

Memorial Hall – Bishopstoke Pre-Demolition Survey



**Memorial Hall
17 Riverside
Bishopstoke
Eastleigh
SO50 6LQ**

Memorial Hall, Bishopstoke

Introduction

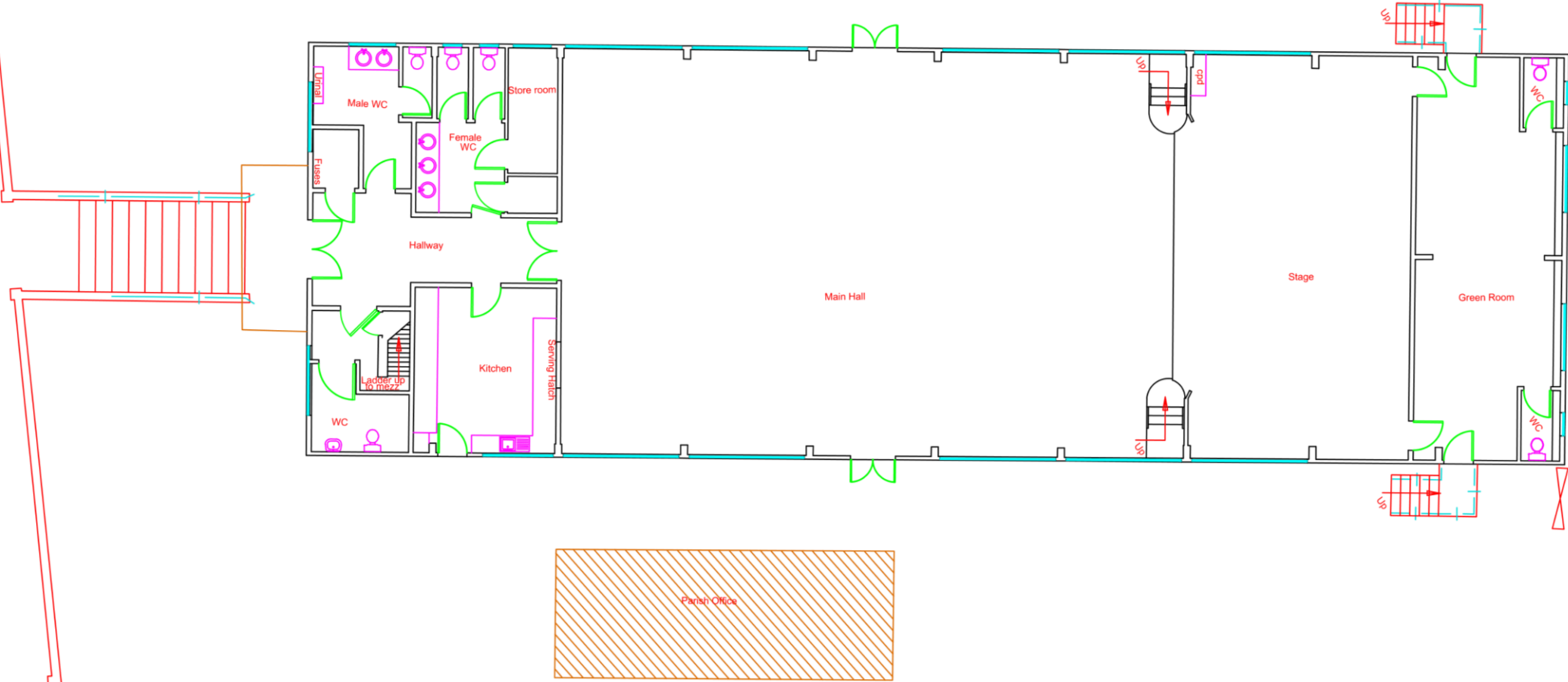
Constructed in the period of the late 1920s to early 1930's the building is located at 17 Riverside in the Bishopstoke area of Eastleigh and is orientated in a north easterly direction with the entrance facing southwest onto Riverside and the river Itchen.

A pre-demolition photographic survey of the Bishopstoke Memorial Hall site has been undertaken, which shall include internal and external photographs and details of the site.

