



HOUGH HALL
MOSTON

STRUCTURAL CONDITION REPORT

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EXECUTIVE SUMMARY

Hough Hall on Hough Hall Road, Moston, represents a significant heritage asset of both local and national importance, reflected by its Grade II status. Being one of the oldest buildings in the area it is an important asset linking the area to its pre-industrial past.

The observations made during structural surveys show that the building has partially collapsed, with the remaining portions of structure in a precarious state. Prolonged dereliction and lack of viable use, with associated lack of maintenance, has resulted in severe deterioration of the building fabric. Although dilapidation is acute, a sizeable portion of the building is considered salvageable, albeit requiring significant rebuilding and rectification works.

Suggested remedial works are outlined, to be developed following further surveys and liaison with all stakeholders. Although the necessary structural works are extensive, the building represents a good opportunity for viable reuse by concentrating efforts on those portions of the building still largely intact, and which form a building of adequate size to make possible a change of use while maintaining its heritage significance.

Implementing the actions and recommendations suggested in this report should allow the maximum amount of existing building fabric to be retained, while restoring the structural robustness of the building as a whole, arresting any further deterioration and allowing development of proposals for reuse.



Figure 0.1 – Hough Hall, circa 1750 (Image © Manchester Libraries)

1.0 INTRODUCTION

This report presents the findings of a visual structural survey carried out at Hough Hall, Hough Hall Road, Moston on 24th June 2022 along with commentary on those observations.

The purpose of this report is to provide an overview of the structural condition of the building, drawing attention to significant structural defects noted during the survey. Initial actions and recommendations for further surveys will be noted.

Where possible remedial measures are suggested, these should be considered as indicative only, to be developed following further investigation and assessment.

Any intrusive investigations, opening up, remedial works and / or development proposals will require Listed Building Consent to be obtained before they can be implemented.

1.1 Building Description

The building is located at the corner of a rectangular plot of land bounded by Hough Hall Road, Whitman Street, and neighbouring properties in the Moston area of Manchester, to the northeast of the city centre. The location is shown in Figure 1.1 below. The building covered by this report is highlighted in red; the approximate position of the site boundary is indicated by a dashed line.

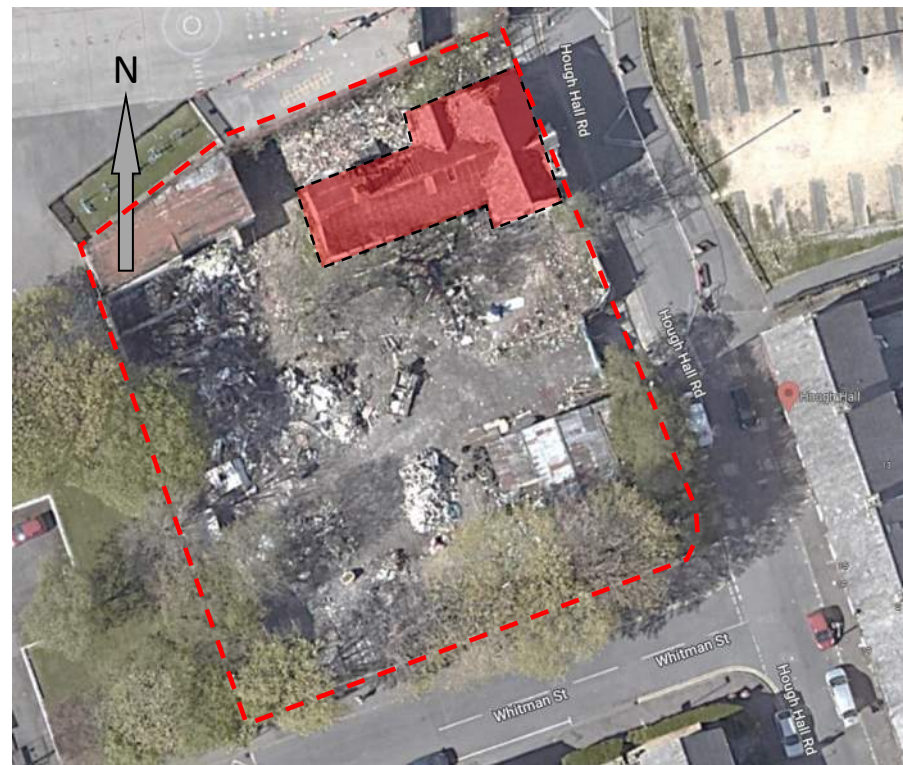


Figure 1.1 – Building location (Image © Google)

In the National Heritage List for England (NHLE) of protected historic buildings and sites, the List entry number is 1218710 and the building was first listed in 1974. The building is listed at Grade II. A selection of historic images of the building are presented in Appendix 'A'.

Figure 1.2 shows a recent view from Hough Hall Road, illustrating the condition of the building.



Figure 1.2 – East elevation, c.2019 (Image © Google)

The building consists of two main elements: a main range which runs approximately east-west and a smaller crosswing running approximately north-south which fronts Hough Hall Road. A short, gabled projection is present at the east end of the main range. A large chimney of stone and brick masonry is present on the east elevation, fronting Hough Hall Road. The building is of two storeys and may have a part-basement, though the presence or extent of this is unclear. Roofs of both ranges are duopitched, of traditional construction.

The indicative roof plan shown in Figure 1.2 below illustrates the current footprint and extent of the building. The dashed line indicates the extent of a now-demolished portion, which was taken down due to being in an unsafe condition.

