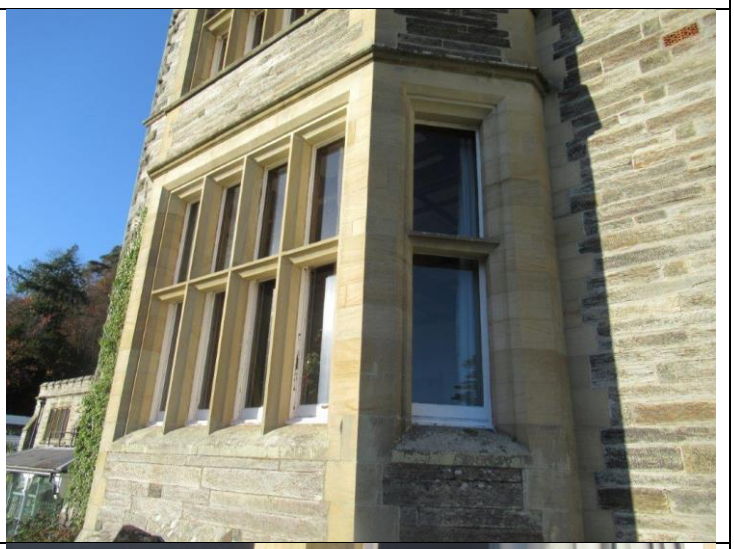
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Bay window to left hand side outrigger to main front elevation A1.	IMG_5521	
Note transom window at ground floor where the stone transom has sheered to the mullion to left hand bay to elevation A1.	IMG_5522	

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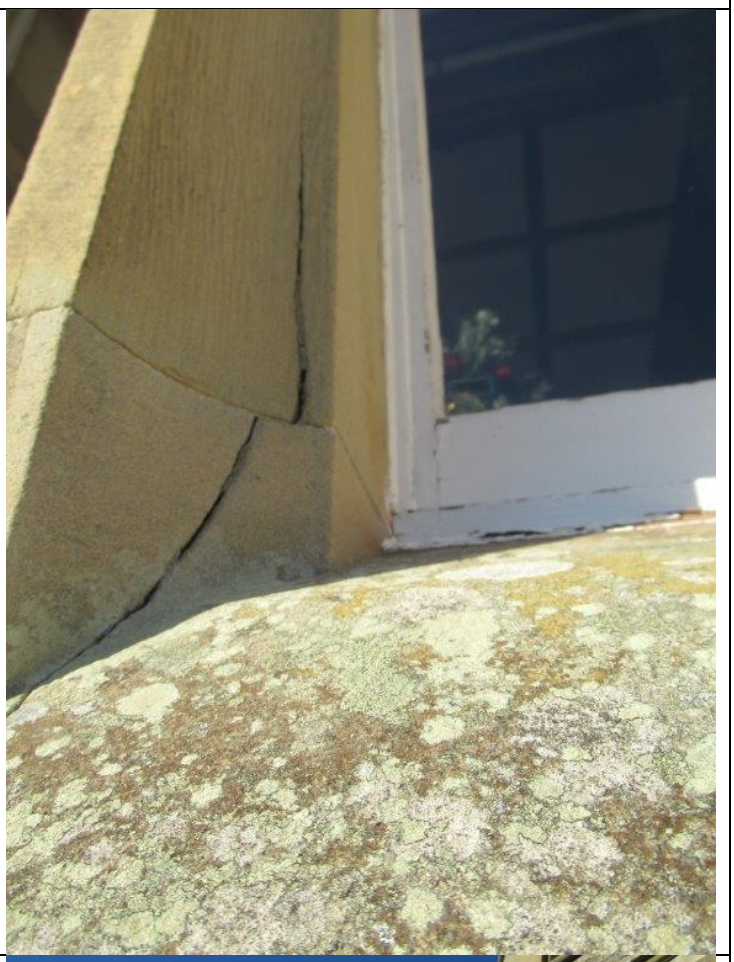
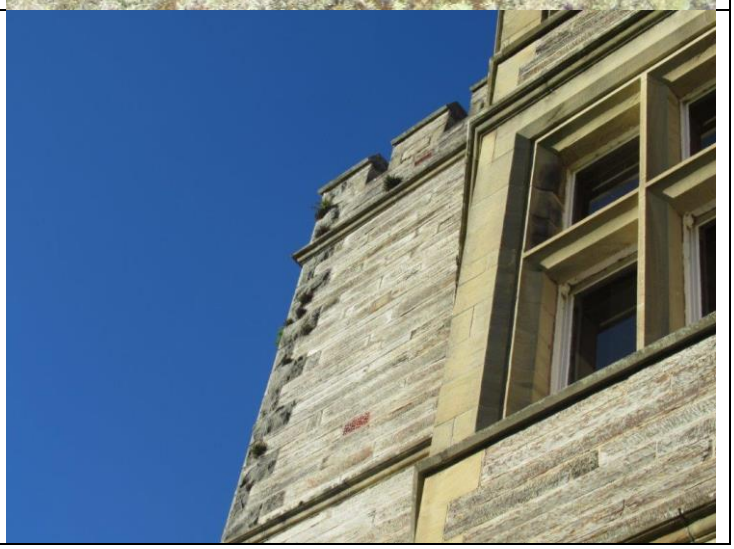
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Cracking to the mullion at this location also.	IMG_5524	
Front elevation upper left hand corner to the main elevation A1. Note vegetation growth to the stonework.	IMG_5526	

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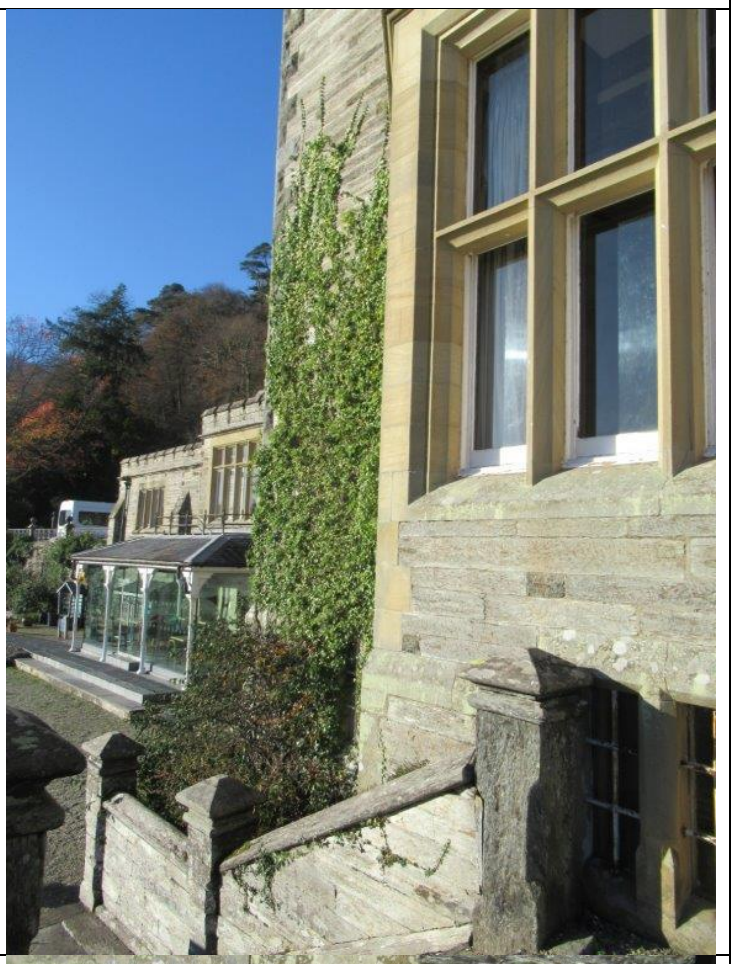
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Front elevation – left hand side to the main elevation A1. Note ivy growth at this location.	IMG_5528	
Stairs to the main elevation A1 to the principle elevation at the front that lead down to the lower terrace. Note disruption to stone balustrade, packing and pointing required here for repair.	IMG_5530	

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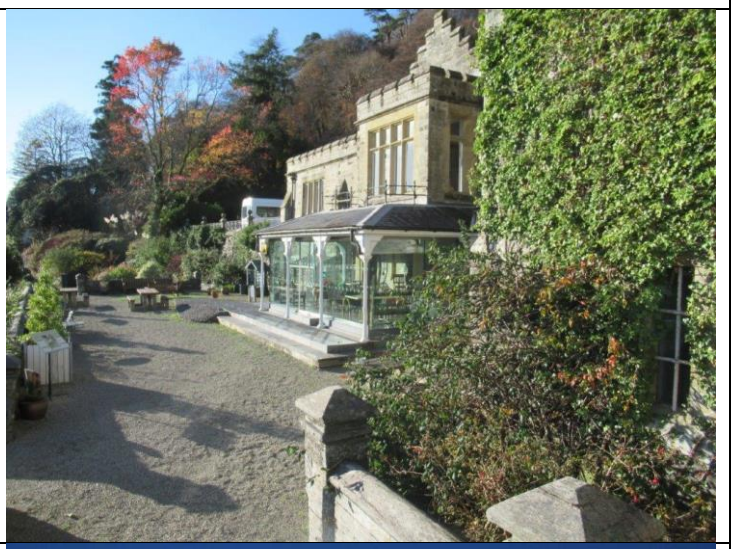
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Continuation of main elevation carrying across the lower ground floor and to the lower GF terrace. Elevation A2.	IMG_5532	
View of front lower terrace back towards principle upper terrace and front elevation, front left corner and left hand elevation A3.	IMG_5533	

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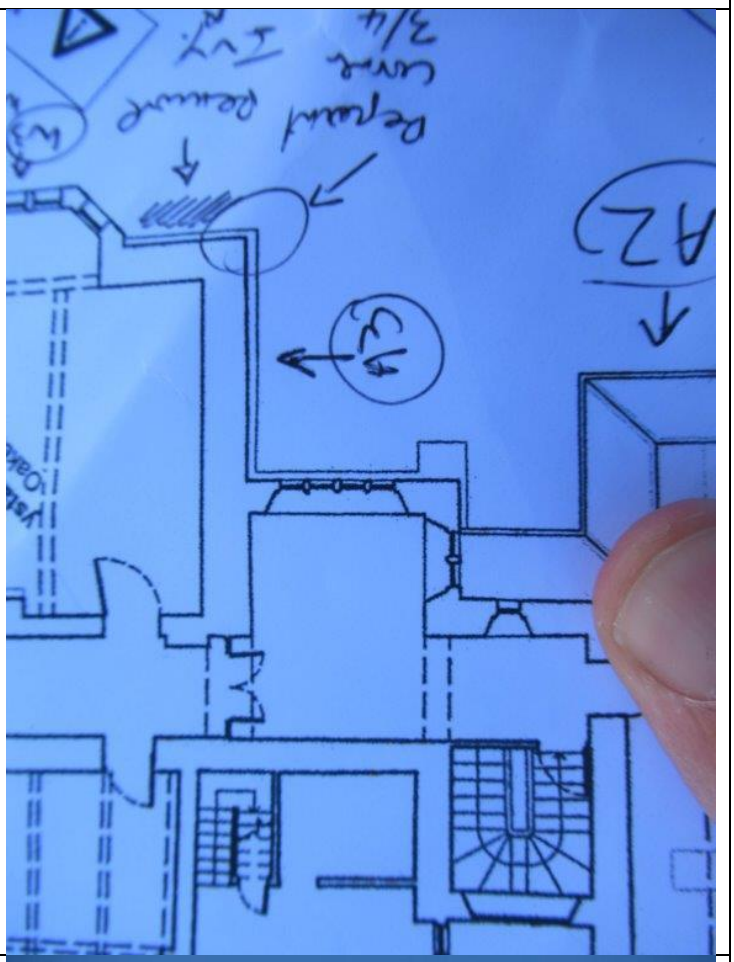
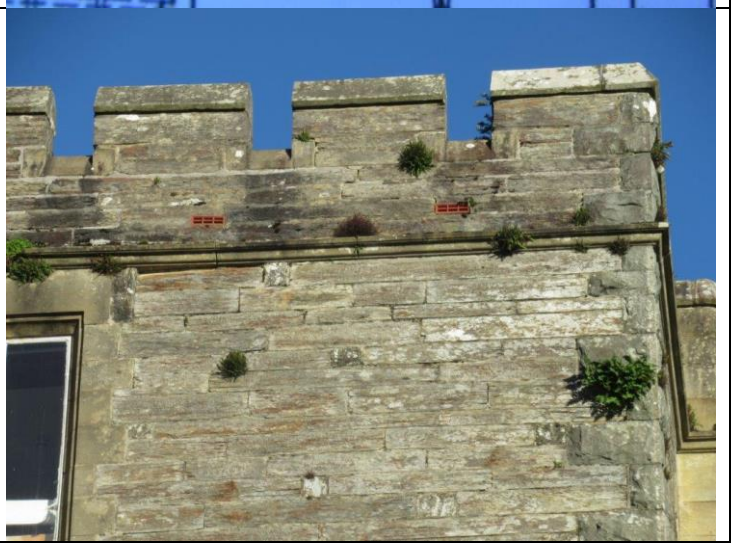
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Elevation A3 referre to plans for clarity. Note vegetation growth to upper area and evidence of saturation above window at upper high level to this area. Also at chimney at upper level with vegetation growth.	IMG_5534	
Closer view to elevation A3 at front left corner. Note vent put in to external wall related to lead box valley gutter void and roof void. Various areas of vegetation growth in this area, indicative of saturation and pointing receding.	IMG_5535	

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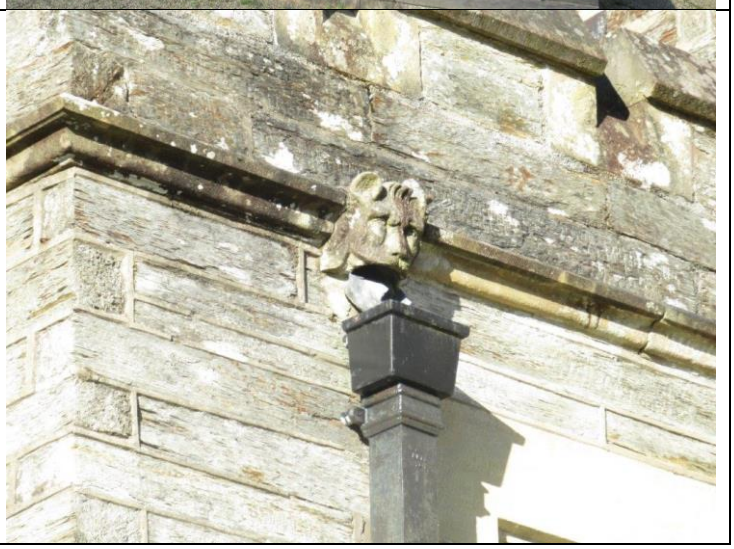
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view of the above.	IMG_5538	
View towards elevation A2. Refer to plans for clarity.	IMG_5547	
View of outlet leading to hoppers. These are very restricted in terms of their diameter and generally amount to circa 50mm in diameter or less as the outlet position from the roof boxed gutter to hopper.	IMG_5551	

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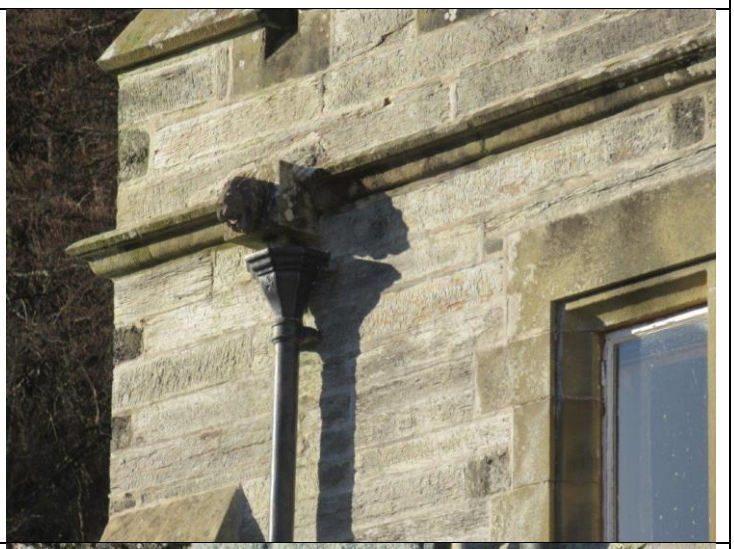
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view of other similar arrangements to left hand corner of elevation A2 at high level.	IMG_5552	
Left hand side of elevation A2 where it adjoins the retaining wall associated to the upper car park area at this locality and some disruption to the rubble stone coursework to the retaining wall at this position requires repair.	IMG_5557	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Ramped entrance from lower terrace leading to the glazed sunroom at elevation A2. Note no handrail or curbing detail and note position of lower wall as a potential trip hazard at upper platform. Also no demarcation to steps associated to the slate paving – consideration compliance with DDA / EA (accessible designs) requirements and upgrade works required.	IMG_5564	
Elevation C1 at window position. Note repointing work have been carried out here previously, however at the time this was repointed the steel beam to the window openings was not decorated or treated with regards to rusting to the beam and this is required.	IMG_5586	

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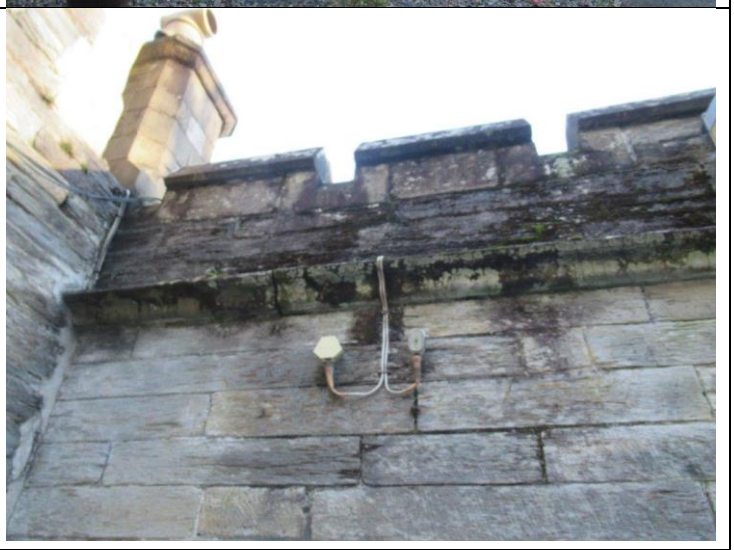
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Related to the above.	IMG_5587	
Elevation C2.	IMG_5589	
View to return to elevation C2 back to inner corner. Parapet is saturated, various moss growth due to the saturation. The slate / shale stone is worn with various fishers to it. The upper copings are sandstone and are fairing far better than the poor quality slate that has been utilised for these wall construction at the outer facing work.	IMG_5591	

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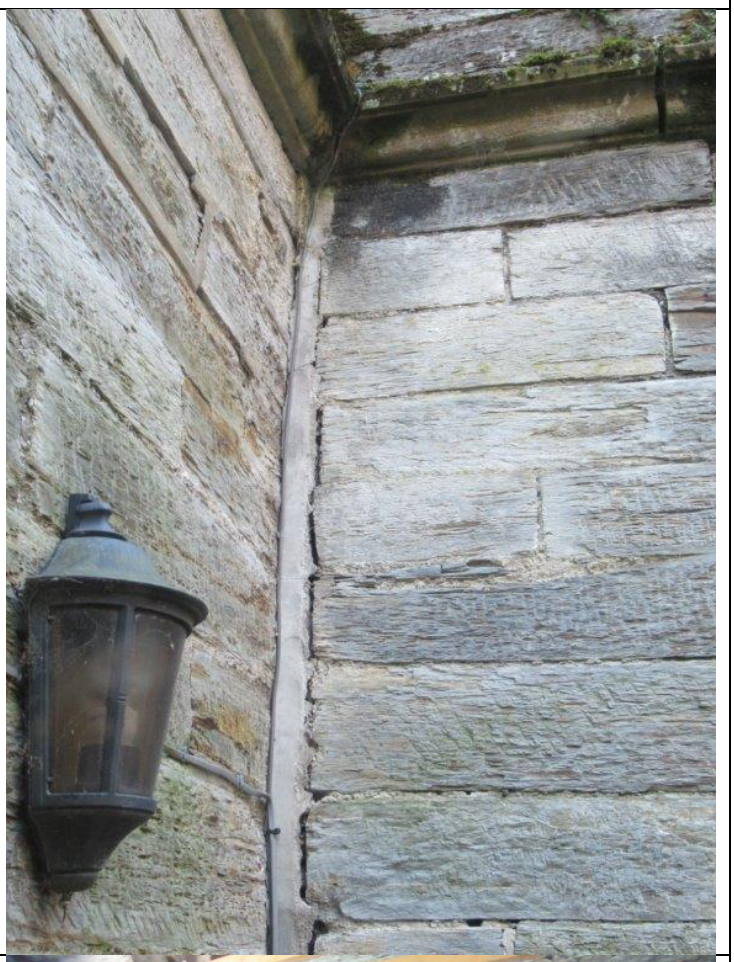
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Continuation of elevation C2 to return at inner corner. Large area of sand cement pointing is becoming detached from the corner, roughly 50mm or so in width. This requires repointing in lime and consideration of connectivity to be formed between the structure at this junction as the masonry is not formally coursed together. Therefore a Cintex or helifix cross stitching to the masonry possibly required engineer to advise.	IMG_5606	
Door to boiler room. Note the top hatch is open. This does not appear to be the most secure arrangement regarding the equipment in this location. Also, a vented louver detail in this area should be considered. With consideration of any bats as necessary to the detail.	IMG_5613	

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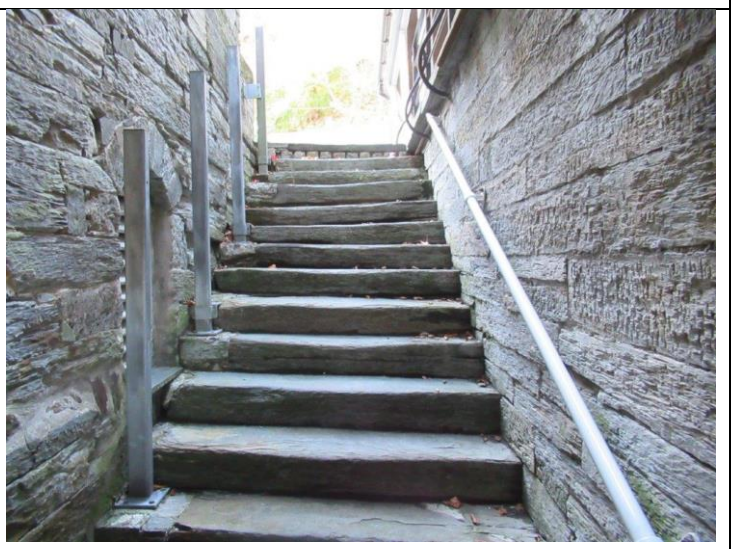
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Elevation c2 there are stairs that lead down from the upper areas to the lower terrace. The stairs are generally varying in riser heights, uneven and when wet will pose a slip hazard. Due to the nature of the slate type material. The irregularity of the steps also poses a hazard in terms of falls and trips. Consideration is required to addressing the slate stone steps to make them more safely accessible. There also appears to be on one side what would have been a chairlift that has now been removed. This will need to be considered when an access audit is provided in due course.	IMG_5615	