Description of the Building

The property is of a portal frame construction in predominantly timber and is raised above road level by approximately 2m. The main portal frame structure is formed of hollow boxed sections constructed from 6mm ply glued and nailed. Timber portals are mechanically fixed to steel shoes, which in turn are fixed into the structural concrete slab. There are identified rafters with asbestos profiled sheet roof spanning the purlins. The wall construction is formed of lightweight timber shiplap cladding affixed to the external side of the cladding rails with a bitumen membrane sandwiched between. There was no insulation identified in the build-up. The building is currently in a poor state of repair and the building envelope itself is life expired, with failed roof coverings and failing enclosing walls. The building is completely without insulation and performs poorly in terms of thermal efficiency; The current doors and windows are insignificant in providing satisfactory thermal performance. The roof is of considerable age with evidence of water ingress with localised areas of water staining visible. Given the age of the building and anticipated serviceable life expectancy of this type of roof coverings. There is a mix of asbestos cement down pipe and gutters and some locally renewed black PVCu down pipes and cast iron to the west elevation. The walls are constructed of timber shiplap cladding fixed to portal rails with a bitumen based liner sheet applied. Internally hardboard panelling is fixed to the internal surface of the portal rails. Externally the timbers are overdue treatment and panels are starting to dry out, crack and warp. There is also some localised areas of damage and timber decay exposing the bitumen membrane. Internally panels are deemed tired and suffering wear consistent with age although largely cosmetic in nature. To the rear elevation a masonry half brick thick homogenous wall structure is formed to eaves height, above this is cement cladding affixed to timber stud. Northwest, northeast and southwest boundaries are provided in chain link fencing and mature planting. The northwest boundary is overgrown and prevents a safe means of escape from the existing building.

Bishopstoke Memorial Hall - Floor Plan



Front
South Elevation



Rear
Northern
Elevation



Trees close to
western side of
building



Eastern Elevation
– Storage shed
and Parish Office



External fire
escape route
inaccessible with
no real means of
escape.



Current route for wheelchair access. Photo taken from park entrance.



Access steps to Green room, non-compliant by modern standards with risers and goings incorrectly sized.



Path to Portal
Road



Former storage
shed



Entrance gates



Area of former
War Memorial



Parish Office



Hall view towards entrance



Hall view towards stage



Kitchen

Service hatch
between kitchen
and hall non-fire
rated.

Female WC



Male WC



Typical example
of sanitary fitting



Hallway



[illegible]

A photograph of a small, sparsely furnished room, likely a bathroom or locker room. The room has yellow walls, a grey floor, and a large wooden door on the right. A toilet is visible on the left, and a sink with a mirror above it is on the right. A sign on the left wall reads "MEMBERS KEEP APART".

Stage



The storage area over the Green room is not afforded permanent access and relies on the use of step ladders.



Green Room



Green Room



Green Room
Male WC



Green Room
Female WC



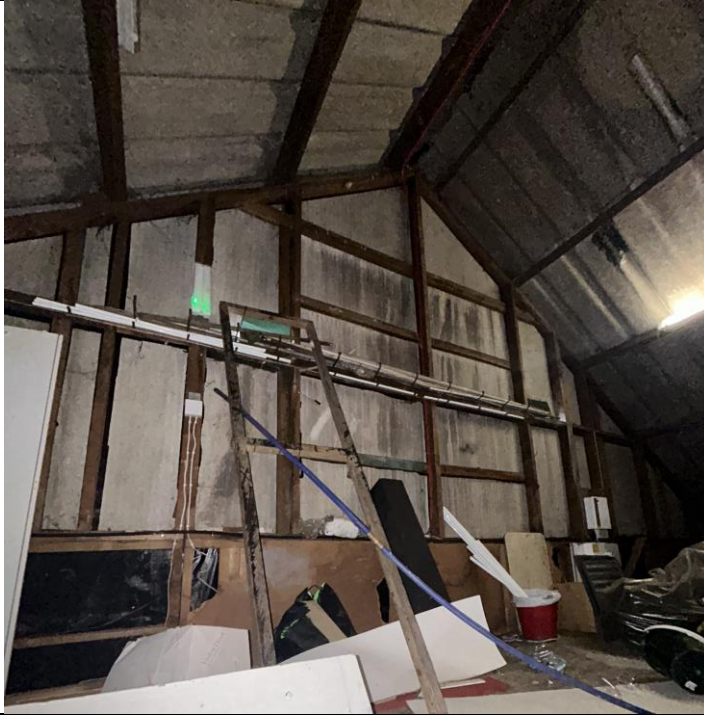
Access to
Mezzanine



Access hatch to
Mezzanine



Front gable
framing



Mezzanine areas
water staining to
back of AC roof
sheets.



Basic roof structure without internal linings.



Internal wall to balcony and roof purlin/covering



Mezzanine
Balcony and Roof



Mezzanine
balcony handrail
below current
standards.



Main hall
overview showing
box section portal
frame, note roof
sheet broken.