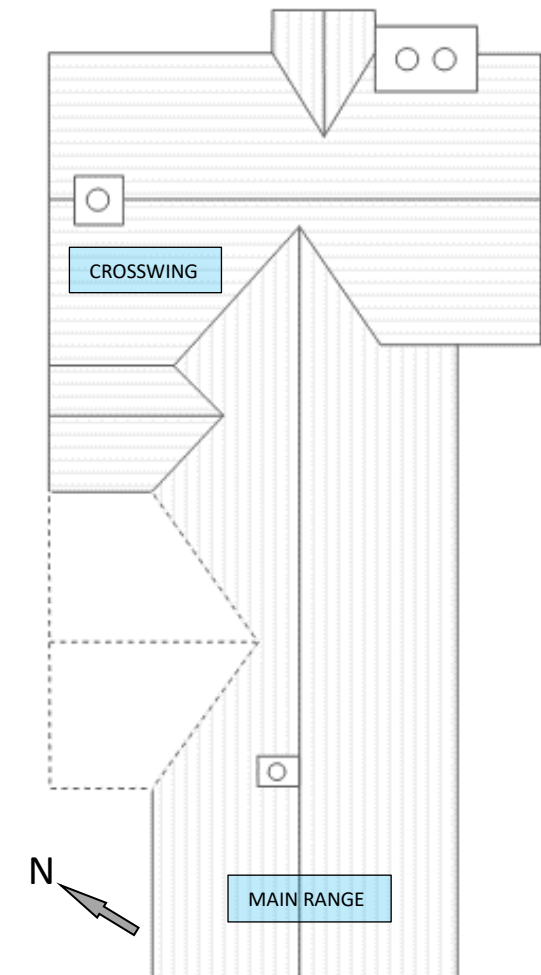


Figure 1.2 – Indicative roof plan

The site surrounding the hall building contains numerous modern outbuildings in varying states of repair which are not covered by this report. Boundary walls of varying construction surround the site and are outside the scope of this report, however the portion of wall abutting the chimney on Hough Hall Road appears to be considerable age and incorporates a stone mounting block.

1.2 Structural Arrangement

This section should be read in conjunction with both the indicative floor plans shown in Appendix 'B' and the selection of site photographs presented in Appendix 'C'.

The structural arrangement described below is based on external observations only due to lack of safe access. Some parts of the building have partially or fully collapsed. The structural arrangement is therefore speculative in some respects however it is anticipated that the arrangement is typical for buildings of this age and type of construction.

1.2.1 Main Range

The main range is of traditional timber-frame construction. Large beams and posts form the primary structural elements, with timber framing and studding forming the external walls, infilled with wattle and daub, brick or more modern render. External walls are thought to sit on top of a plinth course, though this was not clear at the time of survey. Internal walls are of timber stud.

Floors consist of timber joists spanning between the primary beams, with timber boards above. Floors at ground floor level are likely to consist of timber bearers supported off dwarf walls, in turn supporting timber joists with timber boards over.

The roof structure consists of timber rafters and purlins supported on timber roof trusses of a modified queen-post type. Roof coverings to the main range are asbestos sheets. A chimney towards the west end of the range is of brick. Lateral stability is provided, as is typical for buildings of this nature, by a combination of timber braces in the plane of the roof and walls, and the racking resistance of the infill panels between timber members of the walls.

1.2.2 Crosswing

The crosswing is of similar construction the Main Range, being of traditional timber-frame construction. At ground floor level, walls appear to be a mix of stone and brick masonry, and a stone plinth course is visible in some areas. At least two ventilation grilles are visible on the external face of the wall, indicating a void below the ground floor structure.

The large chimney on the east elevation appears to be of stone masonry to eaves level, and of brick masonry above. It is likely that the other chimney, at the north end of the crosswing, is of similar construction.

The structural arrangement of first floor and roof is similar to that of the Main Range described above, however roof coverings to the crosswing are of slate. It is unclear if a basement is present. The wall footings were not visible; however, it is anticipated that they are shallow spread footings, formed by corbelling (thickening) of the walls / plinth course below ground level, or below basement level if present. No damp-proof course was observed.

1.3 Development Proposals

It is understood that the building covered by this report is intended to form part of a wider development of the site. It is understood that various options for reuse of the building are still being considered, though one possibility is for the Hall to form an amenity building, possibly incorporating a small retail unit.

1.4 Reference Documents

The following documents should be read in conjunction with this report:

1. Hough Hall- Drone Survey Report (HHM-REN-XX-RP-S-00002) by Renaissance, dated August 2022.
2. Hough Hall official list entry: <https://historicengland.org.uk/listing/the-list/list-entry/1218710?section=official-list-entry>

2.0 OBSERVATIONS & COMMENTARY

This section should be read in conjunction with the appendices at the end of this report and the documents noted in Section 1.4 above.

2.1 Surveys

A visual survey of Hough Hall was carried out on June 24th, 2022. The weather at the time of the survey was dry and overcast.

The survey was subject to the following limitations:

- Only those areas which could be safely accessed were surveyed. Due to the condition of the building, access to the interior was not possible and any observations of internal areas noted below were from the exterior. Any internal areas not visible from the exterior were therefore not surveyed. The east elevation (fronting Hough Hall Road) was largely not visible due to the presence of a scaffold which could not be accessed.
- Surveys were visual only, carried out from ground level externally.
- No opening-up, stripping of finishes or other intrusive activities were carried out.

2.2 Building Condition

The building is currently in a derelict state, partially collapsed, with large areas open to the elements. Where collapse or demolition has not occurred, most roof coverings are missing or failed, and most window openings are empty. Rainwater goods have generally failed.

Some floors at ground level have failed and have fallen into the sub floor void below. Floors at first floor in, or adjacent to, the areas of collapse and demolition, are unsupported and sagging excessively as a result. In other areas, the floors at first floor level have lost some or most of the floor coverings and are anticipated to be in an unsafe state.

Scaffolding is present on the east elevation, believed to be acting as a propping system.

Although not observed during the survey, it is likely that pigeons and / or bats will be living within the higher parts of the building.

2.3 Observations: External

The following observations were noted regarding the external aspects of the building which were surveyed. This section should be read in conjunction with the appendices at the end of this report, particularly Appendix 'C' which presents selected photographs taken during the survey.