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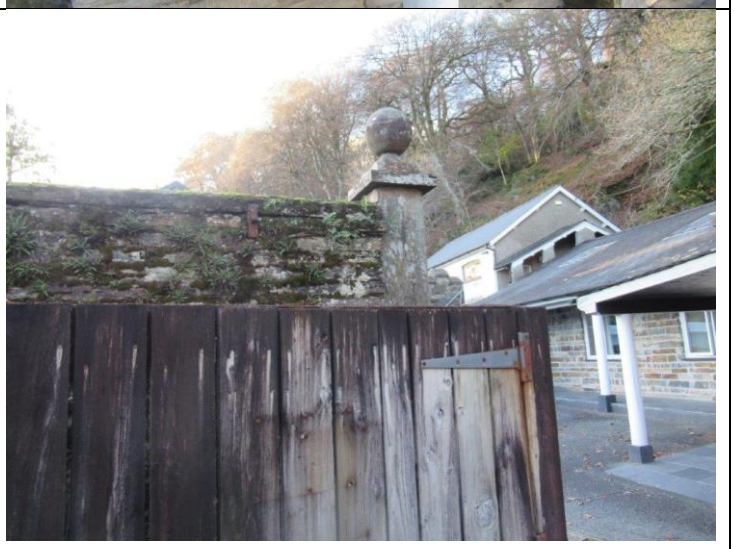
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Elevation C3 An area of the slate is missing at the verge to eaves junction. This requires repair and is causing timber deterioration at this location.	IMG_5624	
View to rear wall to the elevation C3 that forms part of the supporting structure to the lean-to roof. Note this wall is saturated due to water penetration at the roof junction. Also due to the poor detailing associated to the coping over the wall and the porousness of the stone. Hence the significant vegetation growth. This requires repointing and some re-detailing and masonry repairs	IMG_5629	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Elevation C3 View of wall below roof at head of lean-to roof at coping junction to head of wall. Note signs of dampness - timber decay to the wall plate at head and rafters all require repair and some roof works here will be required in terms of undertaking timber repair and slate work, also resetting the copings including for new lead detailing to deal with the water penetration. It will be necessary to achieve adequate detailing by renewing copings to new stone detail.	IMG_5632	
View to rear of the wall to the lean-to structure associated to elevation C3 and the saturation and poor condition of the wall is evident which needs various re-pointing and repairs as commented on earlier.	IMG_5639	

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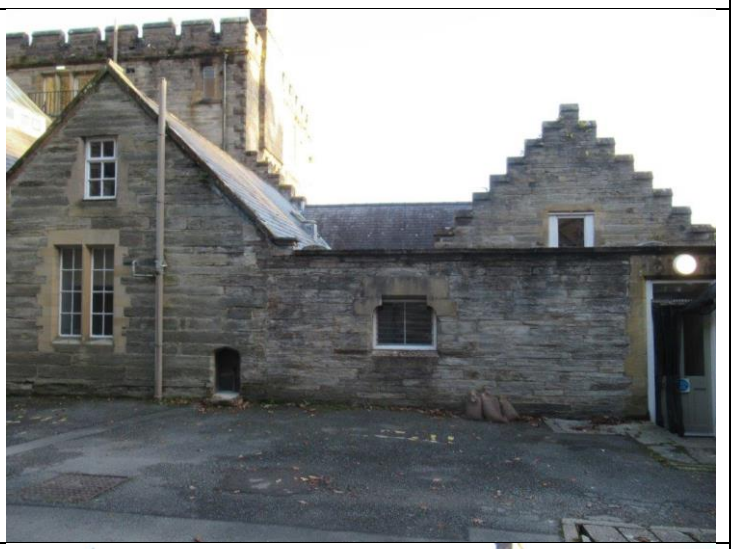
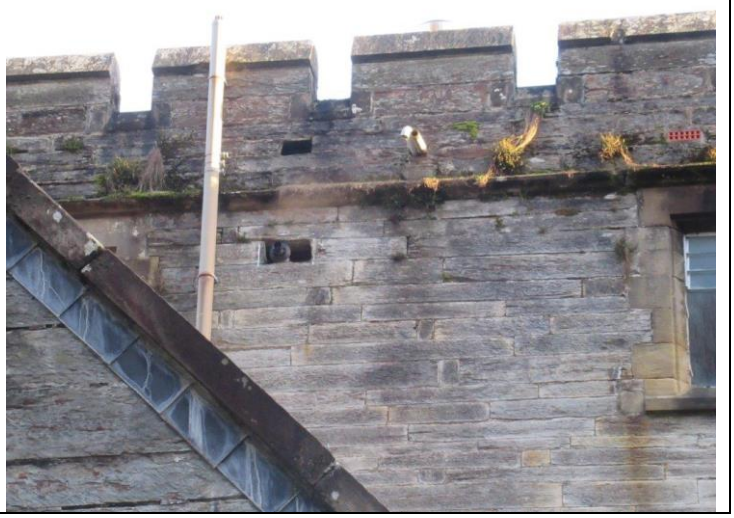
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Elevation D1 at the kitchen side of the building and kitchen door entrance with external light is shown to one side.	IMG_5641	
Continuation of Elevation D1 towards roof slope R12, atrium and copings and fire exit which leads from second floor to tower section of building.	IMG_5642	
Rear castlement detail to tower area to elevation D1 at second floor area. Note two areas where stone repair is required where a flue has been put through the wall and the masonry left open for water penetration at this location. This needs resolving. It is evident that there is	IMG_5646	

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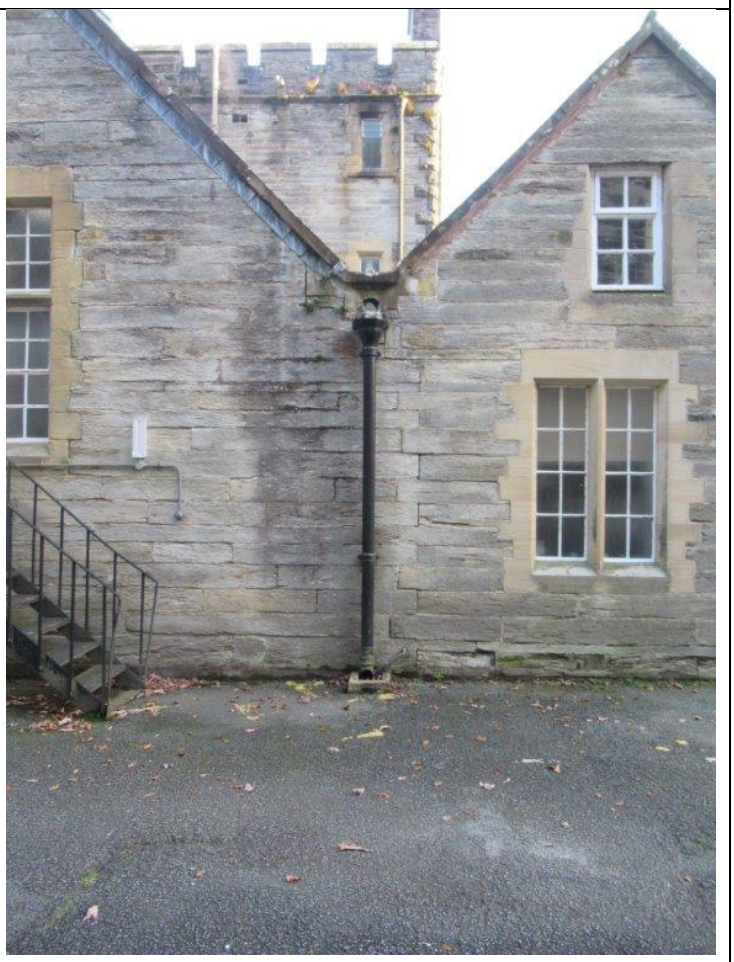
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
also saturation to the upper wall castlement and various areas of re-pointing required here.		
Elevation D1 position of the lead valley gutter set between R12 roof slope and R14 roof slope exits through the outlet to the gable to the hopper - saturation is evident here and vegetation growth and re-pointing works need resolving at this location. Furthermore with some enhanced detailing at the outlet to ensure it is less susceptible to blockage as due to the trees and fall of foliage here during certain times of the year this makes it more susceptible to blockage due to inadequate detailing. Therefore, adjust the detailing to make this more robust and less susceptible to blockages.	IMG_5648	

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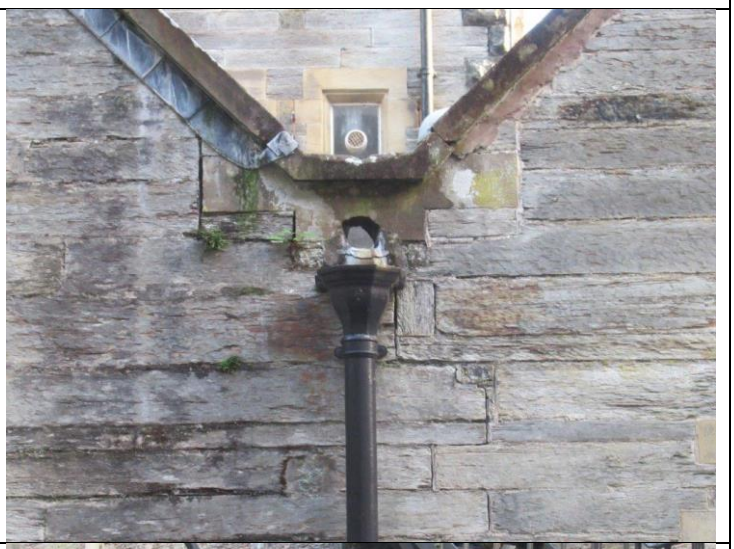
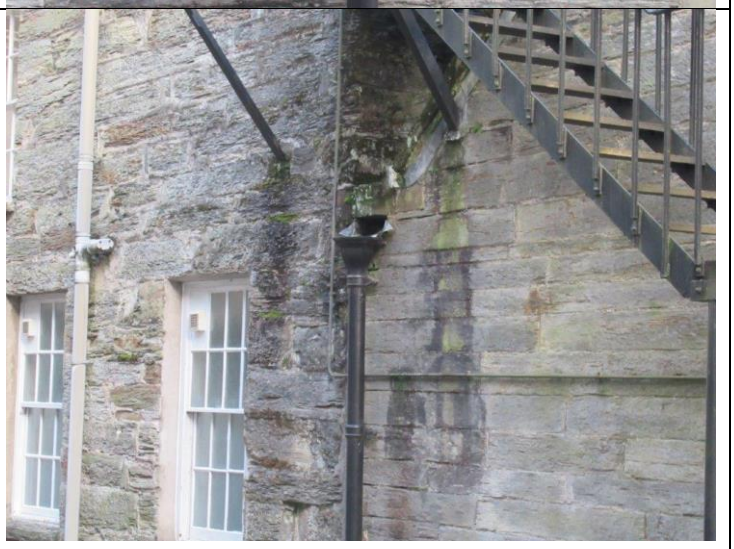
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Close up of the above.	IMG_5652	
Elevation D1 below fire escape at this rear elevation and view toward hopper and roof valley gutter outlet associated to roof slope R11. Saturation evident in this area to the external wall. Detailing here needs to be adjusted to make it less susceptible to blockage and therefore remedial works will be required to this junction to re-detail.	IMG_5653	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Elevation D1 continuation of view to rear elevation towards junction with Elevation D2. Stonework here is worn and not as good quality as to other locations to the building. As can be seen at high level, there are lots of saturation to the upper gable area and vegetation growth and repointing and stone repairs at this level will be required, as reported. Please refer to the Indicative Maintenance Plan.	IMG_5660	
Further view of this area to the gable that relates to roof slope R7. Note some of the fissures to the stonework.	IMG_5666	

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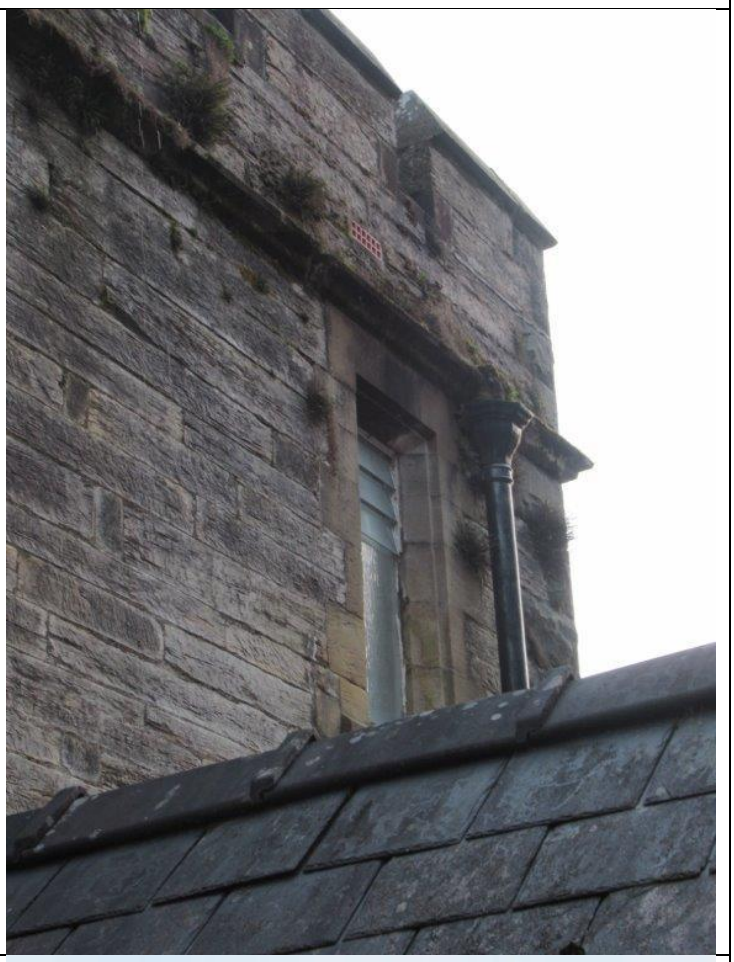
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View towards tower to Elevation D1 at rear at castlement towards hopper at one corner from the valley gutter associated to the tower roof. Pointing and stone repairs required here, as reported.	IMG_5690	
View of roof slope R12 fascia board with woodworm and some cracking at the cement flush pointing to below the kneeler that should be raked out and re-pointed in lime and flush pointed. Cast iron gutter requires decoration, as reported. The stonework to the gable, as can be seen at the end here, is worn.	IMG_5704	

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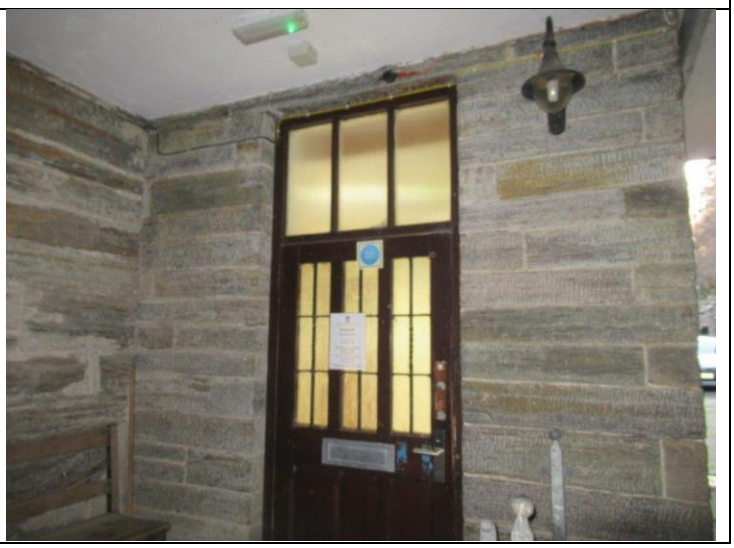
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view of the above. This area of fascia board will require replacing. The area of roof opened-up for investigation and timber treatment undertaken in this location and timber repairs as necessary as evidenced once the opening up works are commenced. There is some pipe run here which needs to be disconnected and then reconnected during the process of these works.	IMG_5705	
View of elevation D3 where entrance into the building for the ramp which leads from car park to the right hand side elevation of the building to gain entry. There is no access comms at this position or signage for assistance for disabled access or clarity of any visiting persons	IMG_5715	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Elevation D3 continuation view of the above. No demarcation to the steps at this location.	IMG_5723	
Roof slope R1 and valley box gutter at this location and parapet wall. Image relates to cylindrical roll top detail to coping stone to castlement. These are generally in poor order and well require remedial stone works in the very near future as reported.	IMG_5724	
Box gutter to roof slope R1 at outlet position to hopper. The outlet is of decent size and less susceptible to blockage however will require cleaning of vegetation periodically throughout the year. Please note condition of stonework. Lots of fissures and cracking to the upper copings	IMG_5725	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
to the castlments which will; require repair as reported on.		
Further view to the above. Also note the height of the steps to this box gutter are minimal and not to Lead Sheet Association manual detailing of a minimum of 65.	IMG_5726	
General view to valley box gutter related to roof slope R1.	IMG_5729	

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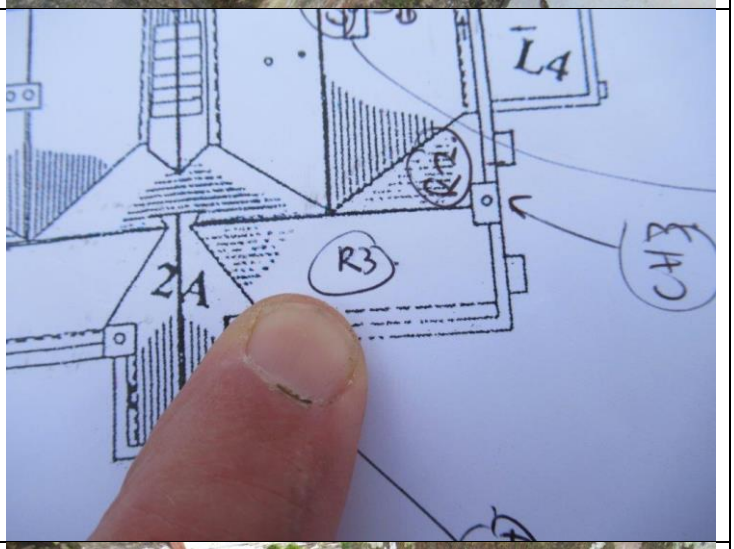
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Close up view of stonework to castlement. Note various fissures to the stonework that are likely to delaminate over the coming years and also the vegetation growth to this and the need for repair in the near future as reported.	IMG_5735	
Roof slope R3.	IMG_5756	
Roof slope R3 box gutter at outlet position typical to the upper roofs. The box gutter is narrow and susceptible to blockage at the outlet. The outlet catch pit formed is of minimal dimensions. There is no overflow detailing and this gutter is susceptible to becoming easily	IMG_5761	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
blocked and backfilling and discharging into the building due to the narrowness of the detail and also the fact that there is no overflow does not help.		
Image relating to the above. The outlet that terminates through the castlement wall detail is at circa 50mm in diameter.	IMG_5766	

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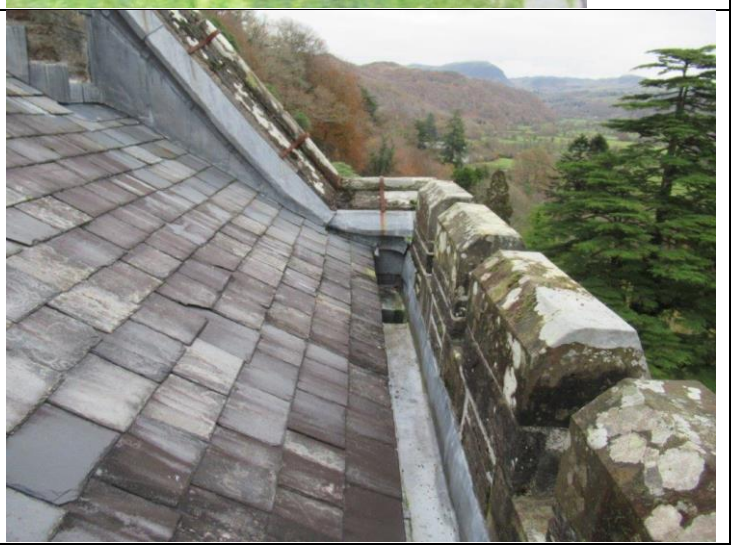
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of catchpit	IMG_5767	
View of roof slope R3 box gutter detail generally. The stonework for the most part, except for the gable at the coping positions, is formed with sandstone which is in fair order.	IMG_5771	

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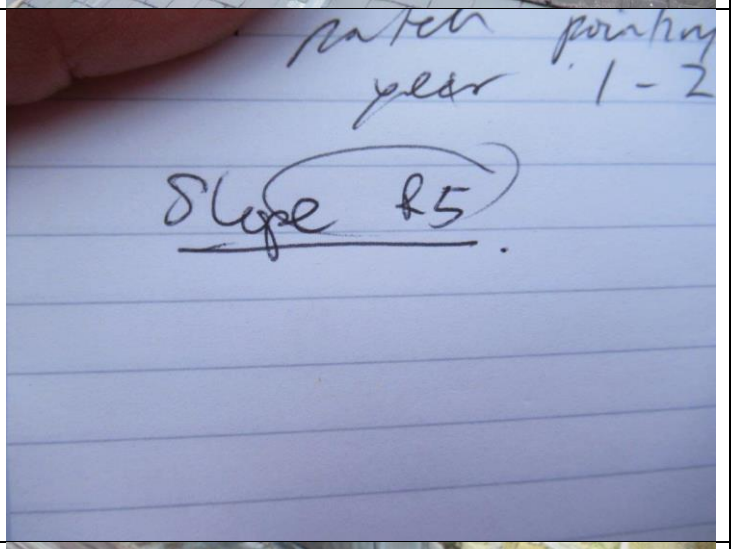
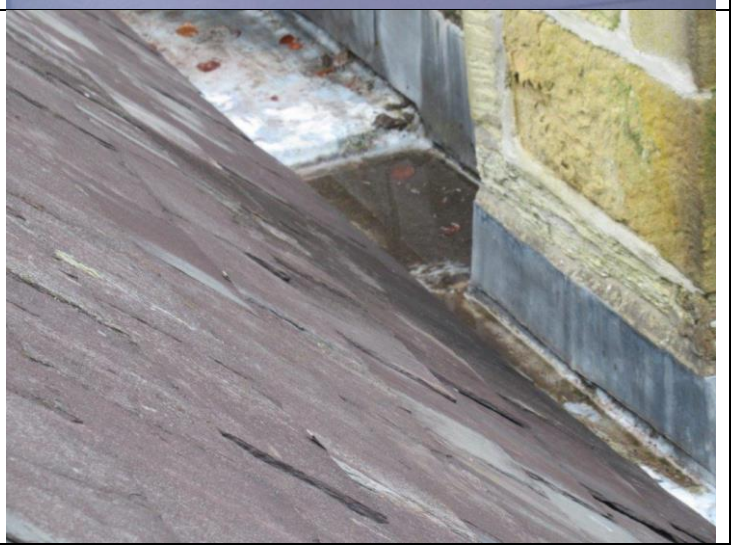
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View towards chimney CH1 as referenced on the attached plans.	IMG_5776	
Roof slope R5	IMG_5779	
View towards box gutter associated to roof slope R5. The step position at the box gutter is narrow around the chimney position and the step leading back from this as seen in the image is of minimal dimensions circa 40mm to 30mmin height. There is some standing water at this	IMG_5782	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
location which indicates the gutter is not formed to a good fall.		
Further view of roof slope R5 box gutter and at chimney position CH5. Some localised lime repointing to some patch locations have been done here previously however, the majority is in sand and cement pointing which is for the most part intact. However, some of the sandstone is deteriorating as can be seen to the block in the image just above the flashings. There are signs of water penetration issues to the chimney breast and external wall at this location to the room below. This relates to rooms 10.	IMG_5785	
View of sandstone block with some deterioration to the face.	IMG_5786	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Outlet position and catchpit associated to this box gutter at the junction with the tower external wall and downpipe that discharges from this tower roof slope R13 at this end onto roof slope R6 box gutter. Issues here the same as reported to roof slope R3 box gutter – no overflow, minimal dimensions etc	IMG_5795	
Further view of the above.	IMG_5796	

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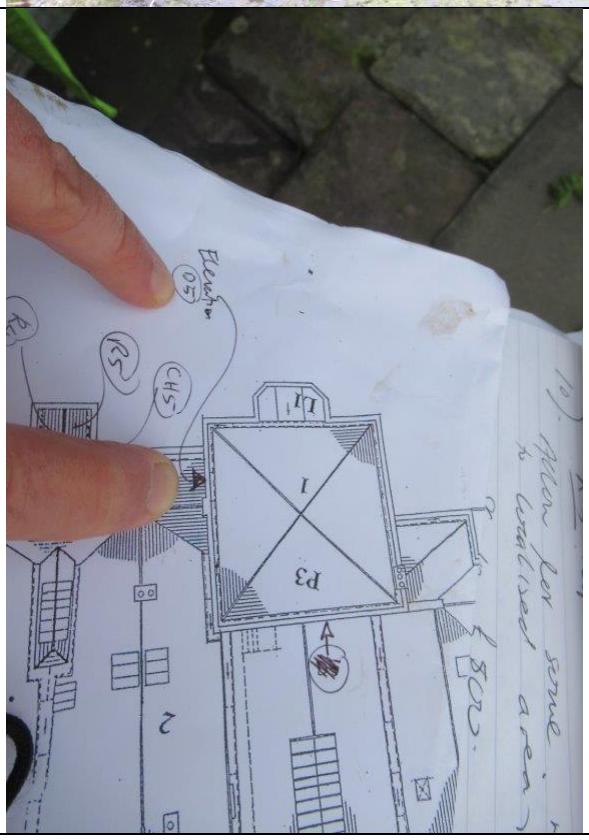
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Close up view to outlet position at catchpit circa 50mm in diameter. Same issues as reported above.	IMG_5797	
View to elevation D5.	IMG_5799	

