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Condition & Maintenance Report

upon

**Dell Quay Sailing Club
Dell Quay Road
Chichester
West Sussex
PO20 7EE**

for

Dell Quay Sailing Club

Ref: MB/44601

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1.00 PRELIMINARIES

- 1.01 Instructions were received (confirmed by email dated 5th May 2019) from Ben Alcott following a meeting with Matthew Bennett and Sue Nash.
- 1.02 Our instructions were to produce reports for the three buildings comprising Dell Quay sailing Club. The three buildings are as follows:-
- Main Clubhouse
 - Red brick building, sail loft and workshop
 - Black shed
- 1.03 In particular, this report seeks to:-
- Assess the general condition
 - Identify repairs required and looming liabilities and prioritise these
 - Provide ball-park costings for budgeting purposes. VAT needs to be added to the costs given which may or may not be recoverable.
- 1.04 The three buildings were furnished or used for storage at the time of the survey. As a result full inspection of all elements was slightly restricted.
- 1.05 Our inspection was undertaken over a four day period being on Wednesday the 15th May (main flat roofs), Friday the 17th May, Tuesday the 21st May and Thursday the 23rd May 2019. A further investigation inspection of the flat roof on the 30th May 2019 involving cutting out was undertaken. This investigation examined in detail the flat roof to the main sailing club.
- 1.06 A further review was undertaken on the 16th July by Matthew Bennett and Richard Stephens.
- 1.07 The weather conditions for these inspections were dry and sunny in the main.

2.00 GENERAL DESCRIPTION & SITE CONDITIONS

- 2.01 Dell Quay has a long history dating back to Roman times. The current development consists of Dell Quay Sailing Club, Fishing Club and an educational centre.
- 2.02 The main clubhouse was built in the early 1950's with the club having been founded in 1925. The present clubhouse replaced the original clubhouse damaged during the war. The red brick building, Sail loft and workshop was originally a grain store. The timber and felt black shed was originally a grain warehouse and was given to Dell Quay Sailing Club by Sadlers Corn Merchants and the original structural is thought to be early 19th Century.
- 2.03 For the purpose of this report the orientation of the buildings are as follows:-

Club House: Front, north facing. Rear overlooking the water and south facing. Side adjacent to dinghy yard east. Side with external stairs to changing rooms west.

3.00 GENERAL CONSTRUCTION FORM AND ANY ASSOCIATED ISSUES

- 3.01 **The sailing club** was originally constructed in the 1950's. The original construction is concrete ground floor with load bearing external cavity brickwork walls and a concrete flat roof. Subsequently extensions were carried out to create an enlarged club room (which is cantilevered out over the water) and adjacent kitchen together with first floor accommodation to provide Men's and Ladies changing rooms over the existing club house.

The new ground floor extensions to take the enlarged club room are of a rationalised traditional construction with assumed blockwork walls clad externally with mainly composite boarding with some areas of timber boarding. There is also a steel frame to provide supports for the roof structure over the large windows to the south-east corner of the new club room.

The first floor accommodation is assumed to be a timber framed external wall with a plywood inner face and external cladding of composite shiplap boarding. The roof is flat timber framed. The internal finish is artex with plasterboard. The external finish is a composite flat roof felt material. Within the flat roof there are a number of roof lights to provide natural lighting to the Men's and Ladies changing areas.

Windows and doors are generally replacement UPVC units and there remain some stained timber units some of which have partial double glazed units fitted.

The drainage to the club house is from the flat roof and is taken to the south-west corner. To the first floor flat roof there is a hopper head and downpipe to the west elevation and this is of UPVC downpipe leading to an asbestos cement downpipe.

