

**Item No 02:-**

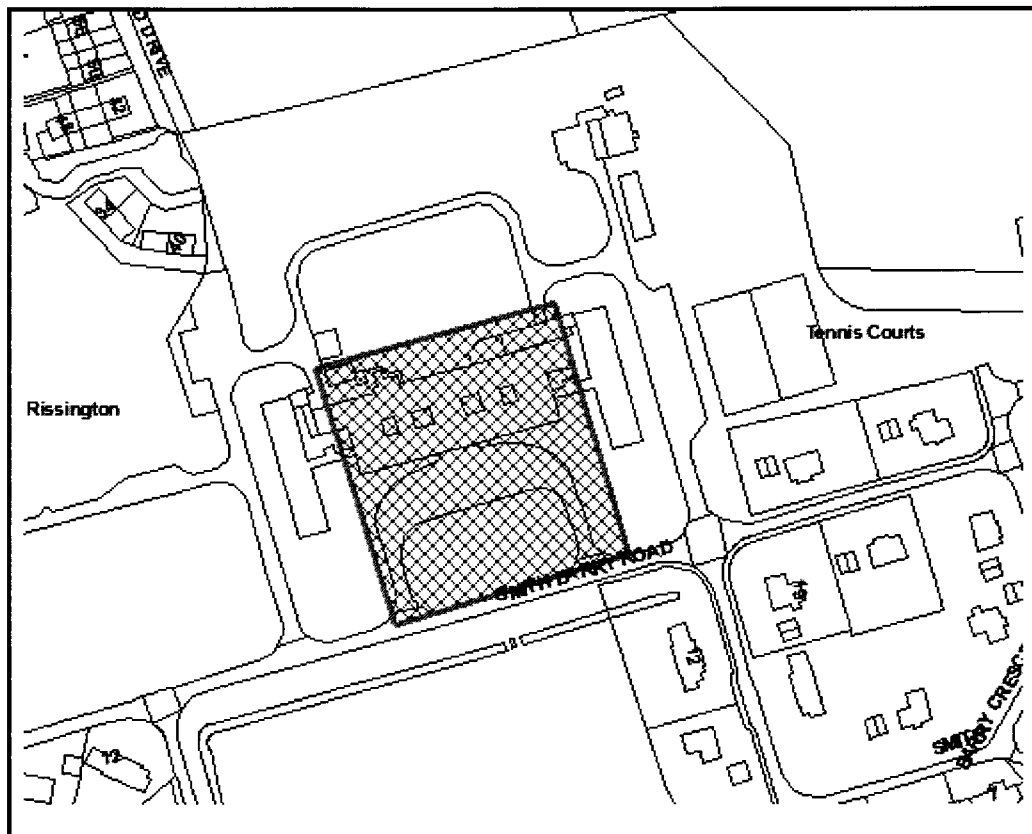
**14/04215/FUL (CD.1580/7/F)**

**Building 10  
Smith Barry Road  
Upper Rissington  
Gloucestershire**

**Item No 02:-**

**Demolition of Officers Mess Central Core and erection of 12x4 bed and 2x2 bed residential units. Erection of 16 carports and provision of frontage parking at Building 10  
Smith Barry Road Upper Rissington**

<b>Full Application 14/04215/FUL (CD.1580/7/F)</b>	
Applicant:	Linden Homes & Bovis Homes
Agent:	N/A
Case Officer:	Deborah Smith
Ward Member(s):	Councillor Mrs VB Crosbie Dawson
Committee Date:	11th February 2015

**Site Plan**

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**RECOMMENDATION: REFUSE**

**Main Issues:**

- (a) The Principle of Residential Development
- (b) Loss of an Undesignated Heritage Asset
- (c) Ecology
- (d) Impact on the Character and Appearance of the AONB

**Reasons for Referral:**

Cllr. Mrs Crosbie-Dawson has referred the application to Planning Committee for determination for the following reasons:

"There is considerable local support for the demolition and replacement of the existing building, due to its current state of dilapidation, and the developers have taken the time and trouble to work with the Parish Council on an acceptable design for the proposed scheme. I have concerns over the conflicting reports of the structural surveys undertaken by both CDC and the applicants and therefore consider that this application should be determined by Committee."

**1. Site Description:**

The application site comprises the former Officers' Mess building located towards the eastern edge of the village of Upper Rissington and it sits centrally, in a north-south direction, between the 'old' village and the 'new' part of the settlement currently under construction. It is an imposing three-storey building, constructed in red brick and dates back to the late 1930's/early 1940's.

**2. Relevant Planning History:**

08/03697/OUT: Outline application for the partial demolition of former military buildings and existing commercial buildings and redevelopment to provide up to 368 dwellings, up to 3,140 sqm of D1 and D2 floor space, up to 2050 sqm of A1- A5 floor space, up to 7,100 sqm of B1 floor space, including conversion of the former Officer's Mess, the former Station Sick Quarters, the former Station Headquarters and the former Education Block for residential purposes & conversion of the former Watch Tower, the former Guardhouse and the former Sergeants' Mess for employment purposes, together with the provision of public open space, associated access and junction improvements and other associated works. Allowed on appeal: 25th February 2010.

12/03810/REM: Reserved matters application for the erection of 368 dwellings (comprising 304 new-build dwellings and 64 dwellings provided within existing refurbished buildings) together with associated works, garaging/parking, provision of public open spaces and including details of layout, scale, external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref. 08/03697/OUT). Permitted 23rd January 2013.

**3. Planning Policies:**

NPPF National Planning Policy Framework  
 LPR05 Pollution and Safety  
 LPR09 Biodiversity, Geology and Geomorphology  
 LPR10 Trees, Woodlands and Hedgerows  
 LPR19 Development outside Development Boundaries

**4. Observations of Consultees:**

Conservation and Design Officer: views incorporated within the Officer's report.

Ecological Officer: views incorporated within the officer's report.

Land Contamination Officer: no objection, subject to conditions.

Gloucestershire County Council Highways Engineer: no objection, subject to conditions.

### **5. View of Town/Parish Council:**

Upper Rissington Parish Council: supports the application.

