

**Alan C Watson Design Ltd**  
Design and Project Services

03 December 2010

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**Tingewick Village Hall**

**Visual Inspection with Recommendations for Repairs  
with Proposals for a Full ongoing Maintenance Regime.**

December 1<sup>st</sup> 2010.



19 TINGEWICK 35  
SCOUT AND VILLAGE HALL

Winner of the Aylesbury Vale District Council's 2006 Design award  
Runner up in the Royal Institute of Chartered Surveyors 2006 Regeneration Awards

Company Registration Number 0221066

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**RICS**



December 1<sup>st</sup> 2010

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## Tingewick Village Hall Inspection

### 1.2. General

The inspection was carried out by A C Watson on the 1<sup>st</sup> of December 2010 who was attended on by a local Tradesman who carried out several minor works to open up the fabric to enable suitable visual inspection. The weather was dry but cold with temperature at about 5deg C and falling. Authorisation for the inspection and opening up of the building fabric was obtained from Mr David Partridge, a full member of the Village Hall Committee.

The Village Hall which is situated within Main Street Tingewick was gifted to the village in 1935 as a facility for the meetings of the local Boy Scout Movement and the Village. The construction format is based upon a simple rectangle with main orientation on a North South axis, approximately internal dimensions of 6m wide x 18200 long with extended wings to the front housing both male and female toilet facilities together with a small Bar. The facilities also include a basic fitted working kitchen with adjacent committee room to the rear. Toilet arrangements include full disabled facility.

## 2.0. Construction Details.

The construction consists of a simple soft wood 75mm x 75mm wall frame set at approximately 600mm centres bearing upon a slate damp proof course bedded onto the brick dwarf wall. The roof has a simple hip to each end and main structural support comes from 4 no King Post Trusses with steel rod extension ties, supporting a central purling which in turn picks up the exposed decorated roof rafters, set out at approximately 600mm centres. Between the rafters the ceiling is assumed to be either a plaster board or a type of insulation board. The vertical support posts to each of the trusses would appear to be 100mmx75mm. There are steel strap connectors between these vertical posts and the ends of the trusses. The existing floor consists of 2 separate sections with the floor boards running in a NS orientation with the sleeper bearing walls in a EW direction. The section of floor under the staging area would appear to be the original soft wood boarding with the balance being newer beech planking. Both are in turn fixed to 125mm x 50mm treated soft wood joists set out at 400mm centres resting onto a 2 course brick dwarf wall at 1800mm centres, having a continuous top bedded slate dpc, at the edges the floor joists bear directly onto the external 225 mm brick wall this is again capped with a slate dpc. The oversite concrete, of unknown thickness, is set 340mm below the finished timber floor level and when inspected was in a sound dry condition. The void continues between each joist. There are no air bricks visible to the floor void although when the floor was opened up for the inspection a distinct draught could be felt. Internal decoration is adequate but tired. The electrical services controlling both heating and lighting is positioned on the committee room wall.

Externally the building is clad in treated soft wood ship lap boarding which extends from dpc level up to roof plate level. Windows are replacement single glazed units of either upvc or coated aluminium construction and were heavily condensation on the day of the inspection. These are believed to have installed about 10 years ago. The roof covering is an Eternit type slate with signs of roof fatigue along the second truss from the south end. Water gutters are in plastic and in poor condition with asbestos and cast iron down pipes. The adjacent ground level to each side and rear is up to the underside of the cladding boards. There is a concrete paving slab walkway to the entrance on the East side with kitchen entry. There is additional storage within separate sheds accessed through the side door from the rear Meeting Room.

### 3.0. Issues arising from this inspection.

Four very obvious issues present themselves:

- The building currently presents as a badly maintained and exhausted structure.
- Generally the condition of the building is in severe need of a planned maintenance and improvement regime being set up.
- It is essential for a properly managed sinking fund be set up to carry out all future repairs and improvements.
- Totally inadequate thermal protection with excessive very expensive heat loss.

### The Inspection and Recommendations.

Inspection was carried out to the floor void beneath the staging area from an inspection hole cut to approximately 450mmx450mm and on 4 points on the external cladding to try and establish the reason for localized bounce to the floor and confirm the method of construction and makeup of the building.

