

Shon Wyn Morgan
JDV & A Morgan Ltd
Bell Vue Royal Aberystwyth
Marine Terrace
Aberystwyth,
Ceredigion.
SY23 8BU

Ref: WE110/gw/L1

Date: 25th August 2023

Dear sirs

Ref: Structural Inspection & Report, Bell Vue Royal Aberystwyth, Marine Terrace, Aberystwyth

Further to recent discussions, I confirm the request that I visit the above property to report on the condition of the existing structure/ building paying due regard to the proposals to convert/ refurbish parts of the main structure (facing Marine Terrace) and demolishing the rear side wings to accommodate the new lower ground floor Car Park and the new building construction above.

In line with the above, I confirm the site visit on Thursday, 22nd June 2023 and being provided access around the property by your S.A. Morgan.

The observations are based upon a visual inspection of the property only; and no physical investigation of the structural elements, drainage, building fabric or foundations of the wall were undertaken as part of this appointment.

No design checks or assessments have been undertaken in respect of this inspection as these are, considered to be outside the scope of the appointment.

Manhole/inspection chamber covers were not lifted to any extent during the survey and the drainage system was not inspected. If there are any concerns regarding the competence of the drainage system, then a specialist drainage sub-contractor should investigate the drainage system.

No opening up or physical investigation works were undertaken, fixed coverings and carpets etc were not removed during this inspection.

Inspection and appraisal of service installations (gas, electric, water etc) was not included in this inspection.

An asbestos survey was not undertaken, and specialist advice should be obtained in respect of any asbestos based materials.

The results of the surveys are set out below and where appropriate, by photographs (within Appendix A) at the rear of this report.

Property Description

- Four/ five storey terraced property – understanding is that property is a Grade 2 Listed Structure.
- To front elevation – elevation appears four storey with rear elevation being three storey.
- Front elevation rendered with feature banding around windows.
- Dormer windows formed within main roof construction facing Marine Terrace.
- Adjacent left-side property demolished following fire damage with evidence of damage to finishes within main Hotel building.
- Flat roof areas to rear of main Hotel building (facing Marine Terrace).
- Internally modifications undertaken in removing original staircase and providing access to both basement and upper floors.
- Internally, within main building, plaster wall finishes removed off timber stud partition walls.
- To rear of building, former Stable/ Coach House with open plan floor area with supporting steelwork beams/ intermediate columns.
- Parts of main building roof void appear to have been modified to open up the roof void to form accommodation.
- CADW Listing Details
- *Railings with finials to the front.*
- *3-storey, basement and attic 2-window fronts, N^{os} 16 and 17 are reflected pairs.*
- *N^o 15 cement render and Nos 16 and 17 scribed stucco, all with rusticated ground floors and N^o 15 has grooved end pilaster strips. Slate roofs, bracket eaves and brick chimney stacks; pitched roof dormers, with pedimented ends to N^o 17. Horned sash glazing; N^o 15 has twin bay windows with cornices and panelled aprons; similar bays to right of N^o ? and left of N^o 17. Half-glazed porch and traceried fanlight over entrance to N^o 15; combined raised Doric porch to N^{os} 16 and 17 with triglyph frieze and panelled reveals; Gothick traceried fanlights over panelled and half-glazed doors. Small pane sash basement windows. Slate hung right side. N^o 14 adjoins to right over narrow passage that leads up to Crynfryn buildings.*
- *N^o15 shown on 1834 map.*
- *Victorian alterations, primarily the addition of full height splayed bay windows said to be the result of the Council's lease renewal conditions ca.1990.*
- **External Inspection**
- **Front Elevation**
- Possible that main building formed from 3 N^o units as part of the original Terrace.
- Left side building has step down from main slate roof.
- Along line of 2nd floor 3 N^o window openings appear to have been infilled.
- Slate roof line to left side building appears true with no obvious signs of vertical movement/ deviation.
- Solid temporary hoarding installed across width of elevation.
- No obvious signs of movement/ distress to render wall finishes to main elevation.
- Lead flashing evident to stone masonry chimney stacks.
- Vertical crack at junction between lefts-de building and main building.
- Gutters partially filled with plant growth.

