

## Client Details

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## Project Details Status

Date Surveyed: May 2023

Date Issued: June 2023

# GOSFORTH PUBLIC HALL GOSFORTH SEASCALE CUMBRIA CA20 1AS







001 – Date of Grade II Listed traditional buildings construction. Original natural stone detailing painted over. Cement based rough cast render applied to all other masonry surfaces.



002 – General elevation of the traditional older building, all under a dual pitched natural slate roof covering, small timber framed windows, rendered walls and painted stone detailing. North West orientation.



003 – Evidence of not just general moss growth to the pitched roof slated surface to the front elevation, but also of actual vegetation growing from beneath and between the slate roof covering. Indicated sufficient presence of damp to maintain vegetation growth. North West orientation.



004 - Evidence of not just general moss growth to the pitched roof slated surface to the front elevation, but also of actual vegetation growing from beneath and between the slate roof covering. Indicated sufficient presence of damp to maintain vegetation growth. North West orientation.



005 - Evidence of not just general moss growth to the pitched roof slated surface to the front elevation, but also of actual vegetation growing from beneath and between the slate roof covering. Indicated sufficient presence of damp to maintain vegetation growth. North West orientation.



006 – During the survey we were advised that remedial works had been carried out to the external chimney stack to the South West facing wall of the traditional building. Whilst there is evidence to suggest that cement pointing repairs took place, it is clear the junction of the roof slate with the chimney stack is still holding water as proved by the vegetation growth at the junction.





007 – South East facing slated pitched roof slope of the traditional Grade II Listed building.



008 - South East facing slated pitched roof slope of the traditional Grade II Listed building.



009 – General gapping of joints to the slate roof covering and within the 'red zone' the slates are showing signs of deterioration, including – gapping, broken & missing slates.



010 – Slating to verge on the North East gable elevation (SE facing roof slope). Slates are lifted and misaligned. There is evidence to suggest that the loose slate resting on the slope has in the past been stuck down with some form of mastic sealant.



011 – South East facing roof slope, clear signs of lifting and gapping roof slate, broken slates and the use of lead tangles / tags to secure loose slates in place.

**General Observations – Slated Main Pitch Roof**

When considered in conjunction with the condition of the internal vaulted ceiling areas of the first floor meeting room, it is clear that the condition of the slate roof covering has reached the end of its serviceable life. Externally, there are numerous examples of the roof slopes holding / retaining moisture allowing vegetation to grow significantly across the front North West facing roof slope. There are examples of tagged, missing, loose and broken roof slates as well as evidence of not recommended forms of remedial repairs carried out to the slate roof covering.

Internally, it is clear from the sarking board condition that there is moisture trapped above them, which is displaying itself in the general discoloration and saturation of the boards.

**Recommendation** would be to fully strip the slate roof covering from the main roof slopes, inspect, repair and treat existing roof timbers as required for both rot and wood boring insect activity, before re-slating using a modern breathable roofing membrane beneath the new slates.





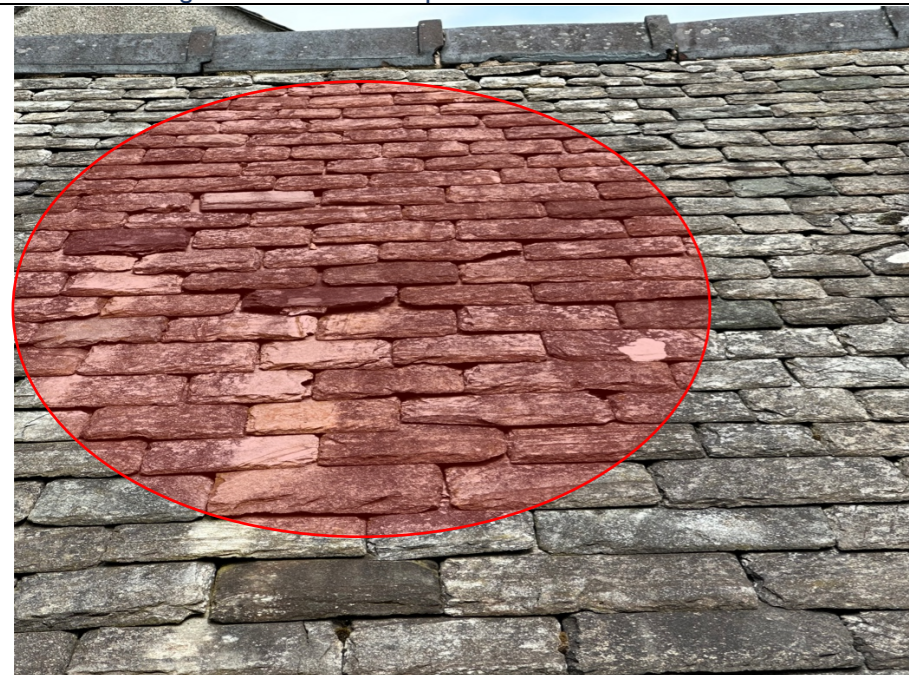
012 – General view of the South West facing slated roof slope to the rear addition of the traditional building. Note: The North East facing roof slope of the addition could not be viewed or surveyed due to access restrictions and difficulties getting a clear line of sight across the roof slope.