The elevations are referenced in Figure 2.1 below.

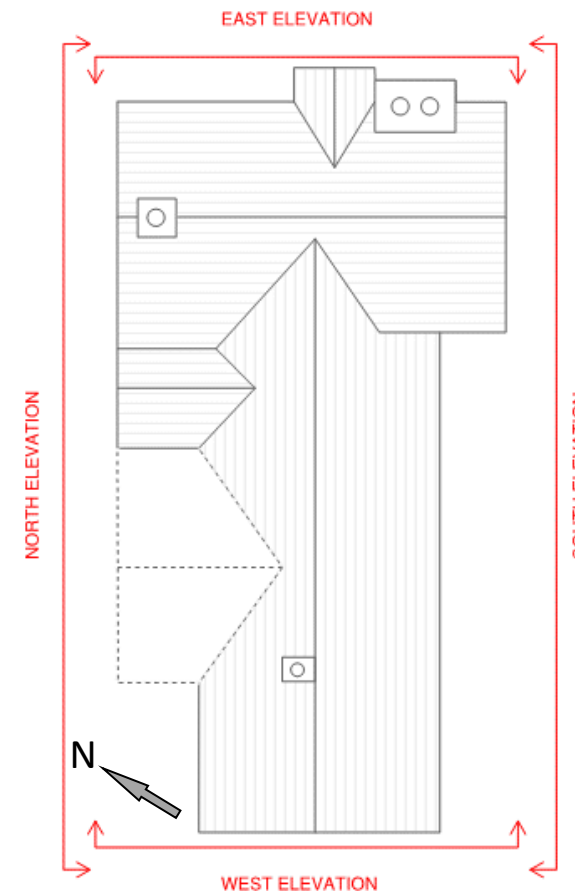


Figure 2.1 – Elevation referencing

2.3.1 South Elevation

- The south elevation is partially collapsed, at the western end of the main range. In this area, no significant portions of wall remain above ground level.
- Timber framing of the main range, up to the point of collapse, is largely intact though the condition could not be determined. The material of the infill panels between timber members could not be determined.
- All walls are somewhat bowed and out of plumb, though this is not unexpected for a building of this type and age.
- At ground and first floor levels, the side (west) wall of the crosswing, adjacent to the wall noted in point #4 below, has collapsed, revealing the stud wall finished with lath and plaster beyond. From the remaining portions, a lack of tying between the portions of brick walls at ground to first floor level is apparent (the timber corner post is present from first floor to eaves). The brick walls in this area are likely a later replacement for original timber posts and studding. These brick walls are visible in the photo from circa 1849 shown in Appendix 'A'.
- At ground level, the gable wall of the crosswing, constructed of brick, is significantly out of plumb, though it is unclear if this movement is recent or historic. The girding rail of the original timber frame construction is in-situ. Brickwork is visible at first floor level on this wall; it is unclear if the

diagonal timber members are original or were added later for decorative purposes.

- The ends of the eaves beams, purlins and ridge beam of the crosswing roof project from the gable wall. These appear to be deteriorated and would require local rectification or full replacement of the member, depending on the extent and severity of deterioration.
- Some historic casement windows and a historic timber door are in situ on the Main Range.
- Multiple items of mature vegetation are growing immediately adjacent to the building, and it is likely that the root systems have penetrated the building fabric.



Figure 2.2 – South elevation, general view

2.3.2 West Elevation

- The west elevation is almost entirely collapsed, with only portions of the brick wall at ground floor level remaining.
- Although not visible, it is anticipated that the timber framing members which formed the western end of the main range are still present on site, beneath the collapse. It is recommended that when material is being cleared from site, all historic timber members are set aside for assessment by a specialist.



Figure 2.3 – West elevation

2.3.3 North Elevation

1. The north elevation is partially collapsed, at the western end of the main range. In this area, no significant portions of wall remain above ground level.
2. The central bay of the main range, adjacent to the demolished portion of the building, does not have an external wall due to formerly being part on an internal space. As a result, the first floor and roof structures are visible, including a heavy roof truss of a modified queen post type.
3. As above, the west side of the projection from the main range does not have an external wall due to formerly being part on an internal space.
4. The timber framing of the gable of the projection from the main range appears to be intact, though the condition of the timbers could not be assessed, and the material of the infill panels could not be determined. At eaves level, a kingpost roof truss is visible.
5. The north gable of the crosswing is of stone masonry at ground level forming a plinth course, which is integral with the stonework of the chimney positioned centrally on the gable.
6. The timber framing of the crosswing gable appears to be intact, though the condition of the timbers could not be assessed, and the material of the infill panels could not be determined.
7. The areas of stonework visible have remnants of cement-based mortar between units, and cement-based render on the face.
8. A door opening is present on the west side of the chimney, though from the historic images presented in Appendix 'A' this doorway is a relatively recent intervention.
9. At eaves level of the crosswing gable, a roof truss of modified queen post type (similar in form to that noted in point #2 above) is visible, though some infill panels have been lost.
10. A ventilation grille is visible in the plinth course of the crosswing, indicating a subfloor void below ground floor.
11. Multiple items of mature vegetation are growing immediately adjacent to the building, and it is likely that the root systems have penetrated the building fabric.



Figure 2.4 – North elevation of main range

2.3.4 East Elevation

The following observations are based on limited observations due to the presence of scaffolding, and images available online.

1. The infill panels between timber framing members and all stone / brick masonry walls on the east elevation appear to be covered with a cement-based render, largely obscuring the materials behind.
2. The render appears loose and has been lost in some places. Vegetation is visible.
3. The timber framing appears to be largely intact, though the condition of the timbers is unknown.
4. Some timber elements are suffering from decay; however, the extent is unknown.
5. The walls at ground to first floor adjacent to the door opening onto Hough Hall Road are of brick; likely having replaced timber posts.
6. Some items of vegetation are growing from the brickwork / stonework of the walls and chimneys.
7. A ventilation grille is visible in the plinth course, indicating a subfloor void below ground floor.



