

Condition Survey Stand Golf Club

December 2024

Ashbourne Grove
Whitefield
Manchester
Lancashire
M45 7NL

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APPENDICES

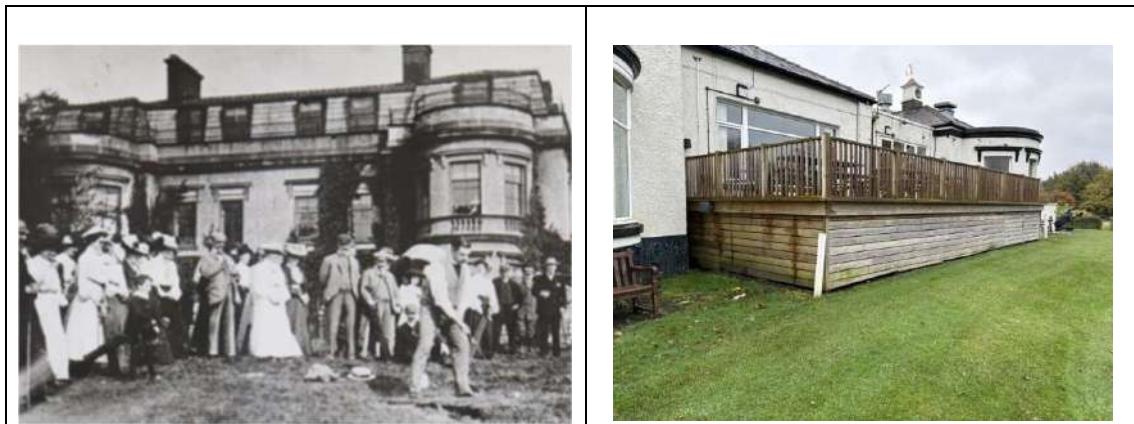
- A Letter of Engagement/Terms of Engagement/Limitations
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Executive Summary

This report is a condition report outlining the condition of the building located at Ashbourne Grove, Whitefield, Lancashire, M45 as requested by Westfield Ltd. The site is the location of the Stand Golf Club House. The original main building has been added to at different periods. For the report, we have treated the property as one building and made comments accordingly.

The Stand Golf Club main building was constructed in 1904. The golf club is a split-level three-storey building with a single-storey building plus basement on the front east elevation facing Ashbourne Grove and a two-storey plus basement to the west elevation.

Historic photographs of the premises on the club's website indicate that the ground to the rear (west elevation) has been built up at some point in the last 120 years covering the ground level portion of the original building.



There has been a several extensions carried out since the building was constructed:

- A lower ground floor single-storey extension to the rear left-hand elevation (south elevation) which houses the Pro shop
- A single-storey extension to the front elevation on the east-facing Ashbourne Grove creates stepped access to the main building
- A two-storey extension from the basement level to the front left-hand elevation housing a storage room in the basement and the commercial kitchen
- A central two-storey extension to the north elevation housing the female welfare on the ground floor and the residential flats kitchen on the first floor

The dates of the extensions are unknown, however, these are assumed to be between 1930 – 1960.

Externally the building features; slate pitched roof covering, timber fascia boards, solid load bearing brickwork walls covered with a painted pebbledash render, a mixture of single glazed timber windows and uPVC double glazed windows and both timber, composite and uPVC external doors. Internally the

building features both plaster and suspended ceilings and walls with various paint and wallpaper coverings, solid / suspended timber floors, carpet and vinyl floor coverings, hollow and solid core timber doors, MDF kitchen units to the residential flat and steel commercial units to the main kitchen, and various bathroom/WC facilities.

Overall the building is noted to be in poor condition with most external elements requiring replacement in the immediate to near future due to their condition.

- Pitched roofs have deteriorated, with failed bedding mortars to the hip and ridge tiles, vegetation growth to joints and isolated slipped, cracked and or missing slates
- Flat roof coverings have been historically patched with remaining coverings degrading and there is significant moss growth noted to those inspected.
- Timber fascia and soffits have localised degradation
- Rain water goods are corroded, with failed joints and blockages of debris and vegetation
- Single glazed timber windows have exceeded their life expectancy and uPVC windows are damaged, have failed units and loose or missing gaskets.
- Timber doors and frames are degraded with rudimentary remedial repairs undertake to extend their life.

Due to age of the building significant upgrading will be required to meet the requirements of building regulations when upgrading major elements such as the roof. Internally the building is in poor condition with damp noted throughout the property, and with related and other unrelated damage noted to most finishes and furnishings. A full internal strip out and reconfiguration will likely be required.

In order to rectify the building defects noted and upgrade these buildings to meet the requirements of the building regulations, the building require significant repairs and likely spatial configuration.

1.0 Introduction

1.1 Instructions

1.1.1 Client

Westfield Ltd.
Ashcroft House
Bredbury
Stockport
SK6 2SN

1.1.2 Building Surveyors

Drees & Sommer UK Ltd
Jackson House
Sibson Road
Sale
Manchester
M33 7RR

1.1.3 Consulting Engineers

Mechanical/Electrical Engineers: None appointed
Structural Engineers: None appointed

1.1.4 Property Discussed in this Report

Stand Golf Club
Ashbourne Grove
Whitefield
Lancashire
M45 7NL

1.1.5 Instructions

We are acting upon your instructions to undertake an inspection of the above mentioned property and report upon our opinion of its general condition.