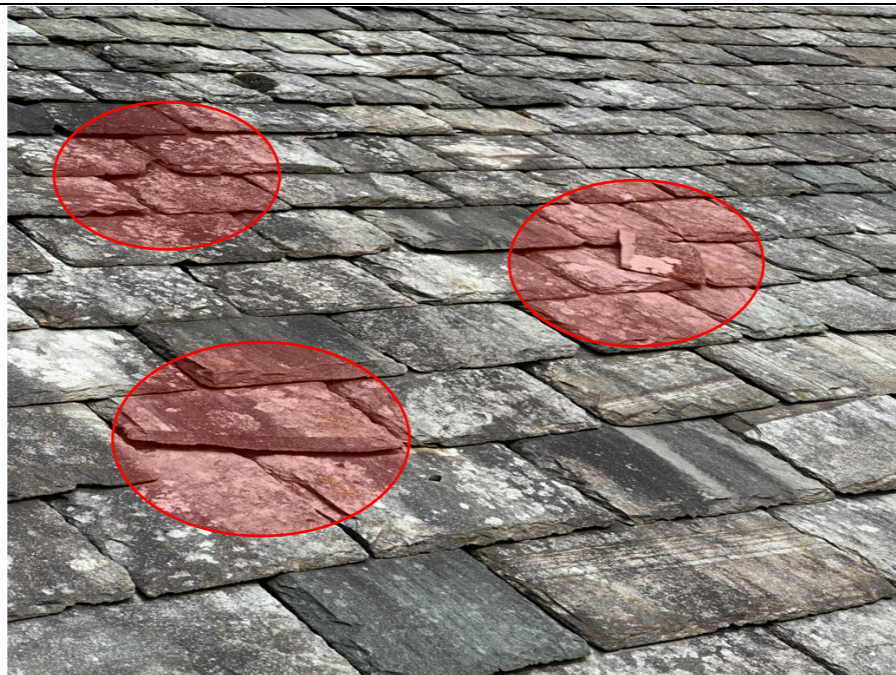
013 – Evidence of a non-typical slate repair to the rear addition roof covering.



014 – Image taken of the rear addition slate roof area adjacent to the abutment with the Grade III Listed structure. Numerous examples of broken and damaged slates.



015 - Image taken of the rear addition slate roof area in a more central area of the roof slope. In addition to a number of damaged slates, note the uneven bedding / laying of the roof slate and also the gapping between slates within the highlighted area. Possibly an area where repairs have been previously undertaken.



016 – Image of additional broken roof slates to the rear addition roof slope.

**General Observations – Slated Rear Addition Roof**

Both physical access and the ability to visually inspect all of the rear addition roof area is restricted due to the land to the North East of the building group being under separate private ownership.

As such we are unable to comment on the condition of the North East facing roof slope of the rear addition building in any detail.

Whilst there are a number of issues associated with the roof slopes to the rear addition, these are not as significant to those associated with the roof slopes of the Grade II Listed structure, defects noted include: poorly laid (lifted), broken and gapping roof slates.