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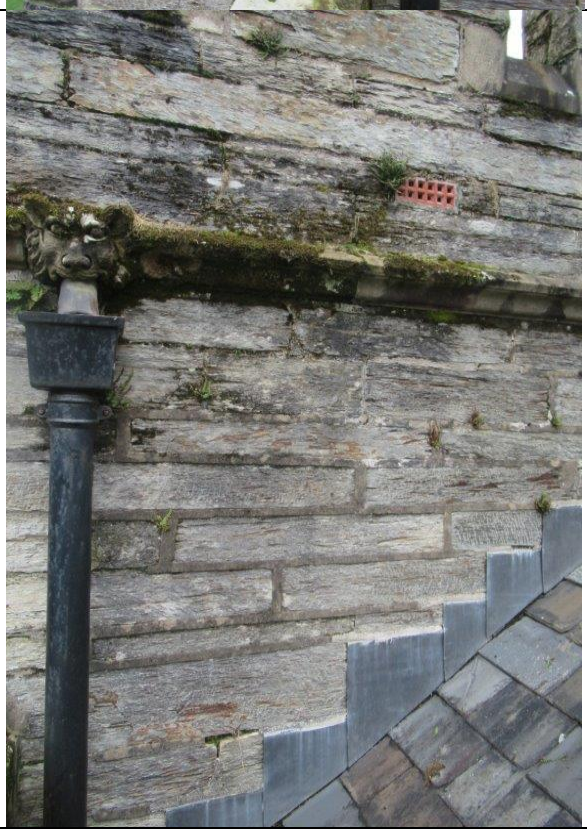
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of outlet from roof slope R13 near to roof slope R6 at hopper position. Note saturation to string course which is sandstone at this location and moss growth to the pointing. Majority of pointing in this location is sand and cement.	IMG_5800	
Continuation view associated to the above. Note also brick vent serving to ventilate the roof void we assume and the box gutter position.	IMG_5801	

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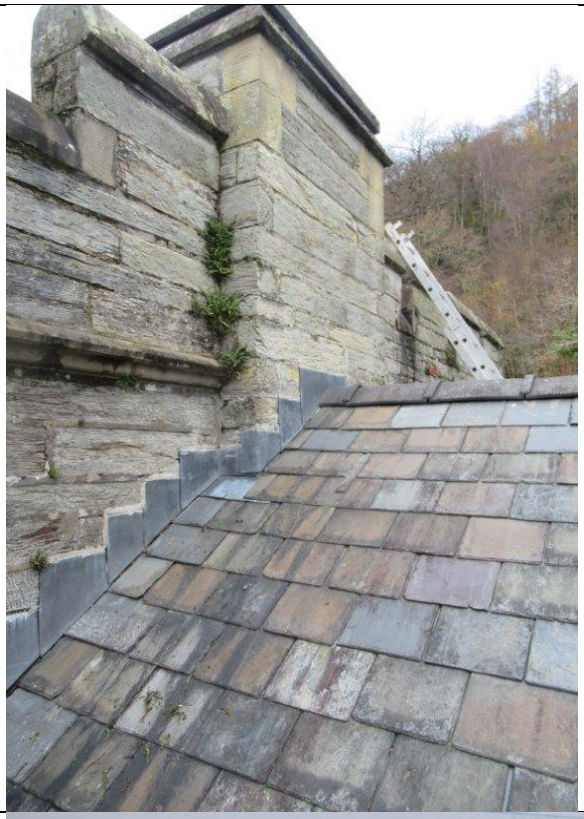
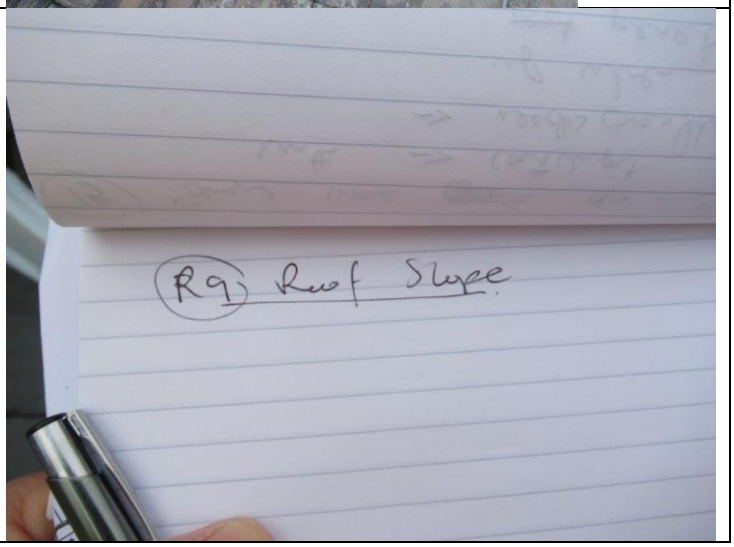
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view of the above. Note vegetation growth at inner corner. This will require dealing with and the repointing to this area. Sandstone copings to the upper castlments generally in fair order.	IMG_5802	
Roof Slope R9	IMG_5805	

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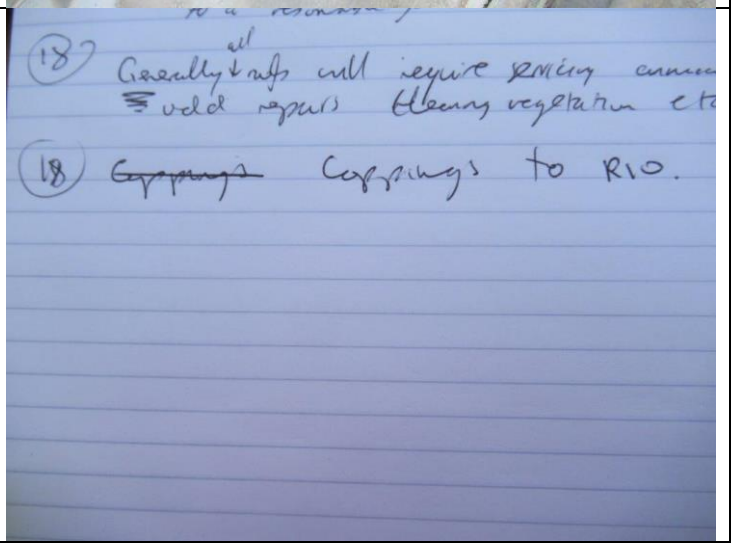
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of valley gutter – lead valley gutter which extends form roof slope R9 and relates to roof slope R11 with glazed atrium and also roof slope R8. Junction shown relates to roof slope R10 and R11. Note narrowness of hip to lead valley gutter junction. This is not ideal but appears to be functional.	IMG_5811	
	IMG_5821	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Copings to roof slope R10. The slate copings are out of alignment but appear to be wedged into position currently.	IMG_5822	
The slate roll top detail continues to the gable to roof slope R10 at the gable position over the original poor slate copings which now have various fractures and fissures together with vegetation growth and saturation evident. These coping details will require remedial works as reported.	IMG_5824	
Further view related to the above at the base of the gable to coping position. Note poor condition of coping.	IMG_5826	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Gable that extends to roof slopes R10 and R1 and view of elevation D6. Note fissures to stonework, majority pointed in sand and cement and some vegetation and moss growth to numerous locations. Remedial works will be required here as reported.	IMG_5832	
Window to elevation D6 below copings that are in poor order to roof slope R10. Various signs of damp penetration to this window position internally. See report.	IMG_5833	

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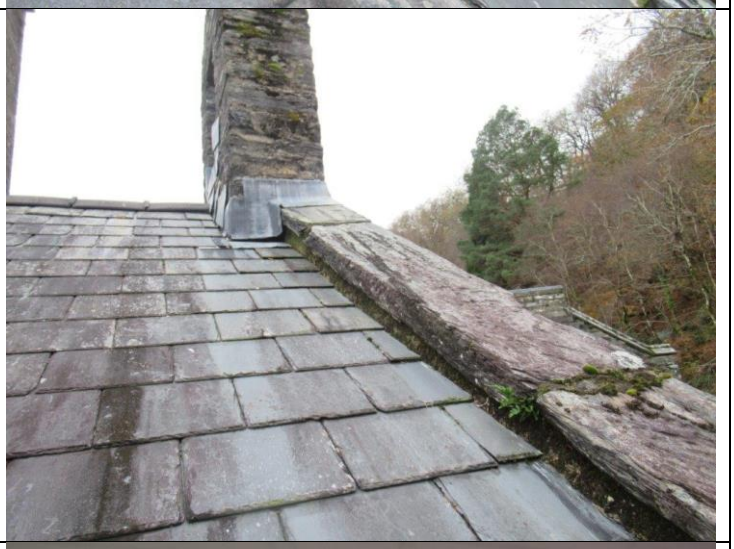
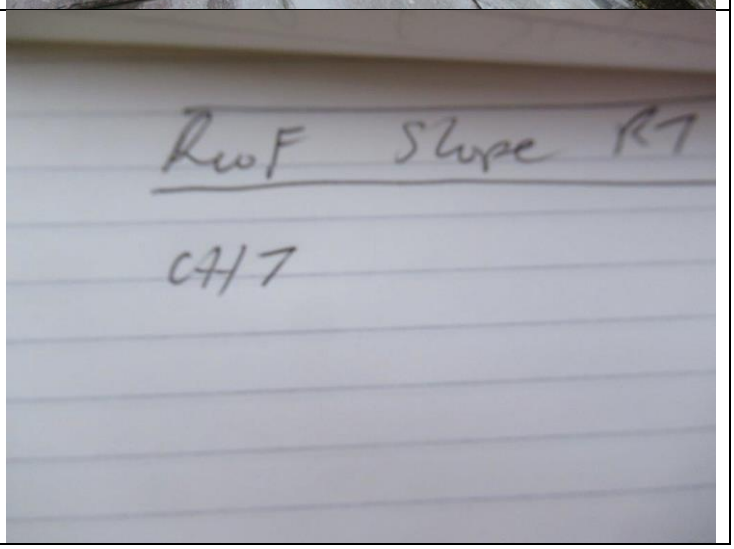
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Copings to roof slope R8 weathered, vegetation growth to the pointing. Any lead soakers at this position are likely to have a very minimal upstand to them an inch or so or less. There is no formal flashing detail. This detail is not ideal. See report for commentary.	IMG_5836	
Roof slope R8 - commentary associated to this see report and above.	IMG_5837	
Roof slope R7, chimney 7	IMG_5839	

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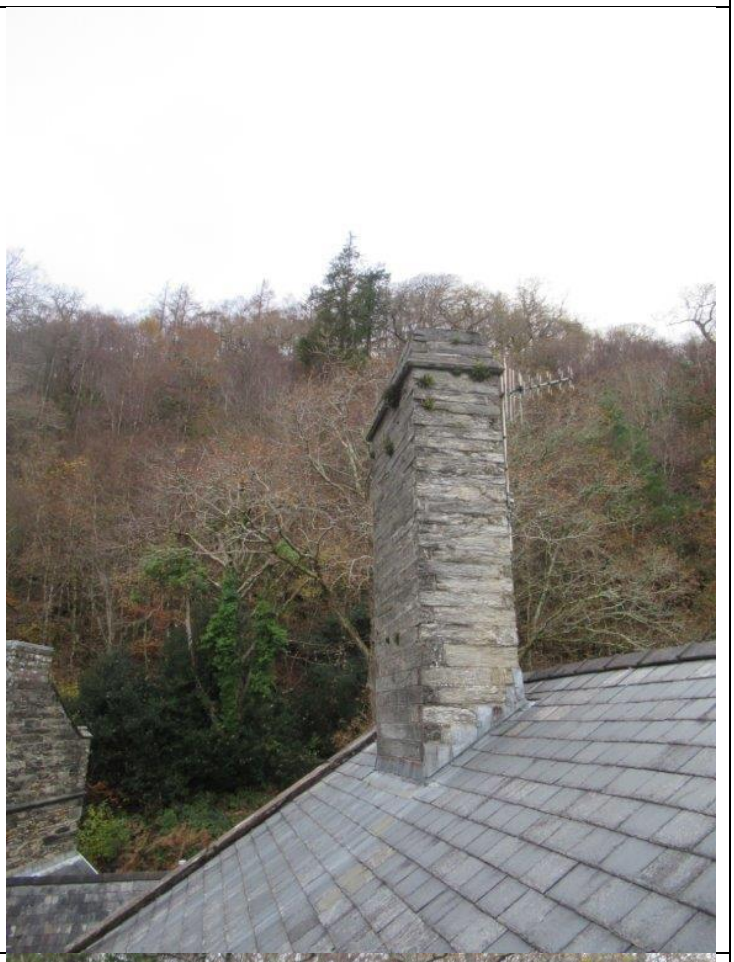
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Chimney CH7 Note vegetation growth to upper quarter - see report on remedial works.	IMG_5840	
Further view	IMG_5841	

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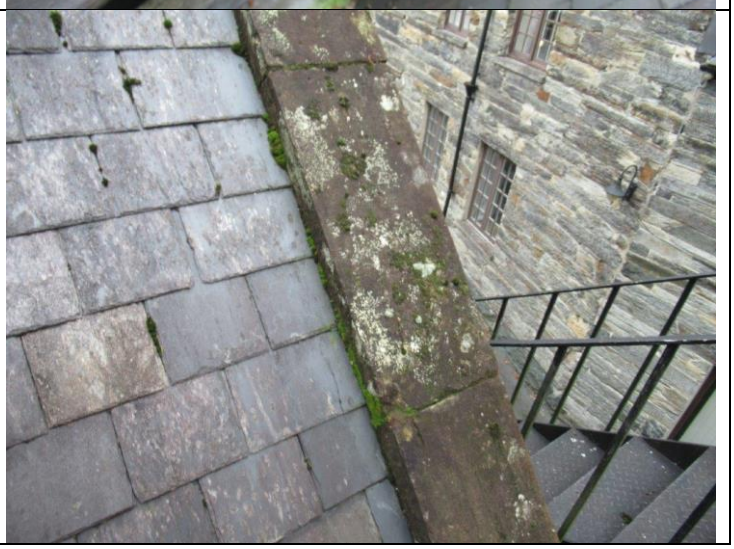
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Outlet leading to hopper of roof slope R11. Very narrow and susceptible to blockage and also has water discharge from roof slope R7 leading to it.	IMG_5847	
View to fire escape to rear elevation from second floor upper tower. Note rusting to edge of fire escape stell plate and also to steel beam.	IMG_5850	
Roof slope R11 at gable position. Copings tight to the slate however, on view on image below leadwork appears to extend under the coping as a dpc and assume this continues from the soakers. All as one detail. However, without lifting the copings cannot confirm.	IMG_5855	

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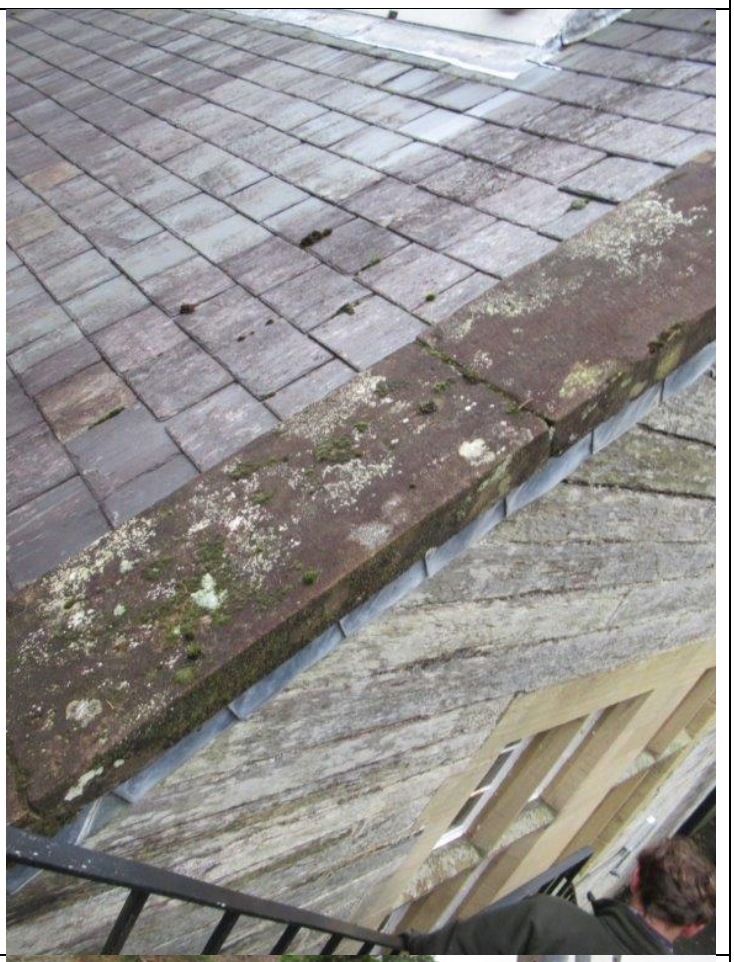
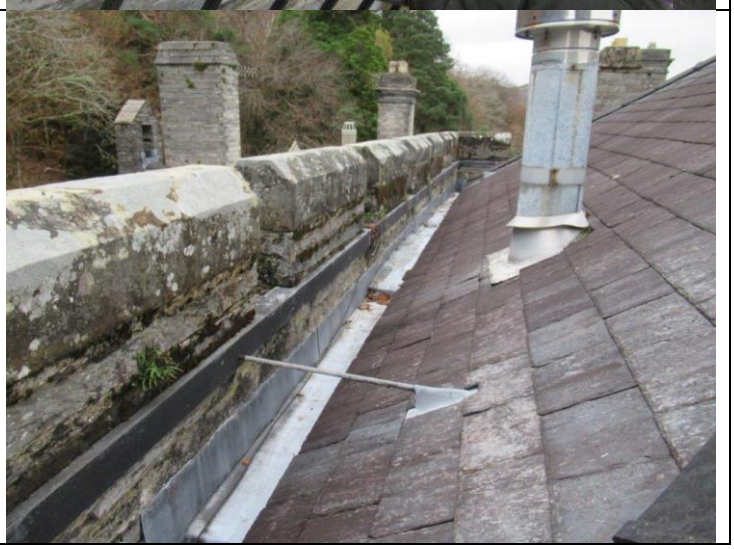
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Related to the above.	IMG_5858	
Roof slope R13 towards rear castlement The steps are minimal, the box gutter extends from the central position to catchpits at either end – see below.	IMG_5859	

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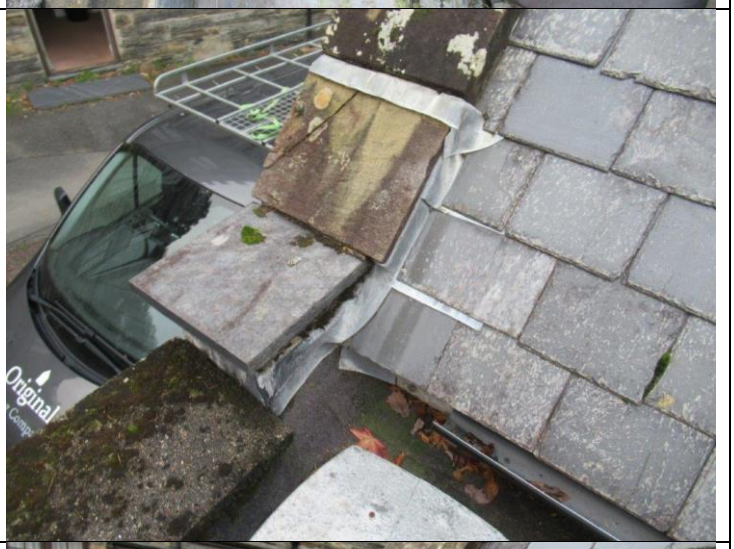
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Relates to the above. Catchpit has minimal dimensions and outlet is only 50mm. Note saturation to castlment walls and vegetation growth. See report for remedial works.	IMG_5866	
Roof slope R15 at junction with flat roof R19. Note sandstone coping is cracked and stone repair required here.	IMG_5892	
Further view of sandstone extending above the lower stone coping as noted in image above.	IMG_5896	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Stepped copings extending from tower rear left corner above roof slope R14 and R15 and down to the ridge line of R16. Note copings generally in fair order however some cracked pointing and vegetation growth and area in need of re-pointing fully and some additional lead detailing work. See report.	IMG_5904	
Elevation D1 and stepped coping detailing to gable above roof slope R19 and relates to pitched roofs of R17 and R18. Lots of vegetation growth to the copings and saturation to the wall however the sandstone copings seem to be weathering to a fair order. The upper part of the parapet which extends above the pitched roof is narrow and circa 250-300mm in width. This area of the upper part of the gable following the pitch requires re-pointing on both sides. This is likely to lead to disturbance of the copings and some rebuilding to the	IMG_5905	

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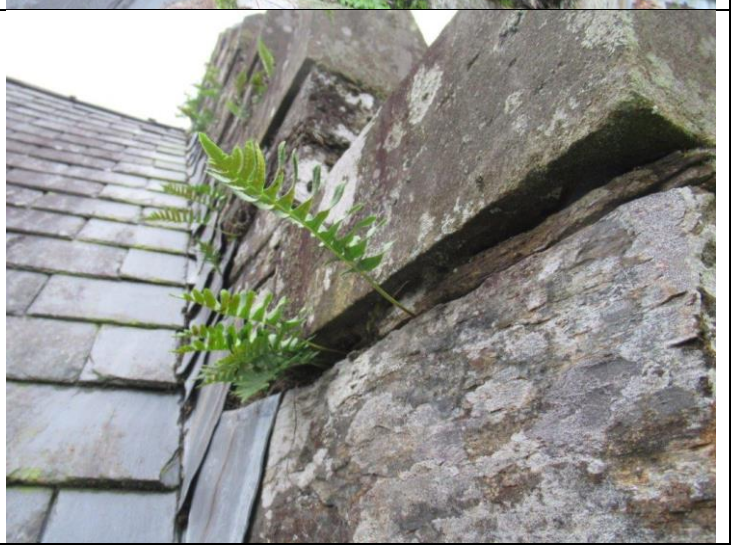
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
parapet and some additional lead flashing work. See report.		
Example of stepped coping arrangement related to the above image and issues requiring remedial works associated to gable to pitched roof related to R17, R18 and the parapet wall extending above this location.	IMG_5906	
Further view related to the above.	IMG_5907	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Roof slope R22. View to outlet. Note 50mm. Again no overflow at this location and susceptible to blockage and then water leading back up onto the steps and tracking into the building. Overflow detail required.	IMG_5916	
Continuation of the above.	IMG_5917	
Continuation of the above. Note shallow steps.	IMG_5918	