We understand that you are proposing to re-develop the property and would like to understand overall condition to allow decisions to be taken on the best way forward.

1.1.6 Conditions of Engagement

The terms of our engagement are as set out in Appendix A of this report.

1.2 Documents

We have been provided with the following PDF documents as part of this instruction:

- 23036 – PJA- EX-01-DR-A-2002 Existing First Floor Plan
- 23036 – PJA- EX-BS-DR-A-2000 Existing Basement Plan
- 23036 – PJA- EX-RF-DR-A-2003 Existing Roof Plan
- 23036 – PJA- EX-ZZ-DR-A-2100 Existing East Elevation Ashbourne Grove
- 23036 – PJA- EX-ZZ-DR-A-2101 Existing North Elevation West Grove
- 23036 – PJA- EX-ZZ-DR-A-2102 Existing West Elevation
- 23036 – PJA- EX-ZZ-DR-A-2103 Existing South Elevation

1.3 Limitations as to the Scope of Inspection and Report

1.3.1 General

The general scope of this inspection and report is set out in our terms of engagement, included in Appendix A.

1.3.2 Limitations

The scope of this inspection was limited to those areas visible for examination.

The survey is of visual inspection only and does not include any intrusive inspection.

Our fee proposal did not allow for a roof access platform to carry out a close inspection of the roof slopes and elevations beyond those that could be visually inspected from the ground.

Access to the pitched roof void could not be obtained on-site and the surveyor did not have appropriate ladders to access the roof void. A visual inspection was carried out from the first-floor level to ascertain the construction of the pitched roof via an open ladder hatch. The condition of this area could not be accurately appraised due to the lack of access to the space. However, if access is made available, we would be happy to return to make an assessment and update this report.

The underside of the flat roof soffit was inspected from the ground floor level. The underside of the roof however was generally obscured by the presence of plastered or suspended ceilings.

The roof was inspected from ground level only, as such conditions of flat roof areas were limited to what could be observed from the edges of the finish and internal ceiling conditions to top floor rooms.

An attempt to lift manhole covers was not undertaken.

Access to the putting greens and golf course beyond the clubhouse (West) was not undertaken and their condition or that of any soft landscaping etc does not form part of this report.

1.4 General Matters Relating to the Inspection and Report

1.4.1 Date of Inspection

The property was inspected on Tuesday 22 October and Thursday 31 October 2024.

1.4.2 Weather

The weather over the period of inspection was overcast and wet.

1.4.3 Defects Arising During the Interval Since Inspection

The report reflects the condition of the various parts of the property at the time of inspection. It should be recognised that defects in construction may develop subsequent to our inspection.

1.4.4 Directions and Orientation

For the purposes of this report, the main (front) elevation facing onto Ashbourne Grove is taken to be the west elevation, and all references to orientation in this report should be construed accordingly.

1.4.5 Third Parties

The report is for sole use of Westfield Ltd. and the liability of Drees & Sommer UK Ltd does not extend to any other third parties.

1.5 Structural Appraisal

It is understood that Structural Engineers have not been appointed to comment upon the detailed structural condition of the building. We have advised in the report, areas where we consider there is a need for further investigations and where specialist structural advice should be sought in such instances.

1.6 Service Installation

The service installations, including mechanical, electrical, plumbing and drainage are specifically excluded from our brief.

Accordingly, no opinion is expressed as to the efficiency or otherwise of the service installations or their compliance with the current codes of practice or other standards in this report. Any general issues identified are, however, provided by way of information under the relevant sections in this report.

1.7 Suitability for Use

No opinion is expressed as to the suitability of the property for any particular use nor whether any proposed conversion would present difficulties in complying with statutory or other requirements.

1.8 Statutory Requirements

1.8.1 Building Regulations

At present, the design of similar buildings is controlled by the Building Regulations and subsequent amendments since the property's construction. The main building in question is believed to have been constructed in 1904, and the building has been added to over the years and as such building regulations will not have applied at the time of construction. The pro shop is circa 1970's and as such would have needed to comply with the regulations in force at the time of construction.

The Regulations are not generally retrospective and in this context, the building is unlikely to meet current standards. This in itself would not necessarily require any works to the building to bring it up to the current standards. However, any alterations contemplated or change of use may require compliance with the current Building Regulations and therefore involve an element of improvement to the building. This could include insulation standards, fire precautions/compartimentation, ventilation etc.

1.8.2 Disabled Access

The principal piece of legislation in relation to disabled access was the Disability Discrimination Act 1995, which was superseded by the Equality Act 2010, which define the obligations on service providers and employers. Generally these Acts require that reasonable adjustments are made to buildings in order to allow disabled people to access the services provided within them. In certain circumstances, alternative provisions to deliver the services can be made but it should be noted that it is a requirement where possible to avoid discrimination and therefore full access should be provided where reasonably possible.

There are ramped pathways accessing the pro shop externally and access can be obtained to the male and female changing rooms and there is a stair lift to the main entrance. However once in the building limitations due to door widths and split levels are apparent.

