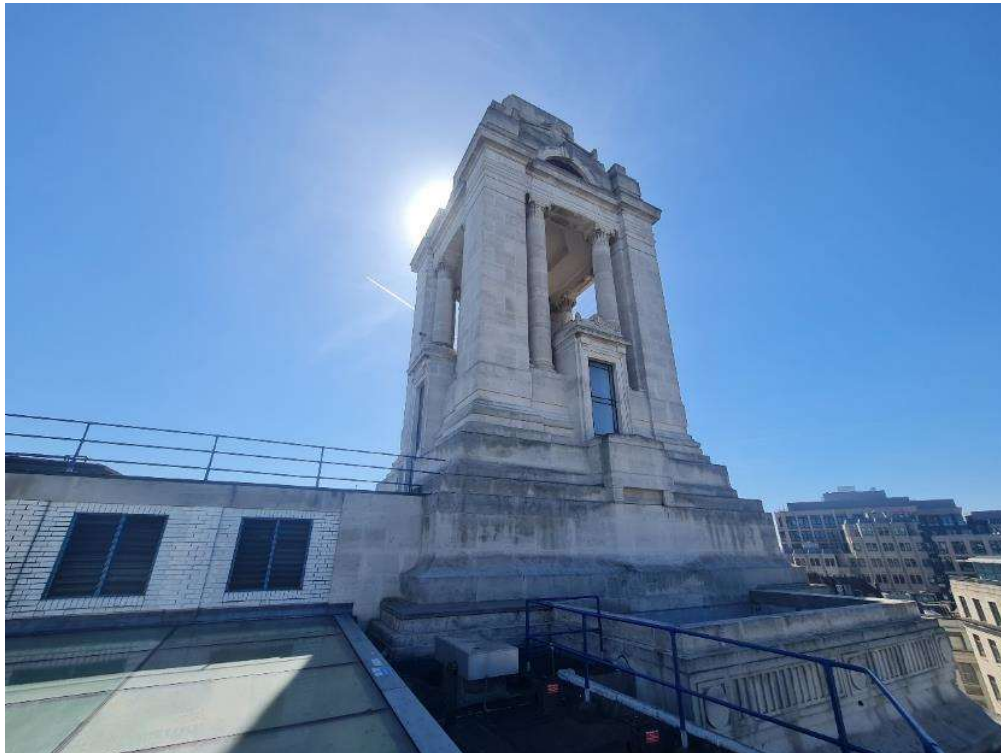


United Grand Lodge of England
Freemasons Hall
60, Great Queen Street
London WC2B 5AZ

Report on a visual survey of the inner courtyard brickwork.



Project Number: 6895

April 2025

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REPORT CONTROL SHEET

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1.0 INTRODUCTION

Wilde Consultants were requested by Matt Hornsby of Bailly Garner on behalf of the United Grand Lodge of England to visit this building and undertake a visual inspection of inner courtyard brickwork elevations.

There is concern with respect to the condition of the courtyard brickwork. Cracks have been reported in several locations

A visit to undertake a visual inspection was therefore made on Tuesday 1st April 2025. The inspection was undertaken from an access scaffold installed inside the courtyard.

No details of the building were provided.

2.0 GENERAL

The existing building of 60 Great Queen Street was constructed as the "Masonic Peace Memorial Building" and as a memorial to Freemasons who lost their lives during the First World War. The hall is the central headquarters of United Grand Lodge of England and was constructed between 1927-33.

This is a grade 2 listed building.

Freemasons Hall is a steel framed building. In the lightwell the external walls are generally solid brickwork, most of which have a white glazed surface finish, with the steel frame embedded into the walls.

It is proposed to install a Cathodic protection system onto the steel framed structure to this building. This work is being undertaken in phases with the next phase being the inner courtyard elevations to the light wells on the north-east side of the building. There are two lightwells, both rectangular on plan.

These walls are solid brickwork with the steel framed structure embedded into the walls. Many of the exposed bricks are a glazed white brick.

3.0 VISUAL INSPECTION

Several areas of damaged brickwork could be seen;

- Along the lines of horizontal steelwork, the brickwork is displaced, pushed out, and there is horizontal cracking.
- There are vertical cracks on the side of projecting brick piers. Some piers have cracks on both sides. The front of the piers also has vertical cracking.

- Rust staining could be seen on the face of some brickwork.
- Some bricks are cracked and spalled other than on the line of the steel members.
- The parapet brickwork over the plant room area has horizontal cracking and is leaning inwards

Some opening up and investigation of the brickwork work was undertaken to expose areas of particular concern where it is anticipated there is particularly bad damage to the steelwork. Opening up details are attached to the appendix of this report.