**Recommendation** would be to undertake a more detailed inspection of both roof slopes and to then carry out localised (targeted) general roof repairs employing the services of a competent and reputable roofing contractor.



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017 - General elevation of the traditional older building, all under a dual pitched natural slate roof covering, small timber framed windows, rendered walls and painted stone detailing. North West orientation.

Note: Although we are unsure of the date of when this building was rendered, it has been re-rendered using a cement based rough cast render system in relatively recent times. The application and detailing of this render is without doubt detrimental to the original fabric of the building, typically across the elevations the applied render has been brought forward of all stone detailing, negating one of the key purpose and functions of the detailing to shed water away from the building. Typically the new rendered surface to the external walls stands proud of key features and details by 5 – 15mm. As a consequence rainwater is now in practice able to collect on the surfaces of the edges / surfaces of the render and ingress behind the render to saturate the natural stone walling and lime mortar behind, due to the impervious nature of the cement render the trapped moisture in the walls cannot naturally pass through the render to dry the walling out and let the structure 'breathe', the moisture is therefore expressing its presence to the internal face of the walling by way of saturation of the internal plaster finishes.



018 – Central pair of timber windows with 1 No. opening light at first floor level, divided by a natural stone mullion. Detailing generally includes projecting natural stone corbelling linking the 3 No. window positions at this level and a projecting cloak moulding above the actual window openings to cast rain water away from the structure.

When viewed there is a distinct yellowish tinge to the white rendered finish around the window opening and beneath the corbel and cloak mouldings. This is as a consequence of saturated walling behind the render. Which will also be contributing to the general deterioration of the decorative natural stone detailing.



019 – The presence of the cement render will be contributing to the clear deterioration and general degradation of the natural stone mouldings to the elevation (typically sandstone). Despite being painted the stone detailing will be holding water which will be tracking through the stone, which consequentially will be causing the lamination of the stone and the break down of the painted surface finish.

There is clear evidence in this image of the sandstone delaminating to the lintel section above the window and the failure of the decorated finish.



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020 – Extensive deterioration of the natural stone cloak moulding to the end window and date stone combination. Further evidence of discoloured render around the opening also. Refer to photo's 021 and 022.



021 – The extent of deterioration to the natural stone moulding is believed to be beyond repair, as too much of the material has been lost. Repair would always be the first option to consider when dealing with Listed and historical buildings as the premiss is always wherever possible to conserve the original fabric of the building.



022 – Image of the window opening and detailing identified in image 020, it is clear that more than 50% of the original fabric of the cloaked moulding has been lost and that which remains is in a deteriorating and friable condition.



023 – General photo of the front elevation with clearer imagery of the areas of discoloured render associated with trapped moisture and water ingress behind the rendered surface.



024 – Example of where the rough cast render finish has been built / up and applied to stand proud of the original sandstone detailing.

Note: If the cement render was applied directly over a failing cement render surface or a lime based render, there is a significant risk that the new render will in time delaminate and potentially fall away from the building. The principal behind this being that the new render will only be as good as the condition of the surface it has been applied over.



025 – Enlarged / close up image of the window opening and rendered finish identified in image 024.

Note: Whilst at a distance the recently decorated appearance of the external timber joinery appears in good condition. A closer view clearly illustrates that the external joinery was in fact poorly prepared when decorated.



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026 – Further example of the rough cast render finish to the Listed building having been brought forward of the natural stone detailing.



027 – General view of the building from the North East and looking onto the gable end wall.



028 – North East facing gable end wall concentrating on the external corner of the building and the quoin stone detailing. Note: The general discolouration of the render finishes around the quoins.



029 – As with the natural sandstone detailing external opening surrounds and the associated moulding details, the rough cast render finish has been applied / brought significantly forward of the natural stone.

When viewed there is a distinct yellowish tinge to the white rendered finish around the quoin stones. This is as a consequence of saturated walling behind the render. Which will long term contribute to the general deterioration of the natural stone detailing.



030 – A clear example of the incorrectly applied cement based rough cast render finish, which stands as much as 15mm in front of the original natural stone detailing.

