

# BRITANNIA STRUCTURAL VISIT

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Monday, 16 October 2023

23 Issues Identified



### ISSUE 1

Assigned To External Kitchen Wall

An experienced stone mason to replace stones where required and repoint in lime mortar



### ISSUE 2

Assigned To Corner Of Building, Lime Walk And Car Park  
Using specification from BG tie in corner of building to stop movement and cracking



### ISSUE 2

Assigned To Corner Of Building, Lime Walk And Car Park  
Red shows cracking

Blue shows previous repair, not sufficient



### ISSUE 3

Assigned To Lime Walk Elevation

Replace 2x lintels to BG spec

Contractor to provide propping details from own SE

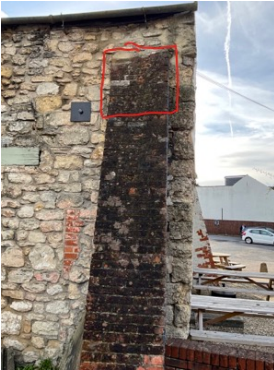


#### **ISSUE 4**

Assigned To London Road Elevation

Install drip detail to top of timber to stop further damage.

Mortar repairs around timber.



#### **ISSUE 5**

Assigned To London Road Elevation

Top 8 courses of pier to be removed, rebedded and tied into the wall. BG to provide detail.



#### **ISSUE 6**

Assigned To Car Park Elevation

Downpipe to be extended and directed away from building

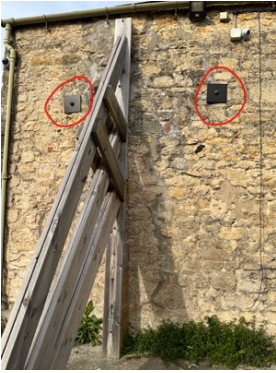


#### **ISSUE 7**

Assigned To Car Park Elevation

Temporary timber raking pier and wall ties installed 2020.

JTS to confirm whether needed to be removed or replaced. BG to provide detail if required.



### **ISSUE 7**

Assigned To Car Park Elevation  
Showing wall ties



### **ISSUE 7**

Assigned To London Road Elevation  
Showing other end of wall ties



### **ISSUE 7**

Assigned To Internal  
Wall tie not installed to spec, should have been supported by truss, and not tight.



### **ISSUE 7**

Assigned To Internal  
Shows damage done to external wall when ties installed.

BG and JTS to recommend structural and heritage works, respectively.



### **ISSUE 7**

Assigned To Internal

Shows lack of restraint tie providing



### **ISSUE 7**

Assigned To Internal

As above, lack of restraint.



### **ISSUE 8**

Assigned To Lime Walk And London Road Corner

Cracking and poor pointing to corner

BG to specify repairs



### **ISSUE 9**

Assigned To Internal

Severe brick damage, presumed masonry bees

BG to specify amount of repair/replacement required



### **ISSUE 9**

Assigned To Internal  
Additional photo



### **ISSUE 10**

Assigned To Internal  
Shows historic structural support, unsure of date installed.  
Designed to stop gable end bulging further and stop further roof spread.

BG to confirm whether sufficient and whether further works or replacement required



### **ISSUE 10**

Assigned To Internal  
Additional photo



### **ISSUE 10**

Assigned To Internal  
Shows loose fixing, majority of fixings similar.



### **ISSUE 11**

Assigned To Internal

Shows gaps in slates. Contractor to repair and fill gaps as much as possible without full replacement.



### **ISSUE 12**

Assigned To Internal

Shows scaffold currently installed



### **ISSUE 12**

Assigned To Internal

Shows hoarding