1.8.3 Planning Permission

No enquiries have been made with the Local Planning Authority regarding current permissions or restrictions relating to the site. You are advised prior to completing the transaction that any future use or intentions in relation to the site or its development that enquiries with the Planning Authority are made to establish if any restrictions are likely to be enforced in relation to such proposals.

1.9 Materials Identification and Analysis

1.9.1 Asbestos

You are advised to commission an Asbestos Survey of the property for the purposes of maintaining a register and managing any Asbestos present within the building. A further more intrusive survey may be required prior to any alterations or demolition.

We may comment by way of information where a material containing Asbestos is present but this should not be interpreted as a survey.

1.9.2 High Alumina Cement, Calcium Chloride and Admixtures in Concrete

Other than where specifically stated to the contrary, no investigations or further opinion can be expressed as to the presence or otherwise of high alumina cement/calcium chloride in cement or any other deleterious materials in concrete.

1.9.3 Sulphates

Other than where specifically stated to the contrary, no investigations have been made and no firm opinion can be expressed as to the presence or otherwise of deleterious reactions between soluble sulphates and the cement matrix within mortar or concrete.

1.9.4 Reinforced Autoclaved Aerated Concrete (RAAC)

Other than where specifically stated to the contrary, no investigations have been made and no firm opinion can be expressed as to the presence or otherwise of RAAC.

1.10 Matters for your Solicitor

You are advised to make appropriate enquiries with your Solicitors to establish that no restrictive covenants are present or where such covenant exists that the restriction is not material, removed or set aside.

You are also advised to request the availability of any reports/guarantees or warranties relating to works undertaken, including tests to such items as the electrical installation.

Any building manuals or installation instructions should also be requested and handed over as part of the sale.

2.0 General Description

The Stand Golf Club was opened in 1904 and is a split-level three-storey early Edwardian traditional construction. There is an indication that the ground to the rear (west elevation) has been made up at some point in the last 120 years covering the original ground floor elevation.

There have been several single-storey and two-storey extensions added to the property at various stages including the front entrance to the east elevation facing Ashbourne Grove circa 1930, a south-facing single-storey extension to the rear basement level, which houses the pro shop and two number two-storey extensions to the north elevation for the commercial kitchen and the ladies welfare and flat kitchen. The exact date of construction is unknown but this appears to be circa 1960's. The main

building is constructed of load-bearing solid wall brickwork that has been covered externally with a painted pebbledash render to all elevations. The front entrance extension is solid wall construction and the pro shop and kitchen are cavity wall construction. All three have been covered externally with the same finished render.

The main building has a mixture of pitched roofs with interconnecting flat roofs. The pitched roofs are constructed using a timber rafter and purlin structure covered with slate tiles. The roof is detailed with a timber fascia and rainwater is dealt with via ornate timber/stone and uPVC gutter discharging into cast iron and uPVC downpipes. The building floors are a mixture of suspended timber and solid concrete floors to the ground and first floors, with a basement with solid concrete floors assumed to be laid on compacted earth.

There is a mixture of uPVC double-glazed and single-glazed timber-framed windows to the property. External doors are a mixture of timber and uPVC items.

The building is connected to mains water, drains and electricity.

The property is reported to previously have provided domestic accommodation for a manager in the first-floor flat however this has been vacant for some time, due to contravening Statutory Regulations in regards to fire escape provision. The Stand Gold Club building comprises communal areas accessed via a stepped entrance lobby leading to the club's bar, dining room, office and catering facilities. Internal stairs lead to the swing room and welfare facilities in the basement. There is a separate level access to the pro shop and welfare facilities to the south elevation.

The welfare facilities were refurbished in 2014 to modernise the female welfare facilities.

3.0 Stand Golf Club

3.1 Foundations

We are unable to verify the nature or condition of the foundations on the premises without recourse to their physical exposure. We have not had sight of historic construction drawings or other information which might indicate the form of foundations.

We suspect that the Golf Club will have load-bearing walls which are supported by a strip foundation constructed of brickwork extending downwards into the strata. Due to the age of the building, we would assume that the foundations will have no wide footing and are purely corbelled masonry.

During our inspection there was no significant cracking noted to the building, however, the basement walls were lined with lockers and externally the walls have a pebbledash rendered finish limiting visibility. It is recommended that any cracking is investigated by a structural engineer to ascertain if there is any active movement and propose remedial actions if required. Due to the pebbledash render

external vision of the masonry beneath and its joints was not possible and this may be covering further evidence of movements such as cracks to mortar joints etc.

3.2 Basement

There is a basement floor that can be accessed via a stairwell from the central staircase and internal lobby with alternative access via a ramped path to the rear south elevation entrance.

The basement floor is constructed of concrete, which is assumed to be laid on top of some form of bed and/or compacted earth. It is unlikely given the age of the property that there is any membrane or bitumen liner damp-proof course in the floor construction and the solid floor will thus be damp, particularly during wet weather.

Basement walls are masonry walls formed in a mixture of brickwork and stone rubble and have been finished with a plastered finish in the public rooms and a lime plaster/painted finish in the store and boiler room. The plaster finish in the male changing rooms is blowing and peeling from the walls. The original construction is unlikely to have been formed with any type of tanking system however it is believed that a type of unknown tanking system has been installed in the public areas to prevent the majority of the walls from allowing damp/moisture to enter the basement surfaces.