Note: If the cement render was applied directly over a failing cement render surface or a lime based render, there is a significant risk that the new render will in time delaminate and potentially fall away from the building. The principal behind this being that the new render will only be as good as the condition of the surface it has been applied over.

#### General Observations – External Walls

The original construction of this building would have used natural materials – stone, lime based mortar, lime based internal plaster and possibly a lime based external render. The inherent qualities of lime is that it is basically a flexible material that accommodated movement in the structure and allows for the absorption and dissipation of moisture as the environmental conditions allow, commonly this is referred as letting the building breathe.

In the buildings past the decision has been made to render the external faces of the traditional building using a cement based render. Cement is an inflexible material in this setting and does not readily allow moisture to pass through it, to the same degree as a natural lime based render would. In effect a concrete jacket has been put around the exterior of the building.

Unfortunately, whilst this is not an uncommon practice in this instance the application of the cement render has to the detriment of the structure taken no account of the existing detailing of the building and in effect created conditions where ingressing water can be trapped behind the cement render. This trapped moisture has had a detrimental effect not only on the internal finishes of the building, but it has also added to the degradation and loss of the original natural sandstone detailing to the building. Where moisture / water has tried to escape the building in an outward direction, it has taken the path of least resistance through the natural sandstone, in turn leading to the loss of original fabric and detail.

**Recommendation** would be to remove in its entirety the cement based render finishes to all areas where the structure of the building is based on using natural materials, then allowing the building to dry out before then applying an appropriate natural lime based render finish to the building, which could then be decorated using a lime based breathable paint system – Keim or similar.



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031 – Internal image of the kitchen area within the traditional Listed building, looking back toward the rear corridor which provides access to the Library area, toilets and the main hall.

Note: The deflection and disruption to the ceiling finishes of the kitchen. Typically for a building of this age it would be expected that the ceiling is formed using a lathe and plaster system, which in this location appears to be in the process of debonding and detaching. This is a defect that is commonly seen in buildings of this age and construction, but it is advised that thought should be given to the need for repairs as part of a general maintenance and upkeep programme.



032 – Image of the door reveal between the rear corridor and the kitchen, illustrating the changes in level between the two areas.

Note: General deterioration of the internal surface finishes to the masonry walling through wear and tear.



033 – Around the building a Protimeter was used to record the condition of walls and partitions in respect of moisture / damp. Readings were taken using the two pins of the Protimeter penetrating the surface of the wall / partition.

In this location (refer to photo 032) the Protimeter presented moisture levels of 37.6%. Which indicates there are issues with rising damp to the lower areas of the wall in this location.

Advice: It is generally accepted that using this form of measurement, moisture meter readings of over 18% are a matter for concern. At a moisture level of 18% and higher there is a significant risk of decay and deterioration occurring to any timber based material that comes into contact with the damp masonry. The Protimeter also employs a simple traffic light system to indicate the level of recorded damp – Green = within safe limits, Amber = Caution and monitoring required, Red = clear presence of damp / moisture further investigation and/or repairs required.



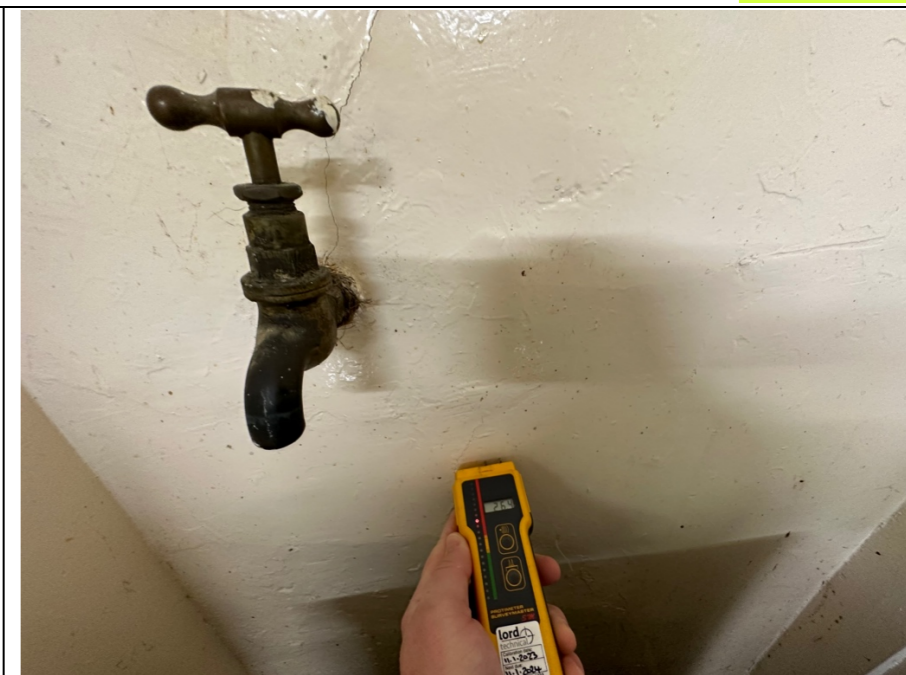
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034 - Internal image of the kitchen area within the traditional Listed building, looking forward toward the front and principal elevation of the building.