- 3.02 **The red brick building**, sail loft and workshop is a solid brick building. The ground floor is solid concrete. The roof is a cut timber hipped configuration traditional roof with primary trusses supporting intermediate purlins and simple jack rafters. The first floor is similar cut timber with primary floor joists with intermediate joists spanning between the primary joists. The roof is traditional slate with clay/terracotta ridge tiles. The external joinery is timber and the lintels forming the openings within the solid brick walls consist of both timber and load bearing flat arches.
- 3.03 Our understanding is that this building is leased and that you are responsible for all internal and external repairs but with the notable exception of the northern flank wall below ground floor level which forms part of the sea wall.
- 3.04 **The store building** is a timber framed building with a felt pitched roof. The roof is of felt and the external walls are of timber and cladding.

4.00 RATING SYSTEM & COSTS

- 4.01 In order to provide some guidance on the priorities, the following rating system has been adopted.

4.02 **Rating 1:** Repairs required earlier attention to prevent further deterioration and increase repair costs. Action required in years 1 and 2.

Rating 2: Repair liabilities looming which need to be budgeted for and dealt with in perhaps five years.

Rating 3: Items that may require maintenance in due course but not considered necessary within the next five years.

4.03 It is understood that much of the works to be club are carried out by the members. Therefore, for the purposes of this report only the major items of work that are not able to be carried out by the members are given approximate cost estimates. These will be subject to VAT.

5.00 GENERAL COMMENT ON THE BUILDING ELEMENTS

5.01 Main Clubhouse:

Roof: The flat roof covering at the time of the survey was in fair condition and there was no major evidence of rainwater penetration. However there were areas of ponding and the flat roof covering is fairly old.

The insulation levels to the roof are probably poor given the age of construction. In view of the existing condition of the roof lights which would not meet current standards in terms of thermal insulation, it is recommended that the roof covering and roof lights should be replaced in the near future. A detailed survey involving cutting out of the flat roof structure. revealed the poor insulation levels. The felt covering to the main club house has deteriorated so that the reinforcing fibres are visible. The substrate is wood wool slab which is generally considered a deleterious material and should be removed if present in schools or other buildings because of risk of collapse should it become waterlogged. The other flat roofs were examined in detail and a full report by Erisco Boulder accompanies this report.

The flat roofs, drainage and roof lights require replacement. The insulation levels are very poor and require improvement. This will reduce running costs.

The External Walls: Minor repairs are required to some of the tiled cills and external brickwork. In addition there are minor areas of repairs required to the composite shiplap cladding. More significantly, replacement of the remaining timber cladding with composite boarding will be required ideally in conjunction with replacement of windows to the club room.

The Cantilevered Structure: This is of cast in situ reinforced concrete construction comprising a slab with deep downstand beams and supported on two columns on concrete pad foundations. The majority of this structure is at or below the water line at high tide.

There are some concerns with the concrete cover to reinforcement in some areas with further advice from a Structural Engineer required followed by some form of epoxy or similar repairs. Undertaken at this relatively early stage should involve only quite modest costs.

If left untreated the rate of deterioration would accelerate leading to high repair costs. As such this is a high priority issue.

Windows: The remaining timber windows, with the exception of the oriel window to the eastern elevation, require replacement in UPVC to match others already replaced.

Internally: The layout of the first floor external staircase is perhaps a little inconvenient and if possible a further first floor extension over the existing clubhouse and kitchen should be considered incorporating an internal staircase and modernised first floor changing rooms. If that development was considered too ambitious internal refurbishment of the first floor changing rooms and associated external timber stairs is required in our opinion.

There is a perceived problem of poor toilet and changing facilities for wheelchair users and families. A feasibility study examining the possibility of changing the layout to the ground floor so as to provide these facilities should be undertaken.

5.02 Red Brick Building, Sail Loft & Workshop

Generally, this building is in fair condition given its age but it does occupy a very exposed position which tends to accelerate deterioration and increases significantly the problems of penetrating dampness to solid brick walls albeit of two brick thickness. The salty atmosphere is also a factor.

A number of areas of brick repair are evident internally but with further works required in years to come.

The priority should be however to improve the condition of the brickwork and pointing externally all of which will be very costly.