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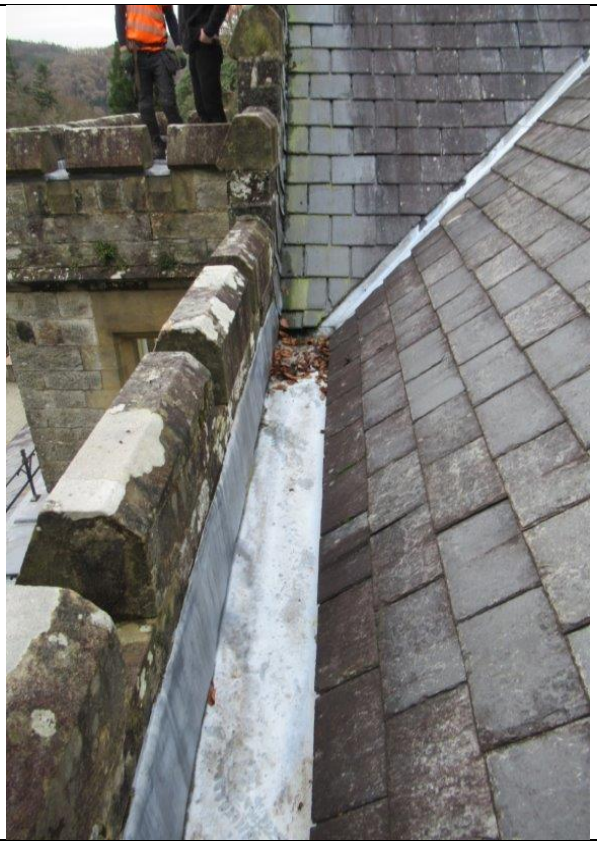
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of box gutter associated to roof slope R24.	IMG_5919	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Continuation of the above. Note shallowness of steps circa 35mm or less.	IMG_5922	
Outlet position to box gutter associated to the above less than 50mm. No overflow detail and right next to shallow step less than 30mm. This will block area of vegetation and allow build-up of water to then track back through and over the step position – redetailing required.	IMG_5926	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view	IMG_5927	
Roof slope R27 and view towards CH9 and CH10 and to the rear of the property. Note narrowness of box gutter at hip position as it extends to the corner less than 100mm. Susceptible to blockages.	IMG_5938	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Continuation of view to box gutter associated to R27. Again, note narrowness of detail. Box gutter reducing to less than 100mm in width and has shallow steps.	IMG_5939	
Chimney CH10. Note flue is broken at top. These flues are likely to be asbestos type flues. Any repair should take this into account.	IMG_5944	

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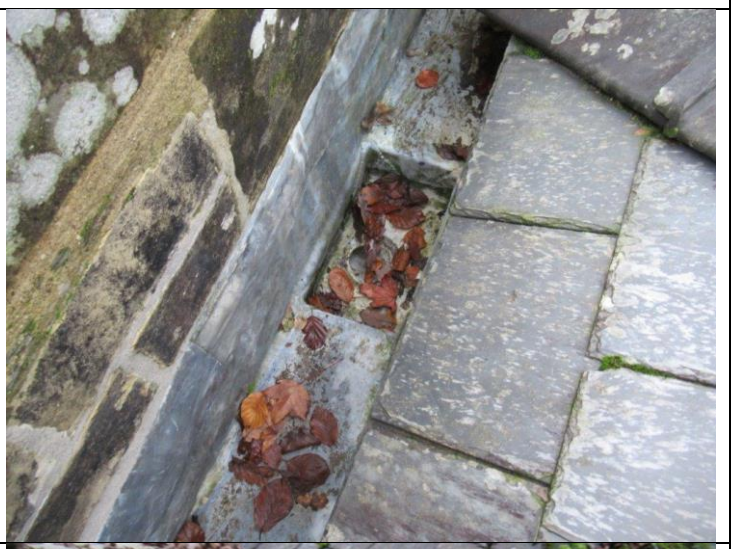
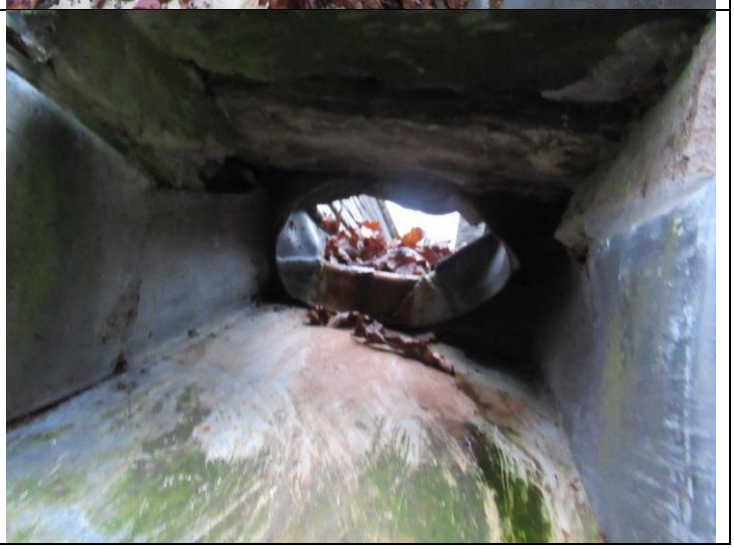
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Roof slope R27. Catchpit and outlet are minimal and will be susceptible to blockages and backfill and water tracking back into the structure at their laps. No overflow at this position. This will aid matters.	IMG_5945	
Roof slope R28a.	IMG_6006	
Roof slope R30 and adjacent roof slope R30b. Note vegetation deposited to valley gutter. From discussion with the roofing contractor this was cleared within the last few weeks but has since refilled.	IMG_6014	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View to outlet at box gutter associated to R29. Narrow, 50mm diameter, no overflow. Susceptible to water backtracking at the minimal laps when blocked.	IMG_6016	
View of discharge from adjoining roof slope onto R29.	IMG_6017	
View of discharge associated to the above related to roof slope R30 and R30b adjacent. This detail is susceptible to blockage and needs to be enhanced to reduce likely hood of blockage and water penetration issues.	IMG_6018	

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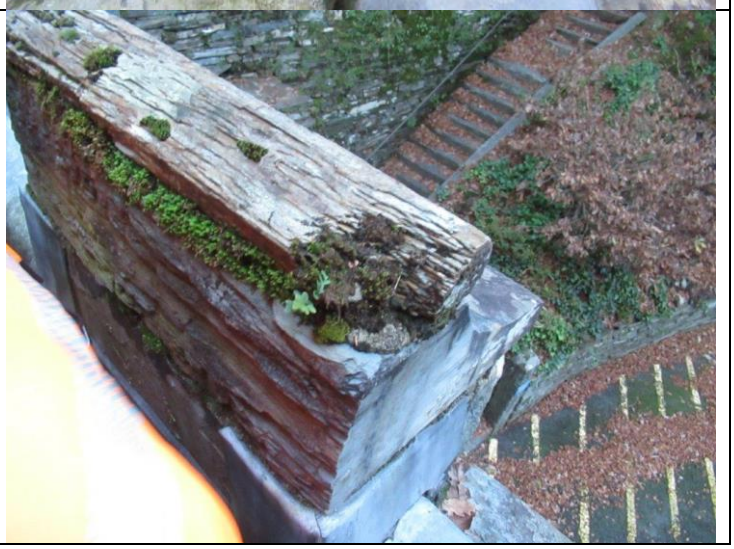
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Roof slope R29 box gutter. This bay is evidently having issues with decay below the leadwork as it is soft to walk on in areas and requires investigation and repair to this bay. The steps associated to the box gutter are minimal and 50mm or less. Ventilation assumed to be provided by these type of lead mushroom vents to the void below R29 in the roof space.	IMG_6019	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of some of the castlement detail to the parapet associated to R29 stonework in poor order. See notes in report on remedial works.	IMG_6025	
Further view of the above.	IMG_6026	

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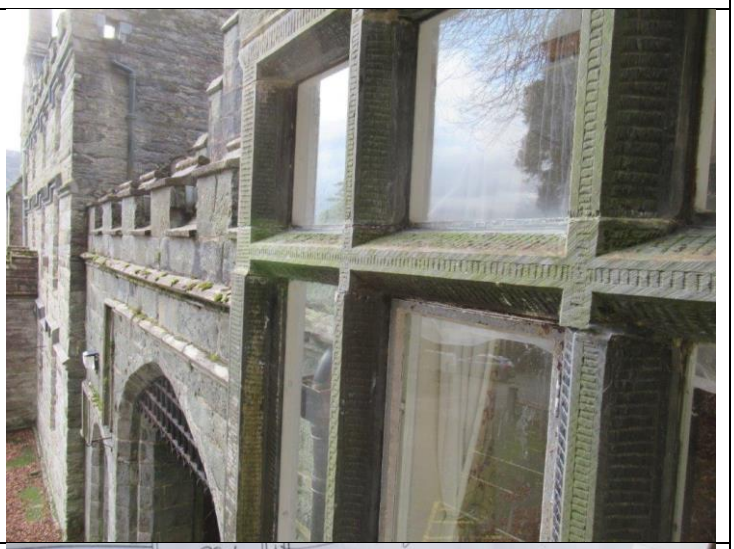
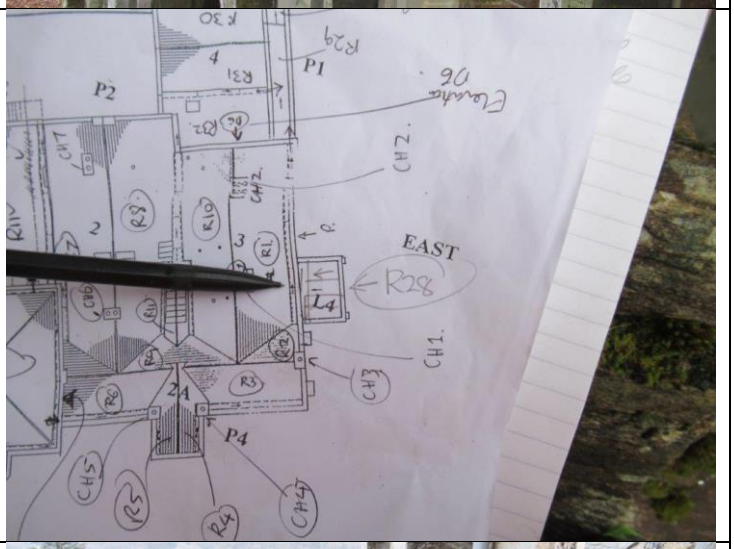
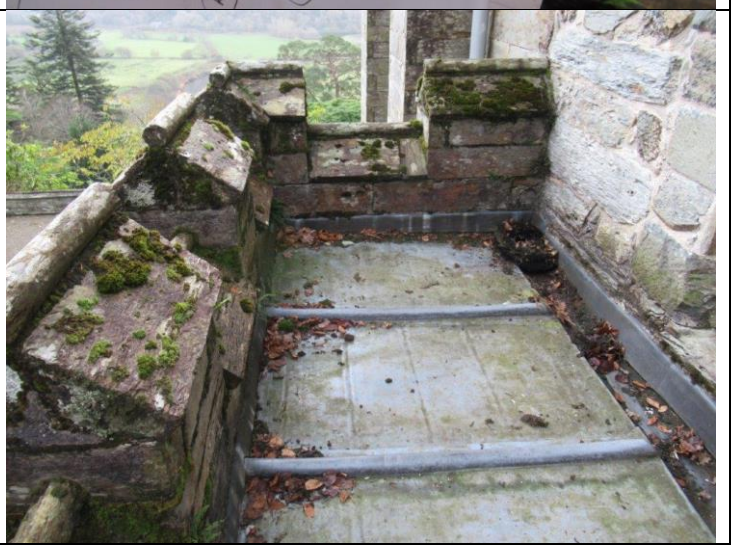
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of stone bay window detail serving room 15. Note some of the stonework mullions are out of alignment however, it appears that this has been constructed in this way originally.	IMG_6062	
Roof slope R28 as there is a further roof slope R28a near roof slope R29.	IMG_6084	
Related to the above. Note extent of vegetation build-up to box gutter and lead flat roof with roll top detailing. This will backfill and water will track back into the structure as the outlet is minimal and there is no overflow.	IMG_6085	

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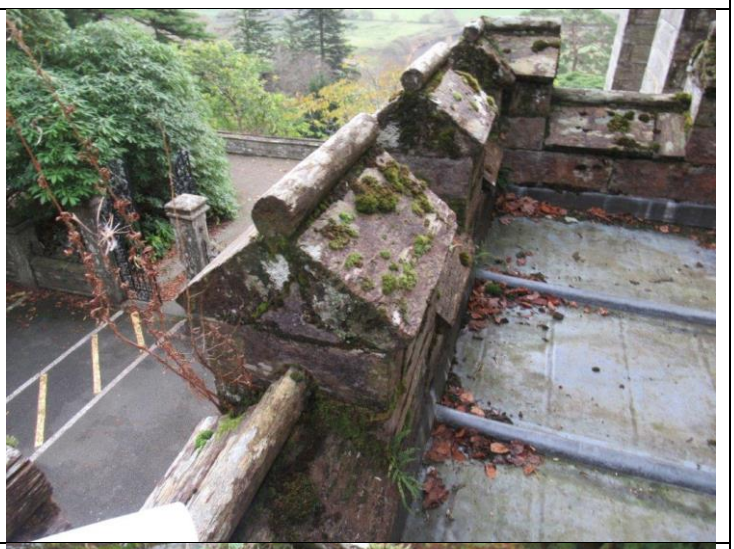
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
The stone copings to the castlements are in poor order. See report.	IMG_6086	
Further view related to the above and further evidence of poor order of copings. See report on remedial works.	IMG_6087	
Further view related to the above. See report on remedial works. Note fissures and cracking to stone and this will be subject to delamination in coming years.	IMG_6106	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note staining to walls, vegetation below and ceiling has been replaced with a cementitious board in more recent times.	IMG_6122	
Elevation B1 and buttress type detailing set onto the elevation and poor condition of the stonework at the lower end of the buttress and note comments in report.	IMG_6125	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view related to the above. Areas of stone have failed, delaminated and iron fixings that are deteriorating to further compound the defects at this location. In need of repair – see report.	IMG_6126	
Further view related to the above.	IMG_6128	

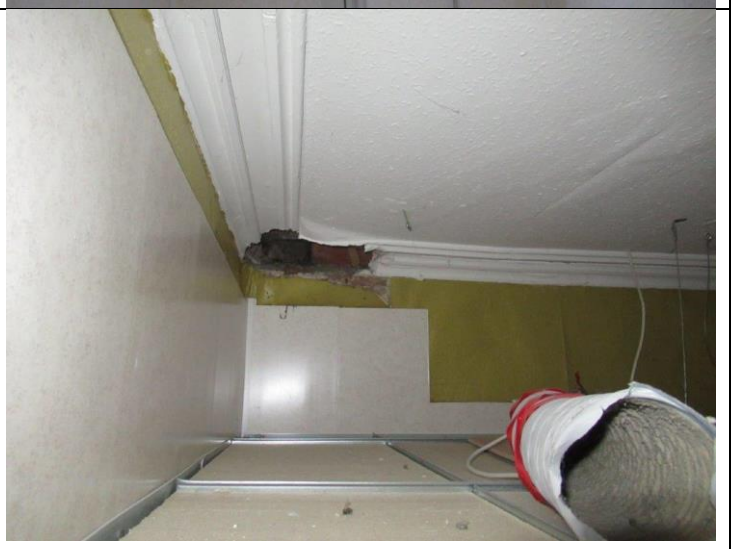
Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of entrance porch to elevation B1 and stepped entrance at this location. View of saturation to upper masonry, vegetation and moss growth to pointing etc.	IMG_6148	
Room 3 associated to the building	IMG_6158	
View within room. Issue with fly infestation. This requires to be addressed and resolved by specialists'	IMG_6164	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of fireplace closed up to this room but ventilated.	IMG_6169	
View related to this room ensuite and note floor patch repairs.	IMG_6172	
Further view related to ensuite.	IMG_6174	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note ensuite suspended ceiling tiles.	IMG_6175	
Note above suspended ceiling line to ensuite to this room (Room 3) penetration into void above firebreak disturbed associated to the lath and plaster ceiling. This needs to be made good. Also note extraction just discharges above the suspended ceiling and does not expel externally or connect to slate vent or any other detail.	IMG_6179	

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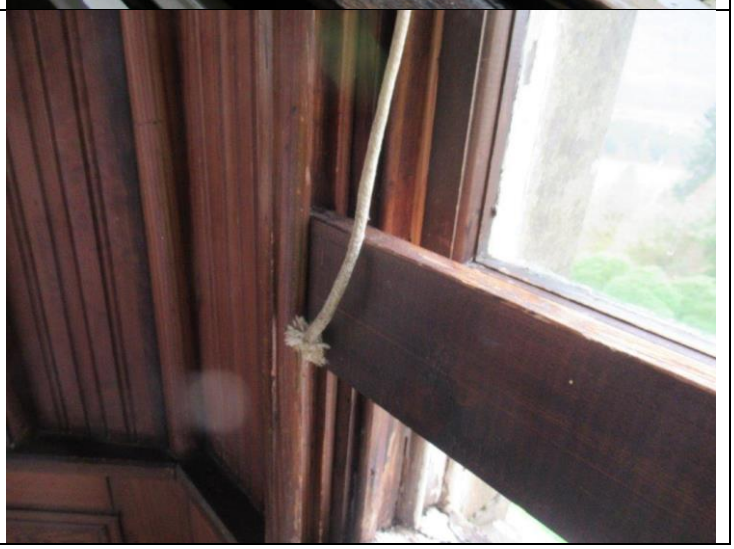
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note flexible pipework from extractor simply resting on suspended ceiling. Not connected.	IMG_6181	
Further view of damage to lath and plaster ceiling as firebreak point. No firestopping.	IMG_6182	
Bedroom 2	IMG_6185	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Bedroom 2 bay window. Note timber section provided at lower end of window as guard due to window extending below 800mm in level and not considered to be safety glazing at this position. See report.	IMG_6189	
Bedroom 2 Note fly infestation issue here, also to be addressed by specialist.	IMG_6192	
Note cord associated to sash window has snapped and require repair.	IMG_6196	

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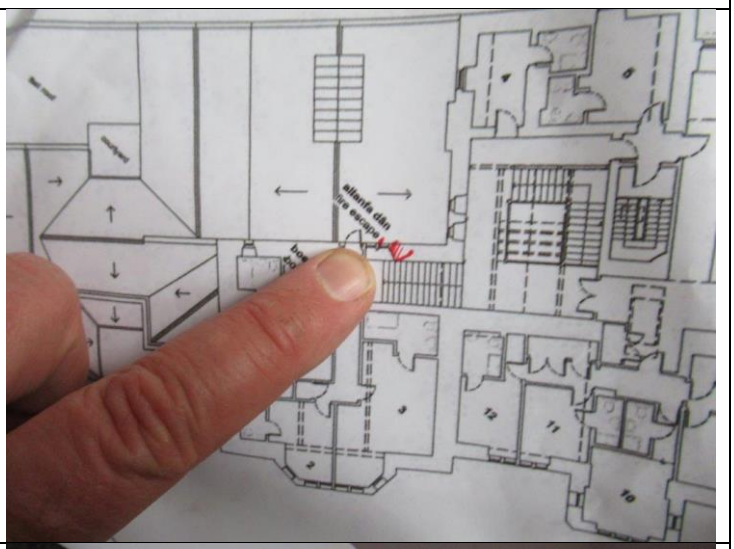
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note some sign of woodworm potentially to window frame and some decay at this position and lack of decoration. This requires resolving related to bedroom 2.	IMG_6197	
Bedroom 1	IMG_6210	

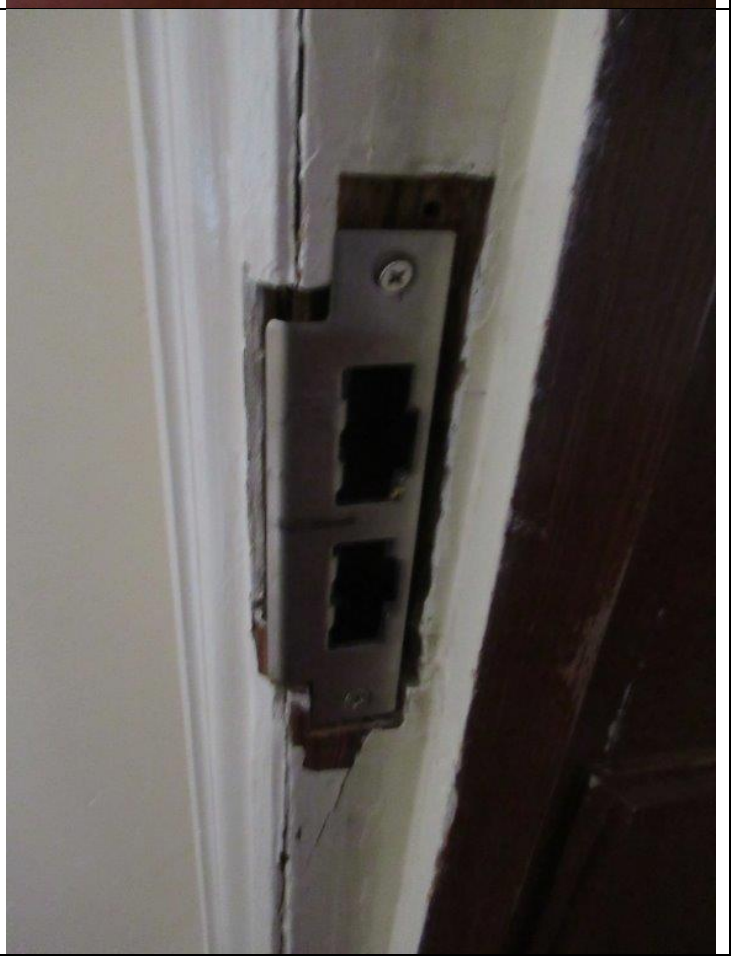
Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Bedroom 1 stone jambs associated to metal window single glazed cold bridging as to be expected.	IMG_6225	
Window associated to ensuite. Note condensation issues to the stone jambs, cills and lintels as to be expected.	IMG_6234	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Fire escape position window	IMG_6255	
Related to the above. Damp penetration at head of window at jamb and opening head.	IMG_6256	
Further view related to the above.	IMG_6257	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Bedroom 4	IMG_6259	
Lock associated to door frame to this bedroom related above. Note no intumescent detailing, putty, strips or backing detail. Required for fire integrity.	IMG_6279	

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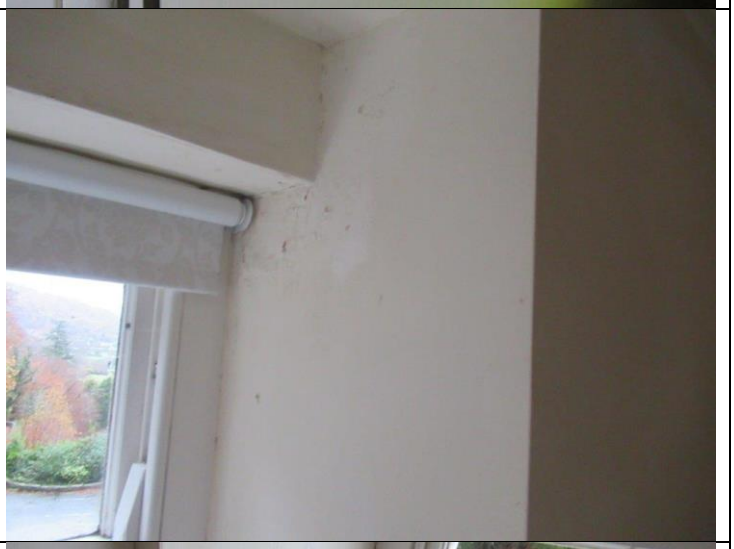
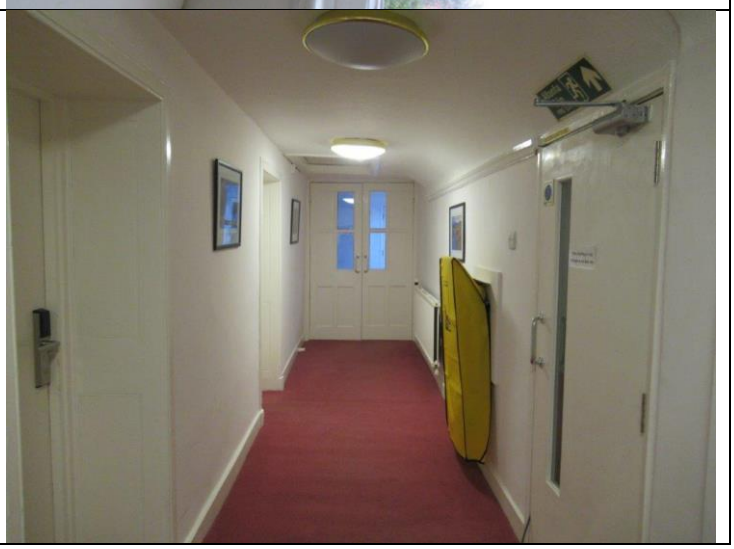
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Near to this location. Note insulation in roof void. This will prevent ventilation to the roof void and at least 50mm space should be provided at all perimeters and clear ventilation of the roof void be possible otherwise this could cause condensation issues. However no obvious issues from point of inspection.	IMG_6287	
Room 6	IMG_6300	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note gap well in excess of 4mm between door and door frame. For intumescent firestopping purpose this needs to be addressed.	IMG_6312	
Note signs of water penetration at window opening.	IMG_6315	
Note section of ply has been put underneath window position. There are also some signs of damp penetration to this window junction even though the wall is drylined and also some signs of damp to the sash window.	IMG_6316	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note of dampness to window position and previous patch painting in this location to help conceal.	IMG_6317	
View to other side of window opening and at window head. Dampness again evident.	IMG_6318	
View to corridor at this position and also emergency egress slide. This requires consideration of practicality and procedures in evacuation of any persons which would need assistance at this level.	IMG_6321	