### **6. Other Representations:**

5 third party letters of objection raising the following concerns:

- i. Upper Rissington has very little historical architecture, with the Officers Mess being one of several buildings designated to be refurbished because of this;
- ii. I believe that it is entirely possible for this building to be refurbished for the historical architecture;
- iii. once historical buildings are gone, they're gone and our past needs to be preserved for future generations;
- iv. it would seem that the developers have left this building open to the elements and easily accessible for vandalism;
- v. Linden Homes have already refurbished an historical building within Victory Fields and the end result is spectacular;
- vi. the developers should keep to the original agreement to refurbish this building;
- vii. the sewage system cannot cope with the amount of development proposed;
- viii. the developers are struggling to sell the houses already built so there is no need for additional housing;
- ix. the affordable units already provided have not been taken up;
- x. turn the building into a community facility; and
- xi. car parking in front of the building would be a mistake.

1 letter of support: the character of the original building will be retained; and the type of accommodation to be provided will expand the housing mix within the development.

2 general observations: It is disappointing that the building has been left to deteriorate over time; would have preferred the original building to be developed years ago but as the building has become unstable and dangerous, this is the best solution; and it would be out of character to allow affordable housing here given the good quality and spaciousness of the existing housing in the locality.

### **7. Applicant's Supporting Information:**

Structural Re-Inspection Report  
 Summary of the Community Involvement Programme  
 Bat Mitigation Strategy  
 Design & Access Statement

### **8. Officer's Assessment:**

#### **Officers' Mess Building**

The former Officers' Mess, an imposing 3-storey building, constructed in red brick and built in a pleasing Neo-Georgian style, was built in the early/mid part of the C20 (late 1930's/early 1940's) and is an important surviving building in the history of RAF Little Rissington. The building is considered to be a non-designated heritage asset due to its architectural style and use in terms of the history of the previous RAF site. Culturally it is an important historic reference locally in terms of the history of RAF Rissington.

#### **History**

During the build-up to WWII, the then Air Ministry constructed many major airfields across the UK and RAF Little Rissington was one of these. RAF Station Little Rissington opened in mid-1938,

comprising the domestic site and a grass airstrip. During 1942, three asphalt runways were laid. Throughout the war RAF Little Rissington accommodated No.6 Service Flying Training School and No.8 Maintenance Unit. Hundreds of aircraft were parked in its dispersal areas. In 1946 the RAF Central Flying School moved to Little Rissington. The airfield also became the home to the RAF's aerobatics teams which included the Red Pelicans and later the Red Arrows. The airfield was expanded during this period, and a new fire station and control tower were built. RAF little Rissington was finally closed in 1994.

English Heritage's guide to Military structures (listing guide) states that:

'Some building types, like officers' housing, barracks and officers' messes, were executed in a pleasing neo-Georgian style, while other technical buildings were executed in a Moderne style. The officers' mess at RAF Biggin Hill (London Borough of Bromley), for example, is a fine example of Neo-

Georgian architecture and shows the lengths the youngest branch of the armed forces went to in creating premises that provided a sense of tradition and helped to attract new recruits.'

It also advises that in terms of interest and significance:

'Some categories of military structures, particularly from the twentieth century, are legion; others are rare despite large numbers having been built. Like war memorials, all have an emotive power which connects communities with world events of the greatest magnitude. Local significance should not be under-estimated.'

#### **(a) The Principle of Residential Development**

The site is located outside of a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. Development in such locations is primarily covered by Policy 19: Development Outside Development Boundaries of the aforementioned Plan. Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The provision of the open market dwellings proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. However, planning permission has previously been granted for the residential conversion of the Officers' Mess under planning permission references 08/03697/OUT and 12/03810/REM and therefore, the principle of residential development has been established. There is no net gain or loss in the number of residential units sought as part of this development and therefore, the scheme has a neutral impact on the Council's housing numbers.

#### **(b) The Loss of an Undesignated Heritage Asset**

As part of the previous scheme for developing the site with new housing, the Officers' Mess building was intended to be retained and converted to provide housing. The current proposal now proposes the demolition of the building and its replacement with a new structure, of a pastiche design also to provide housing.

The submitted design and access statement states that 'vacant for over 20 years, structural surveys have found the building to be in a state of disrepair'. The conclusion arrived at is that 'the only course of action feasible when considering development of the main centre portion of the building is demolition of the existing structure'.

CDC has commissioned its own structural survey, the findings of which are that in fact the building, although having lain vacant for 20 years, is in a reasonable state of repair and is capable of conversion without major structural intervention. The applicant's Structural Re-inspection Report and the structural appraisal commissioned by the Council are copied in full and attached to this report for information.

The demolition of the former Officers' Mess building is therefore considered to be unacceptable in principle. The building is considered to be a non-designated heritage asset of cultural and historical importance to the area and as such the NPPF advises that we take into account the significance of such a building when determining an application. The wholesale demolition of the Officers' mess building would result in the loss of a building which currently contributes architecturally, historically and culturally to the local identity of Upper Rissington. As the building is capable of conversion with some repair work, it could have a viable new use, providing housing for the area. Other similar buildings have been re-used in this way at the site. As no convincing justification has been put forward in terms of public benefit which would outweigh the harm identified, the application is recommended for refusal.

As a separate issue the design of some of the replacement and ancillary structures, in particular Building Type 2T734 and the Car Ports, are considered to be out of keeping with the local vernacular and unacceptable in general design terms.

In conclusion, the demolition of the Officers' Mess building is considered to have a harmful affect in terms of the cultural and historic loss to the character of the site and the wider community interest. The scheme is therefore contrary to policy 42 (in terms of the some of the new build elements) and paragraph 135 of the NPPF.

### **(c) Ecology**

A Bat Mitigation Strategy (Aspect Ecology September 2014) has been submitted in support of the application and identifies that four different species of bats are using the Officers' Mess building for a variety of roost types from satellite to maternity to hibernation roosts. The bats using the building are: lesser horseshoe, brown long eared, soprano and Pipistrelles. The Mitigation strategy clearly involves the permanent loss of bat roosts within the central part of the Officers' Mess and the re-creation of a series of bat lofts within new roof space within the proposed new building.

In order to compensate for the loss of bat roosts from the central part of the Officers' Mess, there would be a series of new bat lofts which would be enhanced by the use of hot boxes and other features attractive to bats. In addition, a number of habitat bat boxes would be integrated into the walls of the new building, as well as creating new bat lofts in the proposed carports.

As the building deteriorates and is subject to acts of vandalism, the roosts within the building are becoming less secure and more vulnerable to being lost completely. The proposed mitigation is acceptable.