The floor void is in a very dry state without any signs of water presence and the concrete slab within the exposed area appeared perfectly sound. The bond between the brickwork of the sleeper wall and slab was totally intact without any sign of fatigue or failure. The 4 inspection openings on the external walls clearly displayed the construction and lack of any source of thermal insulation.

### Floor

There is currently a problem of excessive bounce and knocking noises from certain sections of the floor when walking heavily across. The bounce to the floor is very distinct along the central line of sleeper walls within the hall and within the areas between the 2<sup>nd</sup> and 3<sup>rd</sup> trusses working from the kitchen end of the hall. When checked against a string line the depression within these areas was up to 10mm in depth.

In my opinion this problem could be caused by either;

- a. The new floor boards parting their connection from the joists

or

- b. The combined floor boards and joists parting from the connection onto the dpc running along the top of the sleeper wall, which may include any possible packers under the joists having dropped out.

If we now consider what the rectification options for both these items the easiest and possibly the cheapest initial solution to approach I would suggest would be carried out on option a. It would be relatively easy to screw and pellet along the line of the sleeper wall and reconnect the floor boards onto the joists below with minimum visual disturbance to the floor when sanded off. This first option which hopefully would reinstate a connection strong enough to bind the board and joist together would create an overall interconnected diaphragm bearing fully on the sleeper walls below.

Option b. If the option a above fails this becomes the next possibility to consider. It would involve a much larger area of the floor having to be lifted in order to open up the void and repack between the underside of the joists and the top of the sleeper walls. The area of disturbance would be within the middle section of the hall floor and connecting both areas of the bouncing problem. Visually the effects of the side and end saw cuts, which are necessary to cut through the tongue of the board, could be reduced by mixing the sawdust produced from the sawing with a bonding agent and scraping into the joints and sanding down.

#### External Walls

4 sections of boarding were removed for detailed inspection of the structure, these are noted on the enclosed sketch drawing.

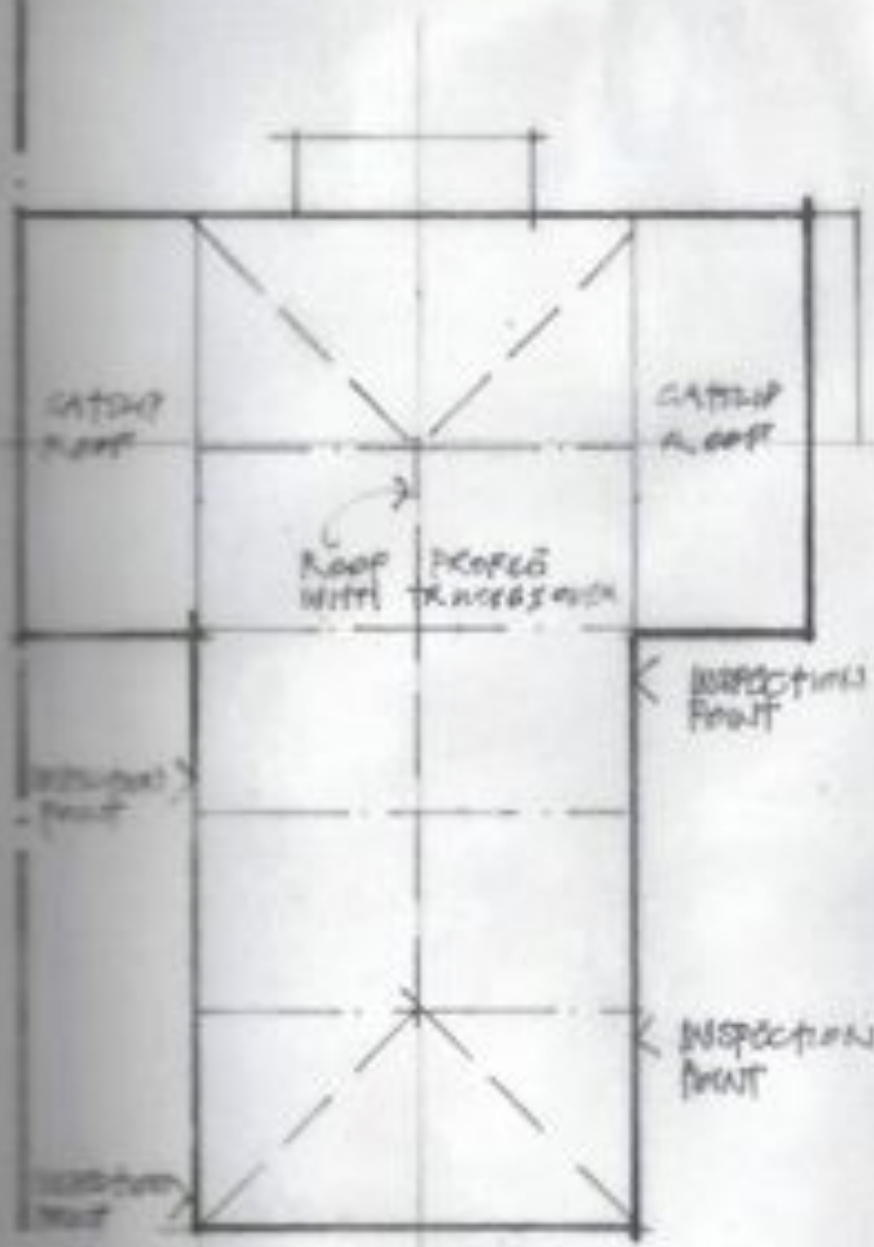
The 2 separate positions of the removal along the west side clearly highlighted the results of the high ground levels adjacent. The panel immediately adjacent to the door