Figure 2.5 – East elevation, c.2019 (Image © Google)

2.3.5 Roofs

1. The roof of the main range is partially collapsed, at the west end.
2. The primary structure of the main range roof appears to be largely intact outside the area of collapse (approximately up to the location of the wall and chimney) however the roof members are unsupported at their north ends due to the effects of the emergency demolition.
3. It is likely that extant timber structural elements will require some degree of rectification, due to the deterioration caused by long term exposure to the elements.
4. Many of the asbestos sheets forming the roof covering of the main range are missing or displaced.
5. The primary structure of the roof of the crosswing (roof trusses, purlins) appears to be largely intact, based on observation from ground level.
6. Most of the roof coverings to the crosswing appear to be present, however some areas have been lost.

2.4 Observations: Internal

The following observations were noted regarding the internal areas of the building which were surveyed. Observations are very limited due to the lack of safe access to the interior of the building. This section should be read in conjunction with the appendices at the end of this report, particularly Appendix 'C' which presents selected photographs taken during the survey.

The room numbers referenced below correspond to those shown on the indicative floor plans in Appendix 'B'. The indicative floor layouts shown in Appendix 'B' could not be verified and have been drawn based on limited observations.

2.4.1 Ground Floor

1. **Room G1.** The floor structure appears to be intact, though this could not be verified due to the presence of rubble and other detritus. The form and condition of the floor could not be verified. A wall running east-west divides this room from the rest of the ground floor. The construction of the wall is not clear, but it appears to be a partition only, i.e., non-structural. A primary timber beam at ceiling level is boxed out; the condition could not be assessed.
2. **Room G2.** Room could not be accessed. No observations possible.
3. **Room G3.** The floor structure has collapsed into the subfloor void below. The primary timber beams at ceiling level show signs of long-term water ingress however their condition appears to be reasonably good. Part of the floor covering at Level 1 above has fallen through.
4. **Room G4.** Very limited observation possible. The ceiling has largely collapsed into the room. The primary timber elements visible appear to be in reasonable condition, though this could not be verified.
5. **Room G5.** As noted in previous sections, the external wall of room G5 is no longer present, due to emergency demolition of the adjacent portion of the building, and subsequent further collapse. The floor structure appears to be intact, though the condition could not be assessed. The primary timber elements, although showing signs of long-term water ingress, appear to be in reasonable condition though this could not be verified. However, one structural column (on the north side of the room) has been removed, leading to failure of the floor structure above. The remaining timber column (also on the north side of the room) carrying a primary timber beam has a relatively small section and little or no positive connection to the beam above, making this connection susceptible to failure if subjected to any significant force.
6. **Room G6.** The walls of room G6 are almost completely collapsed, with only remnants of the ground-to-first floor walls remaining. The first floor, wall and roof structures above have collapsed into the room.

2.4.2 First Floor

1. **Room F1.** The floor structure appears to be intact, though this could not be verified. The stone fireplace does not exhibit any obvious cracking. The primary structure of the roof above appears to be intact, though the roof coverings, and rafters have collapsed onto the ceiling, causing it to fail. The room is therefore open to the elements and accordingly, it is likely that the primary timber members will have suffered some deterioration. The partition wall separating this room from room F2 appears to be partially of timber stud with lath and plaster, and partially of brick.
2. **Room F2.** Room could not be accessed. No observations possible.
3. **Room F3.** The emergency demolition works to the adjacent portion of the building have removed one wall of this room, leaving it open to the elements. The floor of the room has failed locally due to the removal of the corner post and part of the adjacent wall at ground floor, presumably during the emergency demolition works. However, the extant floor, wall and roof structures appear largely intact.
4. **Room F4.** The floor of room F4, along with the staircase it supports, appears to have partially failed. The walls and primary roof members above appear to be largely intact, though the wall on the north side of the room shows obvious signs of extensive water damage due to being exposed to the elements.
5. **Room F5.** Room F5 has been formed by the introduction of two partition walls, apparently to form a small vestibule to allow access to room F6 and a room in the now-demolished portion of the building. The walls are therefore non-structural but are extant. The floor is common with room F6.
6. **Room F6.** The floor structure of room F6 is sagging excessively, due to failure caused by the removal of a timber column at ground floor level, presumably during the emergency demolition works. However, the primary structural elements of the floor remain in situ. The post and / or wall at first floor level which would have supported the roof truss have also been removed, causing the roof structure to fail due to lack of vertical support. However, the timber roof truss is still in situ. The western wall of room F6, built of brick and integral with the chimney, has largely collapsed.
7. **Room F7.** The floor of room F7 has almost entirely collapsed. The walls and roof structure above have fully collapsed.

3.0 RECOMMENDATIONS

This section summarises the recommendations arising from consideration of the observations noted in Sections 2.3 and 2.4 above.

3.1 Emergency Works

Emergency works are those deemed necessary to prevent further imminent collapse or to deal with issues which present serious Health and Safety concerns for people working in or around the building, or the general public. These works should be carried out at the earliest opportunity.

1. The remaining portions of the building should be provided with a temporary propping system to prevent further collapse. Due to the precarious nature of the building, any propping system should be built on the exterior of the building as far as possible, to allow safe access to the internal spaces in order to provide additional vertical supports and lateral restraint. The arrangement, form and sequencing of these temporary works will require careful consideration in order to allow safe working methods to be employed.
2. All rubble, collapsed materials and other detritus should be removed from within and around the building. Removal of this material is likely to only be possible by machine, to minimise the potential impact of any further collapse during the works. As far as is possible, all building materials should be set aside for assessment by a specialist and possible reuse.
3. A temporary roof should be provided over the structure to prevent any further water ingress and deterioration of the historic building fabric while proposals for structural remedial works are developed.
4. Following provision of a temporary propping system and additional structural support, an environmental clean should be undertaken by a specialist to remove all guano, vermin, debris and other detritus from the building. Note that various items / remnants of heritage value may be present, and these should be set aside for assessment by a specialist.