The basement walls that are ground bearing and do not have a fully effective tanking system will allow dampness into the internal surfaces, which can in turn lead to timber decay. If dampness in the basement is not acceptable to the intended use, then a full new tanking system covered by a guarantee should be installed.

Ceilings in the basement are a mixture of suspended ceiling tiles, lath & plaster and a corbelled vault to the boiler room covering the construction of the ground floor above.

3.3 External Walls

External walls to the golf club consist of load-bearing solid brickwork walls to the main building and brick/brick with a circa 50mm cavity to the later extension. Walls are covered externally with a painted pebbledash rendered finish, from approx. 100-400mm from the ground level up to eaves height. Below this level, the wall has been covered in black paint.

Solid walls are more prone to penetrating dampness than cavity walls and a naturally higher level of internal wall dampness should be expected, although the render finish will help reduce this to a degree. It is important to ensure that the pebbledash render, rainwater disposal and other details are kept in good order as any faults will lead to high levels of penetrating dampness and associated risks of timber decay etc.

In addition, external walls of this nature often did not incorporate a damp-proof course to prevent rising damp. Isolated areas of dampness were identified and we would recommend a full damp survey and damp precaution works implemented by a specialist carrying a guarantee.

The building features stone details to the windows and doors. Stone details have been painted. The paint has deteriorated and there is spalling occurring to the head and cills, which require stone repairs and repainting. There is anticipated to be further stonework to windows and doors under the rendered finish, but the condition of the stonework could not be assessed due to wall coverings.

As previously noted the painted pebble dash render obscures the masonry and mortar joints and therefore it is not possible to provide a full condition assessment or indications of any movement to the external walls without further investigation.

The pebbledash is noted to be in poor condition with isolated cracking, damage and spalling to corners, parapet walls, chimneys, window heads, abutments, below and above windows etc. There are also areas of discolouration and moss growth to the northeast and west elevations.

There is an area of saturated render to the northeast elevation extending from the first floor down to the ground floor windows.

The pebbledash is generally cement-based, this can be problematic in a property of this age as the cementitious nature of the render will not allow the walls to breathe which can trap moisture within the building structure, this may lead to some of the condensation/damp issues noted internally. As such it is recommended that the render be stripped back to bare brickwork and re-rendered with an appropriate backing insulation.

3.4 Floor Structures

The floor construction of the original building is a suspended timber floor to the ground and first floors which are in serviceable condition with no excessive deflection of the timber floors to the ground communal/public areas. Due to the presence of fixed ceilings in the basement, we were unable to inspect the structural timbers. The lack of a DPC or DPM also means that there is a possibility of hidden rot where the floor joists interact with the building's walls.

The floors to the first floor flat were not level and appeared to be slopping particularly to the kitchen and bathroom, which could be due to decay of joists bedded into external walls which could be exacerbated by water damage noted on the north elevation. We would recommend opening up to inspect the joists/joist ends and repair works carried out as required.

Due to the presence of floor finishes in the basement rooms, a full inspection of the floor structure was unable to be made, however it is suspected that dampness will be present. To prevent dampness, a damp proof membrane will need to be installed, such as a liquid applied epoxy membrane.

Where the floor was exposed in the store and boiler room the concrete was found to have cracks and surface damage. It is recommended that they are repaired to prevent further damage or a health and safety risk.

The floor to the underside of the kitchen was a concrete beam floor spanning between the east and west walls. There is spalling and cracking noted on the underside of the concrete beams. It is recommended that any cracking is investigated by a structural engineer to ascertain if there is any structural instability and propose remedial actions if required.

Samples of the concrete should also be taken and tested to assess the presence of any concrete defects such as high alumina cement, carbonation, chlorides etc.

3.5 Roof

3.5.1 Roof Structure

The pitched roofs are hipped with a timber rafter and purlin structure. The structure could not be inspected because there was no access capabilities to the pitched roofs, but it is assumed to be in reasonable condition as there is no visible sign of deflection at the rafter level or horizontal shift externally. This suggests that the rafter and purlin arrangement is sufficient for the current loading on the roof. No timbers have been inspected within the roof void and it is recommended that the structural roof timbers above the kitchen in the first-floor flat be inspected given the observed historic water damage.

3.5.2 Roof Covering

The pitched roof is covered in slate. The covering is in fair condition, with deteriorated mortar beds to the hip tiles, vegetation growing from joints and isolated slipped, cracked and missing tiles noted across the roof finish. The missing and damaged tiles have likely resulted in water ingress, however, no access could be made to the loft area to assess any effect this has had on the roof's timber structural elements. Ventilation to the roof void is also minimal and there are therefore associated damp/decay risks. The roof void should be inspected to check for stability and timber decay.

No or limited insulation could be observed on the pitched roof above the first floor flat at the rafter level or the floor level and it is unlikely that insulation has been installed above the rafters. As such the roof will have a poor thermal performance and would not comply with the thermal performance levels required by building regulations. This will be contributing to condensation levels within the building.

Due to the prevalence of slipped, missing or broken tiles, the general age of the roof, and its poor thermal performance it is recommended a full replacement of the roof covering is carried out including the installation of sarking felt and insulation.

3.5.3 Flat Roof Structure

There is a flat roof over the Pro shop on the south elevation, the front entrance on the east elevation, the central area over the dining room running from east to west elevations, over the kitchen and north entrance and the first-floor flats kitchen on the north elevation.