The proposed demolition of the Officers' Mess building could potentially affect Brown long eared bats, Common & Soprano Pipistrelles and lesser horseshoe bats and in light of the ODPM Circular 06/2005 (para. 116) and the Habitats Regulations 2010, the following 3 derogation tests have been considered in reaching this recommendation:

- The activity must be for imperative reasons of overriding public interest or for public health and safety. This development will provide both accommodation and continued local employment.
- There is no satisfactory alternative as the existing building has been described as structural unsafe.
- Favourable conservation status of the species must be maintained. Records suggest that Pipistrelles and brown long eared bats are common and widespread in England; however lesser horseshoe bats are rarer. The roof voids and other areas in the building have been subject to vandalism and deterioration as such the existing roosts may be lost if nothing is done the proposed mitigation provides secure and enhanced permanent roosts by this proposed development.

In summary, subject to appropriate planning conditions, the development as proposed would maintain the favourable conservation status of all four species of bats in the long term.

#### **(d) Impact on the Character and Appearance of the AONB**

The application site sits within the existing village and whilst the building is imposing, the proposals seek to replace the existing building with a new, similarly scaled structure. On this basis, it is considered that the proposed development would have a neutral impact upon the character and appearance of the wider AONB and thus accords with Section 11 of the NPPF.

#### **Major development within the Cotswolds AONB**

Paragraph 116 of the NPPF states "planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of;

- i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated".

No definition of major development is provided within the NPPF or in either of its forerunners - namely PPS7: Sustainable Development in Rural Areas and PPG7: The Countryside, which also made similar references to major development within designated landscapes such as AONBs. However, some clarification was provided in the former Gloucestershire County Council Structure Plan Second Review which was written having regard to guidance in PPG7. Paragraph 14.2.22 of the notes accompanying Policy NHE.4 stated that the "definition of major development is affected by issues such as location, scale, context and design. Major cannot be quantified or determined at the strategic level in this context. However, potential impact can be judged against the local characteristics of a particular proposed site through the local plan process, thereby allowing for the local interpretation of major and so ensuring the retention of qualities of local distinctiveness within the AONB".

It is evident therefore that the term 'major' did not have a strict definition when it came to the interpretation of former Policy NHE.4. This is supported by a recent High Court judgement in 'Aston and another v Secretary of State for Communities and Local Government and others' in which the judge determined that the phrase 'major development' did not have a uniform meaning and to define it as such would not be appropriate in the context of national planning policy.

In this particular case, given that the application site is located within a well-established settlement and that the proposals seek a like-for-like replacement of the building, the development proposed is considered not to be significant. The proposal is therefore considered not to constitute major development in the context of Paragraph 116 of the NPPF.

#### **9. Conclusion:**

The building is considered to be a non-designated heritage asset of cultural and historical importance to the area and as such the NPPF advises that we take into account the significance of such a building when determining an application. The wholesale demolition of the Officers' Mess building would result in the loss of a building which currently contributes architecturally, historically and culturally to the local identity of Upper Rissington. An independent structural appraisal of the building has confirmed that the building is capable of conversion, with some repair work, and that it could have a viable new use, providing housing for the area. It is

noteworthy that other similar buildings have been re-used in this way at the site. As no convincing justification has been put forward in terms of public benefit which would outweigh the harm identified, it is considered that the demolition of the former Officers' Mess building is unacceptable in principle and the application is therefore recommended for refusal.

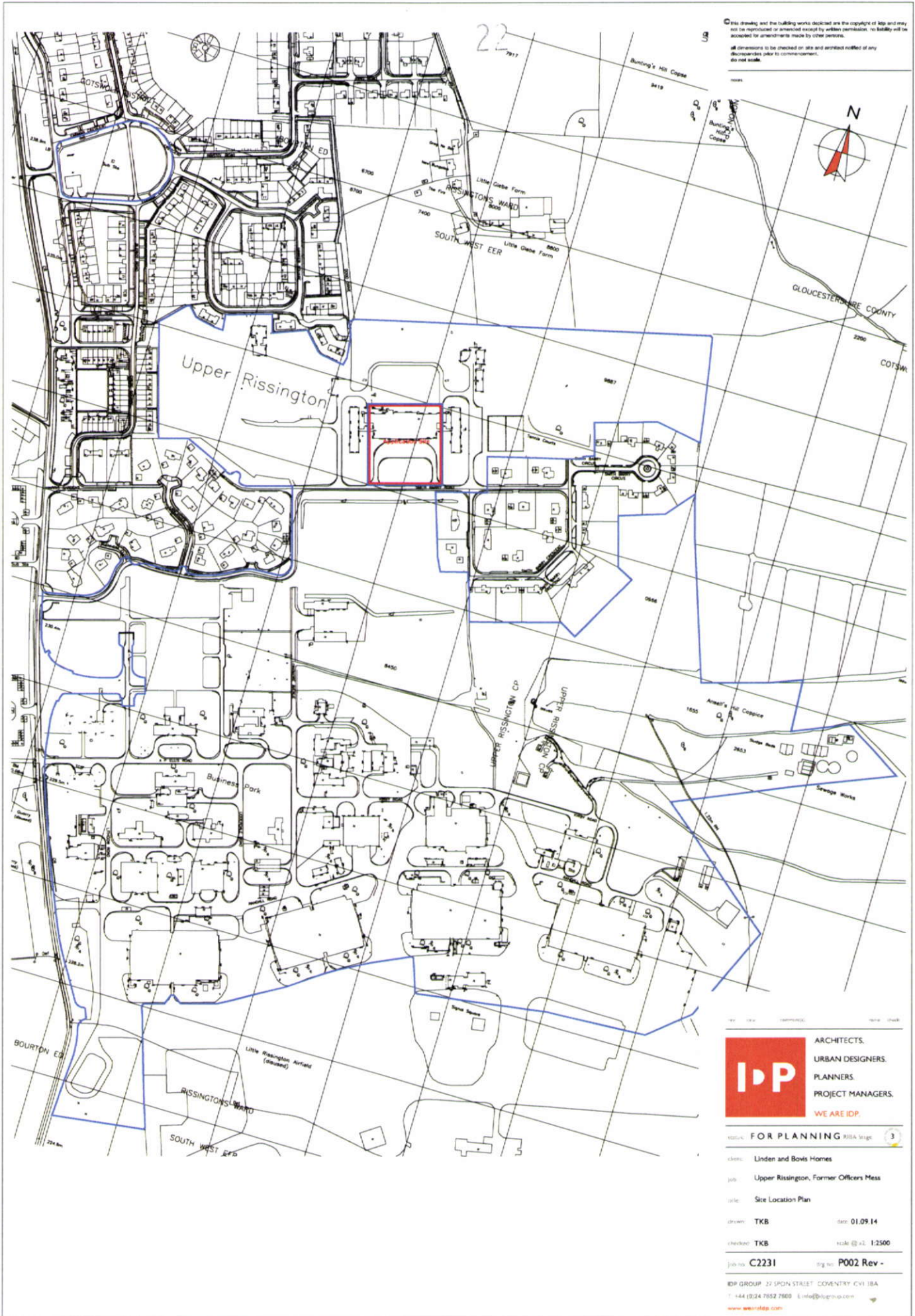
It is considered that given the location of the site and the development proposed, the works would have a neutral impact upon the character and appearance of the AONB. In addition, Officers are satisfied that sufficient mitigation measures could be put in place to ensure that the protected bats identified as using the existing building, could be conserved.