3.2 Short Term Works

The following works should be carried out in the short term in order to prevent further rapid deterioration of the building fabric or to allow safe access for further surveys.

1. All vegetation around the building should be removed and suitably treated to prevent regrowth.
2. A specialist should be engaged to assess the extent and severity of any vegetation growing from the building fabric, and immediately adjacent to it, and advise on the most appropriate methods of treatment of active and remnant root systems.

3. A specialist should be engaged to remove any pigeon roosts from the building.
4. All door and window openings and other penetrations through the external walls of the building should be sealed to prevent direct water ingress and prevent pigeons from entering the building.
5. Rainwater gullies at ground level should be cleared to allow rainwater or surface water to be effectively carried away from the building.

3.3 Further Surveys

The following surveys and investigations are recommended in order for remedial proposals to be developed and quantified, and to inform the works necessary to facilitate proposals for change of use.

1. Once safe access to the building has been provided, a structural survey should be carried out in order to inform the most appropriate approach to structural rectification of the building.
2. Once safe access to the building has been provided, a timber survey should be undertaken by a specialist timber surveyor to assess the severity and extent of deterioration of structural timber members within the building. The specialist surveyor should also assess any salvaged timber elements to allow assessment or possible reuse elsewhere within the building.
3. A verticality survey should be undertaken to allow mathematical assessment the severity of the distortion to the building, which will inform the required rectification measures. Due to obstruction by the temporary propping system which should be in place prior to the survey, this survey will likely need to entail manual survey methods rather than electronic survey techniques.
4. A small number of intrusive surveys will likely be required in order to investigate the relationship between structural elements, to inform the most appropriate approach to structural rectification of the building. Trial pits to expose the wall footings may also be needed.
5. A drainage survey should be undertaken to identify the existing drainage runs and to assess their condition. It is highly likely that the existing network is in poor condition; the survey will allow an estimate of the replacement / remediation cost to be made and inform the necessary upgrades (if any) required to facilitate a change of use. The survey will identify the location of all existing runs and inform the requirements for those that are to be abandoned which will need to be suitably grouted to prevent future collapse and adverse effects on the structure.

4.0 SUMMARY & CONCLUSIONS

Hough Hall, Moston, has partially collapsed due to long term dereliction and lack of routine maintenance, accelerated by the emergency demolition of a portion of the building which removed both vertical and lateral supports from the remaining portions, without a suitable propping system being implemented. The building has been subject to extensive water ingress which is ongoing due to external walls having been removed and the failure of the roof in many places. The building now resides in a dilapidated, partially collapsed state, with deterioration continuing.

Although extensive rectification works would be required to bring the building back into use, the building presents a good opportunity for a change of use while maintaining its heritage significance, ensuring its future viability.

The crosswing appears to be in relatively sound structural condition and due to the presence of two large, heavily-built chimneys, this part of the building is probably the easiest to deal with structurally, provided that suitable temporary works can be implemented to provide a safe working environment.

The main range, although partially collapsed and with some primary loadbearing elements removed, displays a surprising degree of structural resilience. While rectification of the main range, or part thereof, would likely be more challenging than rectification of the crosswing, it is certainly possible, and a number of factors will inform the decision as to the most appropriate extent of any portion of the main range to be retained.

At first sight, the most obvious extent of possible retention and removal may be the interface between the main range and the crosswing, referred to here as 'Option 1'. However, it is considered that the crosswing on its own may be of insufficient size to allow viable reuse and would lead to the loss of an unnecessary amount of historic building fabric. A vertical circulation route would also need to be introduced within the space, significantly altering the internal layout, further reducing its viability for reuse and leading to further loss of historic building fabric. Introduction of a vertical circulation route would also entail significant structural interventions to support any members which may be trimmed to accommodate the necessary floor void(s) and to restrain walls where the adjacent floor is removed.

The main circulation route between ground and first floors of the building, in its current form, is apparently the staircase linking rooms G4 and F4 and it is considered that this circulation space would need to be maintained in order to make the crosswing viable as a usable space. The projection from the main range, enclosing rooms G3 / F3 could also form a valuable space for any future proposal for reuse. On this basis, a possible line demarking retention and removal can be considered, referred to here as 'Option 2'. This option would lead to less loss of historic building fabric than Option 1.