The flat roof construction of the roofs is unknown and is assumed to be a timber-framed cold flat roof with insulation installed on the underside of the roof between the rafters. No significant deflection or collapse except for the first-floor flat kitchen, was noted internally, however, there are areas of staining to the underside of the roofs suggesting there is or has been water ingress occurring. As such the timber structure/deck and insulation will be soaked. We recommend removal of the roof covering, inspection of the deck/structure, timber repairs/insulation upgrades as necessary and renewal of the roof coverings.

There are parapet walls to the perimeter of the denoted flat roofs. These have been finished with a concrete coping and has a rendered finish to the external leaf. We noted extensive cracking to the render to the parapet walls and the coping stones are exhibiting signs of exposure and deterioration of missing mortar joints.

3.5.4 Flat Covering

During our visit, we were able to inspect two of the six flat roofs from closed windows overlooking the roofs. The two roofs inspected roof coverings were a mixture of asphalt and a bituminous coating to an assumed to be a built-up felt cold roof system. The covering is in poor condition, having received historic patch repairs.

There is a build-up of moss suggesting the covering has been compromised, allowing root growth, to the north-facing flat roof. It is likely that the remaining flat roofs not inspected are of a similar condition as internally there are several areas of staining on the roof suggesting water ingress.

Due to the generally poor condition and performance of the roof covering, it is recommended a full replacement of the roof coverings with a new built-up system including an increase in insulation.

3.5.5 Fascia and Soffits

The roof eaves are surrounded by timber fascia and soffit boards. The fascia and soffits have received a paint finish. The condition is difficult to determine from the ground level. Given the age and the water damage noted it is likely that there are localised degradation of the timber. Fascia and soffits are to be repaired or replaced throughout with U-PVC items.

3.6 Rainwater Disposal

Rainwater is collected at eaves level via an ornate timber/stone gutter to the southeast of the building and uPVC gutters. Gutters are in poor condition throughout the building with multiple leaks to the

joints of the gutters with water dripping and algae staining noted to external walls of the building. Several blockages were also noted in the gutters caused by a variety of debris and vegetation.

The ornate timber / stone gutters will need an up close inspection to identify defects, repairs undertaken and a full relining. uPVC gutters should be realigned and rejointed or replaced as necessary.

The gutters are connected to the surface water drains via cast iron and uPVC downpipes which run directly into surface water drainage hoppers at ground level. Rainwater downpipes are also noted to be in poor condition with leaks noted due to oxidation of the cast iron goods to the north-east elevation resulting in algae staining to the rendered walls behind the downpipes and penetrating damp present in the northeast ladies' welfare facilities.

Given the general condition of rainwater pipes to the building it is recommended that a full replacement of downpipes be carried out with new uPVC items.

Drainage gulleys are in poor condition throughout. These generally consist of clay drainage gulleys which are poorly installed with gulley pots improperly laid not flush into the ground, no anti-blockage grilles present, not lined up with rainwater pipes, and cracked or damaged. The poor condition of these gulleys is allowing water to flow out onto the surrounding ground and is soaking the soil/walls in the immediate area. Gulleys are also blocked with significant amounts of detritus and in some instances have plants growing out of them.

Given the general condition of rainwater gulleys it is recommended that the existing ground pots be removed and new pots installed at the correct ground level with appropriate grilles as to prevent blockages.

3.7 Windows

Windows are generally uPVC double glazed items throughout, however, there are some timber single glazed units to the north elevations. Windows are generally in poor condition with many defects present including timber decay, distortion of uPVC frames, smashed glazing panes, compromised double glazing seals, and loose rubber seals. The window also appears to be fairly circa 30 plus years and have exceeded the end of their serviceable life.

Given consideration of the age of the windows and limited energy efficiency, it is recommended that windows be replaced wholesale with new uPVC units

Two bay windows are present on the ground floor on the west elevation. These are noted to be in poor condition. The bay roof coverings are cracked etc, with evidence of penetrating dampness noted internally. The stone mullions appear to be in fair condition, however, the paint is flaking to the bay window exposing the stonework beneath. Replacement of the roof coverings of the bay windows is required and re-decoration or removal of the exterior paintwork is also recommended.

3.8 External Doors

The building features one composite external door to the main entrance on the east elevation facing Ashbourne Grove, one door and a half timber partially glazed door to the southeast welfare entrance, two single timber doors to the pro shop on the southeast elevation and the kitchen on the north elevation, a single timber and glazed with Georgian wired glass to the north entrance and a single uPVC door to the decking area on the west elevations. There is a double timber door to the south elevation adjacent to the welfare entrance accessing the basement storage area.

Doors are in mixed condition throughout. The double timber door to the basement is in very poor condition with the frame and timber having significant deterioration and historic damage and should be replaced immediately to ensure the security of the building is maintained. The partially glazed timber doors and side panels on the southeast and north elevations are serviceable however decorations are weathered and the north entrance would benefit from being replaced within the next year. Other doors are in fair condition with no notable damage, however appear to be fairly old (>25 years) and are reaching the end of their serviceable life and as such replacements of these items should be considered.

Ironmongery is generally in poor condition throughout with handles dropped and general damage noted.