035 – Evidence of untidy and relatively unsuccessful previous repair attempts to the deteriorating kitchen lathe and plaster ceiling.



036 - In this location (adjacent to the tap) the Protimeter presented moisture levels of 26.4%. Which indicates there are issues with rising damp to the lower areas of the wall in this location.



037 – View of the principal front wall of the Listed building.



038 – Deteriorating painted (decorated) finishes to the internal wall surfaces to the front wall of the structure. Location, internal reveal to the external kitchen front door. Refer to photo 038.



039 - In this location (adjacent to the external door) the Protimeter presented moisture levels of 58.7%. Which indicates there are issues with rising damp to the lower areas of the wall in this location and equally are possibly associated with the external render issues identified earlier..





040 – Kitchen window within the principal elevation external wall. Whilst decorated externally, the internal condition of the decorations to the timber joinery is in a deteriorating condition.



041 – Right hand internal wall reveal to the kitchen window, deteriorating condition of the decorated finishes, evidenced by the flaking paint finish.

In this location (front window reveal) the Protimeter presented moisture levels of 98.2%. Indicating almost 100% saturation of the wall and its finishes, at this level (height) of the wall the cause of the damp is more likely to be associated with penetrating damp.



042 – General view of the ground floor store room area within the traditionally constructed Listed structure. For purposes of orientation the ground floor kitchen is to the left of this room, when viewed from this position.

Note: the closed internal door in the background – see photo 043.



043 – Deteriorating and defective internal finishes to the internal partition walls, also presenting clear evidence of water ingress from higher levels as denoted by the water staining to the walls.



044- Protimeter reading taken within the internal store cupboard.

In this location (internal cupboard) the Protimeter presented moisture levels of 70.8%. Indicating a higher than acceptable level of moisture. In this location it is possible that the noted damp is a combination of both rising damp and penetrating damp due to the noted issue with water ingress from the first floor above.



045 – Protimeter reading taken outside the internal store cupboard.

In this location (main store area) the Protimeter presented moisture levels of 26.0%. Indicating a higher than acceptable level of moisture. In this location it is possible that the noted damp is a combination of both rising damp and penetrating damp due to the noted issue with water ingress from the first floor above.





046 – View at a higher level of the door and associated walling / ceiling to the internal store cupboard ( refer to photo 043) with clearer evidence of the water staining and its affects on the wall and ceiling finishes. The unprepared finishes of the ceiling suggests that a repair has occurred in recent times, however the presence of the water staining would suggest that any repairs to resolve the issue with water leaks has been unsuccessful.



047 – Principal front wall of the traditional structure.  
Note: The deteriorating finishes at the base of the front wall.



048 – Timber string of the internal staircase providing access to the first floor storage area (Refer to photo 047).  
In this location (timber staircase stringer) the Protimeter presented moisture levels of 21.5%. As this reading was taken directly from a timber element of the building, the 21.5% moisture level is a matter for concern in respect of issues with rot.

General Observations Ground Floor



049 – View from the ground floor of the store room looking up to the upper first floor level.  
Note: the heavy water staining and discolouration of the ceiling at first floor level.



