

## 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





091 – General external elevation looking toward the North East across the front elevation of the Hall extension with the traditional building in the background.



092 – General external elevation looking toward the North East across the rear elevation of the Hall extension with the traditional building in the background.



093 – General external view of the rear toilet extensions.



094 – External view of the secondary front entrance lobby to the Hall.



095 – Internal view of the secondary front entrance lobby from the main Hall.



096 - Internal view of the secondary front entrance lobby from the main Hall.

Note: Similar discolouration and marking to the panelled sloping ceiling area of the lobby, indicative of a lack of insulation within the roof structure and potential issues with water ingress.



097 - Internal view of the secondary front entrance lobby from the main Hall.  
 Note: Similar discolouration and marking to the panelled sloping ceiling area of the lobby, indicative of a lack of insulation within the roof structure and potential issues with water ingress.



098 – Suspended timber floor structure to lobby with timber floor boarded finish.  
 Note: General deflection and localised 'dropping' of the floor level across the width of the entrance doors.



099 - Suspended timber floor structure to lobby with timber floor boarded finish.  
 Note: General deflection and localised 'dropping' of the floor level across the width of the entrance doors.



100 – Close up image of the issue noted in photo's 098 & 099.  
 Note: the change in level and the evidence of the timber perimeter section parting company from the wall.



101 - Close up image of the issue noted in photo's 098 & 099.  
 Note: the change in level and the evidence of the timber perimeter section parting company from the wall.



102 – Close up image of defective floor structure in the threshold area of the lobby entrance doors.  
 Note: The timber flooring is not only dropping in level but pulling away from the aluminium threshold. Likely cause to be localised subsidence of the supporting sub-structure beneath the suspended floor or issues with water ingress and the rotting of the floor joist ends bearing into the masonry structure. Further destructive investigation recommended.



103 – Main Hall rear entrance / exit lobby. Cast concrete floor extending from suspended timber floor of the main hall.



104 – Full width 'open' structural crack in the concrete floor structure to the entrance / exit lobby. Indicative of structural movement having occurred in this location.



105 – Close up image of the defective floor structure identified in previous photos.



106 – View of the panelled ceiling structure within the lobby entrance (external).  
Note: Large void between the timber edge section to the ceiling panels and the rendered masonry wall.



107 - View of the panelled ceiling structure within the lobby entrance (external).  
Note: Large void between the timber edge section to the ceiling panels and the rendered masonry wall.



108 – General external elevation of the rear entrance / exit lobby.



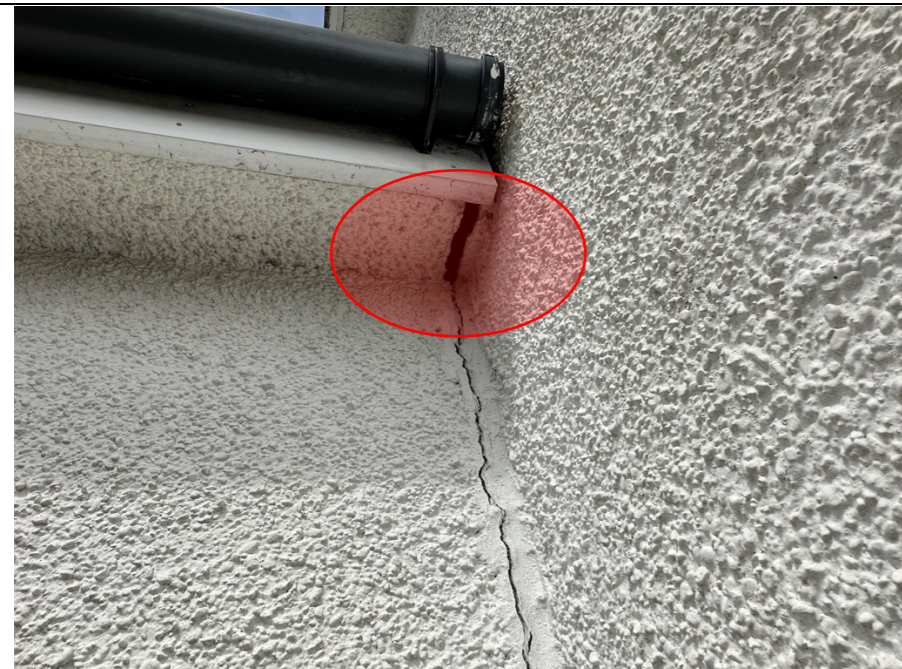
109 – External view of the entrance lobby, with clear evidence of movement in the structure away from the main building.



110 – Potential contributing cause for the noted movement in the lobby structure.  
 Note: Horizontal line level with the top step of the structure and slight shift in the alignment of the structure external corner, alongside presence of a surface water downpipe discharging to gully.