3.9 Ceilings

Ceilings of the property are generally of the original lath and plaster which being circa 110 years have exceeded their life expectancy with surface damage, undulations deterioration to surface noted and water damage. Due to the age of the lathe and plaster and dampness noted, these will be considerable debonding and hollowness.

Various areas feature suspended ceilings. These vary in age and style with isolated impact damage and water staining to the tiles. Ceilings are generally in poor condition throughout, with water damage noted and would benefit from being replaced.

It is recommended that an asbestos refurbishment and demolition survey is carried out prior to any future works on the site. Lath and Plaster contains Lime which can also be hazardous to health and necessary pre cautions should be taken.

3.10 Internal Walls

Internal walls of the property are generally plastered masonry walls to the external walls and plastered masonry to the internal walls. Walls feature a range of surface finishes which are generally either

emulsion paint or wallpaper, with small amounts of ceramic tiling and/or hygienic wall covering present in bathrooms and kitchens for splashbacks.

Many external walls suffer from severe instances of dampness particularly in the basement. The causes of the dampness are dependent on the room with instances of penetrating dampness as a result of no tanking (where the walls are ground bearing), leaking at gutters, downpipes and underground drainage and rising dampness as a result of the building not having a DPC or membrane being the likely causes.

As a result of the damp issues throughout the building, the plaster skim is often observed to be flaking, bubbling and friable and where wallpaper is present the strips are often debonding from the wall. Generally, where walls are plastered it is recommended that the plaster to walls should be stripped back to bare brickwork. When walls are replastered, a careful selection of materials / tanking should be considered to deal with the high levels of moisture/condensation already within the property.

There were also multiple instances of significant fungal growths noted in the female ground floor welfare on the north elevation of the property. In all instances where fungal growths have been recorded, walls will require treatment and removal of the fungus prior to any further works as they pose a health risk.

Some of the fungus could be representative of dry/wet rot timber decay and a full timber/rot survey should be undertaken and remedial works carried out.

3.11 Floors

The floors are generally covered with carpet or vinyl depending on the use of the room. Floor coverings are generally in poor to good condition depending on location. Carpets to back areas are frayed, and stained. Non-slip vinyl floor areas are generally in serviceable condition with localised wear and tear to the surface and peeling at the edges. Ceramic floor tiles in the male WC areas are stained.

It is recommended that due to the poor condition of flooring throughout the property that floor coverings are replaced with new carpets are installed to most rooms and vinyl flooring to kitchens and bathrooms. The timber floors should at the same time be inspected for timber decay.

3.12 Internal Joinery, Doors and Fittings

Doors are a mixture of solid panelled doors, solid core timber doors and timber hollow core doors. Historic panelled doors are generally in poor condition throughout the premises with cracks to the architraves present throughout, isolated replacement or repairs of the architraves is recommended. Door frames have shrunk in the female welfare as a result of the fungal infestation.

Solid and hollow core doors and their associated ironmongery are generally in fair condition throughout, although a review of doors will be needed to ensure compliance with any regulations (fire or disabled access etc) that apply to the proposed use.

The basement door, frames ironmongery have received an upgrade circa 2015 and are in a good serviceable condition.

Skirtings are generally coved timber skirtings. There are multiple instances of rotten skirtings where damp is present to walls. It is recommended that all skirtings are replaced as part of the work, plus a check for dry/wet rot and suitable protection upon replacement.

3.13 Kitchens and Bathrooms

There is a large commercial-fitted kitchen on the ground floor and a small domestic kitchen in the first floor residential flat. Units to the domestic kitchen on the first floor are MDF timber items with a composite worktop and stainless steel sinks. The flat kitchen is in a very poor condition with water-damaged unit doors, worn worktop surfaces and general age-related wear and tear. It is recommended that the kitchen is replaced with new units, worktops and sinks. The commercial kitchen is comprised of stainless steel units/benches with integrated sinks and commercial cooking facilities. The units and fixed items are tired and discolouration in the extract system suggest age-related degradation.

There is a bathroom on the first floor which features a bath, wash hand basin and toilet with the associated taps. The bathroom suite colour suggests the suite is circa 50 years old and has come to the end of its serviceable life. Replacement of all the bathroom fittings is recommended.

Welfare facilities for the female W/C on the ground floor are serviceable however the water ingress and fungus infestation if left untreated could require extensive remedial works at which point it would be prudent to take the opportunity to modernise the current provisions in line with current standards.

Welfare facilities in the changing areas and ground floor disabled WC areas are serviceable having been refurbished in 2014.

4.0 Recommendation

The building is in poor condition with detrimental defects noted which if left unattended could have a significant impact on the useability and structure of the building.

Building fabric elements surveyed requires remedial work/ renewal, as well as some form of spatial re-configuration internally as the existing layouts are unlikely to be useful for any future purposes.

