

CUCKFIELD PARISH COUNCIL

Queen's Hall, High Street, Cuckfield, RH17 5EL



Assets, Community and Environment Committee Meeting 21 November 2019

Item 7.b – Queens Hall Damp Issues

1. Background

Queen's Hall, built in 1897 to celebrate Queen Victoria's Diamond Jubilee, is a Grade 11 listed building.

2. Findings

Damp patches have appeared internally along the north wall. It is suspected that rising damp has occurred due to the external ground level being higher than the internal level of the floor within the building. Consequently, our groundsmen have already cleared a large amount of earth that had accumulated along the external north wall. It was also noted that surface water accumulates in various areas in the cellar on the basement floor.

Two specialist companies (refer to reports attached) were contacted to review, carry out electrical moisture meter tests and advise on course of action and costs.

3. Costs

| Details | | Recommendations | Cost + VAT |
|---------|----------------|--|------------|
| Sp.1 | North Wall | Apply a specialist moisture and salt resistant membrane to the exposed masonry using a cement, polymer adhesive. Once this has cured, we will apply a bonding base coat to the membrane, before a final plaster skim coat to match the existing. | 3,340.00 |
| Sp.2 | North wall | Carrying out Chemical Damp course Installation and plastering works as detailed in Fig 1-3. | 2,415.00 |
| Sp.1 | Basement floor | To improve the drainage we would recommend cutting into the existing concrete slab and installing Aquadrain drainage channels around as many of the perimeter cellar walls as is possible (there is a stud wall and some plant equipment that may limit this) and across the floor as necessary, to either the existing gullies or to the sump pump. The channel would be set into the floor to improve the drainage in the cellar. See example of the drainage channel below. | 4,780.00 |
| Sp.2 | Basement floor | Carrying out P20 cavity membrane installation works | 5,210.00 |

Note: Specialist names have been deleted to avoid bias.

4. Recommendations

It is recommended to make good the damp issues along the internal north wall. Council are requested to review the specialist quotations and agree who to instruct to carry out this work.

It is recommended not to carry out work to the basement floor at this time but to monitor water accumulation and to do regular visual checks on the pump, boiler and other equipment to ensure no leaks are contributing to water accumulation.

Name: Caroline Hansen
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Date: 21 November 2019