5.03 The Black Store Building

The black store building has a concrete floor. The walls are timber framed with timber boarding externally. The roof is timber framed with boarding and a felt roof covering.

There were obvious previous concerns regarding the roof structure and repairs and extra timbers have been installed.

In addition it is understood that there are concerns regarding woodworm and other insect attack. This has been treated we understand.

The roof covering is perhaps inappropriate and age worn but the supporting structure would not support a heavier more traditional covering.

CONDITION SCHEDULE

To be read in conjunction with attached photographs at rear of report.

| Component | Location | Comment | Rating | Photo | Cost £ |
|--|-------------------------------|--|--------|----------|--------|
| Main Club House | | | | | |
| External flat roof | Flat roof over changing rooms | <p>Flat roof with built-up felt roof covering. Incorporated within the flat roof are roof lights with curved tops.</p> <p>The edges of the roof have a built-up kerb detail and the flat roof covering is taken up over the parapet detail with a drip.</p> <p>In view of the age of the roof, further investigations were undertaken to determine the roof built up and the life expectancy of the current construction. This showed that the insulation levels were very poor which will lead to high heating costs. There were many major areas of ponding of this roof. Roof coverings of this type reinforced felt have a limited life expectancy and it is likely that full replacement of the flat roof covering will be required in the near future. When these works are carried out it is recommended that the opportunity should be taken to improve the insulation levels to the existing flat roof. A full report detailing the investigations accompanies this report.</p> | 2 | 1, 2 & 3 | 25,000 |
| 5 No. Roof lights to changing room flat roof | Changing rooms flat roof | The existing 5 No. roof lights are double sheet plastic with a UPVC frame. They do not incorporate ventilation and are fixed lights. The upstand and the associated dressing of the flat roof material is poor at time of inspection. | 2 | | |

| Component | Location | Comment | Rating | Photo | Cost £ |
|-----------|---|--|--------|-------|------------------------|
| | | <p>Further, it was noted that some of the roof lights have cracks and these require replacement. This will prevent further deterioration of the flat roof by water penetration.</p> <p>When the roof covering and associated insulation levels are improved then replacement roof lighting should be considered. More modern roof lights which have greater efficiency in allowing daylight into the building and incorporating ventilation should be installed. These works could be undertaken as part of the internal refurbishment of the changing rooms which is recommended below.</p> | | | Included in cost above |
| Flat roof | Single storey club room, kitchen and store area | <p>Built-up felt roofing of similar material to the first floor flat roofing. In view of the age of the flat roofing material further investigations were carried out and a core sample taken to determine the condition of the felt roofing and the substrate beneath the flat roof membrane. This showed that the insulation levels are poor. This will result in high running costs.</p> <p>However, at the time of the survey there was no major evidence of recent or past water penetration from the flat roof. Flat roofs of this age have a limited expectancy and it is recommended that consideration should be given to replacing the flat roof membrane and improving the insulation levels in the near future. As can be seen from the photographs accompanying this report there are areas of ponding and associated moss growth to the north-east corner of the roof where the shallow pitched flat roof over the kitchen and store area meets the main roof. Ponding is an indication of possible future problems with the flat roof membrane material because the thermal movement at the edges of the pond due to evaporation can cause stresses in the felt flat roof membrane leading to tears and eventual failure.</p> | 2 | 4 - 7 | Included in cost above |

