A0

Front Elevation

The front face of the building has a total of 14 windows with original lintels in situ. Internal cracking at first floor level and gallery level does not appear to have propagated through the outer leaf. Spalling render was noted towards the top right hand corner of the front face and at the lower projections where the brickwork is exposed. Rust colored staining was also evident to the central area of the front elevation. This may suggest the cavity wall ties are suffering from corrosion.
(may also be fixings for historic signage?)

The canopy structure to the front elevation is clad in timber and the structural elements cannot be seen. The corner of a lead detail is visible from ground level however the top of the canopy was only visible from inside the building preventing a detailed inspection. The canopy has a felt covering sloping toward a front gutter channel. There is no downpipe to collect and direct surface water runoff to the drainage system.

Left Elevation

Spalling render was visible on south side of upper levels of the front left stairwell where the brickwork has become exposed. Rain water goods are generally missing in this area leading to the deterioration of the mortar beds, the mortar has become friable and perished. Some spalling of the concrete window sills was visible. See photograph 3

The external wall construction to the vertical extension housing the access stairs appears to be of a narrower construction compared to the original wall below. The flashing detail between these different constructions appears to be in disrepair.

Horizontal and diagonal crack damage was noted around a lintel to the northwest corner of the upper level. A more detailed inspection on the condition of the lintel is required. The roof gutter is missing at this location.

The cellar wall projection left of the rear left stairwell has cracking at the eaves level and vegetation growing between brick courses. There are no rain water goods for this structure. The lead flashing detail between the main wall and the flat roof of the enclosure is in poor condition.

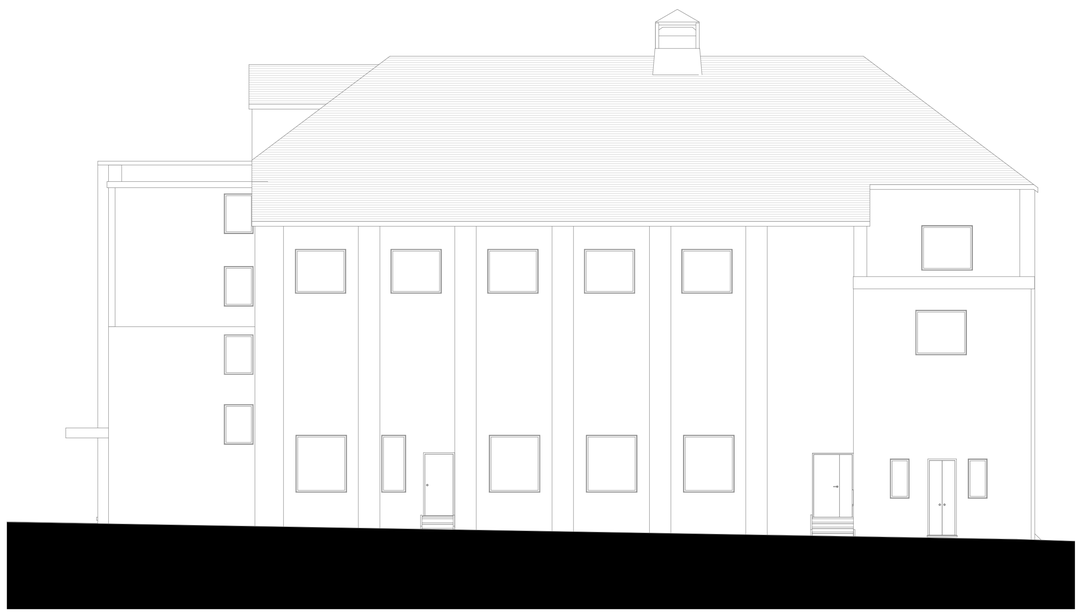
Rear Elevation

Ivy growth was noted to sections of this external elevation, t he ivy appears to have been treated with some form of herbicide. The mortar beds to the external brickwork may have been impacted historically by the vegetation causing the mortar to perish locally.

The soil stack vent pipe to this elevation is damaged. Rainwater goods are in reasonable condition however some sagging of the gutters was noted

A window opening has been partially blocked up however the cavity is visible at the head.

Horizontal crack damage was noted to the lintel over the cellar doorway.



Right Elevation

Spalling concrete was noted on some window sills.

Vegetation growth was noted to the wall near the side access doorway.

Crack damage was noted at eaves level to the front and rear corners above the lintels, the lintels that appear to have been replaced at some time in the past. A beehive or wasps nest was visible at time of inspection behind the fascia of the southeast eaves corner.

RESOLVEN MINER'S WELFARE

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URBAN FOUNDRY

HGA

CLIENT: Client Company

JOB TITLE: **Project Name**

TITLE: **Building Condition: Elevations**

DATE:	Scale @ A0	CHECKED:
	1:100, 1:1	

UPRN	job no.	originator	role	block no.	level	level	type	element	number	rev.	description
####	PRJ	ORG	A	###		####		####	[02]-002		Building Condition: Elevations

Penseiri Siartredig **HGA Chartered Architects**
North Hill, 7 St. James Crescent, Swansea, SA1 6DP t: 01792 644038 f: 01792 645446 e: design@hga.wales