

LJG/222/0505

The Trustees of Woodwalton Village Hall  
Graveley Road  
Woodwalton  
Huntingdon  
Cambs  
PE28 5YN

FAO Mr K Ellis

08 April 2022

Dear Mr Ellis

**Ref: Woodwalton Village Hall, Raveley Road, Woodwalton, Huntingdon, Cambs PE28 5YN**

Further to our meeting at the above property on Monday 04.04.22, we would summarise matters arising from our discussions there as follows:

1. We have previously visited the Hall on two separate occasions, namely 13.02.17 and 26.09.18 respectively. Following those visits we provided separate reports on the form of construction seen here and associated problems with damage evident in the building. We do not propose to duplicate those matters again in this note.
2. A selection of measures have been carried out to the Hall since our last visit, notably the provision of mains foul drainage to serve the building. This means that the original septic tank positioned just beyond the rear LH corner of the Hall is no longer required for foul drainage considerations.
3. A small kitchen has been relocated to the front LH corner of the building. This means that there is no longer a requirement for foul drainage to serve the original rear kitchen area. You advised that the proposal is now to turn this into a storage space. On this basis, the existing external pipework to the rear of the kitchen can be removed.
4. Pipework has been provided to the base of the two rainwater downpipes set to the rear LH and RH corner edges of the building. These finish above ground level, set just over the line of an external gully. We would recommend that a positive connection is provided for these pipes into the gully to avoid spillage or splashback around the gully.
5. We would recommend that the overgrowth in the open ditch set along the LHS boundary to the plot is heavily cut back and cleared to ensure that water can flow freely through the ditch.
6. We also recommend that a cover lid is taken off the septic tank and arrangements made to empty/clean out the tank so that the stormwater from the gully noted above can be directed into the tank, which will then act as an attenuation chamber, prior to discharging stormwater into the ditch. The tank will require occasional pumping out as part of planned maintenance measures.

7. In addition to cutting back overgrowth in the ditch, vegetation set around the rear LH corner of the plot also requires seasonal maintenance. We would recommend that existing vegetation is cut back to ensure that the maximum seasonal growing height of the vegetation does not exceed the minimum separation distance of the vegetation off the nearest point of walling to the Hall.
8. Internally, the main open section of the Hall has been refurbished and redecorated since the time of our last visit. However no improvements have been made to the stage, rear kitchen or ladies toilet areas respectively to date.
9. In the ladies toilets we would suggest that it would be prudent to install a slimline electric convector radiator heater as well as providing a light operated fan extract with timed overrun.
10. We understand that you wish to retain the stage. The existing steps on the LHS edge of the stage can be removed and infill walling provided to this edge.
11. The existing kitchen fixtures and fittings in the rear can be stripped out. Improved, enlarged, door access can then be provided from the side lobby into what will then become a rear storage area.
12. Once the area has been cleared, cosmetic repairs can be adopted where there are gaps between concrete columns and infill panelling.
13. We would suggest that an expanding foam filler can be provided internally to seal existing gaps, notably around the rear LH corner and central section of the rear wall respectively. Decorative fillers can then be applied prior to redecorating all of this area.
14. Externally, gaps between post and panels should be raked clean, and sealed using a good exterior quality mastic sealant which has appropriate adhesive properties, such as CT1 or equivalent.
15. Where there is evidence of damp staining at low levels to the inner face of the walling towards the rear RH corner of the open Hall area, further investigations are required to determine the source of this damp, prior to then cleaning down and applying a suitable primer paint finish such as a Zinsser product.

From our visit, we would advise that we did not note any evidence of further significant progressive movements or damage around the rear LH corner of the Hall. Redirecting foul drainage out to a mains sewer and providing appropriate connections for the storm drains out to the ditch set along the LHS boundary to the plot, in conjunction with cutting back and controlling vegetation as referred to above, should prevent any further significant damage developing here.

Existing distortions and movements in the building will remain, and as previously noted these need to be regarded as a feature of the premises. The measures referred to above will enable the rear section of the building to continue to be used for storage purposes as noted. Considering the very basic form of construction present here, you will only be able to store non perishable items in this area.

In our opinion the building remains in a serviceable condition, subject to the limitations of the form of construction seen here, and as previously referred to in earlier reports of 24.02.17 and 09.10.18 respectively.

We trust that this report is of assistance to you, and that it suitably addresses matters referred to in discussions with our offices to date. Should you require further clarification of points noted above, or additional information from our offices at this time, please let us know.

Our Fee Invoice for agreed expenses incurred on this matter to date will be forwarded to you under separate cover.

Yours sincerely

A handwritten signature in black ink, appearing to be 'L J Gawn', followed by a horizontal wavy line.

L J Gawn BSc. CEng. MStructE, MICE, MIQA  
for and on behalf of Gawn Associates