4.0 CONCLUSION

The action of the structural steel frame rusting and consequently expanding has applied a force to the adjacent brick panels. This is known as 'Regent street disease'. The brickwork has therefore pushed out and cracked. Bulges of the brickwork can be seen in several locations along the lines of steel members. Cracks can generally be seen also along the lines of the steel members.

There has also been some weathering which has worsened the situation and also affected other parts of these walls. These areas are also cracked and spalled. Once a crack or spall starts to appear then the weathering will make the situation worse.

The damage to this brickwork is quite severe in some of these locations. There is a clear danger that in these locations' brickwork could fall away from the wall at any time. Repairs to the brickwork are therefore required as soon as possible as it presents a Health & Safety issue.

5.0 RECOMMENDATIONS

As noted, it is proposed to install a cathodic protection system to prevent future damage and therefore expansion of the steel structure. A scaffold access has therefore been erected for this purpose.

Whilst the scaffolding is in place repairs to the brickwork are recommended. The scaffolding also offers some protection for material falling from the building.

In the first instance, a full detailed survey of the courtyard walls needs to be undertaken. All defects noted on the brickwork are to be recorded. The survey is to be undertaken in conjunction with the Structural Engineer and the results agreed.

Repair works can then be undertaken. A detailed repair specification will be prepared under separate cover. It is anticipated that some areas, possibly some projecting brick piers will need to be removed and completely re-built. Non-ferrous repair materials will be required to avoid interference with the cathodic protection system.

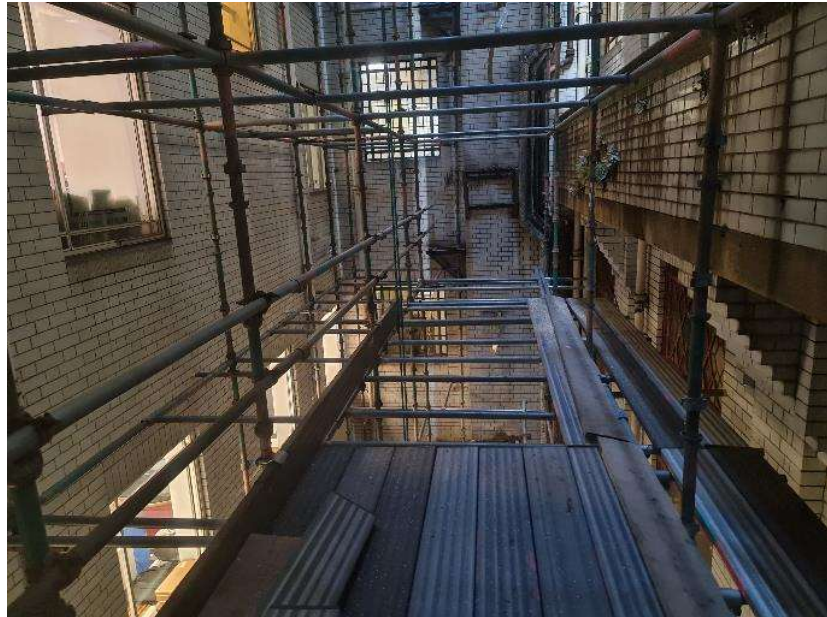
The opening up revealed sections of steelwork that are badly damaged. The cathodic protection will prevent future degradation of the steelwork but some repair work to the particularly badly damaged and exposed steel work will also be required.

6.0 SCOPE OF THE INVESTIGATION

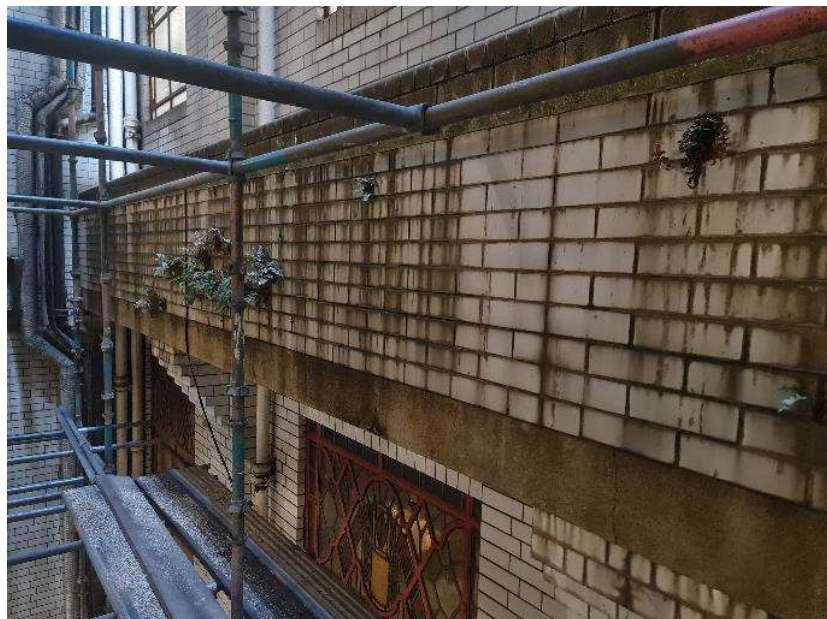
We have to advise that the investigation work is limited to that set out in the report. We have not inspected those parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. Latent defects may exist in the structure which can only be discovered by further more detailed investigation.