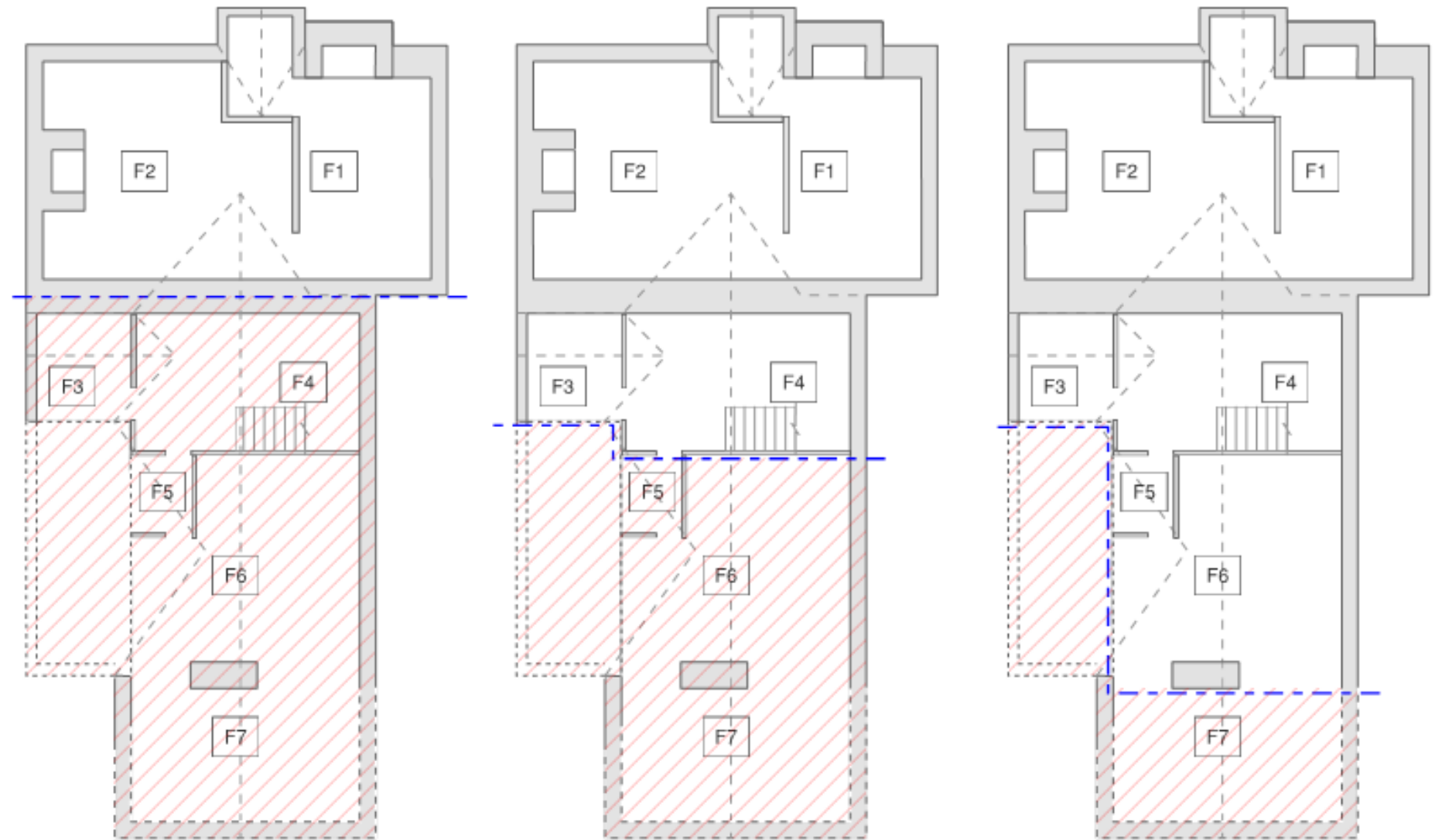


Figure 4.1 – Retention and removal: Options 1, 2 & 3 (L-R)

A further possible option, referred to here as 'Option 3' would be to retain the part of the main range enclosing rooms G5 / F5&F6, though the structural works required- both temporary and permanent- would be somewhat greater than those required to achieve Option 2 outlined above. Although this part of the main range is partly collapsed, the majority of primary structural elements in this area are extant, though failed in some instances due to the removal of vertical and / or lateral support. The brick wall / chimney at the western end of rooms G5 / F6, although largely collapsed above first floor level, presents a natural 'break line' within the main range which can be considered as an option for the demarcation between those areas to be retained and removed, as shown in Figure 4.1 above along with Options 1 and 2. This Option would lead to the retention of a larger amount of historic building fabric than Options 1 or 2 outlined above.

It is not considered feasible, however, to rectify the western end of the main range (rooms G6 / F7) due to the almost total collapse of this area.

It is considered that a sizeable portion of the challenges, including commercial viability, in achieving any of the options presented above will be in the provision of a suitable temporary propping and support system. However, current limitations on safe access for inspection of the structure and installation of any temporary propping works makes specification of these works, and costing, extremely difficult. As such, maximising retention of historic fabric, although highly desirable, may not be feasible. It is recommended that a temporary works designer be engaged at the earliest opportunity to allow feasibility of temporary propping works to be assessed.

For all options, any structural members which can be salvaged from the existing demolition rubble or subsequent removal could potentially be reused, following assessment of their suitability.

Following the actions and recommendations suggested in this report should allow the maximum amount of historic building fabric to be retained by arresting any further deterioration, allowing the valuable asset of Hough Hall to retain its heritage significance while making the building viable for future reuse.

APPENDIX A
SELECTED HISTORIC IMAGES



c. 1750: THE FORM OF THE HALL IS BROADLY AS IT IS TODAY. NOTE THERE IS NO ENTRANCE AT THE FRONT (EAST SIDE) OF THE BUILDING, NOW FRONTING HOUGH HALL ROAD.



1849: MAIN RANGE, SOUTH ELEVATION. NOTE THE SLATE / STONE SLATE ROOF COVERINGS TO THE MAIN RANGE, THE PORCH SURROUNDING THE ENTRANCE AND THE BRICK WALLS OF THE CROSSWING.

(Image obtained from <https://anothermusic.org/2019/07/16/hough-hall-a-patchy-history/>)



1900: NOTE THE ENTRANCE NOW PRESENT ON THE FRONT ELEVATION OF THE BUILDING AND THE GABLED STRUCTURE TO THE WEST (RIGHT HAND SIDE OF FRAME).



c. 1911: THE FORM OF THE HALL IS BROADLY AS IT IS TODAY. NOTE THE ENTRANCE AT THE FRONT (EAST SIDE) OF THE BUILDING, NOW FRONTING HOUGH HALL ROAD.



UNKNOWN- EARLY 20th Century



1925: NOTE THE ENTRANCE WHICH HAS BEEN INTRODUCED IN THE NORTH WALL OF THE CROSSWING, ADJACENT TO THE STONE WALL OF THE CHIMNEY.



1960: BOUNDARY WALL OF THE ADJACENT SCHOOLYARD IS VISIBLE.