#### **10. Reasons for Refusal:**

The Officers' Mess, Rissington is an imposing 3-storey building built in a pleasing Neo-Georgian style, and is an important surviving building in the history of RAF Little Rissington. The building is considered to be a non-designated heritage asset due to its architectural style, cultural interest and use in terms of the history of the previous RAF site. The proposal which comprises the wholesale demolition of the Officers' Mess building and its replacement with a structure of a pastiche design would result in the loss of a building which currently contributes architecturally, historically and culturally to the local identity of Upper Rissington. The significance of the Officers' Mess as a non-designated heritage asset would be lost and this harm has not been demonstrated to be outweighed by any public benefit in this case. In addition, some elements of the design of the new build structures are considered to be out of keeping with the local vernacular. The proposals would therefore be contrary to Local Plan Policy 42 and paragraph 135 of section 12 of the NPPF.

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All dimensions to be checked on site and certified correct if any discrepancies prior to commencement. No scale.





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**FOR PLANNING** RIBA Regd. 3

client: Linden and Bows Homes

job: Upper Rissington, Former Officers Mess

site: Site Location Plan

drawn: TKB date: 01.09.14

checked: TKB scale: @ A2, 1:2500

job no: **C2231** fig no: **P002 Rev -**

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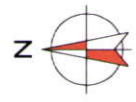
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DATE: 01/09/14

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FOR PLANNING - RIBA Stage 3  
 Linden and Bove Homes  
 Upper Ruungton - Former Officers Mess  
 Site Layout Plan  
 Drawn: TKB date: 01/09/14  
 Checked: TKB scale: @ 1:500  
 Job no: C2231 drawing: P001 Rev -  
 IDP GROUP 27 JUCHON STREET COVENTRY CV1 1BA  
 T: +44 (0)24 7852 7800 E: info@idp.co.uk  
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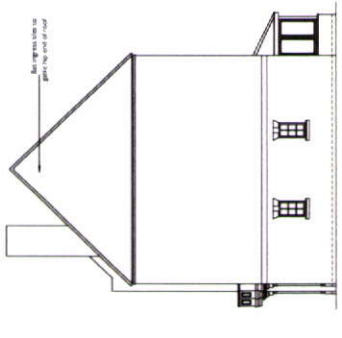
- Existing tree to be retained (with associated RPA)
- Proposed 1.8m high screen wall
- Proposed 1.8m high timber gate (access to gardens)
- Proposed 1.8m high timber panel fence (fencing between housing)
- L01 Plots prefixed with an L = Linden Homes
- B01 Plots prefixed with an B = Bove Homes
- Vp Visitor parking space
- Indicative bin storage location
- Access points to bat lifts

**Schedule of Accommodation**

21734	2 bed FOG	734sq.ft	02
4T1318	4 bed terrace	1318sq.ft	06
4T1364	4 bed terrace	1364sq.ft	06
			14

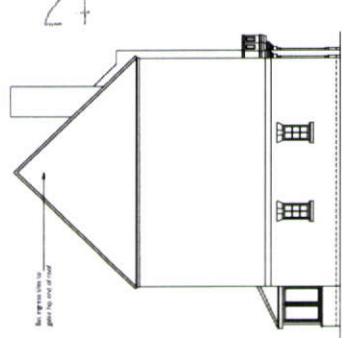
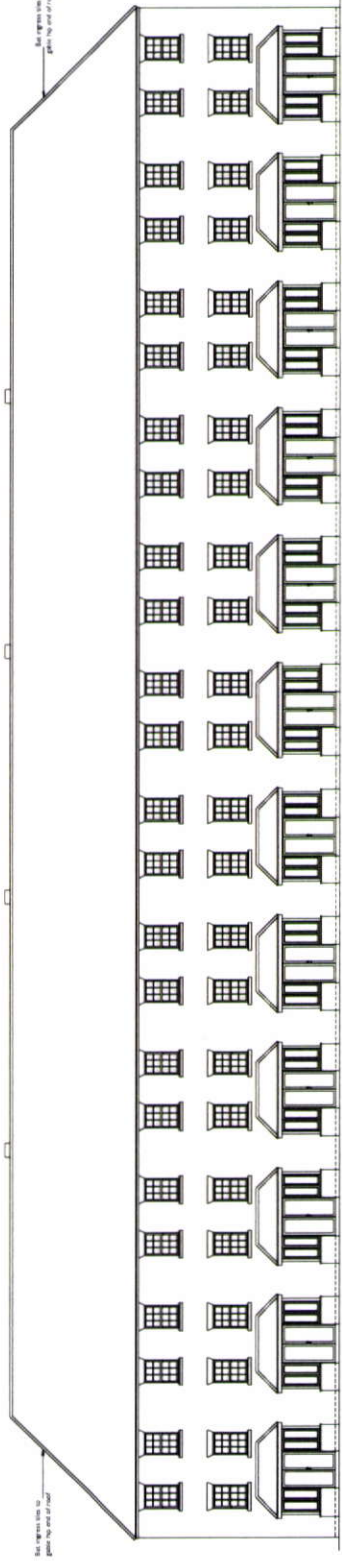
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1/2024