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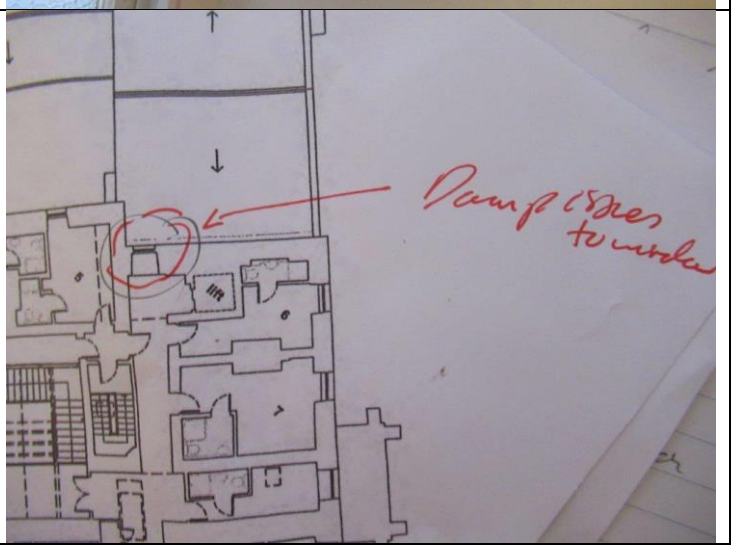
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Corridor Note loft access position? Fire resistance.	IMG_6325	
Corridor window at this level related to elevation D6. Note this has been previously lime plastered to the reveals but dampness continues at the head and some deterioration is occurring in this location.	IMG_6327	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view related to the above.	IMG_6328	
Further view related to the above.	IMG_6329	
Red circulated window to plan illustrates where the photos above relate to elevation D6.	IMG_6330	

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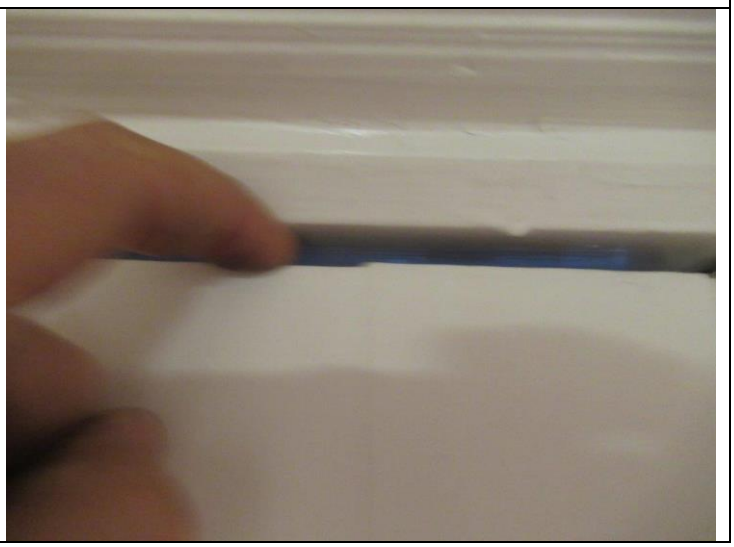
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Roof void related to the area above. Note extent of insulation set into this position? How is ventilation at the perimeters retained i.e. insulation should be 50mm back from where the pitched roof meets the walls position to ensure crossflow ventilation? Is this achieved? However, no extensive signs of condensation as a result currently.	IMG_6333	
Door position. Gap in excess of 4mm and closer to 10mm. This needs to be addressed associated to fire door.	IMG_6337	

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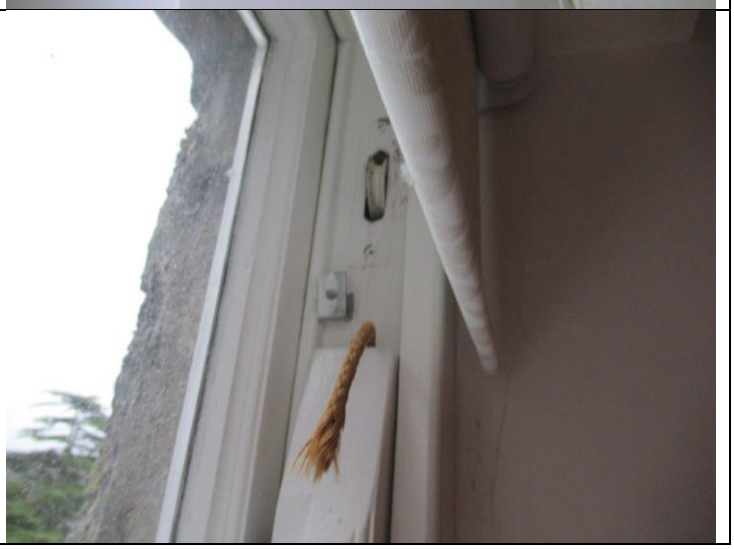
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Room 7	IMG_6338	
Dampness to window opening associated to this room.	IMG_6348	
Sash cord is snapped at this position associated this room. Requires repair.	IMG_6349	

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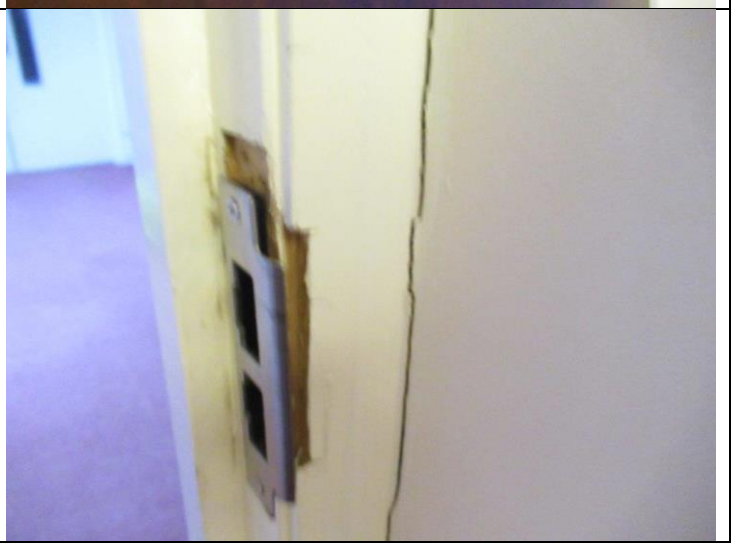
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Room 7a	IMG_6350	
Related to room 7a note gap behind receiver to door. No intumescent packer or the like or backfilling to ensure fire integrity at door lock position. This requires resolving.	IMG_6351	

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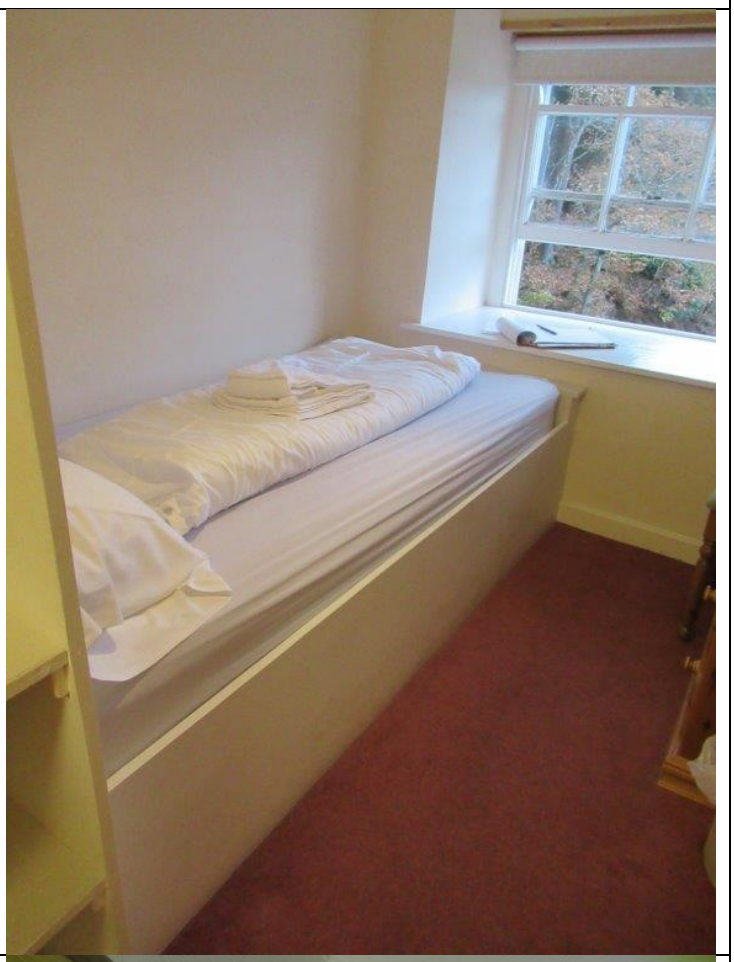
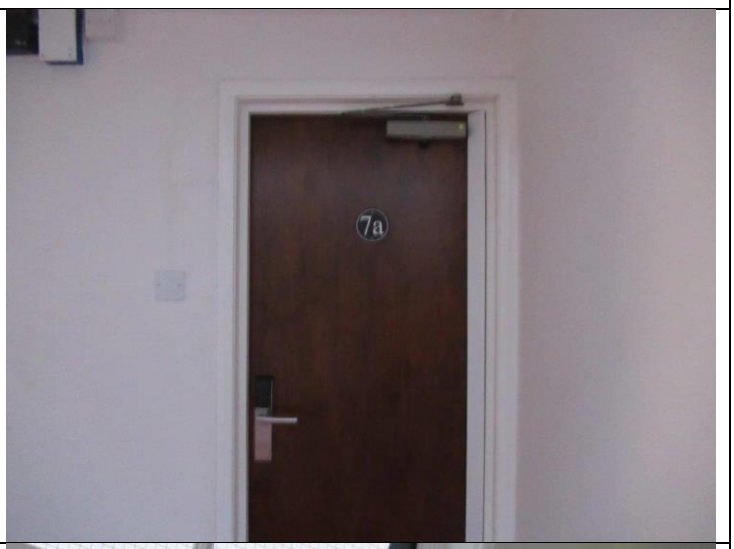
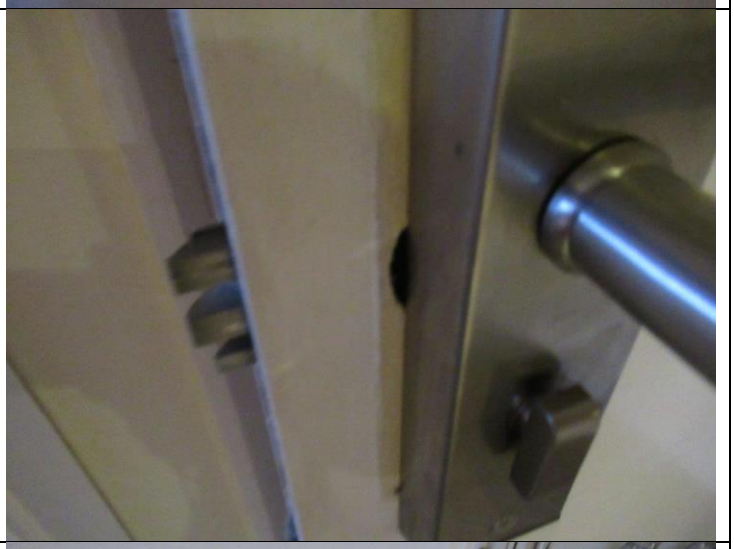
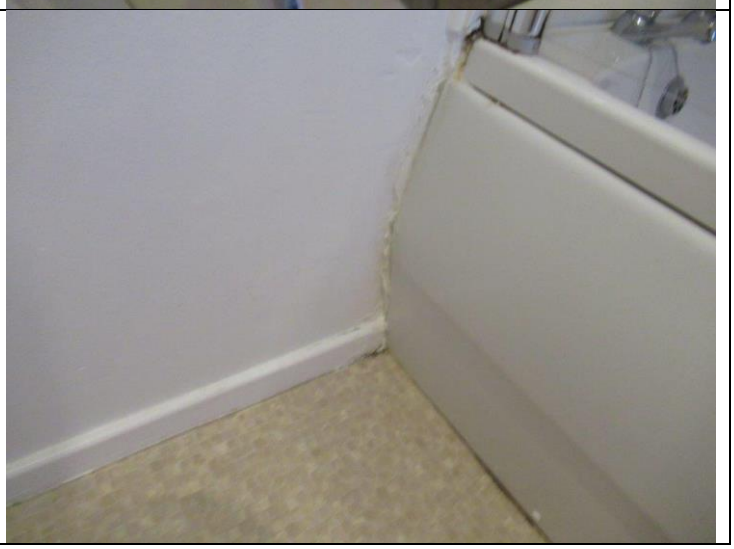
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Bed position to this room and size of room is rather limited.	IMG_6355	
Related to room 7a, timber has been provided to the head of the window at some stage in more recent years. There appears to be signs of some damp penetration at this junction to the head here and some staining to the timber? Dampness resolved?	IMG_6362	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Room 7a	IMG_6364	
Related to glazed roof light to room 7a. Water penetration at this location needs investigation at roof level. Strip back slate and investigate – see report.	IMG_6365	
Water penetration related to the above.	IMG_6366	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Room 8	IMG_6367	
Room 8 door lock altered. Gap associated to door lock not filled or packed with intumescent packer to retain fire integrity. This requires resolving.	IMG_6369	
Related to the above room. Note signs of shower leakage at corner. This requires resolving	IMG_6375	

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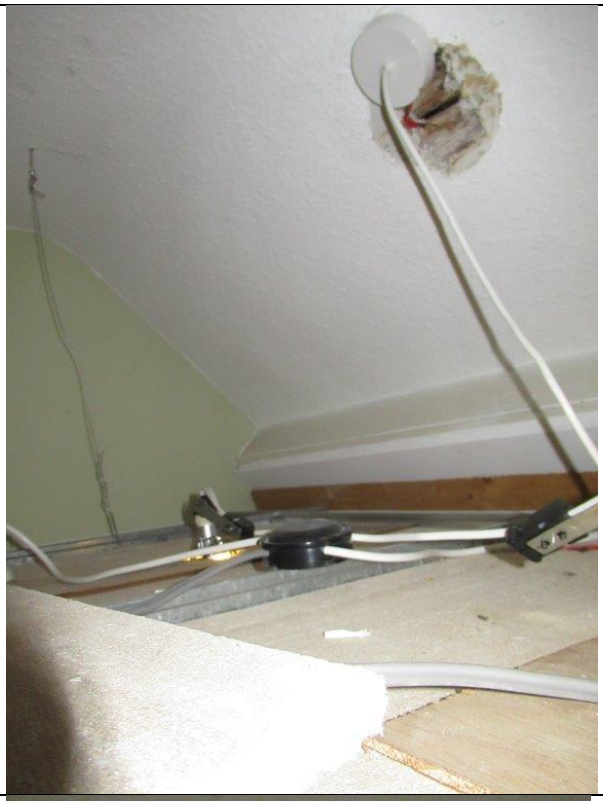
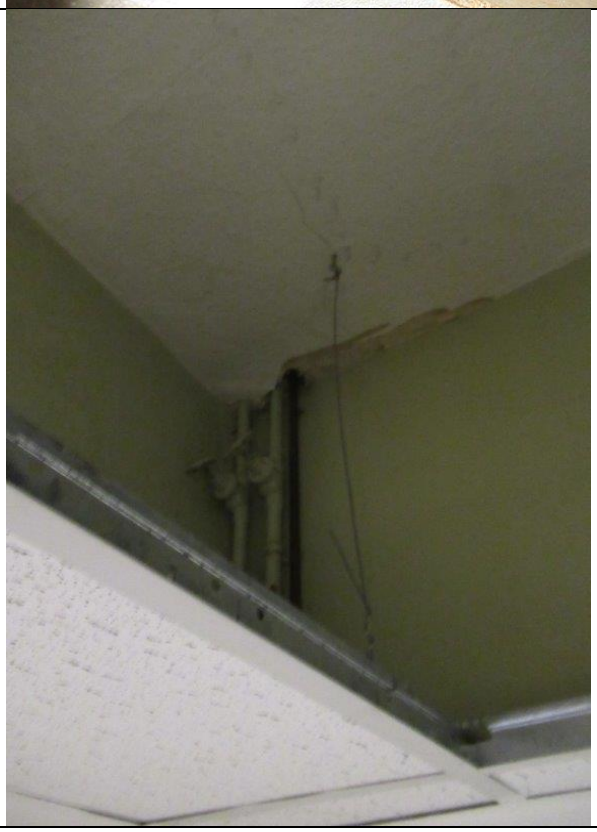
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Related to the above room. Note services on suspended ceiling to ensuite and note where the lath and plaster ceiling above as the firebreak has been damaged but not made good, therefore firestopping not complete.	IMG_6377	
Related to the above, same issue, no firestopping.	IMG_6379	

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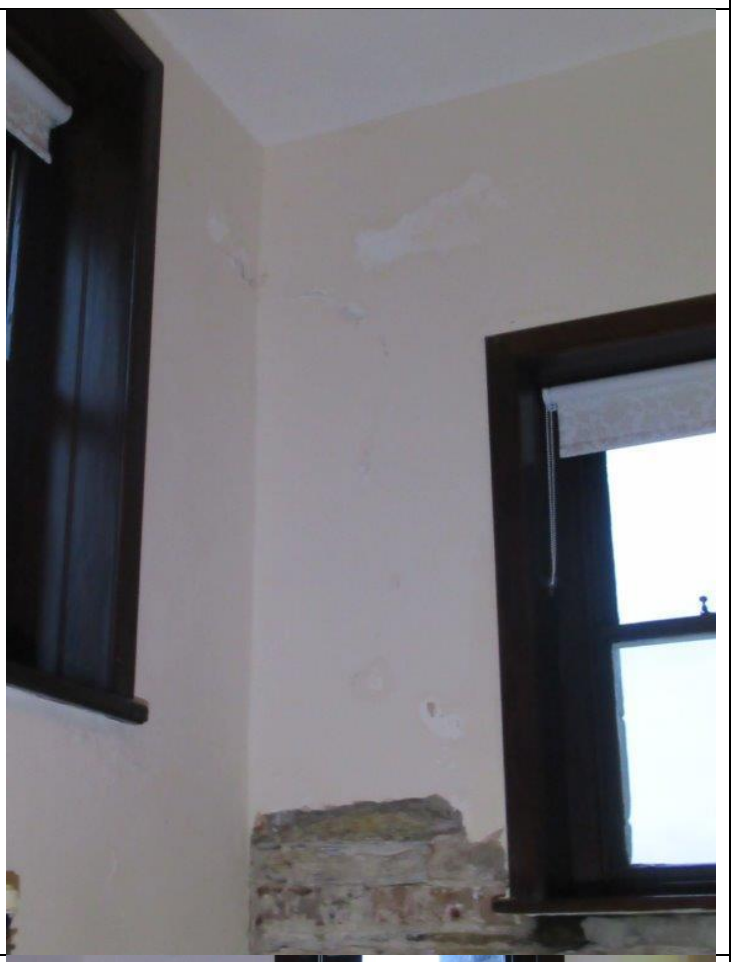
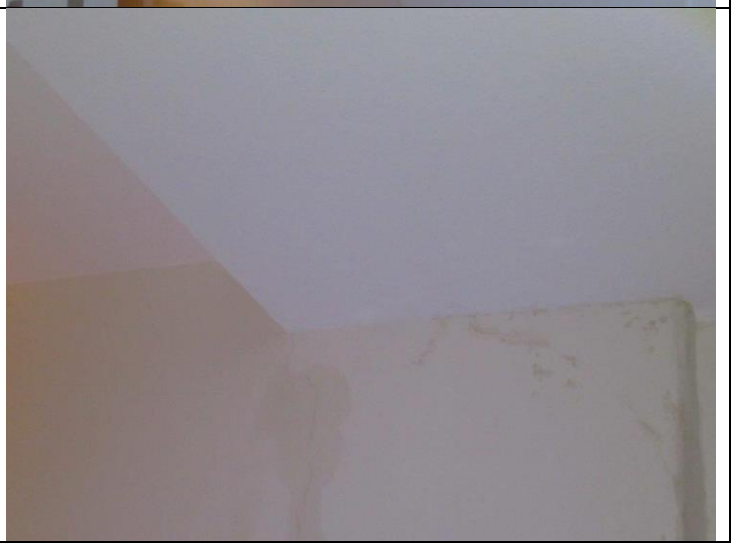
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Room 10	IMG_6395	
Room 10 and valley gutter position in roof void above. No obvious signs of water penetration here however, issues are occurring and require investigation at high level, as reported.	IMG_6397	
Further view related to the above.	IMG_6400	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Within room 10, noted dampness to external wall at corner.	IMG_6403	
Dampness to external wall in room 10.	IMG_6404	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Dampness to chimney breast in room 10.	IMG_6405	
Room 10 dampness to external wall at ceiling level	IMG_6408	
Further view of the above	IMG_6409	

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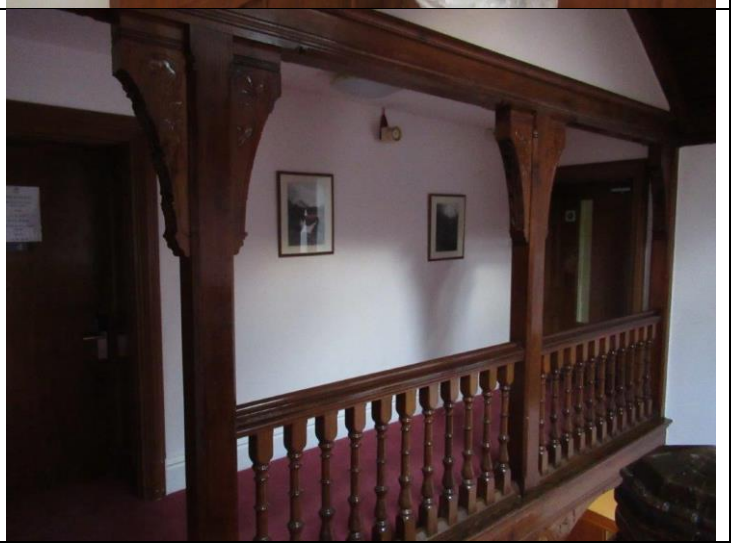
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Room 11	IMG_6411	
Shower to ensuite room 11. Note some water leakage here which requires resolving.	IMG_6419	
Room 11	IMG_6420	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Corridor store near to room 11. Not fire doors – these need to be changed to fire doors on egress route.	IMG_6421	
Balustrading typical to main timber stairs as architectural feature to the property is as reported an issue in regard to its guarding height – see report.	IMG_6440	