1968: BUILDING IS IN USE FOR LIGHT INDUSTRIAL PURPOSES. NOTE THE ROOF COVERINGS ON THE CROSSWING HAVE BEEN CHANGED FROM THOSE IN THE 1960 PHOTO. NOTE ALSO THE ROOF COVERINGS ON THE EXTANT PORTION APPEAR TO BE MISSING, AND THE ROOF OF THE NOW-DEMOLISHED PORTION IS COVERED WITH CORRUGATED SHEETS.



1970a: WEST END OF THE MAIN RANGE, NOW LARGELY COLLAPSED. NOTE THE ROOF COVERINGS, APPARENTLY THOSE STILL PRESENT.



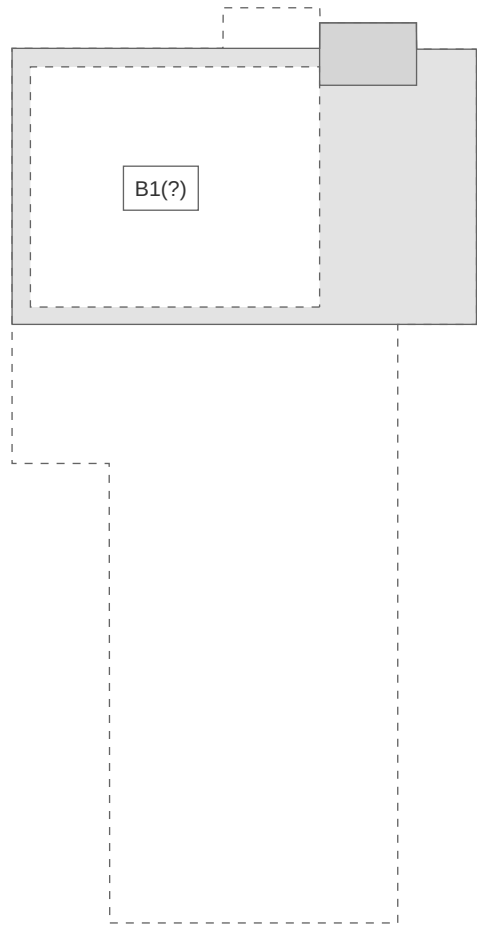
1970a: MAIN RANGE AND SOUTH END OF CROSSWING.

NOTES:

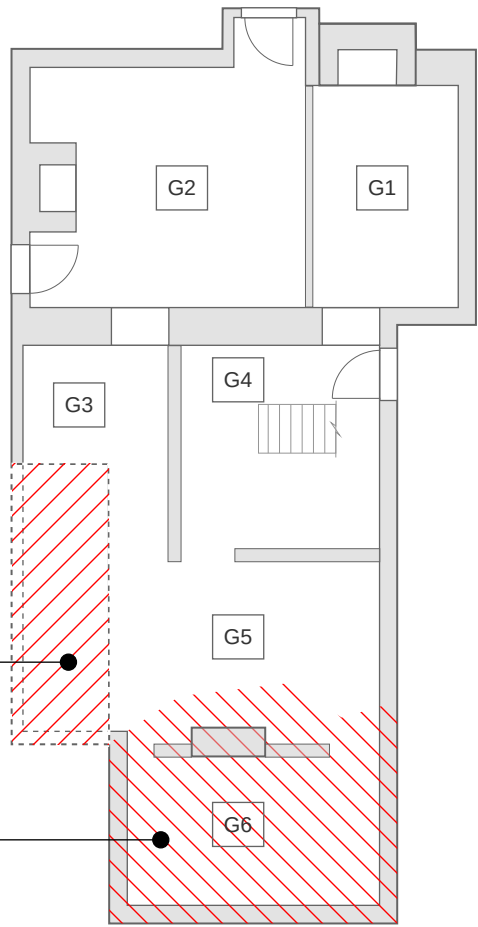
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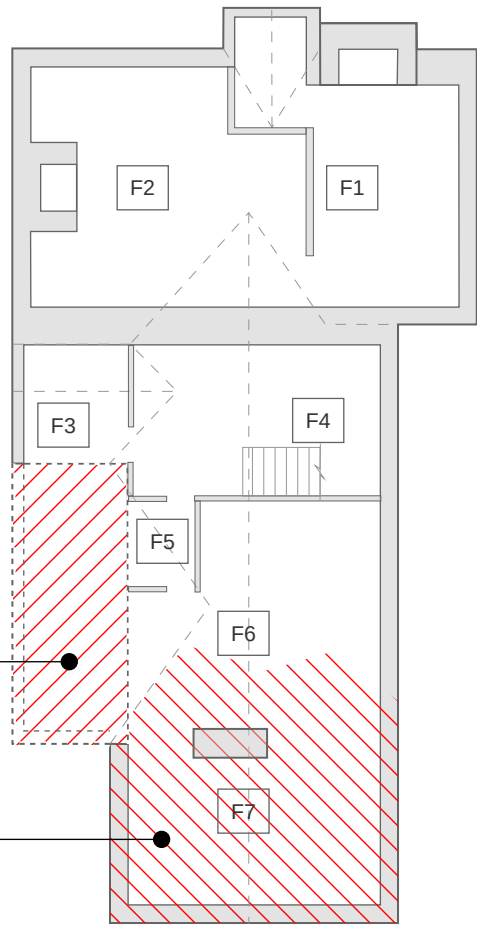
APPENDIX B
INDICATIVE FLOOR PLANS