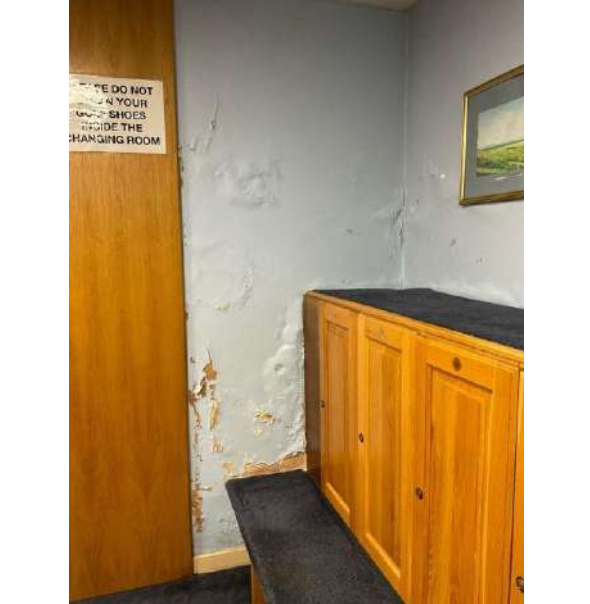
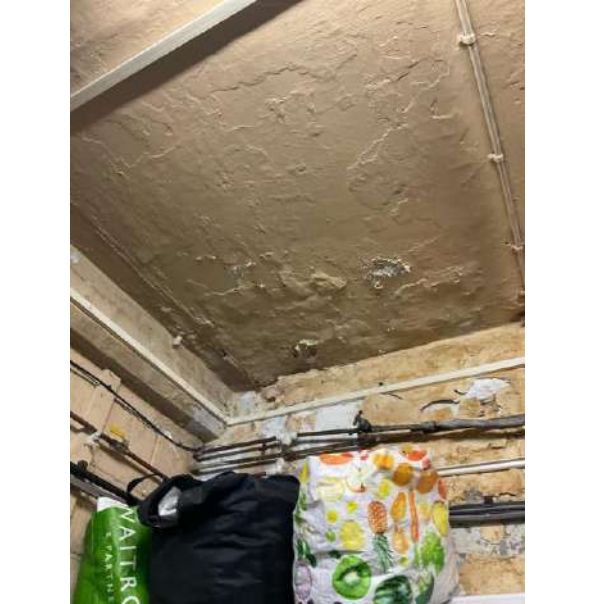
APPENDIX A

Letter of Engagement/Terms of Engagement/Limitations

APPENDIX B

Photographs

	
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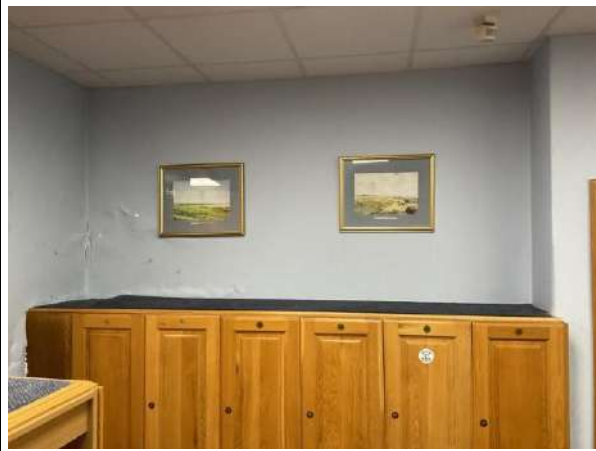
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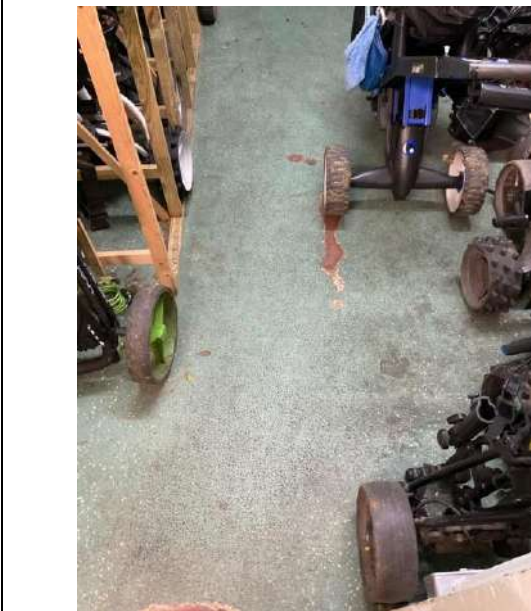
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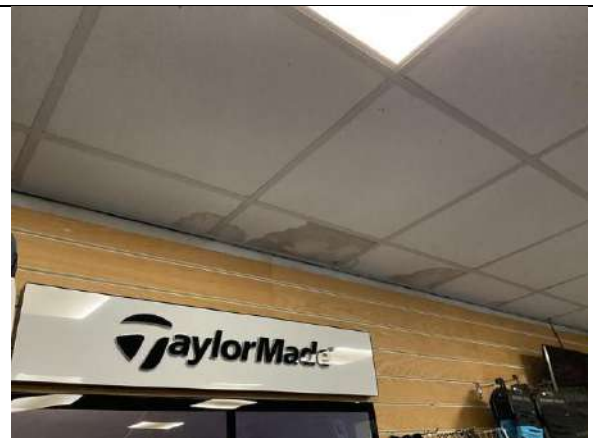
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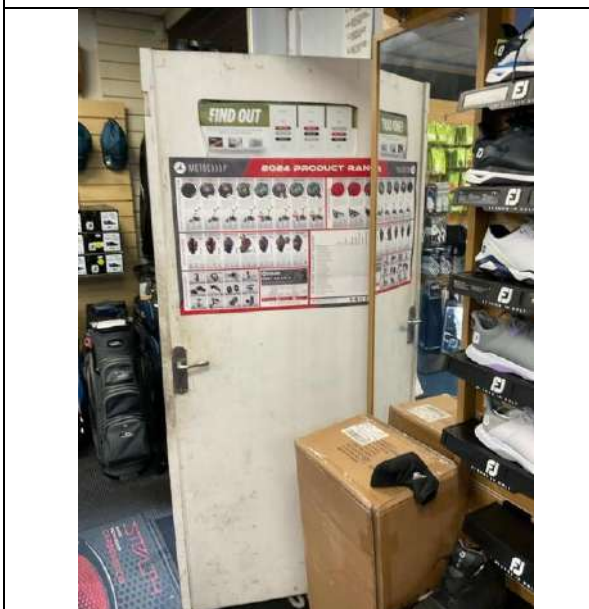
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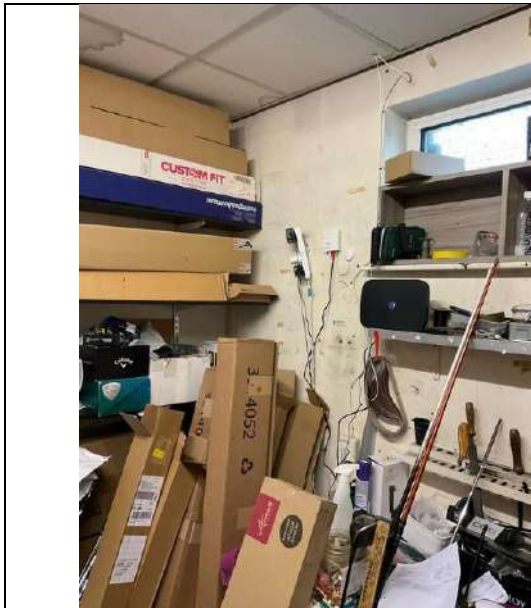
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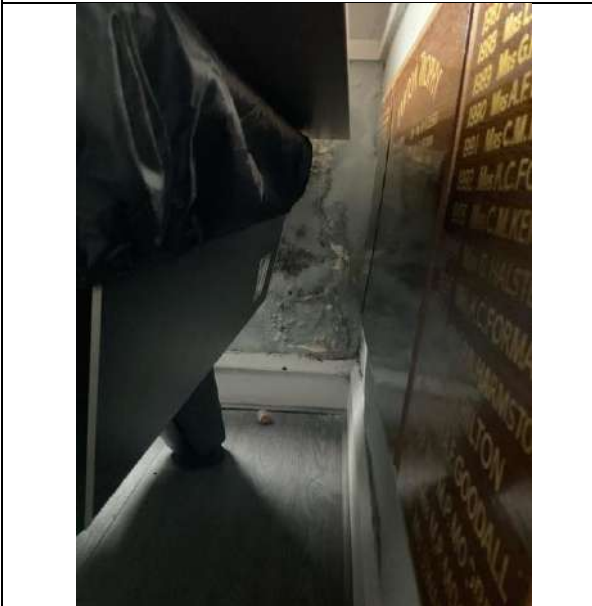
	