Front Elevations

Side Elevations



Rear Elevations

Side Elevations

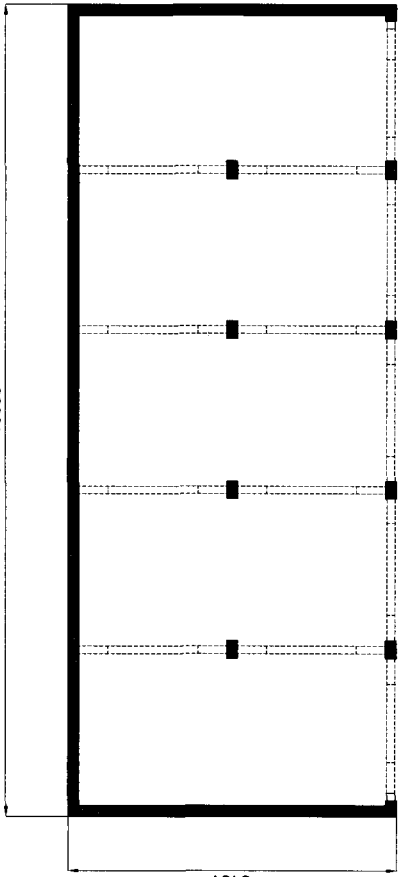
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STATUS: FOR PLANNING PERMITS  
 CLIENT: Linden and Bove's Homes  
 JOB: Upper Ruislip, Former Officers Mess  
 SITE: 4T1318 and 4T1364 Elevations  
 DRAWN: TKB  
 DATE: 17.09.14  
 CHECKED: LJM  
 SCALE: @ 1:100  
 JOB NO: C2231  
 DRAWING: Block 01 Elen Rev C  
 IGP GROUP: 37 UPPON STREET, COVENTRY, CV1 3BA  
 T: +44 (0)24 7662 7800 E: info@ipgroup.com  
 www.ipgroup.com

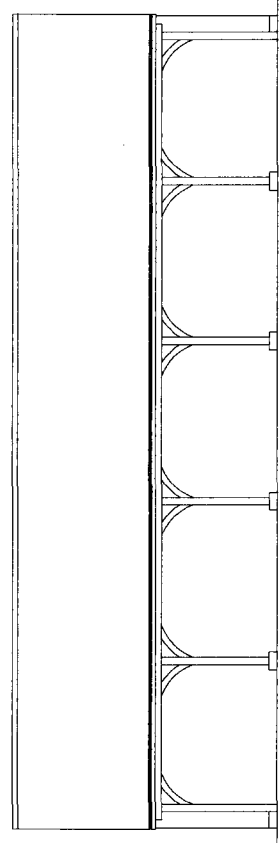


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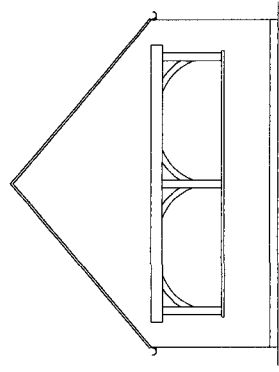
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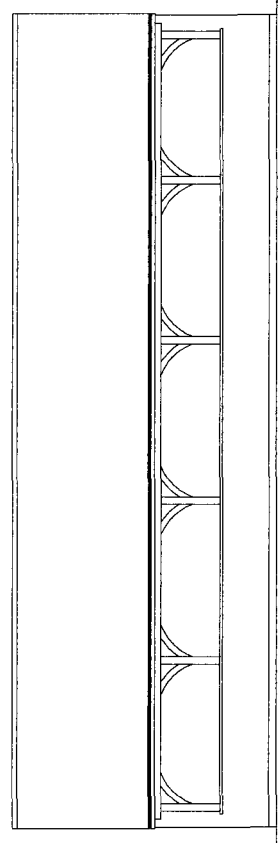
Plan



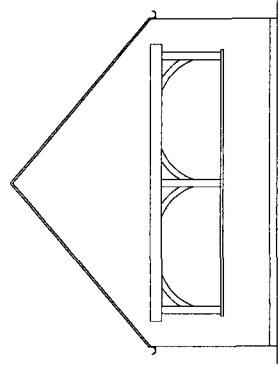
Elevation to Private Drive



Side Elevation



Elevation to Public Open Space



Side Elevation

26

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notes:

REV	DATE	COMMENTS	DRAWN	CHECKED



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STATUS:	FOR PLANNING	RIBA Stage:	3
client:	Linden and Bovis Homes		
job:	Upper Risington, Former Officers Mess		
title:	Carport Plans and Elevations		
drawn:	TKB	date:	02.09.14
checked:	TKB	scale @ A1:	1:100
job no.:	C2231	design:	Carports Rev -

IDP GROUP - 27 SPON STREET COVENTRY CV1 3BA  
T: +44 (0)24 7652 7600 Email: idp@idp.com  
www.weareidp.com

**D S A**◆ **DAVID SMITH ASSOCIATES** ◆ Consulting Structural & Civil Engineers ◆

◆ London ◆ Northampton ◆ Cirencester ◆

www.dsagroup.co.uk

**A STRUCTURAL APPRAISAL OF  
THE OFFICERS' MESS BUILDING  
UPPER RISSINGTON  
GLOUCESTERSHIRE**

**Brief**

At the request of Cotswold District Council, an inspection was made of the building formerly used as the Officers' Mess at Upper Rissington.

The purpose of the inspection was to assess the suitability of converting the building to habitable use.

This report on the findings of the inspection is confidential and may not be used by third parties without the express permission of David Smith Associates.

**Method**

The inspection was made on 9<sup>th</sup> December 2014 during normal working hours and in cold but dry weather conditions.

Access was kindly granted by Mr Peter Mason of Linden Homes. The property had been unused for some twenty years but was fully decorated at the time of the inspection and it was considered imprudent to remove finishes. Sufficient information was however gained from the necessarily superficial survey to allow conclusions to be drawn.

**General description**

The property is a three storey brickwork building under a pitched roof with plain tiles, and it stands on level ground. It is the main block of a group of similar buildings which were not included in this inspection.

The property is aligned roughly east-west and is about 80m long and 10m deep. The front entrance on the south elevation comprises a formal arched access and the centre section of the south wall is slightly proud of the main building, with a brickwork parapet at the eaves.

The ground floor comprises reception rooms with steel frames over to carry the upper floors. The first and second floors are divided into individual rooms, and access to these floors is by way of staircases near the east and west ends of the building.