- **Left Side Gable Elevation**

- Exposed stone masonry to exposed gable elevation, with brickwork reveals to first floor door opening and solid stone masonry reveals to rear ground floor door opening.
- Area of building/ plot demolished following fire damage (2018).
- Former building demolished and gable wall to adjacent building re-rendered.
- Areas of former ground floor construction remain in-situ.
- Areas of open jointed stone masonry.
- Possible vertical joint between front quion stones and main section of stone masonry wall.
- Section of timber floor joists exposed between main building and left-side outrigger behind.
- Steelwork beams over – appear to be corroded/
- Brickwork around door/ window openings at ground floor level in poor condition.
- Infill panel of brickwork masonry around left side window opening.
- Render to front wall of left-side outrigger in poor condition.

- **Rear Elevation (Main Building) accessed off rear flat roof.**

- Rear elevation exposed stone masonry.
- Areas of former window openings infilled using facing brickwork.
- To right side of rear elevation, corroded steelwork staircase – in poor condition, and links to upper floor of left side rear out-rigger.
- Steelwork landing support struts (corroded) built into stone masonry wall.
- Extensive plant growth in gutters and gutters generally in poor condition.
- Areas of Upvc double glazed windows and more original timber sash window above floor roof covering.
- Open jointed mortar pointing and areas where stone masonry spalled out.
- Large central window (stained glass) in area of central stairwell.
- Left side window reveal appears to be locally collapsing and peeling away from stone masonry side reveal.
- Areas of infill brickwork above and below window openings to left side of full height window.
- Dormer type roof window constructed using red clay bricks off the top of the existing rear wall with slate hung side dormer cheeks.
- Vertical slate hanging appears loose.
- Drainage pipes above window openings with brickwork reinstatement around waste pie outlets.
- Drainage channels formed with flat roof finishes – channels generally blocked.
- Evidence of cracking to stone masonry to right-side of large window between side windows with embedded steelwork brackets.
- At ground floor level render wall finishes (adjacent Kitchen door) in poor condition with evidence of cracking/ distress to render.
- Steps down to basement areas.
- Ground floor door opening temporarily proposed using Acrow props.
- Lintels appear visually deflected.
- Right side door opening fully infilled with brickwork.
- Areas of upstand roof pods – possibly over former roof lights.

- **Right Side Rear Elevation (to Out-Rigger).**
- Large extract flue from ground floor Kitchen area below.
- Corroded steelwork staircase to left/ rear side of elevation.
- Suspect that stone masonry may have been historically re-pointed.
- Timber sash windows with smooth render around inside face of window opening/ reveals.
- Evidence of stone arch lintels to windows – possible that window opening have been increased in width as opening wider than width of arch lintel.
- Evidence of infill brickwork masonry above and below window openings to left/ rear side of chimney flue.
- Render to right-side of upper floor window spalled off right side reveal.
- Windows adjacent rear of main building damaged and timber boarded.
- Loose slates lying on infill flat roof.
- Extensive cracking to stone masonry on line of rear chimney stack.
- Steelwork staircase in very poor condition and cracking noted around embedded steelwork.

- **Left-Side Out-Rigger (when viewed from Marine Terrace)**
- Painted render wall finishes in poor condition.
- Single storey annex to rear of main building, with two storey section beyond.
- Plastic downpipes & gutters in poor condition.
- Extensive cracking to render wall finishes to chimney stack.
- Gutters full of plant growth.
- Hipped slate roof to side Dance Hall.
- Glazed/ timber infill panels constructed within former openings.
- Suspect corroded steelwork beams behind panelling.
- Evidence of rust staining to face of wall beneath corroded steelwork beams.
- Upper section of Dance Floor appears to cantilever out from wall – evidence of corrosion/ delaminating steelwork to cantilever beams within timber casing.
- To slate roof over Bedrooms large areas of slate roof missing/ damaged.
- Evidence of deflection to line of hipped roof tiles.
- Timber fascia boards in poor condition with evidence of decay noted.
- Steelwork brackets to downpipe hoppers in poor condition – corrosion.
- Possible that Dance Hall constructed using steelwork frame – columns off the cantilever beams.
- Edge of perimeter beams badly corroded and appears to be loss of steelwork section along edge of steelwork beams.
- To rear valley gutter behind parapet appears to be in poor condition and main slate roof in poor condition with numerous slates missing/ loose.