050 – General view of the first floor storage level, looking toward the front principal elevation.  
Note: Signs of water damage and deterioration of the panelled sloping ceiling area around the rooflight. Signs of water damage and surface disruption to the internal wall finishes, associated with water ingress (RHS of photo).



051 – Image of the recently plastered ceiling area to the left hand side of the rooflight.  
Note: There is a discolouration and unevenness to the new plaster, indicative of the area retaining moisture and suggesting any repairs undertaken to resolve water ingressions have not been entirely successful.





052 – General distortion in the alignment of the panel boarding to the sloping ceiling and a deterioration in the decorative finishes. Corrosion of the rooflight may be historical, but indicative that internal maintenance of this area has not been a priority. It is believed that issues with water ingress connected to the defective slate roof covering and also potentially the rooflight are contributing to the general deterioration of this area.



053 - Image of the recently plastered ceiling area above the staircase.  
 Note: There is a discolouration and unevenness to the new plaster, indicative of the area retaining moisture and suggesting any repairs undertaken to resolve water ingressions have not been entirely successful.  
 The tracking of running water down the internal face of the wall is also connected to the water ingression issues identified in photo's 043 – 046.



054 - Image of the recently plastered ceiling area above the staircase.  
 Note: There is a discolouration and unevenness to the new plaster, indicative of the area retaining moisture and suggesting any repairs undertaken to resolve water ingressions have not been entirely successful.  
 The tracking of running water down the internal face of the wall is also connected to the water ingression issues identified in photo's 043 – 046.



055 - Image of the recently plastered ceiling area above the staircase.  
 Note: Further investigation required, which may entail destructive works to expose the potential ingress point and to also inform on the condition of the timber roof structure, which will have been exposed to penetrating water for some time.



056 – General view of the first floor meeting room within the traditional constructed Listed building. Looking toward the South West gable end wall and the chimney stack identified in photo's 004 – 006. Evidence of recent work to dry out the chimney breast by way of removing the internal plaster finishes.



057 – General view of the first floor meeting room within the traditional constructed Listed building. Note the extensive discolouration to the timber panelling under-drawing the vaulted ceiling to the meeting room. This discolouration and marking is associated with the failing condition of the external slate roof covering and also indicates (as would be expected) a lack of insulation within the roof structure itself.





058 – Right hand side of exposed masonry to the chimney breast structure identified in photo 056.  
 Note: Evidence of structural movement and bowing to the right hand side reveal of the structure.  
**Recommend** services of a structural engineer to inspect and report on any necessary remedial structural repairs required to stabilise structure.



059 - Exposed masonry to the chimney breast structure identified in photo 056.  
 In this location (chimney breast) the Protimeter presented moisture levels of 49.1%.



060 - Exposed masonry to the chimney breast structure identified in photo 056.  
 In this location (chimney breast) the Protimeter presented moisture levels of 99.9%. Indicating almost full saturation of the structure.



061 - Plastered masonry to the chimney breast structure identified in photo 056.  
 In this location (chimney breast) the Protimeter presented moisture levels of 56.9%.



062 - In this location (chimney breast) the Protimeter presented moisture levels of 89.6%. Indicating almost full saturation of the structure.



063 – View of the principal front elevation to the traditionally constructed Listed building. There is extensive discolouration and staining to the internal plastered wall finishes.





064 – Image of the principal front elevation to the left hand side of window 01 along the elevation (LHS) Extensive discolouration and staining to the internal plastered wall finishes.  
In this location (front wall panel) the Protimeter presented moisture levels of 88.2%.



065 – Internal reveal of the window 01, extensive deterioration to both the internal wall finishes and the timber framed window joinery.



066 – Internal reveal of the window 01.  
In this location (window reveal) the Protimeter presented moisture levels of 99.9%.



067 - View of the principal front elevation to the traditionally constructed Listed building. There is extensive discolouration and staining to the internal plastered wall finishes, across the face of the wall.



068 – Timber framed window in a poor decorative condition, evidencing of gapping between window components.  
All window joinery to this elevation is in need of an extensive overhaul and repairs.