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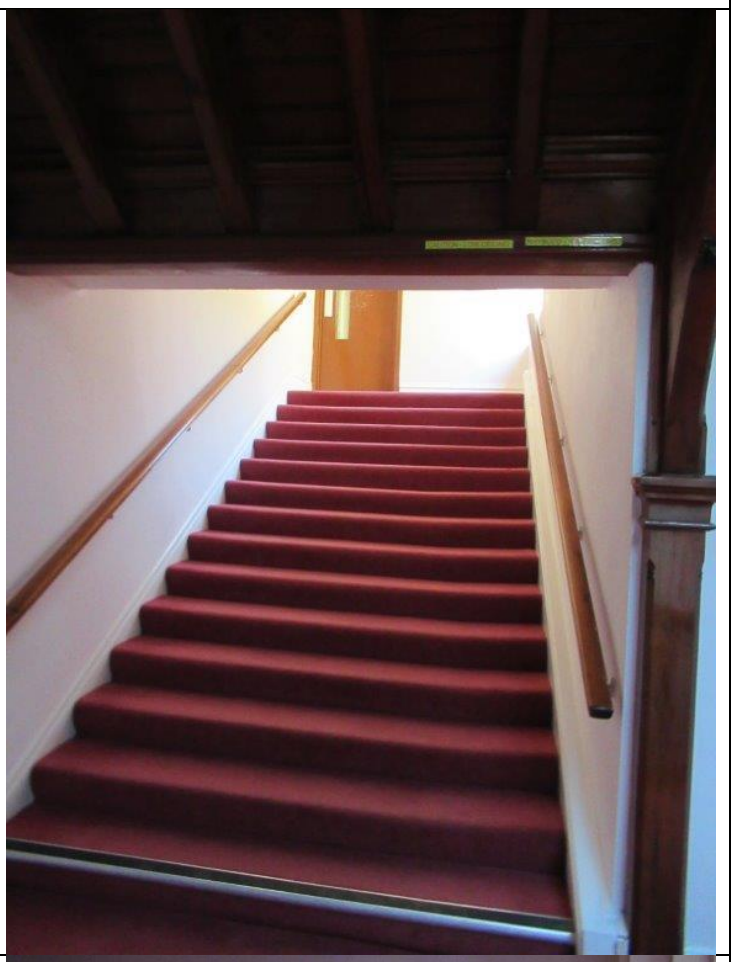
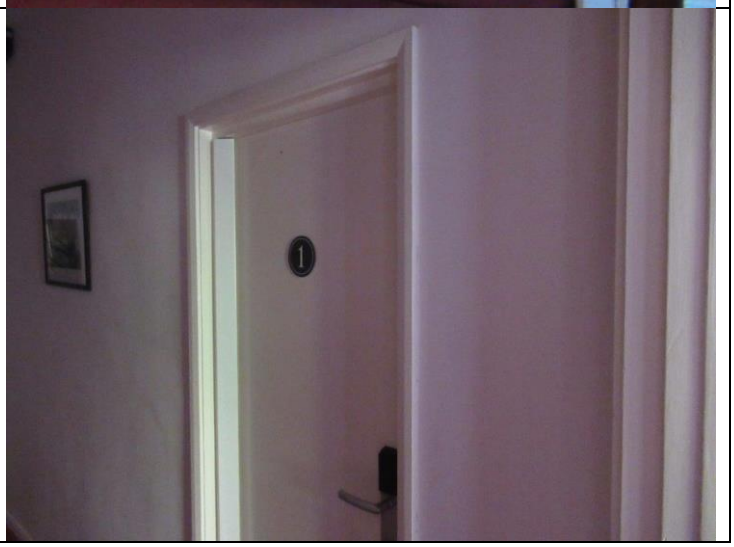
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note stairs at second floor position do not have any nosing detailing as do any of the stairwells to the main stairs. Nosing detail required for fire egress and DDA / EA purposes.	IMG_6441	
Room 1	IMG_6444	

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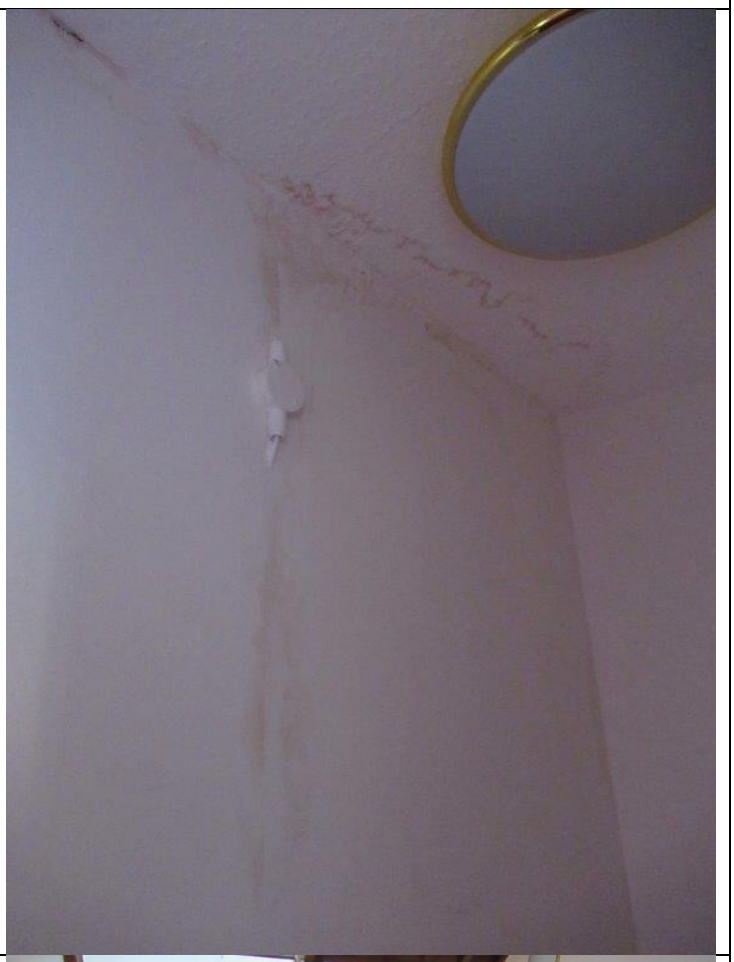
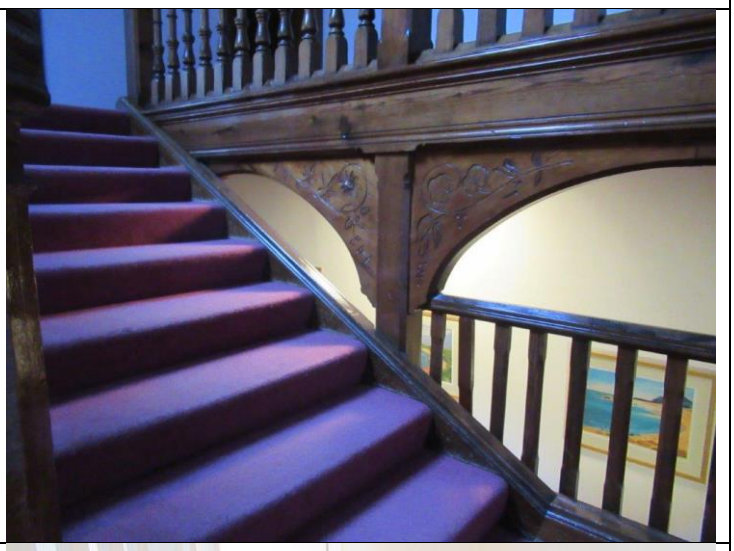
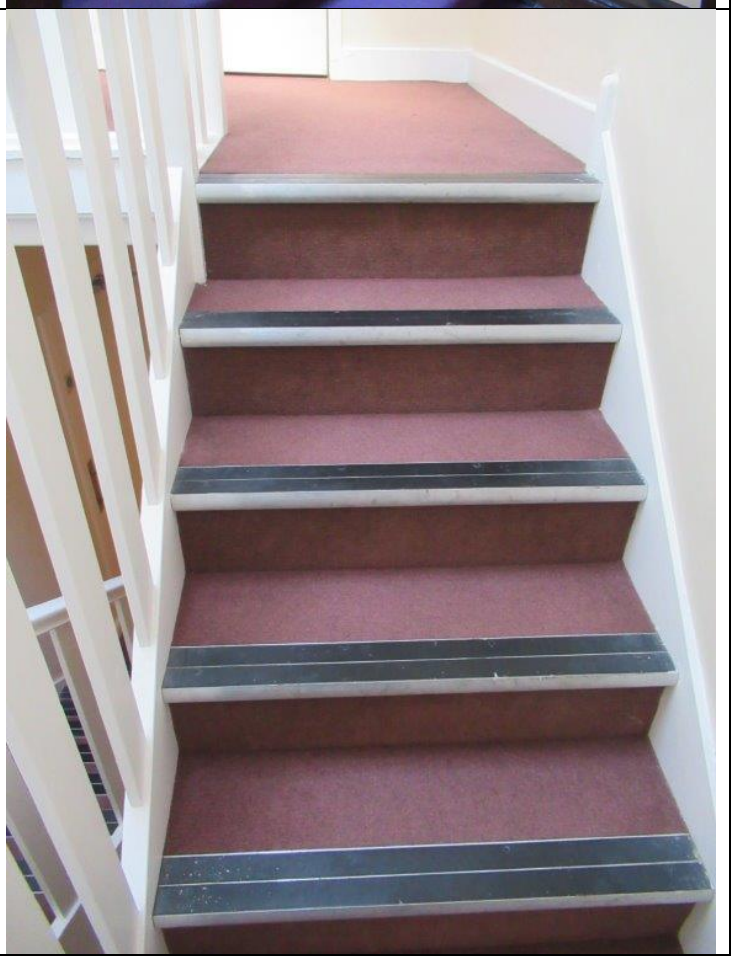
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Dampness issues at ceiling level near room 1.	IMG_6445	
Balustrading at lower hight to architectural stairs as a health & safety risk. Additional detailing here should be considered and a Conservation / Listed Building Consent sought as necessary.	IMG_6451	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Large gaps to stairwell to be addressed for health & safety purposes.	IMG_6453	
More recent stairs added into the property in the last 20 years with nosings	IMG_6456	

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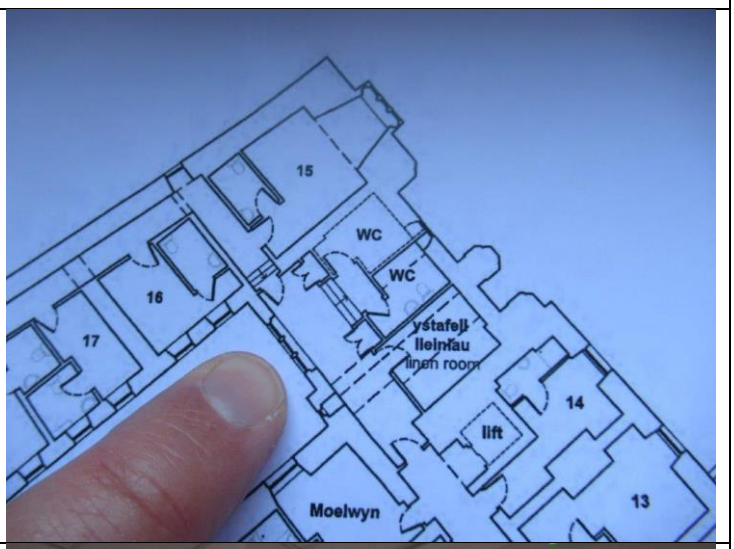
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
First floor corridor near room 14-15 and toilets at this location. Toilets not inspected as no accesse as part of this survey.	IMG_6461	
Note corridor store doors not rated as fire doors.	IMG_6466	
Corridor sink and store related to the above.	IMG_6467	

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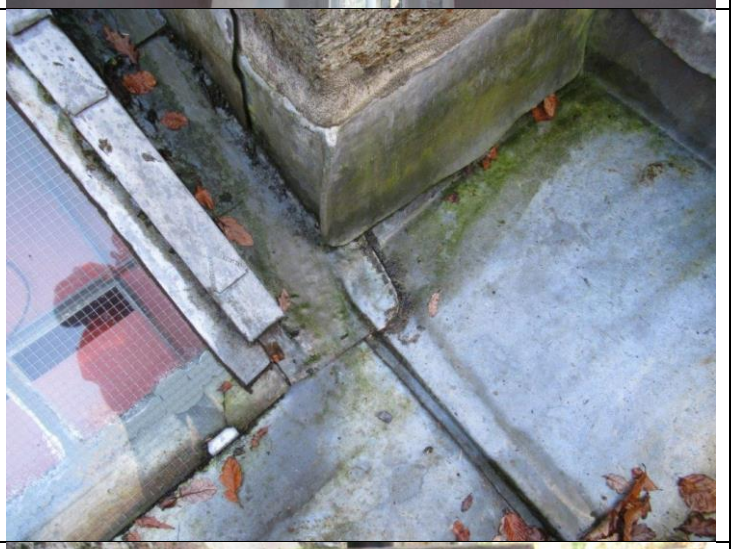
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Related to the above.	IMG_6468	
View of first floor corridor back to room 14.	IMG_6469	
Corridor window below roof slope R32 and R31 valley gutter water penetration issues at the head due to the lack of adequate detailing as commented on in the report. This needs to be addressed.	IMG_6476	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view related to the above	IMG_6478	
View of valley gutter ay head associated to roof slope R32 and R31 and the intricacies of the detailing here which are not working. Also note the narrowness of the step is below 20mm at this position to the valley gutter.	IMG_6480	
Flashing at this location.	IMG_6482	

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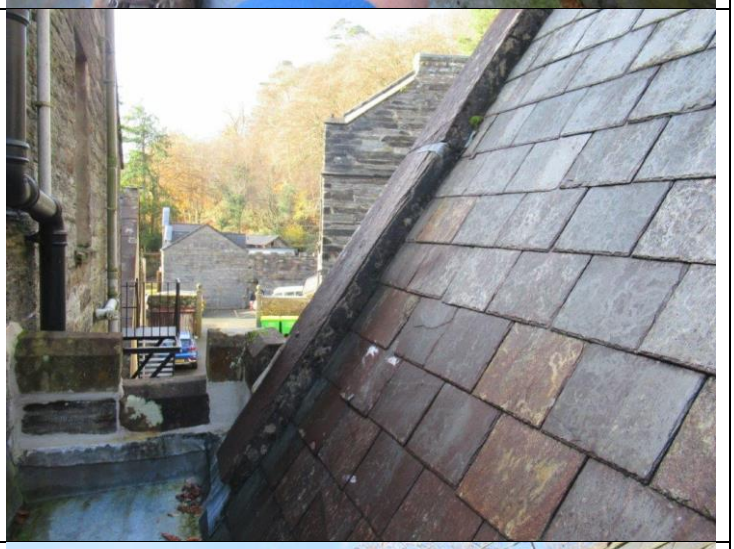
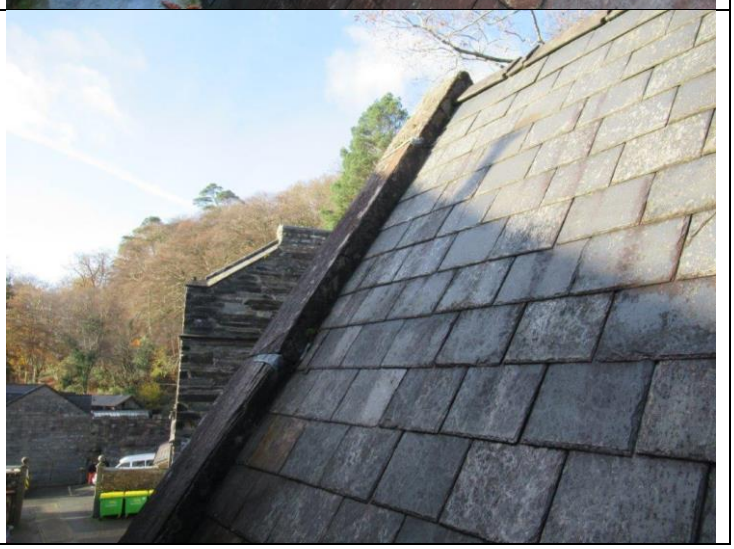
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Possible entry point for water to travel under the lead at this position. This lead detail should extend under the step and step over. This requires stripping back and investigation at this position to resolve the lead detailing issue.	IMG_6484	
Roof slope R31 and view to copings which have been flush pointed to their sides? Soakers? Flashing detail at this position.	IMG_6489	
Further view	IMG_6490	

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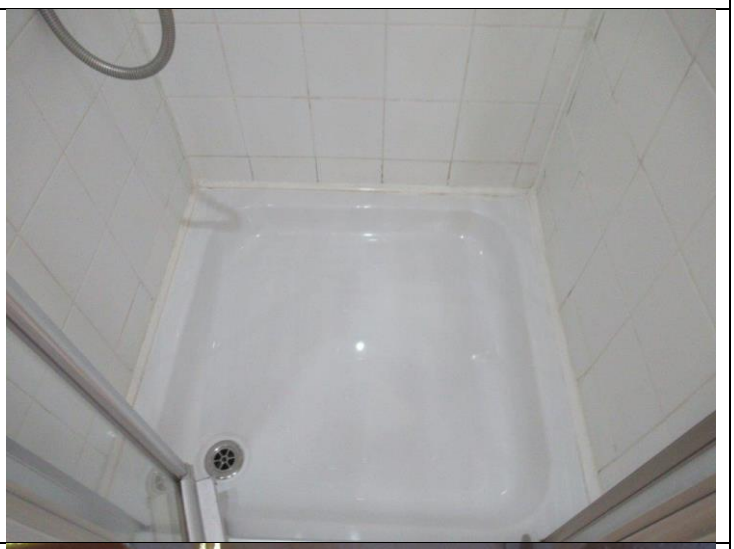
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of poor condition to window below roof slopes R32, and R31 where water penetration is occurring at the head of the valley gutter. It is likely that the casement window will require replacement.	IMG_6508	
Room 14	IMG_6527	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Ensuite related to room 14. Ensuite is generally narrow and somewhat restricted.	IMG_6537	
View of ceiling void above suspended ceiling Note: No fire stopping to flexible hosing extending through ceiling	IMG_6542	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Shower associated to the above	IMG_6543	
Blue Room	IMG_6562	
General view of Blue Room	IMG_6564	

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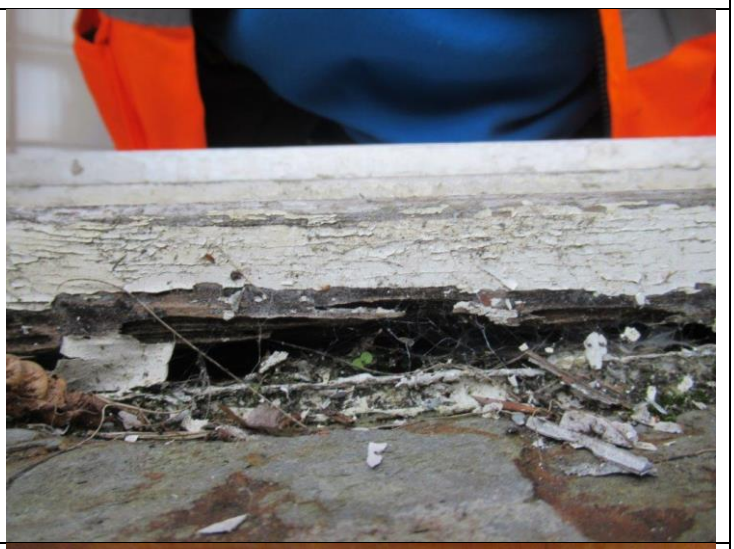
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Damp staining to ceiling in Blue Room – see report.	IMG_6568	
Image to window opening position to Blue Room.	IMG_6573	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View to ensuite to Blue Room. Note tiles are blowing at the back and some damp penetration evident here.	IMG_6584	
Ensuite window to Blue Room. Note deterioration to the sash requires new cill and splicing in and repairs to sash frame and jambs.	IMG_6589	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note deterioration and point of water penetration.	IMG_6590	
Dwyryd Room	IMG_6591	

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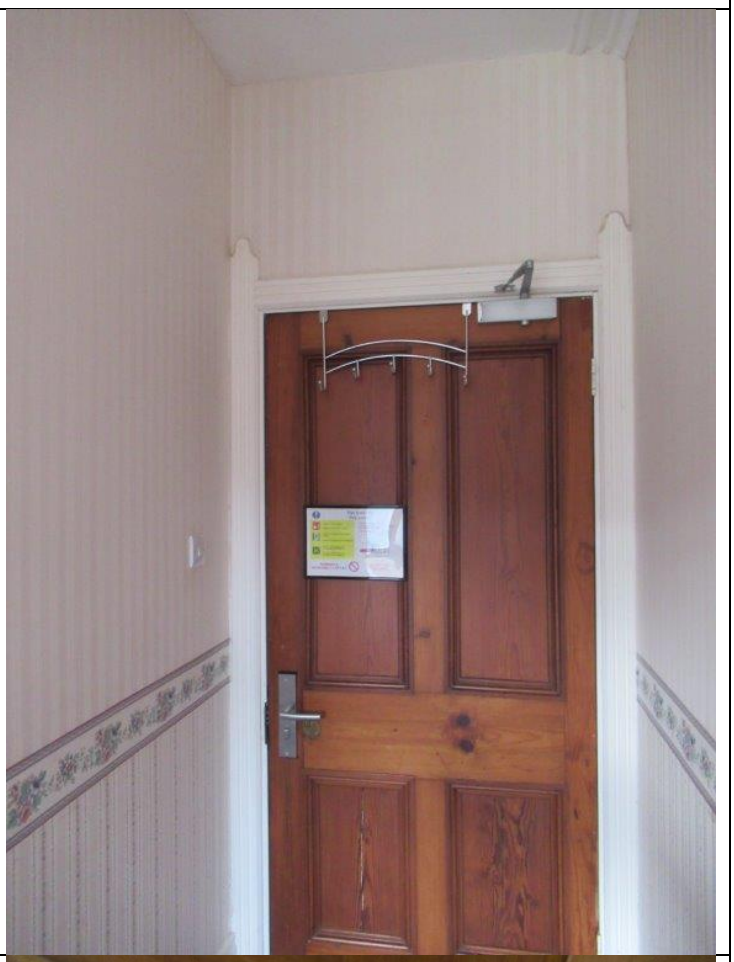
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Door associated to the above. This is not a fire rated door and requires envirograph specification works. See report.	IMG_6592	
Ensuite Note water penetration at bath and bath panelling detailing to floor is poor and requires to be resolved.	IMG_6609	

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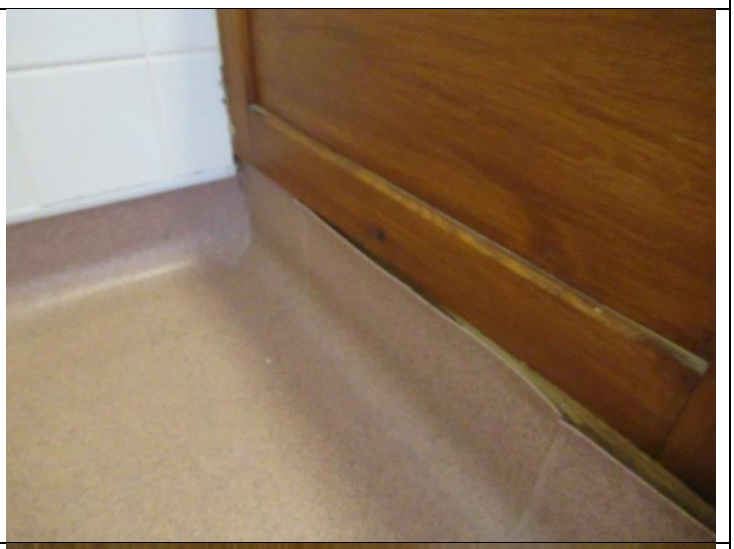
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view	IMG_6610	
Mirror Room	IMG_6635	

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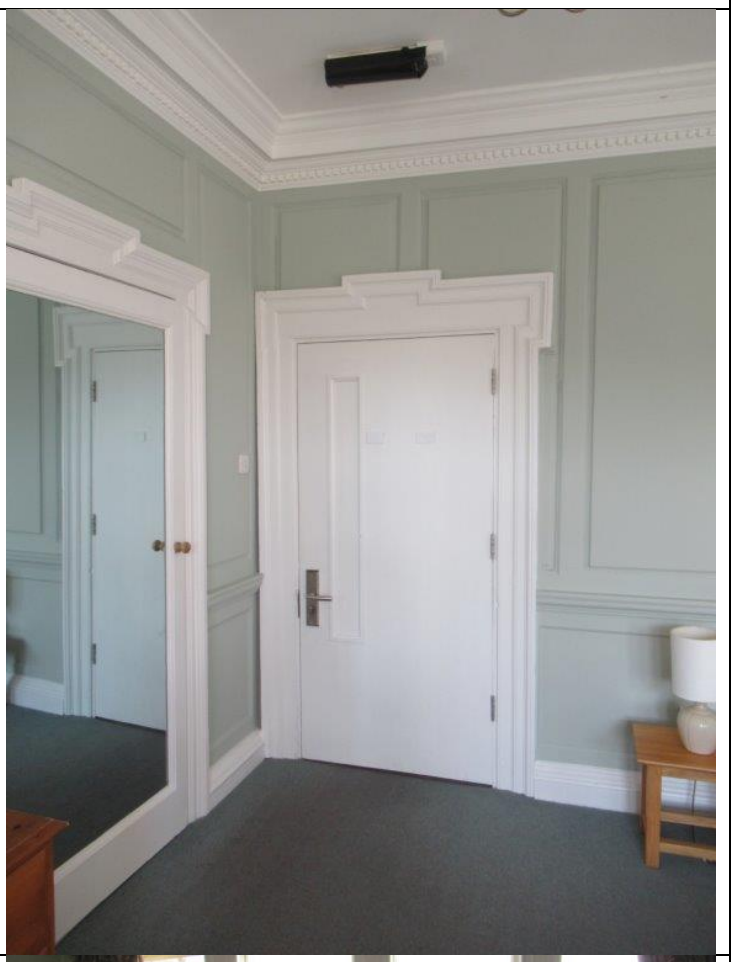
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Mirror? Safety rated? Confirm, if not replace.	IMG_6638	
Broken pane of glass to sash window in Mirror Room. This requires repair.	IMG_6648	