- **Rear Elevation**
- Render wall finishes in poor condition with extensive random cracking to render.
- Infill window/ wall panel to rear of Dance Hall.
- Poor flashing at junction of Dance Hall roof and right-side Bedroom outrigger.
- High level brickwork to parapet in poor condition.
- Plant growth to base of brickwork parapet.
- Timber panelling/ casing to steelwork beams in poor condition.

- **Two Storey Block - Stable Block.**
- Evidence of vertical deflection of first floor cantilever wall.
- To rear of GB Fishing/ Angling Centre, timber floor joists cantilever beyond line of wall – appears to be vertical deflection of the timber floor joists.
- Corner windows with corner post off cantilever floor joists.
- Flat roof section over Stable Block.
- Infill wall panel beneath cantilever floor joists constructed using painted brickwork with suspect concrete lintel over left side door opening.
- Cantilever floor joists notched over top of corroded steelwork beam.
- Evidence of suspect decay to exposed timber cantilever floor joists.
- Gutter to flat roof in poor condition with extensive plant growth within gutters.
- Main roof over rear retail units appears to be in poor condition with numerous loose/ missing roof slates.
- Numerous replacement slates within roof.
- Loose slates within valley gutter.
- Timber flat roof annex in poor condition.

- **Right-Side Gable Wall to rear Retail Unit (off Corporation Street).**
- Upper section of gable wall rendered – in poor condition.
- Bottom storey & half painted stone masonry wall.
- Gutter appears to be blocked with plant growth.

- **Rear Elevation (GB Fishing/ Angling Centre)**
- Elevation rendered.
- Evidence of distress to rendered wall finishes.
- Double door opening to open plan area (Stable Block).
- Painted wall finishes to low level plinth in poor condition.

- **Internal Inspection**
- **Ground Floor**
- **Main Hotel Building (Facing Marine Terrace).**
- **Third Floor/ Roof Void**
- To right-side of building, roof constructed using timber king post roof trusses with line of inclined timber roof purlins spanning between party/ cross walls and intermediate timber roof trusses.
- Floor joists span between ceiling tie of roof trusses and intermediate trusses and/ or party/ cross walls.
- To front wall, evidence of remedial works around window openings with insitu concrete lintels and brickwork reveals to windows being rebuilt.
- Evidence of replacement timber jack rafters and roofing membrane.
- Badly deflected timber lintels to infilled opening to front wall.
- Timber floor joists tennon jointed into side face of king post truss ceiling joist.
- Areas of floor boarding missing with evidence of damp staining/ decay to soffit of floor boards.

- To left-side of building, suspect that roof historically modified to provide additional accommodation and as part of the works, the king post trusses have been modified/ adapted and the internal diagonal stay has been removed.
 - Timber floor joists span between internal cross walls and ceiling tie of timber roof trusses.
 - Timber king post trusses incorporated into line of timber stud partition wall.
 - Timber roof purlins cut back in areas of dormer windows to rear elevation and supported off timber stub post, which in turn appears to be supported off the timber floor joists/ bearer.
 - Replacement roofing membrane to main roof structure.
 - Plaster wall finishes removed off masonry cross/ party walls.
- **Basement**
 - Evidence of extensive damp staining within front/ rear retaining walls.
 - Generally, most openings appear to be formed using brickwork arch lintels.
 - Evidence of intermediate support to floors using timber beams/ posts.
 - Plaster finishes spalling off ceiling exposing timber lathing – suspect ceiling failures associated with damp ingress.
 - Walls generally stone masonry, with areas of infill brickwork walls.
 - Basement areas lead into former Bar to the left-side wing.
 - Areas of failed timber floor boards over Corridor area.
 - Former electrical Switchgear room with raised timber floor.
- **Upper Floors**
 - Extensive damp staining to front/ rear wall.
 - Timber floor joists span front to back with possible intermediate support off timber stud partition walls.
 - Timber stud partition walls braced with diagonal struts within timber framing.
 - Timber floors appear to be deflected/ out of vertical alignment.
 - Timber battens fixed to stone masonry to front wall.
 - Window openings infilled in areas of timber stud partition cross walls – possible that room layouts have been historically modified/ altered.
 - Timber lintels to inside face of stone masonry wall over window openings.
 - Access to upper floors via central timber/ feature staircase and staircase to right-side of building.
 - Large feature stained glass window in area of central staircase.
 - Possible that location of right-side staircase has been modified/ adapted.
 - In area of central stained glass window, evidence of vertical cracking to stone masonry to right-side reveal – consistent with movement to masonry wall externally.
 - Daylight visible between timber window frame and right-side reveal.
 - Variation in handrail construction between central and right-side staircase.
 - Variation in orientation between central and right-side staircase.
 - Central staircase gains possible support off side timber partition walls.
 - Suspect fire damage to timber frame (arch) to left side of main building.
 - Loose stone masonry to central chimney breasting – in poor condition with areas of localized collapse.
 - To left-side of building, staircase to upper floors starts at first floor level.