VAT Registration No.: 670 8636 12

Eur Ing **David Smith** BSc(Hons), CEng, MICE, MStructE, RMaPS, MFPWS, **Alison Smith**  
**Hitesh Jethwa** BScEng(Hons), IEng, AMStructE **Steven Ainge** BEng(Hons), IEng, AMStructE  
**John Mills** MA(Cantab), CEng, MICE, MStructE **Mike Barsby** MEng(Hons), CEng, MStructE



**London**  
16 Upper Woburn Place  
London  
WC1H 0AF

**Northampton**  
8 Duncan Close  
Moulton Park  
Northampton NN3 6WL

**Cirencester**  
Waterloo House  
The Waterloo  
Cirencester GL7 2PY



◆ **DAVID SMITH ASSOCIATES** ◆ Consulting Structural & Civil Engineers ◆

◆ London ◆ Northampton ◆ Cirencester ◆

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## The Officers' Mess, Upper Rissington

### Specific Observations

The roof lines are true and only locally slipped tiles have allowed weather penetration. The framing for the roof comprises timber rafters on steel trusses, and the attic floor comprises sturdy timber joists.

Weathering of the roof is particularly evident behind the south wall parapet.

At second floor level there has been an infestation of pigeons and care was needed to avoid disturbing droppings, but only locally were there signs of structural deterioration of floors.

At first floor level, no significant structural distress was noted.

At ground floor level, there is minor local deterioration of timber flooring but no evidence of structural distress.

From the outside, windows have been boarded at low level and have broken glass at high level, but no distress to lintels was noted. The brickwork to the west end of the section of wall under the parapet on the south elevation has minor cracking of joints but otherwise the walls appear to be true to line and level and in good structural condition.

### Discussion

The storey heights are generous and there appears to be adequate space for the fitting of finishes to achieve modern standards of insulation and sound proofing. Local replacement of timbers must be anticipated where weathering has caused deterioration, but otherwise the timbers are sturdy and will readily carry domestic loads.

Windows and rainwater goods will need to be overhauled, but the absence of distress to the walls indicates that the foundations are satisfactory. Local repairs to brickwork will be required but the cracks do not indicate structural instability.

### Conclusions

The inspection revealed that the building is suitable for conversion to domestic use without the need for structural repair works.

Local replacement of timbers must be anticipated and works to bring the building to modern standards are required, but otherwise the building appears to be in a good structural condition. It should be noted that parts of the property and elements of structure that were buried concealed or inaccessible were not inspected and it cannot be stated that any such element is free from defect.

Report reference C14/5211

Prepared by D J Mills MA (Cantab) CEng MICE MStructE, David Smith Associates

Report dated 10<sup>th</sup> December 2014

VAT Registration No.: 670 8636 12

Eur Ing **David Smith** BSc(Hons), CEng, MICE, MStructE, RMaPS, MFPWS, **Alison Smith**  
**Hitesh Jethwa** BScEng(Hons), IEng, AMIStructE **Steven Ainge** BEng(Hons), IEng, AMIStructE  
**John Mills** MA(Cantab), CEng, MICE, MStructE **Mike Barsby** MEng(Hons), CEng, MStructE



**London**  
 16 Upper Woburn Place  
 London  
 WC1H 0AF

**Northampton**  
 8 Duncan Close  
 Moulton Park  
 Northampton NN3 6WL

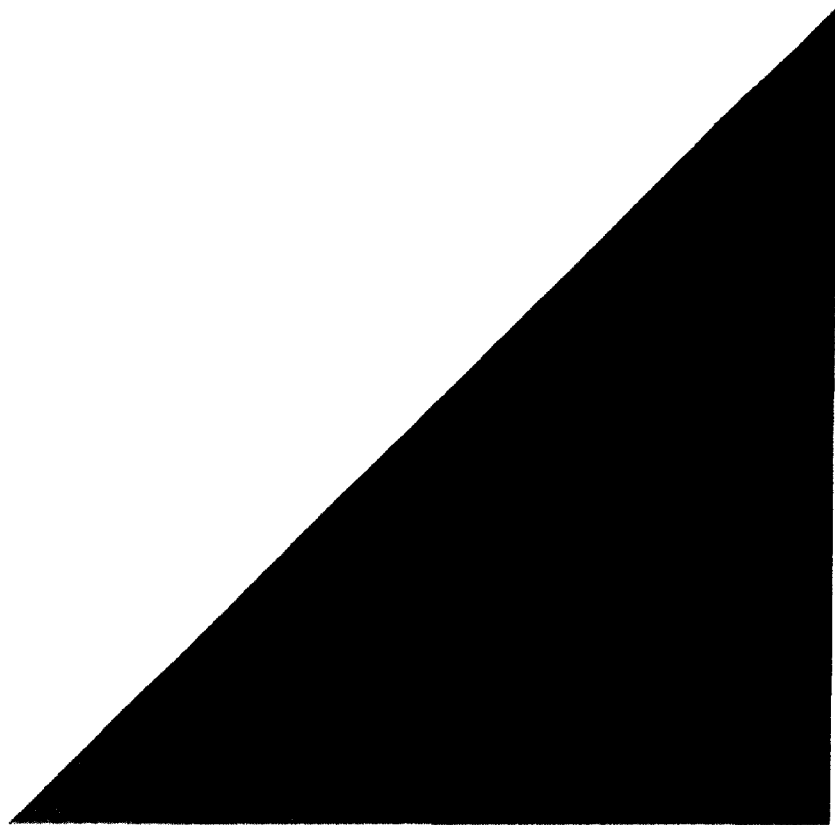
**Cirencester**  
 Waterloo House  
 The Waterloo  
 Cirencester GL7 2PY





# **Building 10 Upper Rissington**

**Structural Re-inspection Report of Main  
Three Storey Central Block**





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# Building 10

## Upper Rissington

### Structural Re-inspection Report of Main Three Storey Central Block

Opus International Consultants (UK) Ltd  
Bristol Office  
Willow Hse, Brotherswood Court, Great Park  
Rd, Bradley Stoke  
Bristol, BS32 4QW  
United Kingdom

Telephone: +44 1454 270080  
Facsimile: +44 1454 619454

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Paul Stevenson  
Senior Structural Engineer

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## 1 Introduction

Opus International Consultants UK Limited were originally commissioned by Bovis Homes South West Region and Linden Homes to undertake a structural inspection of Building 10 at Upper Rissington, Gloucestershire. The inspection was completed in December 2011 with the associated report issued in January 2012.

It is not known when building was originally constructed however it is considered reasonable to assume construction took place prior to or shortly after World War 2 as part of Little Rissington air base.

The building has been unoccupied and not decorated internally it is understood since circa 1991 prior to which the building was used for ceremonial and accommodation purposes associated with Little Rissington air base. Following the previous report being issued, the building has remained in a disused and boarded up condition.