from the meeting room had rotted through and essentially fell apart during the extraction. The other although not quite as badly rotten will certainly end up in the same condition without some remedial action. Points along the East face revealed the structural post support for the roof trusses which although larger than the main framing is not in excess capacity. The small opening adjacent to the Female toilet revealed the inadequacy of the thermal insulation.

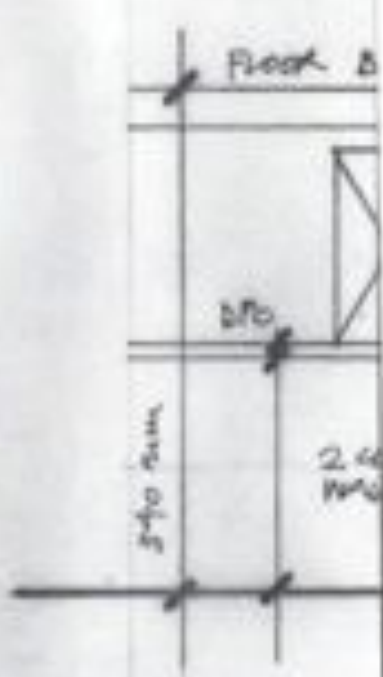
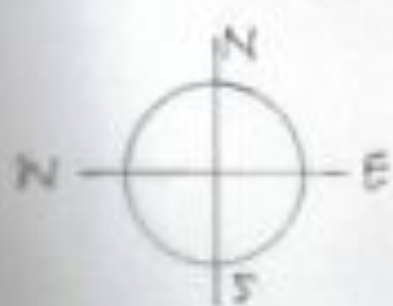
Recommendations.	Time scale
1.0. To carry out remedial action to floor method (a).	Immediately
2.0. To paint the external boarding with 2 coats of basic creosote.	2011
3.0. To commence programme of stripping off external boarding then to felt, insulate and reinstate damaged boards. I suggest 1 elevation per year minimum starting 2011. A detailed specification will be produced if this option is carried out, this to include internal insulation.	2011
Insulate roof up to the same standard as walls, ditto specification.	2011
4.0. To reduce the adjacent ground level along the external wall.	Immediately
5.0. Construct dwarf retaining wall 1m from the rear hall wall to create Path at correct level. In conjunction with item 5.0. above.	Immediately
6.0. Consider replacing existing windows with upvc double glazed units.	Ongoing
7.0. Replace all rain water gutters with a deep flow pattern gutter.	2011
8.0. Consider a Air Heat source pump to provide energy.	Ongoing

The regime of decorations should follow a 3 year external and 5 year internal arrangement commencing with the start date of the proposed modifications.

A C Watson  
 MRICS FCIOB FASI MFPWS  
 Chartered Surveyor



PROPOSED IN RETAINING WALL



OPTION A  
FLOOR P

SKETCH  
SUPPO



WAD



WAD SLIPPER  
@ 200mm

FLOOR BOARD



SLIPPER WALL

OPTION B

PROBLEM

LAYOUT AND DETAILS  
REPORTING INSPECTION REPORT



NTS NOV 2010 *Watson*

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