- Evidence of timber decay/ infestation within exposed timber joists in many areas.
 - In areas many intermediate timber stud posts missing within areas of timber partition walls.
 - Timber floor joists halved over intermediate timber floor joists.
 - In area of left-side staircase timber trimmer spans between timber partition walls.
 - Large steelwork beam across left-side Lounge areas – rust noted to exposed steelwork beam.
 - Opening facing the former (now demolished) building supported off regime of temporary Acrow props.
 - Floors over central reception and right-side Lounge/ Dining Rooms supported off series of cased (steelwork) beams.
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- **Left-Side Wing/ Out-Rigger**
 - Unable to access roof void.
 - Extensive damage to ceiling construction in area of valley between roof over Dance Hall and adjacent accommodation wing/ block.
 - Within Hallway/ Lobby at first floor level, small timber steps provide access to flat roof areas.
 - Extensive damp staining to external walls in and around door/ window openings.
 - Timber floor joists span left to right.
 - Timber floor joists noticeably out of horizontal alignment.
 - Ceiling finishes spalling off associated with damp ingress.
 - Evidence of suspect dry rot in areas of walls/ ceiling/ joists.
 - Plaster spalling off ceilings/ walls.
 - Within Dance Hall, evidence of movement at junction of roof support beam and extends round into ceiling finishes.
 - Appears to be vertical displacement at junction of beam bearing and internal cross wall.
 - Appears to be extensive damp staining within walls/ ceilings in the area around the beam bearing – suspect failure of roof valley.
 - Timber floor slopes down towards edge of cantilever section of building.
 - Radial cracking within ceiling finishes extends back
 - Suspect infill panels beneath side full height windows.
 - Areas of collapsed plaster ceiling finishes in area of staircase.
 - Floor support beams over first floor rooms.
 - Areas of extensive damp staining and collapsed ceiling to rear Bedroom.
 - Access steps from ground floor down to external yard areas.
 - Ground floor area appears to be a former Bar.
 - Plaster wall/ ceiling finishes spalling off.
 - Exposed timber floor joists and cross beams.
 - Ceiling locally collapsed in area of Link Corridor.
 - Within Basement area, former Bar with area being opened up with floor/ wall support beams onto masonry piers.
 - Concrete floor slab levels vary.
 - Defects/ decay to timber floor/ wall support beams.
 - Brickwork reveals to internal openings – possibly later alterations associated with opening up the Bar areas.

- Damp staining to rear walls – possibly retaining wall.
- Intermediate column (cast) with timber support bearer above over 4 N° floor joists.
- **Right-Side Out-Rigger**
- Ground floor area former Kitchens and walls covered in Atra White Rock food safe sheeting.
- Ceilings covered in suspended ceilings.
- At first floor level Corridor floors noticeably out of horizontal alignment and dip/ slope down into the building.
- To end of first floor Corridor staircase steps down to the rear Bedroom block with an access staircase onto the rear flat roof area.
- Extensive damp staining to rear wall at base of sloping ceiling soffit – suspect associated with roof/ flashing failure.
- Timber floors noticeably out of horizontal alignment – internal walls timber stud partition.
- Areas of ceiling collapse in right-side bedrooms – damp ingress.
- Wallpaper stretching at junction of timber partition walls and ceilings.
- Extensive damp ingress to left side wall – at junction of flat roof – suspect associated with a failure of the roof flashings.
- Suspect ceiling failure in rear rooms over Retail unit below.
- Timber floors noticeably out of level to rear section/ wing.
- Damp ingress along line of ceiling to rear roof.

Conclusions

Main Hotel Building (Facing Marine Terrace)

Based on the visual inspection, the it would appear that the buildings are generally in poor condition and in need of extensive refurbishment/ renovation works.

The main Hotel building facing Marine Terrace would appear to be in poor condition and has been extensively stripped back to expose the main structural elements.