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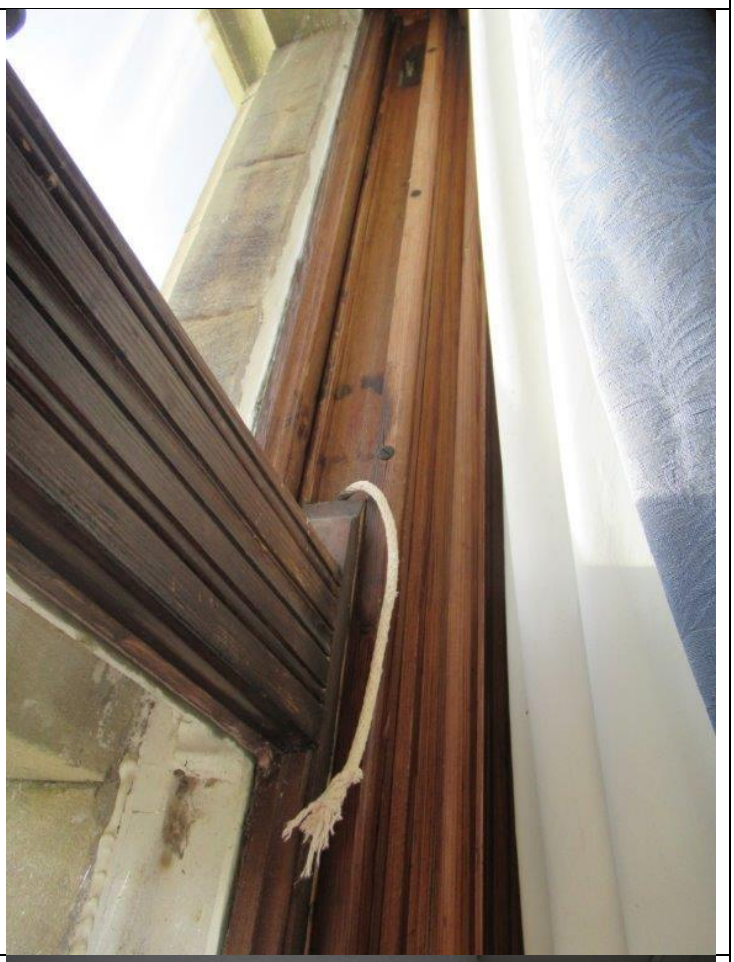
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Tudor Lounge at first floor	IMG_6664	
Typical putty repairs required to windows at numerous locations generally to all elevations	IMG_6672	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Typical sash rope repair required at a number of locations to various elevations.	IMG_6673	
Tudor Room kitchenette. Dampness penetration evident from previous services leak above ?	IMG_6689	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view related to the above.	IMG_6697	
Stairs leading up to the Tudor Room. Carpet has no nosings and sections are damaged at one side.	IMG_6705	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Toilets at the above	IMG_6706	
Further view to the above. Accessible toilet?	IMG_6707	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Further view	IMG_6708	
Signs of damp staining to ceiling associated to the above at the extraction point? Investigation?	IMG_6709	

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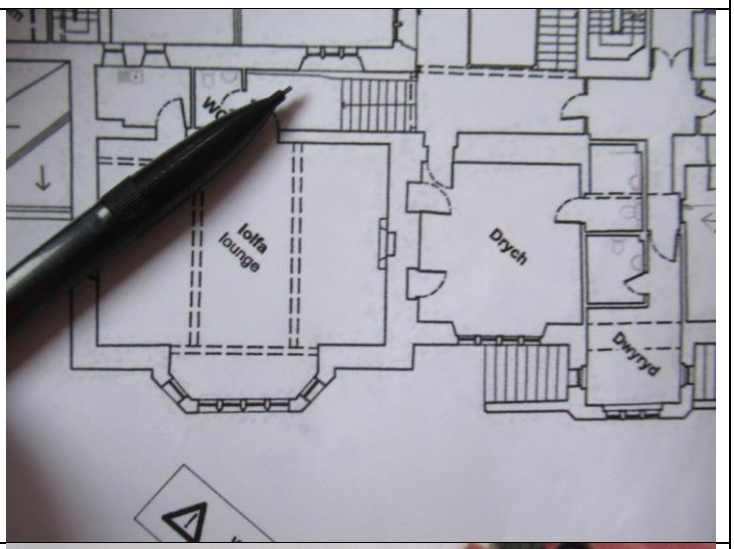
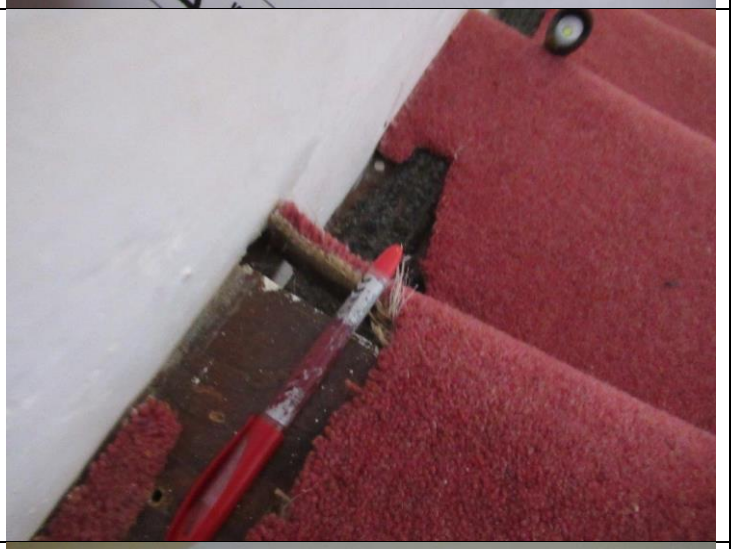
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Landing Area opposite Tudor Lounge at first floor	IMG_6711	
Related to the above, damage to stairs carpet. Trip hazard?	IMG_6714	
Room noted as private.	IMG_6720	

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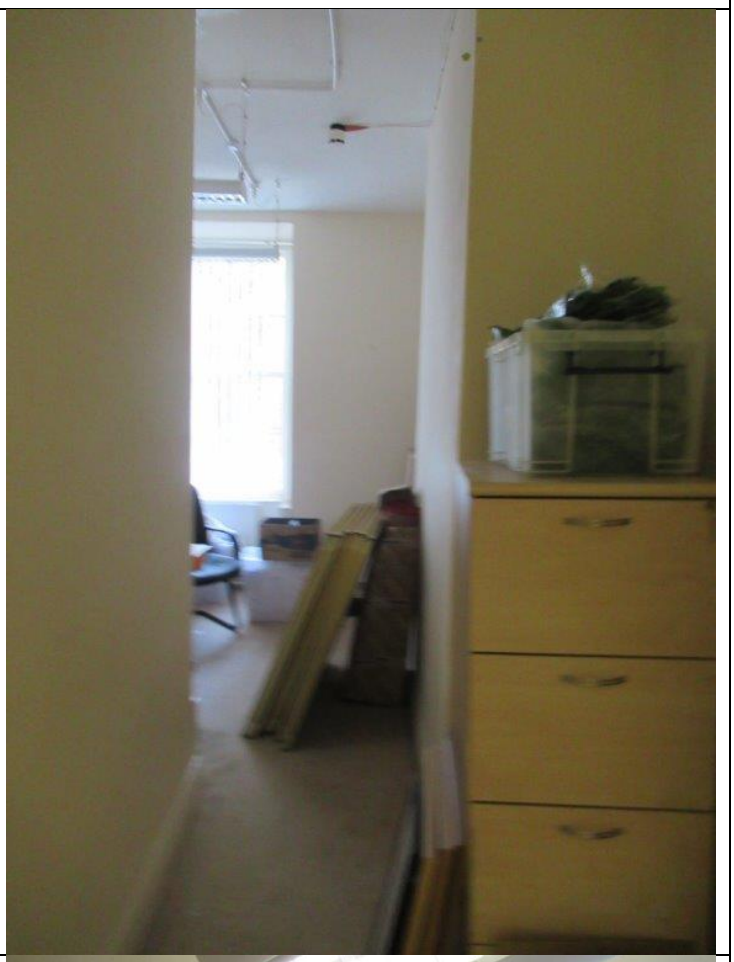
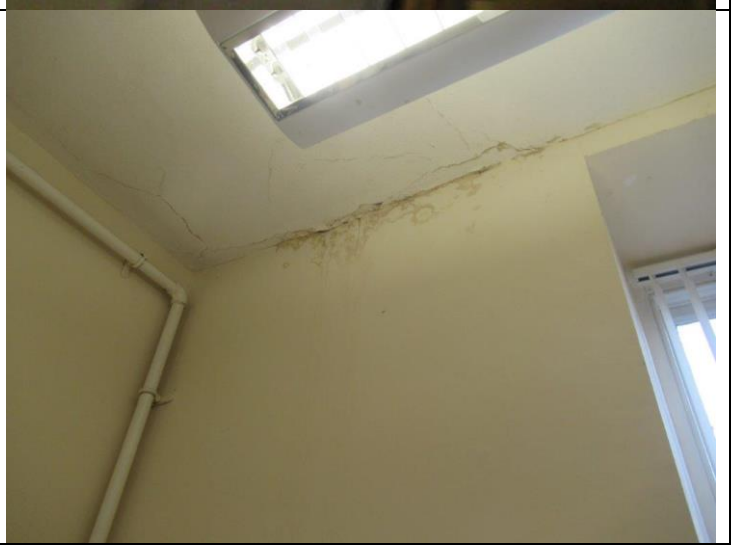
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Associated to the latter.	IMG_6721	
Damp penetration at external wall.	IMG_6726	

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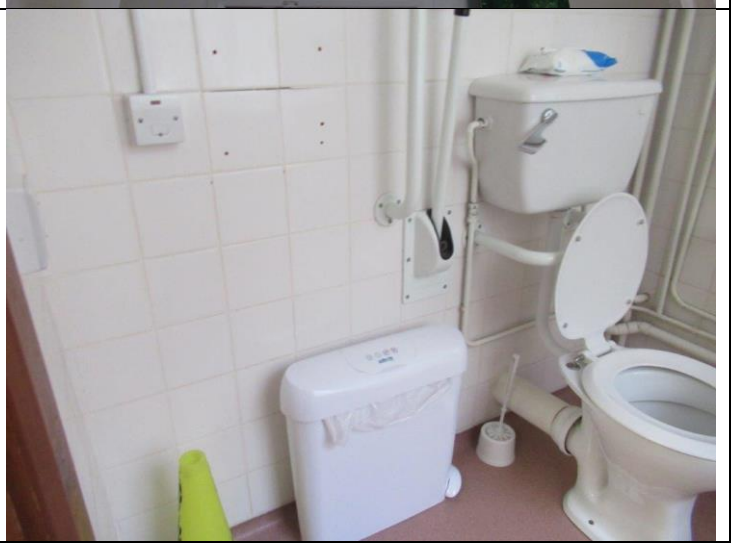
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Fire screen associated to door position. Glass is not fire rated. Needs to be addressed for fire safety purposes.	IMG_6729	
Accessible toilets near lift at ground floor.	IMG_6732	

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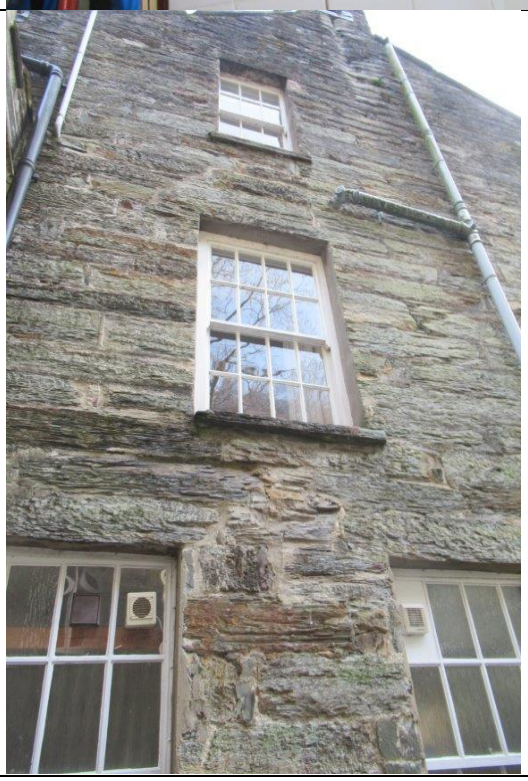
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Structural cracking to toilet requires monitoring and investigation. Engineers proposals to monitor to be confirmed ; review CCTV drainage report on the related drain run and condition – undertake any remedial works as recommended	IMG_6734	
View of elevation related to the above ground floor toilet where cracking extends to the spine wall extending off this external wall.	IMG_6739	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Male Toilet ground floor	IMG_6742	
Corridor and timber detailing associated to IT Office / Store Area. Integrity of fire doors? Confirm sufficient rated allow for enhancement with Envirograph to achieve and glazing sufficiently rated.	IMG_6750	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Male ground floor toilet	IMG_6765	
Window associated to above	IMG_6769	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Timber rubble wall at opening to toilet window to men's toilet viewed above suspended ceiling and disturbed masonry above window.	IMG_6773	
Chimney CH2 Note vegetation to upper part of chimney and remedial works. See report.	IMG_6780	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Kitchen door Note ACO at base of kitchen door and some deterioration to door frame together with gully to one side. From discussion with Chef and from viewing the area it is evident that at times water surcharges this area and enters at this door position into the property. Further aco drain at the head of the steps should be extended and connected into the localised gully if feasible and reviewed during the undertaking of the works to what is possible to help deal with the surface water.	IMG_6812	
View of kitchen flooring and repairs required as a typical example to kitchen floor for compliance with Environmental Heath.	IMG_6822	

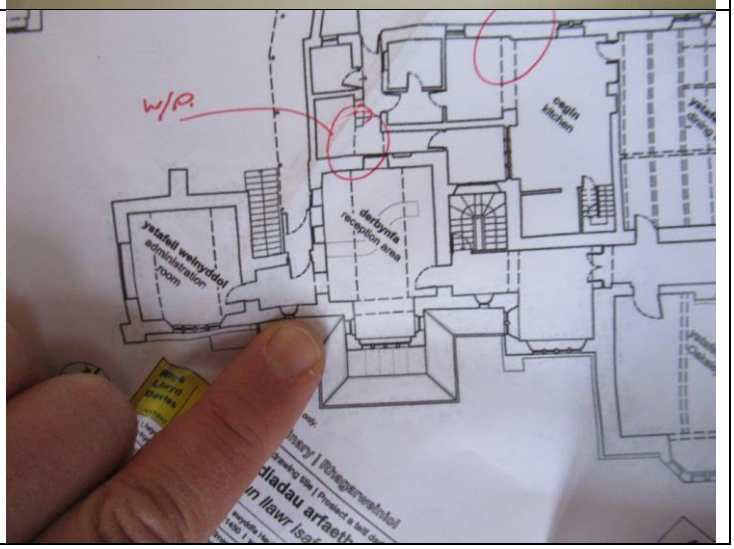
Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note concrete painted system and some adhoc repair to step to kitchen. This requires repair for compliance.	IMG_6824	
Further view related to the above.	IMG_6825	
View to where water penetration occurs intermittently at valley gutter between R14 and R12 extending above kitchen.	IMG_6834	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View of valley gutter and outlet junction related to the above.	IMG_6837	
Stairs from kitchen leading to upper office and store areas. This area is open and therefore steam and warm moist air from the kitchen can rise up to these upper rooms. No formal extraction in these upper rooms.	IMG_6853	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Kitchen areas at first floor area above ground floor kitchen accessed off stairs. Note dampness to gable. Note salts emitting through wall at purlin position. Also note fire cable at position.	IMG_6858	
Gable Note paintwork blowing at head of gable associated to copings possibly.	IMG_6859	
View of floor plan that relates to reception area and junction at front elevation to bay window.	IMG_6875	

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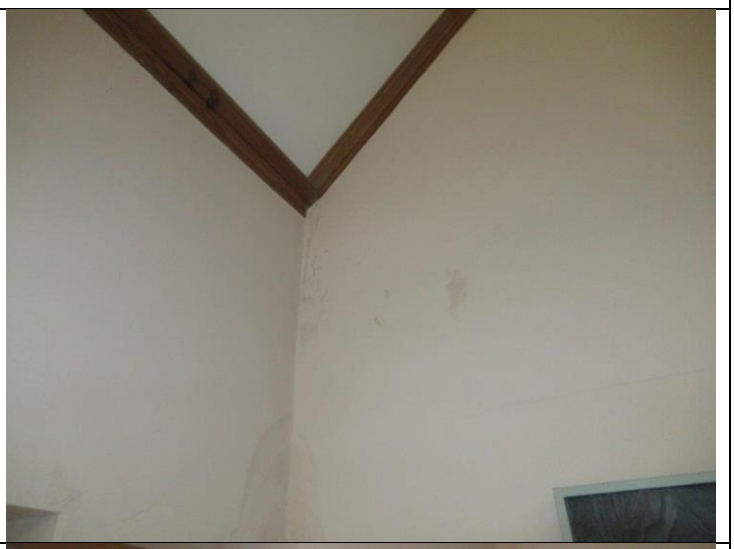
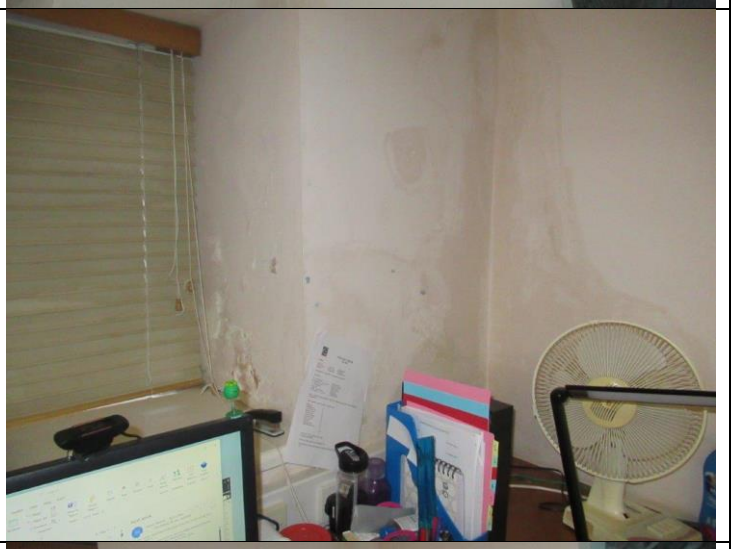
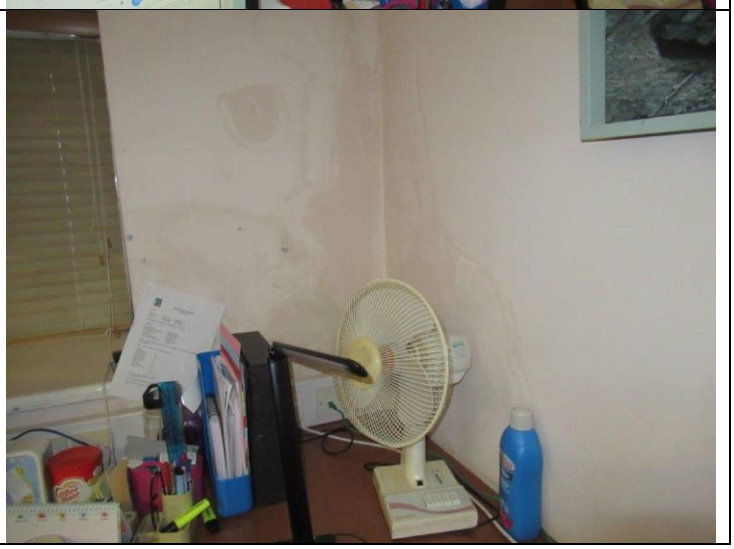
BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Note water penetration to one side of bay window which will relate to the outlet above typically when blocked for water penetration.	IMG_6876	
Water penetration evident adjacent to roof slope R22.	IMG_6882	
Further view related to the above.	IMG_6885	

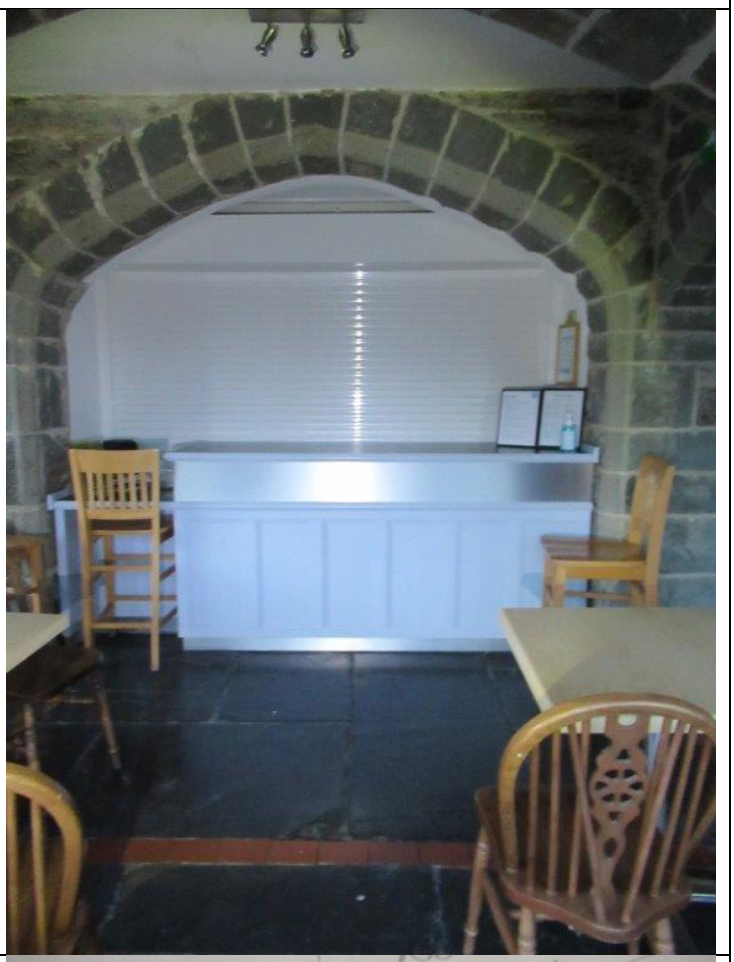
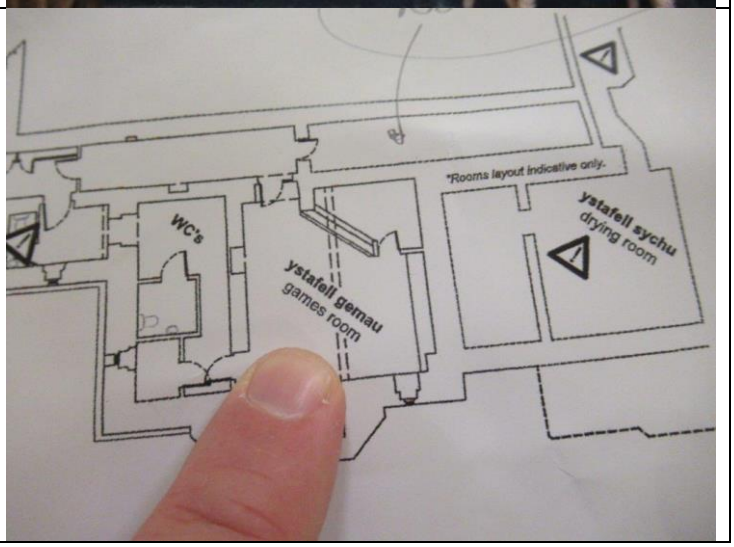
Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
View to rear left corner of reception room. Note water penetration at this location.	IMG_6888	
Water penetration at this location to reception area rear left corner.	IMG_6889	
Further view of the above.	IMG_6890	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Bay window off reception area. Some cracking at this position as reported and signs of dampness.	IMG_6901	
Stairwell leading from ground floor to lower ground floor. Slate steps as part of the original construction. No demarking of nosings and the steps vary to some extent in their risers.	IMG_6942	