The original inspection which was carried out for the full building focussed only on the condition of the structural elements. However, where relevant areas of distress not of a structural nature were found, these were noted. The object of the structural inspection was to establish the condition of the loadbearing fabric of the building with particular regard as to the feasibility of conversion for residential usage.

Linden Homes, who now propose to develop the site, have requested a further inspection of the main central section of the building only to help them establish if the damage to and neglect of the building has caused excessive structural damage to the extent that it is now not possible to retain and refurbish the structure. This report summarises the findings of the second inspection of the building and makes suitable recommendations.

## 2 Form of Inspection

A visual inspection was carried on Thursday 14<sup>th</sup> August 2014 during clear dry weather conditions.

The whole building is not the subject of this report with both wings excluded and only the main three storey central block considered. This includes the two ground floor link corridors between the central block and adjacent wings.

The elevations were inspected from ground level around the full periphery of the buildings. It was not possible to gain access to the inner courtyard areas.

Inspection of the rear elevation was limited due to a number of external walls and outbuildings present at some distance from the main building.

The internal inspection was limited due to various reasons. Some areas of the building were considered unsafe due to the flooring being unstable underfoot or the flooring having been removed. Several areas of the building had been blocked due to the area being unsafe, limiting access in these areas. No access was possible to the second floor due to dove intrusion resulting in severe risk of psittacosis should the dried bird dropping dust become airborne and inhaled.

Photographic records were obtained if considered relevant enclosed within Appendix A of this report.

### 3 Form of Structure

With the exception of survey plan drawings dated July 1985 no archive drawings are available.

The survey drawings received are reproduced as L-06476 Figure 10-A and L-06476 Figure 10-B within Appendix A in addition to photographs 10-1 to 10-5 which illustrate the overall arrangement of the main central block of Building 10 together with the structural form (or assumed structural form) of the building based on the findings of the visual inspection carried out.

The main structural external and internal walls appear to be of solid brick masonry construction however it is possible the external walls are of brick masonry cavity construction.

L-06476 Figure 10-A and L-06476 Figure 10-B should be considered while reading the rest of this report.

### 4 Observations

#### 4.1 External

At this current time no evidence was generally found of structural movement to the external elevations in terms of excessive cracking associated with foundation related movement or lateral displacement over the height of the walls. However, repointing of the joints appears to have been completed at some point in the past and this would have repaired any movement cracks that had occurred.

When viewed from ground level no evidence was found of excessive distortion within the roof slopes or along ridge lines.

It was noted that the mortar joints to the external elevations have been subject to sporadic surface repair in the form of re-pointing.

Minor degradation of the facing brickwork to the roof parapets (where present) was noted.

No evidence was found to the external elevations of movement joints to control thermal expansion of the brick masonry.

In several locations ridge tiles have been displaced allowing birds and water to enter the building.

Balcony support steel beams are corroding excessively with spalling of the concrete encasement evident in some locations.

Upper floor windows have not been boarded. A number of glass panes have been broken allowing water to enter the building.

Generally the gutters, soffits, downpipes and fascia are in poor condition and not working efficiently. The gutters are full of vegetation in many locations and as such could be causing some of the damp ingress into the building.

## 4.2 Internal

With due regard to the limited internal access available, no evidence was found of structural movement to the internal loadbearing walls in terms of excessive cracking associated with foundation related movement or lateral displacement of the walls at junctions with the first/second floor and roof levels. In addition no evidence was found with regard to excessive settlement or deflection to the ground floor or deflection of the upper floors or supporting beams.

The general condition of the internal accommodation in terms of finishes was extremely dilapidated associated with a lack of maintenance and vandalism. Many of the ceilings, floors and wall coverings have been dislodged to allow wiring and pipework to be removed. The building in its current condition is dangerous for pedestrians in quite a number of areas.

Water ingress has affected the building generally with damp evident throughout. In the front rooms water ingress is particularly bad with ceilings collapsed and floors rotten.

Access to the second floor on the main building was not possible due to the excess bird droppings.

Due to the various openings in the building doves/pigeons have been roosting within the building for an unknown period of time. As noted above excess bird droppings restricted access to the second floor.

In one location at ground floor bats were roosting in a corridor.

Specific external and internal observations regarding the building are annotated on L-06476 Figure 10-A and L-06476 Figure 10-B enclosed within Appendix A additionally referenced to photographs where relevant.

## 5 Discussion

No evidence of recent major structural related movement was noted to the loadbearing fabric of the building.

The areas of mortar repair noted to the facing brickwork are considered to be associated with either mortar breakdown due to weathering action or historic movement of the building.

The degradation of the facing brick to the roof parapets is considered to be associated with breakdown of the roof gutter behind the parapets and weathering action.

The reconstruction of the facing brick locally to the small returns to the front elevation (see external observation items a and b L-06476 Figure 10-A) is considered to be associated with expansion warping effects potentially acted upon by weathering action.

The loss of concrete casing protection to the steelwork forming the first floor balconies to the front elevation (see external observation items a, b and c L-06476 Figure 10-B) is considered to be caused by excessive corrosion of the steel beams. It is likely the beams are unsafe and need to be replaced.

The evidence of high level damp ingress noted internally is considered to be attributable to the breakdown of the roof guttering detail behind the roof parapets as well as due to damage caused to the windows and flashings of the building. It is likely that with water ingress into the building some of the floor joists and roof timbers are rotten and are unsafe. Water damage due to direct penetration and damp is extensive throughout the whole building.

Birds are currently resident throughout the whole building, particularly at the upper floors. Bird droppings are present throughout but again these are more noticeable at the upper floors. Apart from the health risks associated with droppings, the droppings are acidic and as such can cause significant damage to the floor structure. Given the length of time the building has stood empty it is likely that significant damage to the upper floors has occurred.

It is not possible to comment on the condition of the upper floors where it was not safe to survey. It is however likely that the condition of these areas is worse than at the lower levels.

## 6 Conclusions

The main central block of Building 10 at Upper Rissington has been empty and unused for in excess of 20 years. Over this period lack of maintenance and vandalism of both the inner and outer finishes of the building has left it in a very run down condition. Birds are numerous within the buildings not only causing a risk to human health through their droppings but the droppings have had and will continue to damage the structure of the building. Water ingress and damp within the buildings is apparent throughout and this has caused damage to the fabric of the buildings, particularly with regards to timber floor and roof elements.