Clearly, the former building to the left end of the Hotel has been demolished, but the effects of the fire appear to have impacted the main Hotel building.

It would appear that the roof structure to the rights-side of the building is generally structurally sound and apart from the obvious comment above the roof slates being removed/ re-set and new roofing membranes provided it would appear that the king post trusses could be retained within the redevelopment works.

As the proposed scheme requires the addition of new large dormer roof windows, it is likely that the roof purlin arrangements may require alteration and as such it may be necessary to re-analysis the roof trusses for the new loading criteria.

The roof trusses to the left-side building had been historically modified/ adapted with the rear diagonal stay being removed to provide access along the central Corridor.

Clearly, the removal of the timber stay will adversely affect the stability of the timber roof truss and/ or due consideration should either be given to reinstating the timber stay and/ or providing an alternative means of supporting the roof structure, possibly by way of introducing a new steelwork frame/ structure, such that the roof is adequately supported and the timber roof trusses retained as non-load bearing members.

Access between the various floors is by two/ three staircases with the primary staircase being located centrally and the adjacent side staircase possibly being additions/ modified staircases.

As part of the proposed redevelopment, it is noted that the existing staircases are to be removed and new staircases being provided within the side wings. In these areas, it will be necessary to allow for new timber infill floors and due allowance for providing new intermediate support to the infill flooring.

In the areas of the existing window openings, due allowance should be given to upgrading/ replacing the external wall lintels using either proprietary steelwork or concrete lintels and in areas the previously infilled window opened are to be opened up.

In the area of the full height stained glass window adjacent to the main central staircase, there appears to have been movement and possible separation of the stone masonry wall and at this stage, due allowance should be given to the possible localised reconstruction of the stone masonry wall in the areas of the large window reveals.

Due consideration will need to be given to the temporary support of the adjacent walls during any reconstruction/ consolidation works.

One of the main issues appears to be the amount of damp ingress into the building/ structure and in areas the damp has given rise to the failure of the timber floor boarding and or timber floor joists.

As such it will be necessary to allow for checking on the condition of the roof flashings/ covering (but as noted previously) the roof needs a major overhaul and as such any remedial works to roof flashings etc will be catered for in the roof upgrading works.

There was evidence of penetrating damp through the external walls and due allowance for hacking off and re-rendering the external elevations thus providing additional protection to penetrating damp/ ingress.

Within the basement areas, there was evidence of penetrating damp ingress through the basement retaining walls and due allowance for providing suitable tanking systems should be allowed for, and it will be necessary to tie such tanking systems into the sub-floor damp proof membranes and this may require the removal of the existing ground floor slabs.

Furthermore, the removal of the basement floor slabs will allow for the provision of sub-floor insulation within the basement areas.

Internally, there were areas of poor-quality stone masonry and it would be prudent to allow for locally reinstating the stone masonry walls using salvaged or similar stone masonry and suitable lime-based mortar.

In addition to the above, it would be prudent to expose the existing floor/ wall support beams such that a design check/ assessment can be undertaken to ensure the stability of these elements of structure.

Furthermore, it would be prudent to obtain a damp treatment survey and timber report, which can assess the condition of the timber/ damp issues and be used as part of any costing works associated with the proposals to retain elements of structure.

Vertical cracking was noted at the junction of the gable wall and front wall to the left end of the Terrace (in the area of the former property – now demolished) and this movement appears old/ historic and due allowance should be given to tying the corner of the building using Cintec anchors @ 1.0m vertical crs with a bar length of 3.0m minimum, thus ensuring the stability of the building corner.

In addition to the above, there did not appear to be any fixity between the floor joists (spanning parallel) and external walls and as such it would be prudent to install a regime of 30x5mm thick galvanised mild steel straps which would tie the external walls into the timber floors and roof structure, thus enhancing the stability of the structure.

In conclusion, it would appear that the main hotel building, can be retained subject to a regime of remedial/ refurbishment works being undertaken.

Left-Side Wing/ Annex

As regards the left-side annex/ wing, this was seen to be in very poor condition, with areas of extensive damp penetration associated with a complete failure of the roof coverings and or wall finishes.

There were areas where the wall and ceiling finishes had locally collapsed with the timber lathing suffering with decay, associated with damp ingress issues.