Cont'd overleaf…/

BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Lower terrace café area. Bar area not inspected.	IMG_6960	
Games room. Games room bar not inspected. Drying room area and corridor between drying room and games room not inspected.	IMG_6996	

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BARSCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan y Bwlch, Maentwrog, Blaenau Ffestiniog LL41 3YU - Snowdonia National Park Authority		
Comments	File	Photograph
Date:		
Games Room Note floor gully to games room has been filled in with a cementitious material.	IMG_7007	

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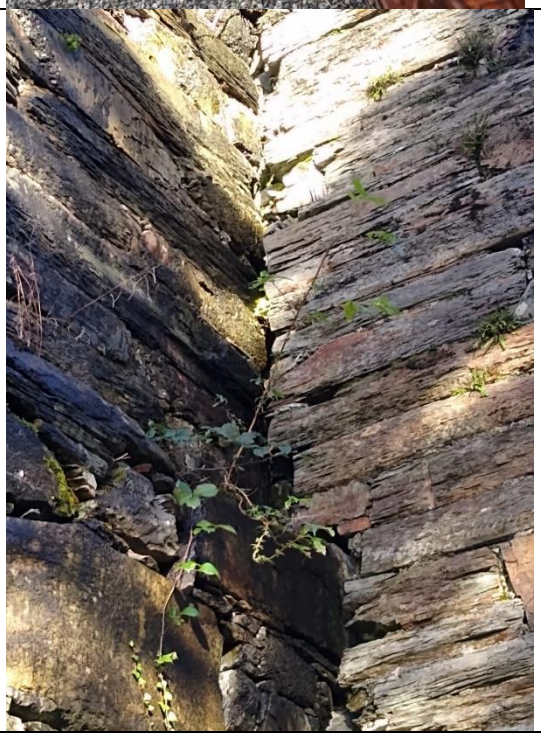
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Image associated to lower ground floor steps. No demarcation to nosings for accessibility considerations.	06af8edf-e1f7-426f-8ff0-e22247176656	
Image of cracking at buttress to retaining wall at second buttress from front right corner of retaining wall as facing front elevation. Elevation A1.	7b2b866b-933f-4b02-86bb-a32881afa791	

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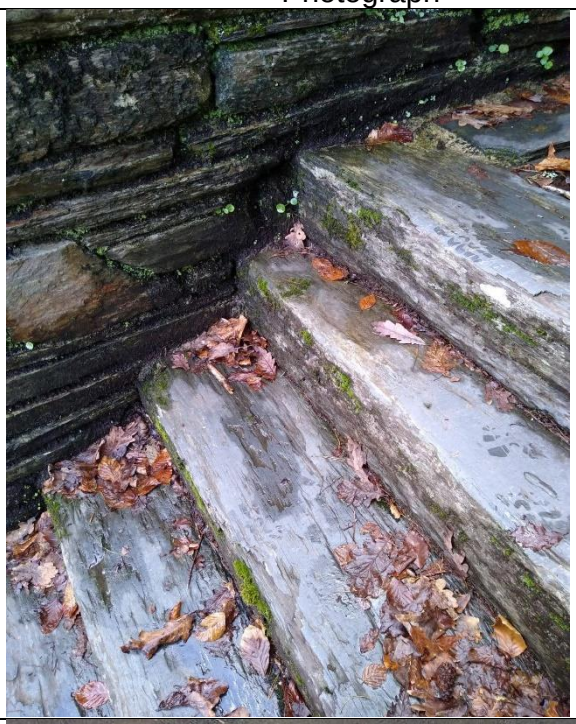
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Steps to retaining wall near elevation B2. Note inconsistency within the tread depths. Varying width of the treads poses a trip hazard to some extent. Therefore, consider signage to alert persons to this. Furthermore, consider additional handrailing to assist with access to the stairs.	7e128a82-73ff-4fe2-aa09-d6ec5061655a	
Lightweight cover is distorted. As can be seen, there is a heavy duty **cover** next to this. There is a lot of vehicle access utilised for deliveries and this should be altered to heavy duty cover and is near to elevation D2 opposite the toilets within the main ground floor.	8d3b939a-c779-408b-894d-66d5efcbbeae	

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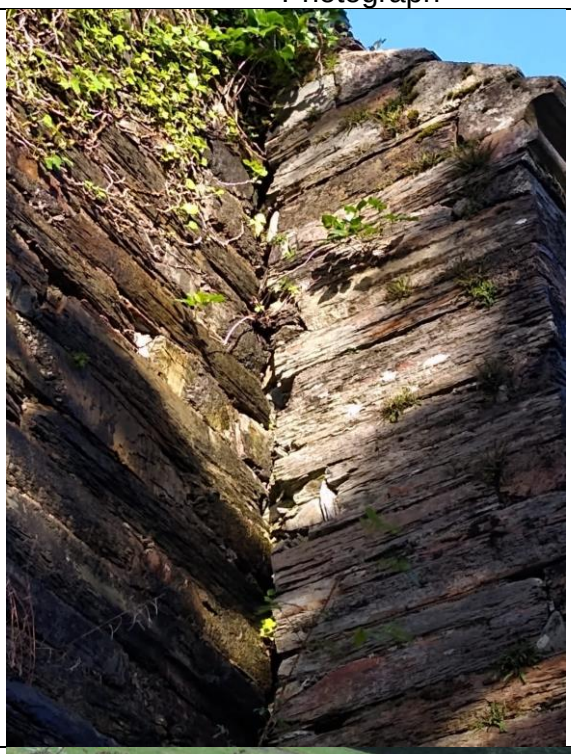
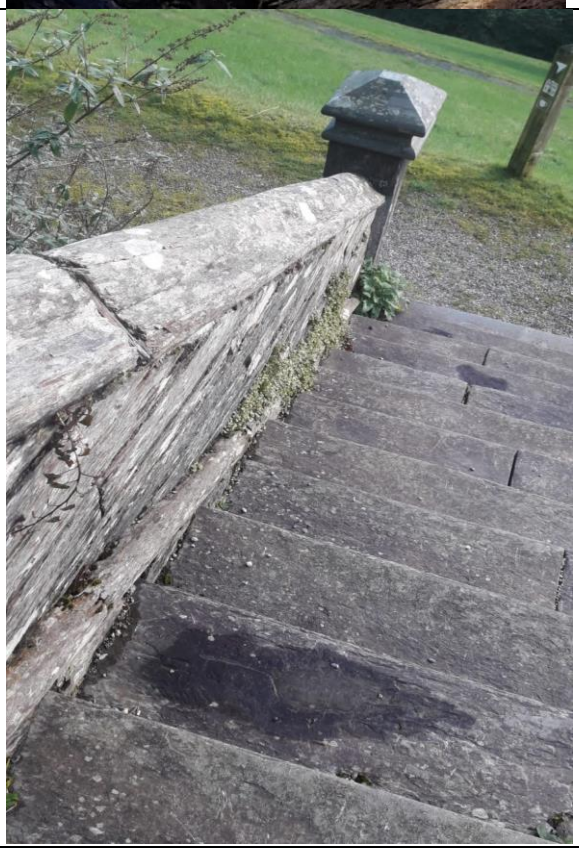
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Outbuilding that adjoins onto the upper terrace retaining wall that extends up to the terrace associated with elevation A1. This outbuilding acquires some allowance for repairs over the 10 year period.	8d674bf7-488b-44eb-85d0-1a4d56ed3db9	
Section of overturning wall that leads onto the garden of the Chalet and drive leading up to Plas Tan Y Bwlch. Responsibility of this wall should be confirmed and structural inspection by engineer and monitoring undertaken.	8e9b94e4-87e1-45f2-acd3-519eb64781be	

Cont'd overleaf…/

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
View to buttress where cracking is occurring at connection to main retaining wall to elevation A1 at front right-hand corner second buttress in from corner. Image view towards the top of the buttress.	8f83c81d-5e98-4f0c-83fe-ee3b0b302380	
Slate steps leading from lower terrace towards garden path. Note, potential hazard of being slippery and wet due to the nature of material.	8f9257e0-395a-47a6-8d8e-56b3b76e72da	

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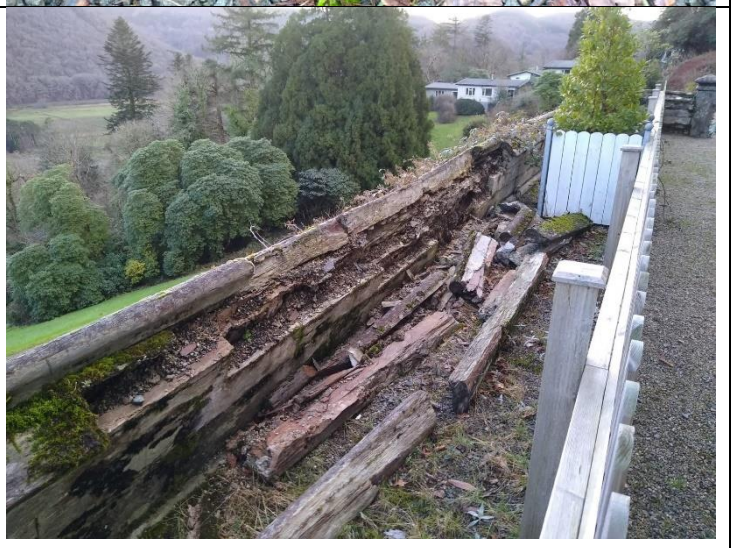
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Guarding in poor order and fall unprotected to ancillary building near to the junction of elevations K and J. Needs immediate repair.	17d56f54-4724-4e06-9727-3cba4338832b	
View of parapet to retaining wall to upper terrace, elevation A1. Upper parapet in poor order, extensive areas requiring repair and reconstruction. The height of the parapet is also questionable at circa 750mm, screen off with simple post and wire fencing at lower level with signage to keep guests/visitors from being directly below	26d7914d-a8aa-498b-952b-3a47b10b7135	

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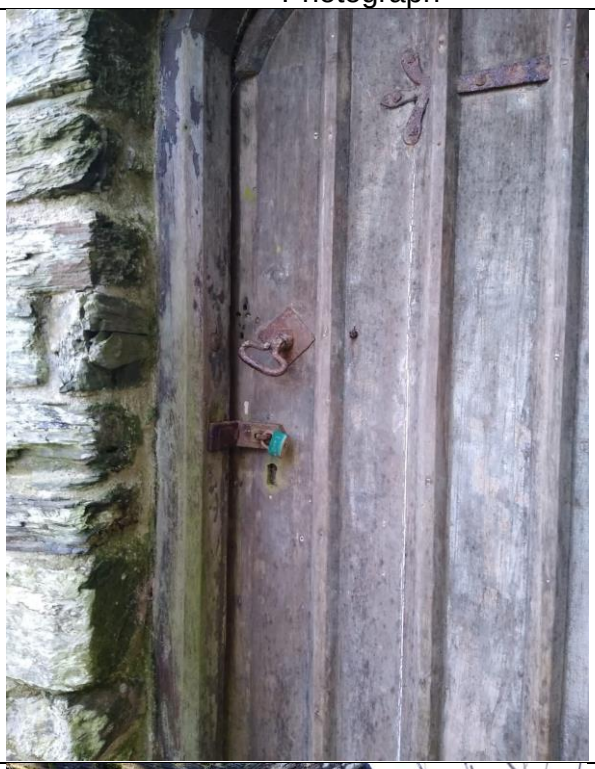
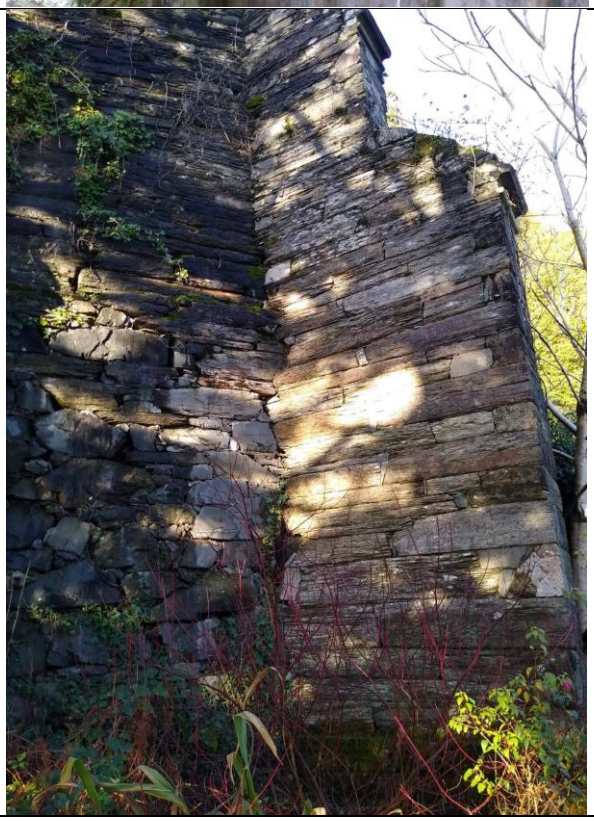
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Area of retaining wall circa 1.2 – 1.4m in height set behind rear elevation to ancillary buildings opposite rooms 26 – 23 shown on plans. This is a drystone wall and some of the stone requires repacking and securing the wall to make it functional.	29cc7b52-3d4d-4c70-ab60-739126124e48	
Lower terrace retaining wall at one of the buttress positions. Some of the buttresses require repair due to weathering.	36b351f1-8b26-4bf7-928e-dac4df0c6967	

Cont'd overleaf…/

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Image of locked door which relates to outbuilding connected to the front right-hand corner of the large retaining wall to elevation A1. No access and therefore not inspected internally.	74a4bffd-f1c8-4de0-8236-e43fefc626d8	
Corner of buttress to front right-hand corner of large retaining wall relating to upper terrace elevation A1.	78c31235-1c83-4e36-bf16-972e93eece02	

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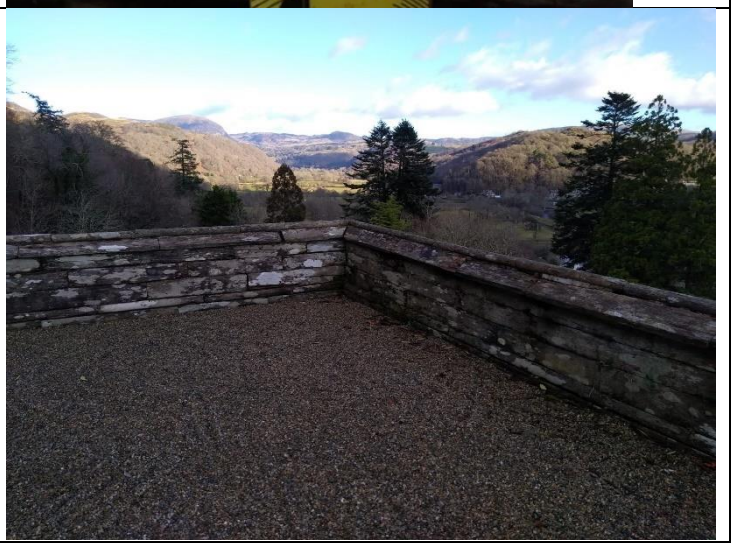
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Retaining drystone wall opposite ancillary buildings rear elevation. Drystone wall requires some repair, packing and securing of stonework.	398f7d12-8cf3-49c7-9cdb-0bc7ed0f0aff	
Area of ground opposite elevation B1 close to the steps to this locality and the ground is somewhat disturbed and would benefit from some ground matting and anchoring. structural advice and opinion on this should be commented upon when engineers inspect building for other matters.	479abf3f-6111-4412-b87f-f80be0a3b790	

Cont'd overleaf…/

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Elevation A1 upper terrace and parapet wall relate to the large retaining wall. Parapet requires various stone repairs, pointing and the like along the majority of its length at patch locations. The wall is also set to circa at 750 – 800mm in height and is a low guarding when considering the drop which is on the other side. Additional protection should be provided here. See report.	631a7cf3-685d-4ef0-be89-c676291198c9	
Image relates to drive and comments earlier in the photographic schedule associated to the overturning wall relating to the garden associated to Chalet and drive position to Plas Tan Y Bwlch. Responsibility of wall should be confirmed and should be inspected by engineers.	6431aa99-e83e-4335-b081-9ba21b428ef9	

Cont'd overleaf…/

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Image records typical parapet height to lower terrace and upper terrace. Additional protection here will be required.	6865a894-b210-42a6-8125-c65540b458b1	
Front right-hand corner of upper terrace.	10974e4e-2c18-4b1d-8f0a-1bb34a86bb69	

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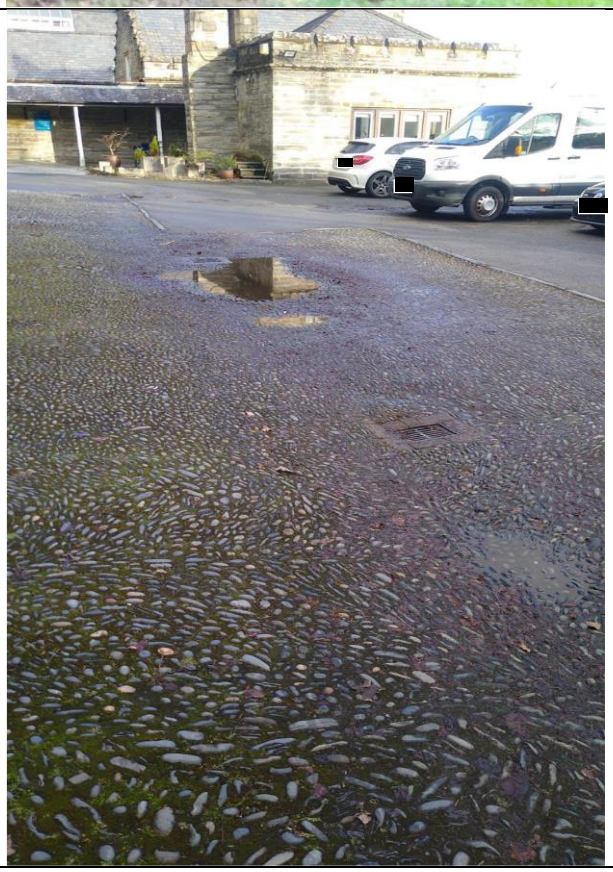
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
View of pond set to front garden area. Signage of caution, etc should be provided and some some post and wire fencing provided as necessary.	51543e83-f047-4d79-b17f-cd4d578ff9f1	
Ponding to cobbled area of drive / parking area leading to reception. Requires area of cobbled paving to be adjusted and reset to appropriate falls. Potential slip hazard when wet or frozen.	519050db-fc09-481e-907a-53593265a485	

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SMITHERS PURSLOW

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Image with illustration of balustrading / guarding which should be provided at this location to secure the area from falls relating to junction of elevations J and K approximately.	21018998-69a1-431f-9d51-85ee53afb2e9	
Typical damage which has been noted to the buttressing associated to the retaining wall to the lower and upper terrace that requires repair to the buttresses. This is particularly relevant at the areas of the buttress where the pitched section of buttress meets vertical section.	33368672-1466-4dc2-b98e-ba07cf743c68	

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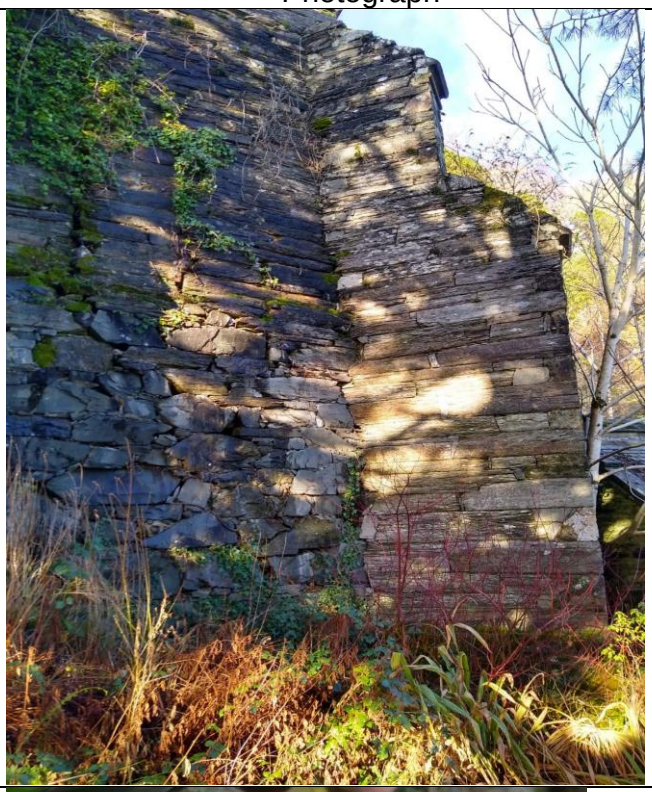
SMITHERS PURSLOW

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
View of front right-hand corner buttress to upper terrace elevation A1.	a695ebc6-e6e6-434b-abe2-e77717664fcb	
View of steps balustrading – stone balustrading as part of the steps down to the garden from the lower terrace, typical height circa 860mm – 870mm.	b66af044-b31e-49e9-9f35-01317fc1d370	

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SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Area of path with a section of slate covering depression requires repair.	c33bbbcd-58bc-44a6-80e1-a8871d5a489e	
Foliage and leaf fall associated to road gully needs clearing or susceptible to blockage.	c141342f-8b81-46e0-bacd-6ccade94572a	

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SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Note, stone repair required to balustrading. Stone balustrading associated to lower terrace.	fe1c298b-6c93-4475-a542-27f7c9dc8bf3	
Water meter position to path uneven and raised poses trip hazard. Repair.	IMG_7535	

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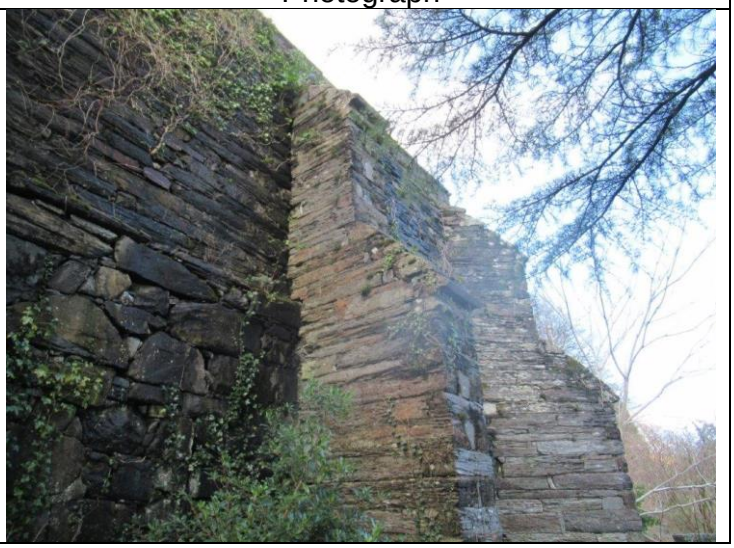
SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Not clear if this is accessible by garden users for accessibility purposes – wheelchairs etc and clarity on this and its adequacy considered if access permitted ?	IMG_7539	
View from house to Chalet. Not clear on accessibility at this location, also potential risk of drops to one side. Possibly consider some post and wire fencing at this location.	IMG_7545	

Cont'd overleaf…/

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Plas Tan Y Bwlch		
Comments	File	Photograph
Second buttress in from front right-hand corner to upper terrace elevation A1 and where cracking is occurring between buttress and retaining wall.	IMG_7550	

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APPENDIX 2

INDICATIVE PLANNED MAINTENANCE APPROXIMATE BUDGET COST

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APPENDIX 3
ROOF PLAN AND FLOOR PLANS