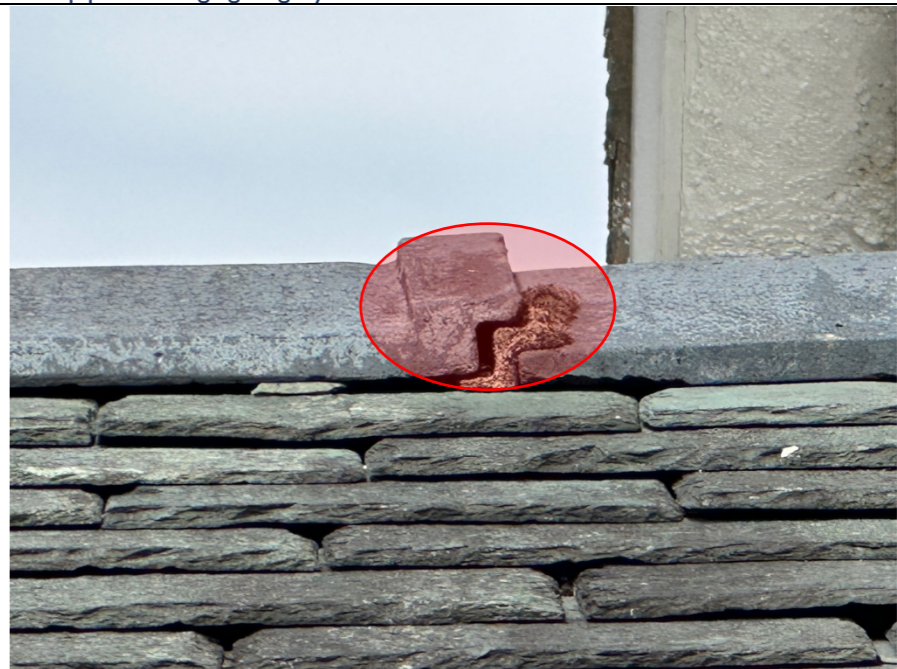
111 - Potential contributing cause for the noted movement in the lobby structure.  
 Note: Horizontal line level with the top step of the structure and slight shift in the alignment of the structure external corner, alongside presence of a surface water downpipe discharging to gully.



112 – View of the rear car park elevation of the lobby structure. Note evidence of previous attempts to fill void / gap between the two structures. Presence of open crack suggests movement of the lobby structure is ongoing and should be monitored.



113 – Roof level view of the abutment between the lobby roof covering and the masonry wall to the Hall.  
 Note: Gap of approximately 50mm between the slate edges and the rendered wall, exposing the lead soakers placed to help with weathering the junction at roof level between the two structures. At apex of the roof a cement fillet has previously been added to bridge the void created by the movement in the structures.



114 – Mis-aligned and disconnected ridge tile to the lobby structure, providing additional evidence that the lobby structure is moving away from the main Hall building.

		<p><b>Recommendations</b></p> <p><b>Secondary front entrance</b> – Further investigation required to ascertain the exact cause or contributing causes to the noted deflection in the lobby floor structure. The services of a competent carpenter are required to lift the existing floor boards in the threshold area of the entrance doors, so as to expose the floor structure below.</p> <p><b>Rear Entrance / Exit Lobby Structure</b> – It is recommended that the lobby structure is monitored for movement, by using ‘tell tales’ for a minimum period of twelve months to collect data through all four seasons of the year. If movement is ongoing then underpinning or a form of structural repair designed by a structural engineer will be required.</p> <p>If movement is deemed to have ceased, then a programme of remedial repairs can be undertaken to make good the noted defects.</p> <p>In any event it is advised that the buildings insurers are advised that there is potential movement in the structure so that the incident can be formally noted. The building insurers may wish to undertake their own on site investigations, which could include exposing the below ground drainage runs in the local area.</p>
<p>115 - Roof level view of the abutment between the lobby roof covering and the masonry wall to the Hall.</p> <p>Note: Gap of approximately 50mm between the slate edges and the rendered wall, exposing the lead soakers placed to help with weathering the junction at roof level between the two structures. At apex of the roof a cement fillet has previously been added to bridge the void created by the movement in the structures.</p>		



## ARCHITECTS and CHARTERED SURVEYORS

Day Cummins Limited is a multi-discipline practice operating throughout Cumbria and the Lake District National Park. Our team of highly experienced and professional Chartered Architects, Chartered Surveyors and Chartered Technologists are dedicated to delivering our Clients projects on brief, on budget and timely.

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Architectural Design Work – Project Feasibility Studies, Sketch Schemes, Planning, Building Regulations, Project Monitoring and Contract Administration

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| Building Surveying -   | RICS Surveys, Schedules of Dilapidations, Schedules of Condition, Defect Analysis & Reporting, Architectural Services – Building Alterations, Conversion & Refurbishment, Remedial Repairs & Planned Maintenance, Dispute Resolution & Expert Witness Services, Insurance Works & Property Reinstatement, DDA Compliance, Project Monitoring & Contract Administration |
| Quantity Surveying -   | Budget Cost Estimates, Elemental Cost Plans, Cost Analysis, Construction Dispute Resolution (Scott Schedules) Property Rebuild Insurance Valuations, Procurement Advice and Tender Reports, Forms of Contract / Construction Law, Bills of Quantities, Schedules of Work, Cost Control Valuations & Final Account, Value Engineering / Management, Life Cycle Costs    |
| 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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