

REPORT FROM: Housing, Health & Engineering Services

TO: West Craven Committee

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Drainage to the rear of Walmsgate Methodist Chapel, Barnoldswick

PURPOSE OF REPORT

To provide an update to the Committee with respect to the Council's involvement in attempting to resolve the ongoing damp issues at Walmsgate Methodist Chapel.

RECOMMENDATIONS

- (1) That further discussions be held between the Trustees of the Church, Committee members and PBC's Engineering Team.
- (2) That funding options be considered for implementing the proposed scheme.

REASONS FOR RECOMMENDATIONS

- (1) To fully evaluate the problem and agree a resolution strategy.
- (2) To support the implementation of the proposed scheme, which cannot be afforded from Council Land Drainage budgets alone.

ISSUE

For a number of years, Walmsgate Methodist Church has suffered increasing problems associated with damp. This has particularly affected the wall of the church adjacent to the grassed area of open space under Pendle Council's ownership. Reports suggest that the level of this land was artificially raised by infill a number of years ago when Clough Mill was taken down. It is reported that the area was previously set-paved with suitable highway drainage installed. Both the set paving and drainage may have been removed when the infill was conducted, reducing the effective drainage of the land away from the building. Whilst the root cause of the damp issue is still under debate, it cannot be ruled out that a combination of surface water run-off and groundwater from this land is a contributing factor.

Discussions regarding this issue have been ongoing since 2018, when Luke Edwards (Drainage Engineer) first became aware of the problem. A contractor was instructed to dig a trial hole adjacent to the wall of the church shortly after to investigate the ground conditions but this was not revealing.

Over the past few years, the Church has reported spending of circa £6,500.00 on trying to resolve the damp problem with relatively little success. Certain rooms within the building are currently unusable as a result.

Following meetings during mid-late 2020, a scheme has been devised (drawing E0557/D2) where the level of the land adjacent to the wall of the church would be reduced by approximately 1 meter and a French drain installed along the boundary wall which would drain into existing drainage systems around the church. This would reduce the contact area between the ground and the wall significantly, as well as creating a barrier to remove surface water run-off and ground water more effectively. This would significantly reduce the potential for damp to enter the building via this mechanism.

A 1 in 3 slope would be created to bring the land back up to the existing level (see drawing E0557/D3).

Quotes to undertake this scheme have been sought with a low price of £9,318.55 + VAT being returned.

IMPLICATIONS

Policy: None

Financial: Contributions to scheme implementation & future maintenance of the asset.

Legal: None

Risk Management: None

Health and Safety: None – fencing to be installed at top of new slope.

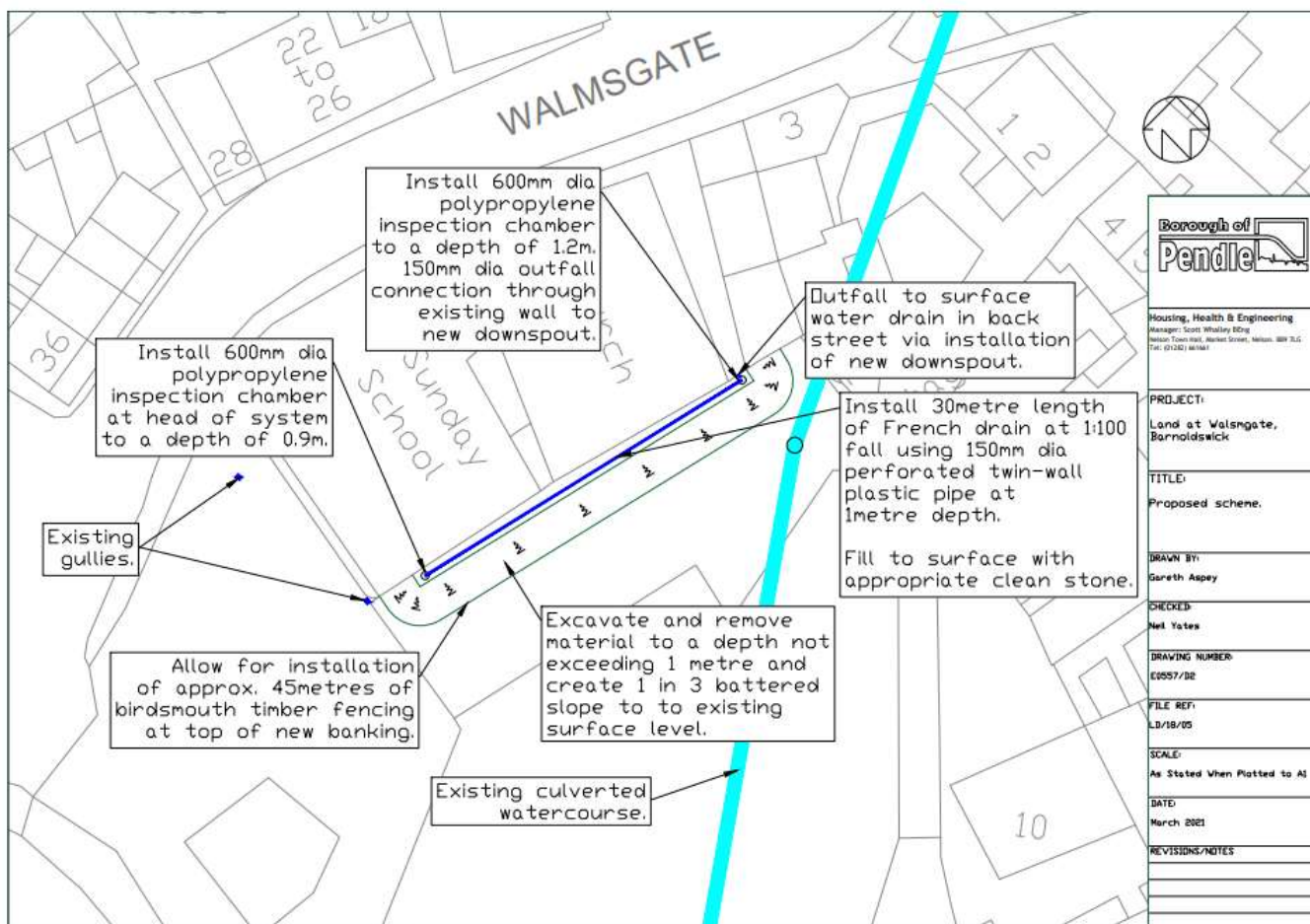
Sustainability: None

Community Safety: None

Equality and Diversity: None

APPENDICES

E0557/D2



E0557/D3

