

SUMMARY OF STRUCTURAL FAULTS

- a) Raised area in rear car park
- Evidence that the rear car park area has been raised in the past. Historical research and ground investigation needed as this may hold answers to some of the following damp and movement problems.
- Remedial measures may need to be introduced to reverse any adverse effects attributable to this raised area. There may be ownership and archaeological issues to contend with.
- Possible measures may include a reduction in ground levels, replacement of any damaged drainage found, new land drainage and below ground water proofing.
- b) Concrete floor to Director's Lavatories
- Deteriorating condition that left untreated could result in further consequential damage to adjacent fabric & structure, structural failure and render both upper and ground floors unusable.
- Repair or replacement will be expensive.
- The floor repair addresses a key symptom but doesn't resolve the cause. RGC recommended the following actions locally that are contributing to the damp:-
- Repairing nearby rainwater goods.
 - Repointing externally.
 - Removing vegetation and treating area.
 - Investigating the ground which has been raised in the past.
 - Depending on results of investigations introducing more land drainage.
- At the floor above the movement has caused damage throughout joinery and finishes which will require full refurbishment to address.
- Introduction of ventilation and background heating in strong room.
- c) Brick Arches in Ground Floor Walkway
- Cracking and distortion evident.
- Minor repairs required to prevent failure within a public access route.
- Similarly to above the cause of the movement is unresolved.

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d) Down pipes discharging onto ground	<p>These are evident at the front entrance and to the rear of the ground floor strong room</p> <p>The years of water saturation at these points may be contributing to the overall building movement and dampness.</p> <p>The front pipe spillage is adjacent to neighbouring property which may also be affected.</p> <p>Both points of discharge should be either connected to the main drainage system or to a safe soakaway position.</p> <p>A full camera survey of below ground drainage has been proposed.</p>
e) Rear Extension including Directors' Toilet	<p>Water ingress from roof and lanterns affecting fabric below. Rainwater goods, flashings etc.</p> <p>Horizontal cracking evident along base of parapet wall internal face.</p> <p>Vertical cracking on external face of wall.</p> <p>Further investigation required and basic maintenance at high level.</p> <p>Clearance of debris from roof void and introduction of insulation and ventilation.</p>
f) First Floor Landing Toilet	<p>Evidence of cracks internally and externally indicating structural movement.</p>
g) Drawing Office – externally	<p>Various signs of building movement are evident such as misaligned junctions.</p> <p>Spot items of timber decay.</p> <p>General investigation of key structural building points and localised repairs.</p>
h) Drawing Office – internally	<p>Significant area of damp to be investigated</p> <p>Variable floor levels and soft spots – hidden by carpeting and boarding.</p> <p>Further investigation to expose extent and nature of defect or design flaw from floor and ceiling below. Engage a timber treatment specialist for this and other areas.</p>
i) External staircase area – cracking	<p>Several examples of cracking.</p> <p>Further investigation required.</p>
k) External staircase area – modern enclosure	<p>This feature seems to be contributing to the list of problems with inadequate drainage and seals.</p> <p>Adjacent timber boarding showing signs of rot.</p>
l) Internal lintel over half landing toilet doorway	<p>Cracking potentially due to corrosion of lintel</p> <p>Replacing lintel was included in the recent tender package < £1,000 including making good.</p>

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|------------------------------------|--|
| m) Archive – internally | Soft spots and levels in floor.
This is in the opposite side to the building and may be more of an issue with the past introduction of the archive. Area below to be accessed in further investigation. |
| n) High level problems | Neither expert has had the opportunity to inspect at high level roof or the bellcote.
A drone survey has been undertaken and further high level inspection such as by rope access could be considered. |
| o) Rainwater goods generally | Survey to identify weak spots, defects and capacity with a view to improvements and repairs. |
| p) External rendering and cladding | Review to establish effectiveness of surface renders and boarding.
Localised removal to aid inspections of cracking.
Possible replacement or redecoration. |
| q) Windows | They require basic maintenance.
Consideration for improvements to sound, draughts and energy loss could be undertaken. |
| r) Fire and health & safety audits | These together with a review of the asbestos survey position have been recommended. |
| s) Building services | To be investigated. |
| t) Ground conditions | The buildings appear to lie on alluvial and soft ground with the likelihood of concealed water courses. |

- CRACK CUMMIES
DOWN FROM ABOVE

① 12 AMM APPEL DOWN APPEL
SPILLS ONTO GRAMMARS.
NO GRAMMER / D2 AND
FROM UNLIT-
ALLEN OF ALICE

SUBMIT BULKY OUT OF WALL

⑦ → DEHAJAKT

HEAVILY CORRODED
EMBEDDED
STEEL PLATES
IN WALL

LAND THIS SIDE
POSSIBLY RAISED
IN THE PAST.

CUILLERIN
N. 1200 HILMER

BRACH PAULS estate

with assumed mass
concentrations over flood
structure (simulate
a 'filler toast' flood).
It allows thus capacity
burst out compensation.
The strength of the
flood. Dikes then
appear. volume and
thus.

← what is in here? →

CRACKING + DISPLACES

STEEL HANDS
PARTS CUBED

UNDERCROFT

ACUTE EMERGENCY
IN STN25

Field variables are assumed to strengthen the TOCNDP relative backlink system above.

④

- Ground conditions?

- HISTORIC WHY can sets?

- Electrolyte (common) \rightarrow NaCl

11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847

- Grand water Regime - Tidal?

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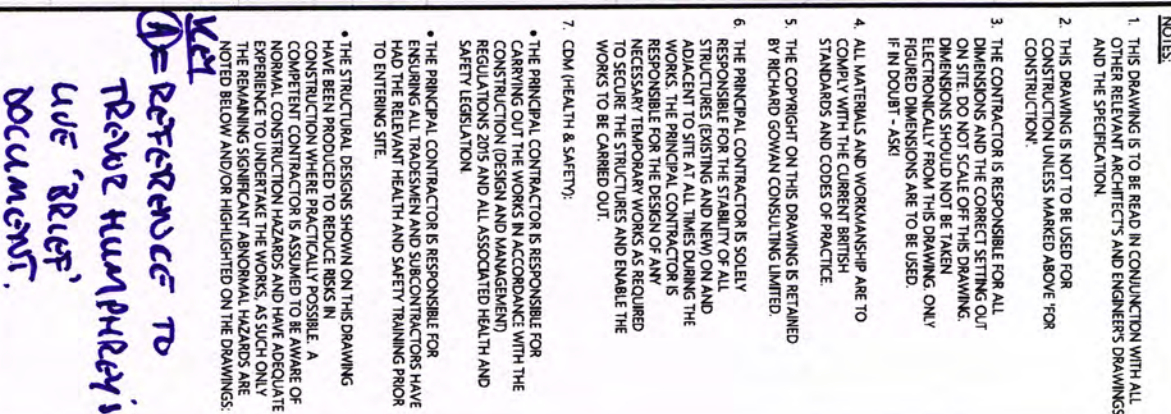
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Project No. 26-20-TH
Drawing No. 01
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