The main area of concern relates to the movement of the steelwork wall/ roof support beams/ columns (?) and it was evident that the cantilever beams had suffered with vertical deflection and this movement appears to have impacted on the beams internally, and it appears that there has been lateral movement of the steelwork beams as evidenced by the extensive cracking with the wall/ ceiling finishes and movement to the beam bearings on the line of the internal cross walls.

Based on the external inspection, it was evident that there was corrosion and delamination of the exposed steelwork sections, and whilst it was not possible to ascertain the extent of the corrosion, it did appear that there had been considerable loss of steelwork section.

The remaining steelwork sections between the left-side wing and main hotel building were seen to be badly corroded and require removal.

There were steelwork escape staircases from the rear of the main Hotel building onto the flat roof areas, and these were in very poor condition and not considered safe to access. As such due consideration should be given to the removal of the defective steelwork staircases.

Within the basement areas, there was evidence of extensive damp staining through the basement retaining walls and due allowance for providing suitable tanking systems should be allowed for, and it will be necessary to tie such tanking systems into the sub-floor damp proof membranes and this may require the removal of the existing ground floor slabs.

Furthermore, the removal of the basement floor slabs will allow for the provision of sub-floor insulation within the basement areas.

The external wall finishes were seen to be in poor condition and in order to ensure the weather-tight integrity of the structure, the external wall finishes should be hacked off and replaced with appropriate render wall finishes.

The primary concern relates to the movement and defects within the cantilever steelwork and due to the defects noted, it would appear likely that the existing steelwork frames will require removal and complete replacement and as such this will involve the demolition of the Dance Hall section and rebuilding, and also the effects of the adjacent building, will need to be considered prior to undertaking any demolition works on adjacent parts of the building.

In addition to the deformation of the steelwork frame, the rear building had a cantilever section at first floor level and this appeared to be constructed directly off cantilever timber floor joists, and this could be further contributing the deflection/ movement of the timber first floors.

Given the very poor condition of the annex/ left-side building, due consideration should be given to demolishing these parts of the structure, which would allow for the redevelopment of the Hotel complex.

Whilst not directly part of this report, there did not appear to be any form of DDA compliant means of escape from the left-side wing, and clearly this element of the report, would require further input from your Architectural Consultant.

Right-Side Wing/ Annex.

The right-side wing was seen to be in very poor condition and based on the visual inspection parts of the structure appear to be supported off the steelwork frame over the Garage/ Coach House.

In these areas, there was evidence of movement/ deflection of the timber floors and this movement is likely to be associated with movement/ deflection of the steelwork beams.

It was noted that there was evidence of wallpaper stretching at the junction of internal timber partition walls and ceilings, and this movement is possibly on-going as evidenced by the wallpaper stretching.

In view of the above, due consideration should be given to undertaken a design assessment/ check on the existing steelwork support arrangement and assessing the structural capacity/ adequacy of the steelwork members and floor joists etc.

In addition to the above, there was evidence of extensive penetrating damp and this would appear to be associated with either a failure of the main roof covering/ flashings or the flat roof/ flashings and/ or penetrating damp through the external walls.

With due regard to all sections of the building, given its current condition and the proposals to upgrade/ refurbish the buildings, due allowance with need to be given to upgrading the thermal efficiency of the building which should include for the installation/ provision of insulation with the roof void, external insulation to the main walls, and insulation to the ground floor areas and specialist advice will need to be sought in respect of these requirements.

Furthermore, there will be a requirement to provide/ improve the acoustic performance of the buildings, and this will increase the amount of dead loading on the structural elements, and it may be necessary to undertake a design check/ assessment on the suitability of the existing timber floor joists and load bearing stud partition walls.

Given that the is deformation of the existing steelwork framing to the rear left and right -side wings, this additional load, will increase the amount of deflection already evident in the steelwork structure.

In conclusion and in my considered opinion, the main buildings (facing Marine Terrace is suitable for retention and inclusion within the proposed refurbishment scheme however the rear left & right-side wings are in very poor condition and showing signs of movement, associated with deformation of the existing steelwork support structures/ frames and in my opinion, due consideration should be given to the demolition and re-development of the rear areas of the building.

I trust the above resume meets with your approval.

Yours faithfully

For and on behalf of

Wolfenden Engineering Ltd

A handwritten signature in blue ink, appearing to read 'G. Wolfenden', written in a cursive style.

Graham Wolfenden

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