We have not investigated for asbestos or for the decay of woodwork, insect attack or toxic mould.

PHOTOGRAPHS



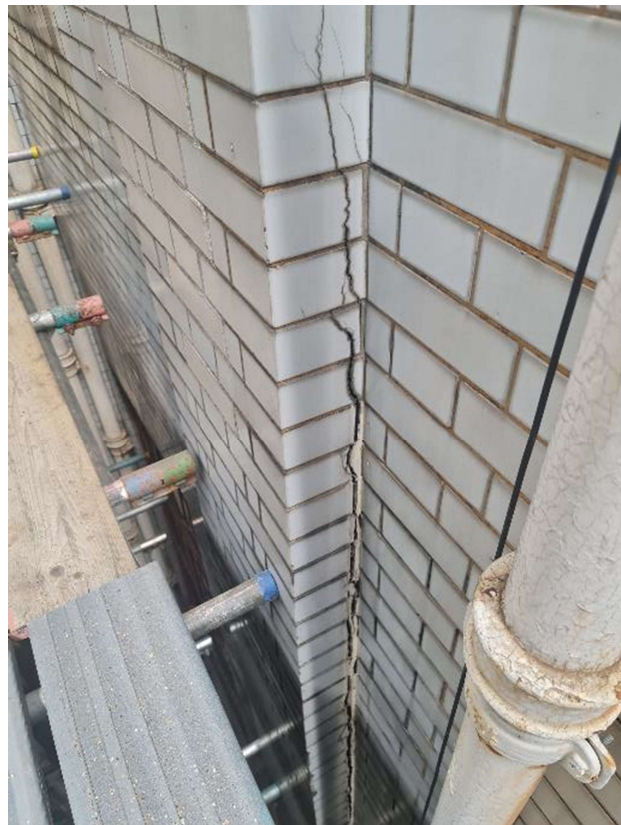
1.0 Access scaffolding in the lightwell



2.0 Staining of the brickwork.



3.0 Example of bulging and cracked brickwork.



4.0 Vertical crack on the side of a projecting brick pier.



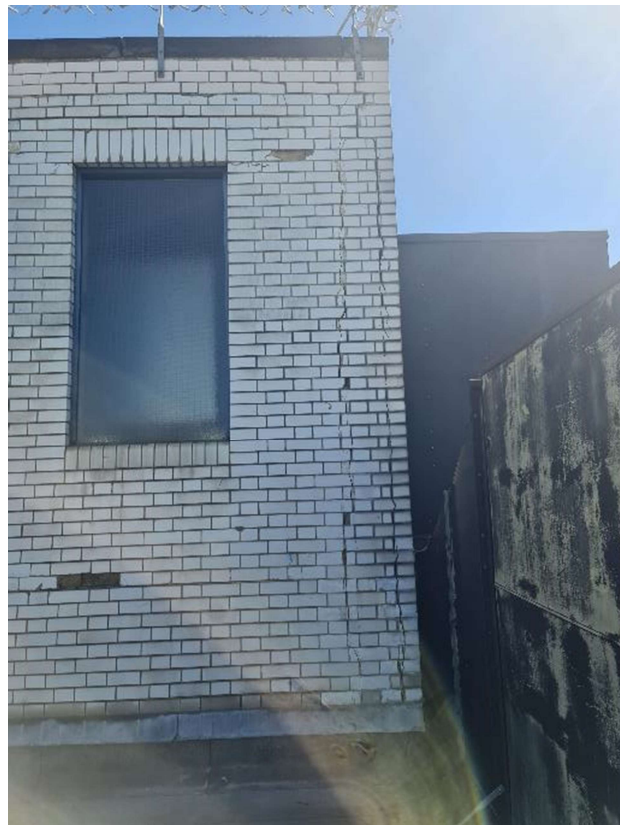
5.0 Face of a brick pier cracked.



6.0 Cracking on a brickwork face.



7.0 Spalling brickwork.



8.0 Vertical cracks near the end of a wall panel.



9.0 Brick parapet wall is cracked and leaning inwards.



10.0 Spalled brickwork.