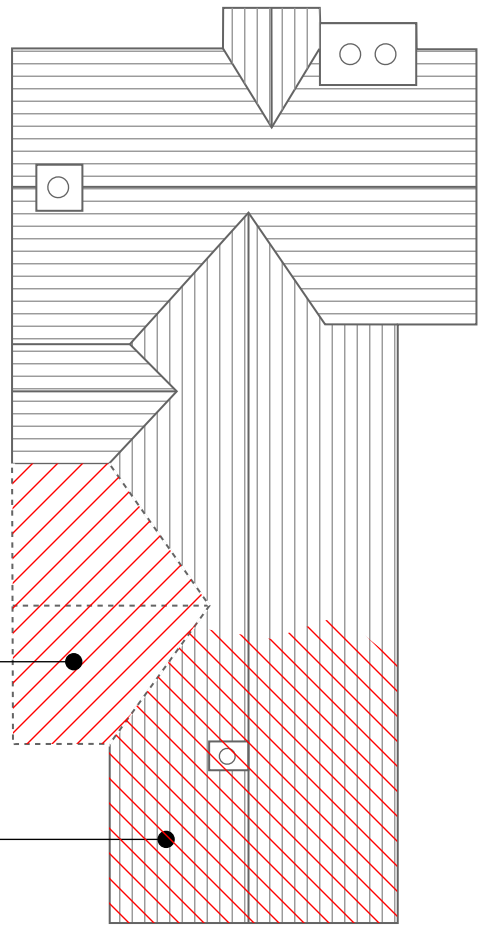
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

NOTES:

1. THE INTERNAL ARRANGEMENTS SHOWN ARE INDICATIVE, BASED ON EXTERNAL OBSERVATIONS ONLY DUE TO LACK OF SAFE ACCESS.

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APPENDIX C
SELECTED SITE PHOTOGRAPHS



01: EAST ELEVATION, c.2019 (IMAGE © GOOGLE).



02: EAST ELEVATION WITH SCAFFOLD PROPPING IN PLACE. MOUNTING BLOCK IS AT THE LEFT OF FRAME.



03: SOUTH ELEVATION. GENERAL VIEW. COLLAPSED PORTION OF MAIN RANGE IS AT THE LEFT OF FRAME.



04: SOUTH ELEVATION. WEST END OF MAIN RANGE. ROOF AND FIRST FLOOR ALMOST TOTALLY COLLAPSED.



05: SOUTH ELEVATION. GABLE WALL OF CROSSWING. BRICK WALL AT GROUND FLOOR LEVEL IS SIGNIFICANTLY OUT OF PLUMB. NOTE GIRDING RAIL, WITH TENON FOR NOW-REMOVED CORNER POST.



06: SOUTH ELEVATION. REAR WALL OF CROSSWING AT JUNCTION WITH MAIN RANGE. NOTE STUD WALL WITH LATH AND PLASTER AT LEVEL 01.



07: SOUTH ELEVATION. WEST END OF MAIN RANGE, ROOF LEVEL.



08: SOUTH ELEVATION. ENTRANCE INTO BUILDING AND BAY WINDOW ABOVE. EVIDENCE OF A PORCH, NOW REMOVED.



09: SOUTH ELEVATION. REMNANT WALLS OF A PORCH, NOW REMOVED. TIMBER DOOR IS IN SITU.



10: WEST ELEVATION. GENERAL VIEW. EXTENSIVE COLLAPSE AT THE WESTERN END OF THE MAIN RANGE.



11: WEST ELEVATION. EXTENSIVE COLLAPSE; NOTE INTERNAL BRICK WALL AND CHIMNEY.



12: NORTH ELEVATION. CENTRAL BAY OF MAIN RANGE, ADJACENT TO DEMOLISHED PORTION OF BUILDING. LOOKING INTO ROOM F6. UNSUPPORTED ROOF STRUCTURE.

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13: NORTH ELEVATION. CENTRAL BAY OF MAIN RANGE, ADJACENT TO DEMOLISHED PORTION OF BUILDING. UNSUPPORTED ROOF STRUCTURE. TIMBER ROOF TRUSS APPEARS LARGELY INTACT. FIRST FLOOR IS IN SITU.



14: NORTH ELEVATION. CENTRAL BAY OF MAIN RANGE. REMNANT WALL AND STONEWORK ADJACENT TO DEMOLISHED PORTION OF BUILDING. FIRST FLOOR IS IN SITU.



15: NORTH ELEVATION. CENTRAL BAY OF MAIN RANGE. FIRST FLOOR AND ROOF ARE IN SITU. NOTE TIMBER COLUMNS AND PRIMARY BEAM SUPPORTING FIRST FLOOR.



16: NORTH ELEVATION. SIDE OF PROJECTION FROM MAIN RANGE, ADJACENT TO DEMOLISHED PORTION OF BUILDING. FIRST FLOOR AND ROOF ARE LARGELY INTACT; CORNER POST OF PROJECTION HAS BEEN REMOVED.



17: NORTH ELEVATION. CORNER OF PROJECTION FROM MAIN RANGE. CORNER POST HAS BEEN REMOVED.



18: NORTH ELEVATION. CENTRAL BAY OF MAIN RANGE. EXAMPLE OF PEG JOINTS BETWEEN TIMBER MEMBERS.



19: NORTH ELEVATION, CROSSWING. STONE PLINTH COURSE AT GROUND LEVEL WITH LATER CEMENT-BASED POINTING AND RENDER.



20: NORTH ELEVATION. GABLE OF PROJECTION FROM MAIN RANGE.



21: NORTH ELEVATION. GABLE OF CROSSWING. ROOF STRUCTURE BEYOND IS NO LONGER PRESENT.



22: NORTH ELEVATION, CROSSWING. ENTRANCE INTO BUILDING. STONE MASONRY WALL EXTENDS TO FIRST FLOOR LEVEL IN THIS AREA.

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23: ROOM G1.



24: ROOM G5.



25: ROOM G5.



26: ROOM G3.



27: ROOM G3.



28: ROOM G3.



29: ROOM G4. SMALL STAIRCASE DOWN TO ROOM G1.



30: ROOM G7.

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31: ROOM F1.



32: ROOM F1.



33: ROOM F4. MAIN STAIRWAY WITHIN THE BUILDING.



34: DOORWAY FROM ROOM F5 INTO ROOM F6.



35: LOOKING INTO ROOM F5.



35: ROOM F3.

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