069 – Sandstone lintel above a meeting room timber framed window on principal elevation. Extensive flaking and general deterioration in the painted surface of the natural stone lintel. Evidence of water staining to surrounding finishes, related to the trapped moisture behind the external rendered wall finishes.





070 – Intermediate principal timber roof truss to the roof structure above the meeting hall. Truss is bearing into the principal front elevation wall.

In this location the Protimeter presented moisture levels of 99.9%, the significance of this is that the same moisture level can be assumed to be present where the timber truss bears into the wall, moisture levels this high will have a detrimental affect on the timber structure.



071 – Principal truss section identified in photo 070, protimeter recording the moisture level to the truss section itself within the meeting room.

In this location the Protimeter presented moisture levels of 21.8%.



072 – Timber framing to principal elevation window. Complete breakdown and failure of the painted finishes to the framing.

In this location the Protimeter presented moisture levels of 21.5%.



073 – General of the first floor meeting room looking toward the North East gable end wall.

Note: Continuation of the discolouration and staining to the panel boarding to the vaulted ceiling area. In addition clear evidence of water staining and discolouration at high level to either side of the chimney breast structure toward the apex of the roof.



074 – General deterioration of wall finishes and boarded ceiling finishes to the left hand side of the chimney structure, spreading across to the principal front elevation.



075 – Mid-level wall panel between the two windows identified in photo 074.

In this location the Protimeter presented moisture levels of 99.9%. Representing almost total saturation of the structure.





076 – High level window identified in photo 074. Extensive disruption of the painted and plastered wall surfaces as well as to the sandstone window surround. Evidence of algae growth to sandstone and mould growth.



077 - Mid-level wall panel between at the sill level of the higher window. Evidence of localised movement and cracking in the gable wall at this location.  
  
Recommend monitoring of the crack using tell-tales and advising the buildings insurers that monitoring is being put in place.  
  
In this location the Protimeter presented moisture levels of 99.9%. Representing almost total saturation of the structure.



078 – Left hand reveal to the chimney breast structure identified in photo 073.  
  
In this location the Protimeter presented moisture levels of 41.4%.



079 – Typical view across the upper surface of the bottom chord of a principal roof truss. Evidence of older wood boring insect activity.



080 – Potential ongoing wood boring insect activity to principal roof trusses.  
  
Recommend inspection by an approved BWPDA technical representative to comment on status of noted damage to trusses.



081 - General deterioration of wall finishes and boarded ceiling finishes to the right hand side of the chimney structure.





082 – General view of the store area above the Library within the two storey rear addition to the traditional building. Note the extensive loading up of the floor structure.



083 – Within the storage area, racking and shelving has been employed which in either part or wholly relies on the timber roof trusses that support the loads from the roof structure above.



084 – A consequence of the additional loads imposed on the timber truss sections is that the joints between the truss members are being forced to part.

It is strongly recommended that the imposed loads on the roof trusses are removed immediately and the services of a competent joiner are engaged to carry out any remedial repair work to return the trusses to their previous condition.



085 – A consequence of the additional loads imposed on the timber truss sections is that the joints between the truss members are being forced to part.

It is strongly recommended that the imposed loads on the roof trusses are removed immediately and the services of a competent joiner are engaged to carry out any remedial repair work to return the trusses to their previous condition.



086 – View of the South West facing external opening within the store room that looks over the rear car park area. Note: Daylight is visible at the base of the opening, suggesting that this opening is not 100% watertight.



087 – Sandstone framed external window opening to the North East facing elevation. General deterioration of the lime plaster finishes, degradation to the sandstone framing.





088 – Significant deterioration and degradation to the sandstone framing to the external window opening. Mullion sections are fractured and split.



089 – Significant deterioration and degradation to the sandstone framing to the external window opening. Mullion sections are fractured and split.



090 – Internal window reveal to the window opening identified in photo's 087 – 089.

In this location the Protimeter presented moisture levels of 23.5%. Representing almost total saturation of the structure.