With the buildings in a poor condition and damp, the masonry walls which are likely to be solid will have suffered damage, particularly during the cold winter months. This and the lack of movement joints although not apparent currently, is likely to cause long term movement issues.

The current condition of the building can only be described as poor and this can be attributed to vandalism and lack of maintenance. Where years of water ingress has occurred the structure of the building has undoubtedly been damaged to a point beyond reasonable repair, particularly in areas which are hidden from view. The roosting of birds have also caused decay of the structure and it can be observed that areas of the building are already starting to collapse. With the damage to the building having already occurred it is only a matter of time before more of the building collapses with each further weakening of the building.

Based on the results of our visual inspections and the evidence of structural damage that has occurred it is our opinion that the only course of action feasible when considering development of the main centre portion of the building is demolition of the existing structure.

## 7 Appendix A







Photograph 10-1



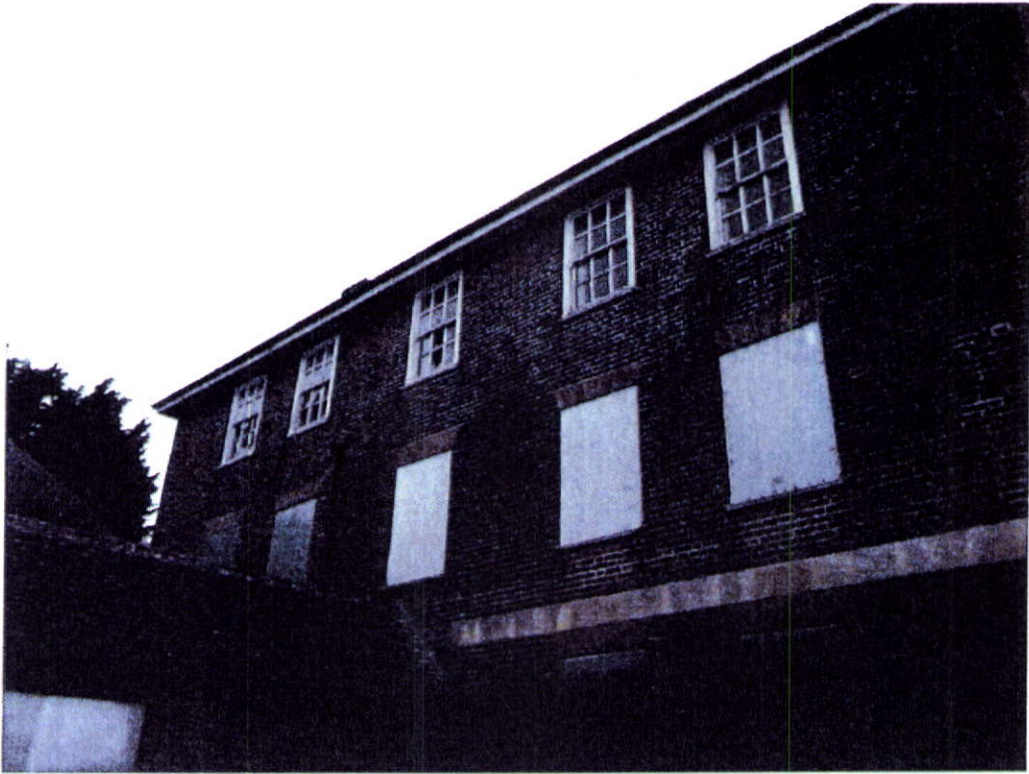
Photograph 10-2



Photograph 10-3



Photograph 10-4



Photograph 10-5



Photograph 10-6



Photograph 10-7



Photograph 10-8



Photograph 10-9



Photograph 10-10



Photograph 10-11



Photograph 10-12



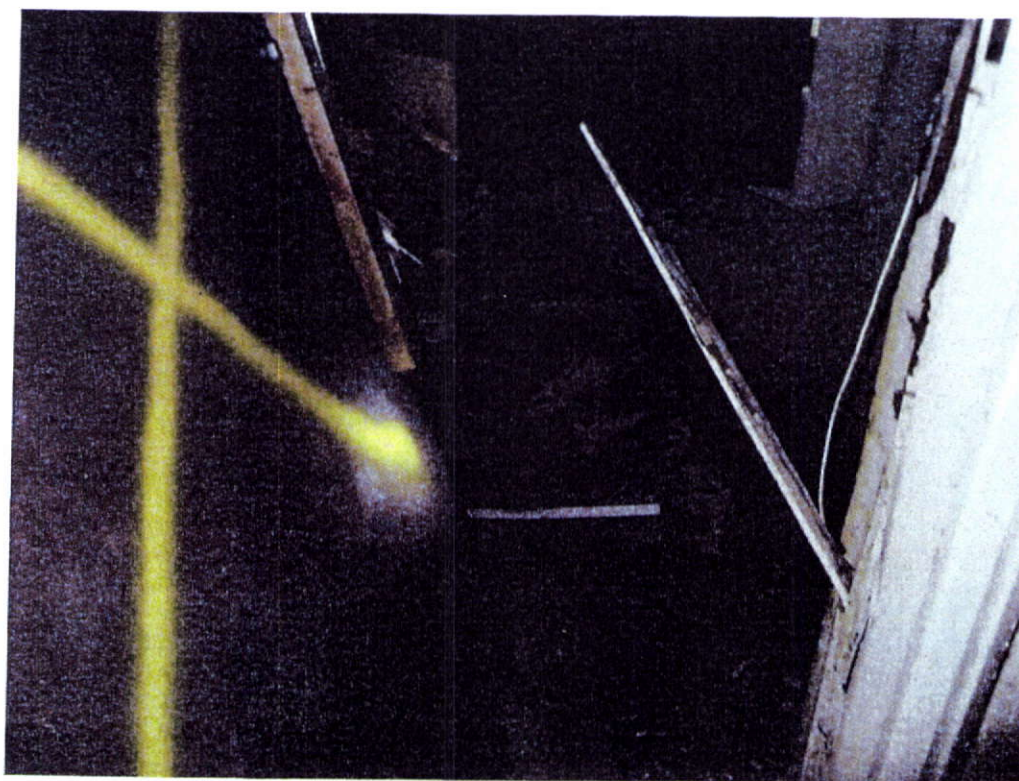
Photograph 10 -13



Photograph 10-14



Photograph 10-15



Photograph 10-16



Photograph 10-17



Photograph 10-18



Photograph 10-19



Photograph 10-20



Photograph 10-21



Photograph 10-22