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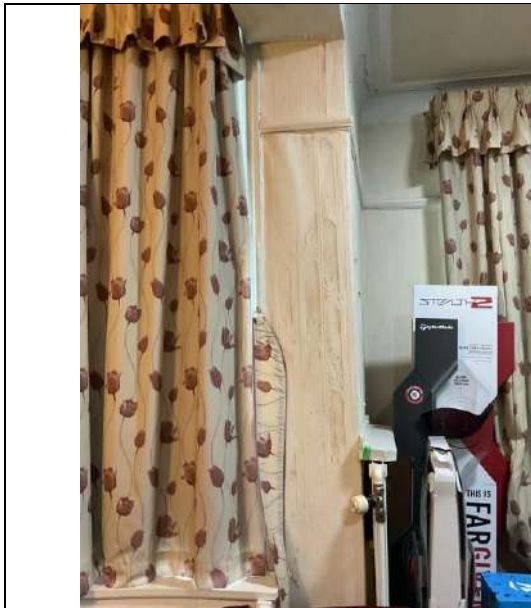
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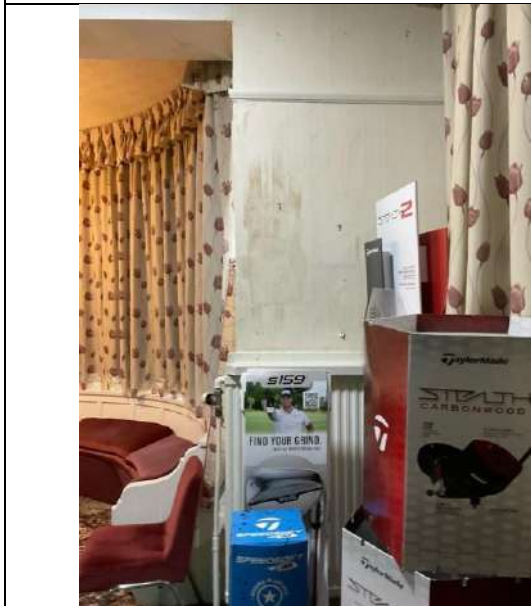
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