**General Observations - Internal Walls and Ceilings**

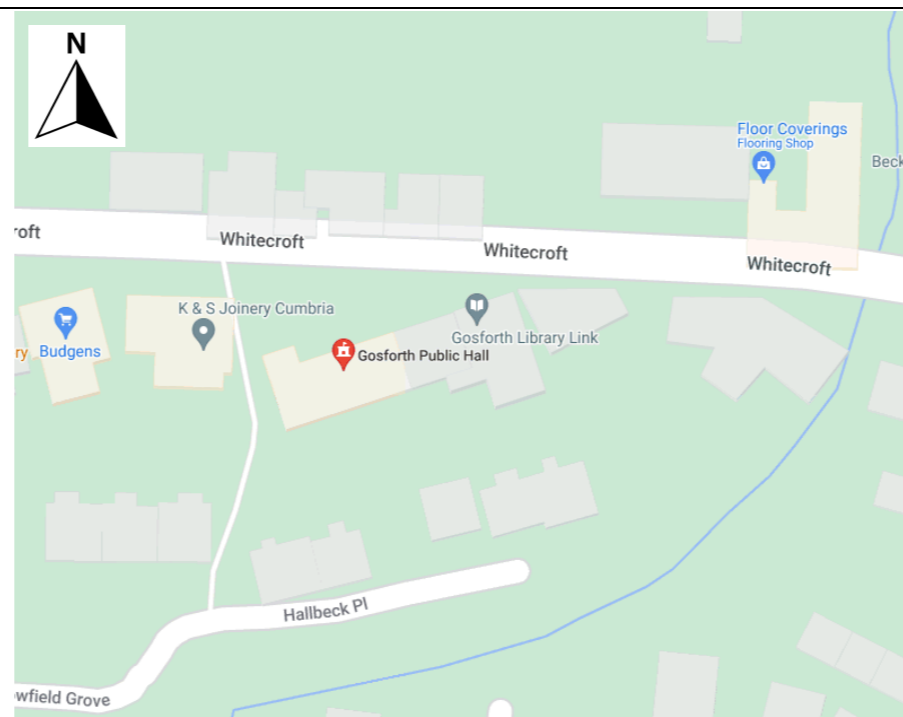
It is not unexpected to find issues with damp in a traditionally constructed building of this age, it is often the case that such issues can be well managed by the occupants and in effect the building continues to function as intended.

However, in the case of the traditional building the general upkeep and maintenance of the building has suffered. Attempts to maintain the building by applying a cement based external render system have only led to the significant deterioration of the structure.

The effects of trapped and ingressing rain / moisture can be seen throughout the building at all levels, expressed in the discoloured and failing plaster finishes, water damaged and stained timber ceiling panels, deteriorating and rotting timber framed windows etc;

Previous attempts to undertake localised repairs to the structure have clearly failed, and issues continue to develop within the structure.

At this point we would go so far as to suggest that unless a comprehensive strategy for the repair and refurbishment of the building is implemented, there is a real risk that significant original material loss of this Graded II Listed building could occur.



**Recommended remedial and repair works include:**

- Complete renewal of the slate roof covering above the original building and a general overhaul of the slate roof covering above the two storey rear addition. Works will include the inspection of all currently covered roof timbers and the introduction of insulation where feasible.
- The careful removal of the cement based external render finish to all elevations of the traditional structure, allowing time for the building to then begin to dry. The re-rendering of the external masonry using a properly designed lime based render system, decorated using a breathable and lime based external quality paint system.
- The careful removal of all defective and damaged internal plaster finishes, following a period of review after the external render has been removed. The re-plastering of the internal walls and partitions using a properly designed lime based plaster system, decorated using a breathable and lime based internal quality paint system.
- Manufacture and installation of life expired sandstone mouldings and details (in consultation with the local conservation officer) as well as wherever possible the careful repair of existing sandstone detailing by a time served and experienced stone mason.
- Wherever possible the thorough overhaul and repair of existing timber joinery elements, where not possible to conserve existing frames, the manufacture of replacement joinery under negotiation with the local conservation officer who should agree section details and mouldings.





## ARCHITECTS and CHARTERED SURVEYORS

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- CDM Regulations 2015 - Construction, Design and Management Regulations Principal Designers
- Party Wall Surveyors - Party Wall etc; Act 1996 advice and representation
- SAP Assessors - Qualified Energy Assessors and production of Energy Performance Certificate's EPC's

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