| Component | Location | Comment | Rating | Photo | Cost £ |
|------------------------|--|--|--------|-------|-------------|
| | | When the flat roof membrane and associated boarding is renewed it is recommended that where there are currently areas of ponding the slopes of the roof should be amended or new rainwater outlets be installed so as to reduce the areas of ponding. | | | |
| Flat roof quote | Both areas | Attached also is a quote from Gable Roofing & Cladding Ltd based on the Bauder specification. These costs are considered very high such that we would expect the costs to be significantly lower in practice. | | | (34,733.50) |
| Rainwater goods | Flat roofs | Rainwater disposal system for the building consists of hopper heads to the flat roofs. These plastic hopper heads discharge into plastic rainwater downpipes. However there is a small area to the north-west corner of the property where the plastic downpipe discharges into an asbestos cement downpipe. When the new roof covering is renewed the rainwater disposal and associated hopper heads and downpipes should be renewed. | 2 | | |
| External Wall Cladding | First floor changing rooms and ground floor club room, kitchen and kitchen store | <p>The construction in these areas is assumed to be blockwork single skin with an external timber frame fitted and composite shiplap cladding and timber boarding. The timber boarding has a gloss paint finish.</p> <p>The composite boarding does not have paint finish and is self-finished and the ongoing maintenance requirement for these areas is merely pressure jet washing to remove any staining and algae growth. That said, the quality of this older material is inferior to the range of composite cement boarding now widely available which is considered more substantial and durable. As such, in the longer term, the composite cladding will tend to require replacement but sound at present albeit with minor repairs required where mechanical damage has occurred.</p> | | 8 & 9 | |

| Component | Location | Comment | Rating | Photo | Cost £ |
|---|--|---|--------|-------------|------------------------|
| | | <p>Timber cladding is retained to the three walls of the club room extension over the water. This is substantially sound but defective to the south-east corner and warping in some areas.</p> <p>The clear preference would be to replace this cladding in conjunction with replacement of windows to the south and west elevations and redecoration of the oriel window to the eastern elevation.</p> | 2 | 10 & 11 | 5,000 |
| External brickwork, concrete columns and exposed edge of first floor slab | Ground floor to original two-storey area of club house | There is cavity brickwork to the ground floor of the two-storey club house. The DPC is visible and is adequately above the surrounding ground level. It was noted that there is some efflorescence and salt on the bricks, particularly to the west elevation adjacent to the external staircase. | 2 | | |
| | Eastern wall of cantilevered extension | Between the structural concrete and cladding above, the face brickwork and pointing is badly eroded. It will be necessary to either cut-out perished bricks, replace and re-point or clad this area also the latter being the cheaper option if undertaken with other areas. | 2 | | Included with cladding |
| | Western elevation of extension | <p>Minor brick repairs required at low level to north-west corner.</p> <p>In addition, there are two exposed concrete columns, one to the south-west corner. Some minor fracturing is evident caused it is assumed by water ingress in turn causing buried steel reinforcement or steel stanchions beginning to corrode and expand. These columns are in compression so there are no concerns as to structural adequacy. However, it is very important that this deterioration is stopped and simply achieved by capping in PVC in conjunction with replacement of windows.</p> | 1 | 13, 14 & 15 | Included with windows |

| Component | Location | Comment | Rating | Photo | Cost £ |
|---|--|--|---------------|--------------|------------------------|
| | Western end wall adjacent external staircase | There are areas of perished brickwork and mortar pointing requiring repair but access is impeded by the staircase. Options might include brick repairs and re-pointing, rendering or possibly cladding. | 2 | | 2,000 |
| Exposed edge of first floor slab | Main southern and western elevations | This exposed slab is beginning to deteriorate to the underside where the concrete cover to the metal reinforcement is blown in small areas. To prevent further damage, this edge beam could be clad also. | 2 | | Included with cladding |
| Concrete sub-structure | Underside of club room extension | Further advice required as to how best to repair damaged areas to retard deterioration. There are specialist concrete repair companies who will undertake reports free of charge but repair costs may well be disproportionately high. It is therefore recommended that a Structural Engineer (such as Peter Wilmott at Archibald Shaw) be engaged to advise and supervise these repairs. | 1 | 16-21 | 5,000 |
| Sea wall | Western side | Weak in one particular area where an old timber is exposed but this wall is not your repairing liability. | | 22 | |
| Main entrance door and fixed screen above | Club house north elevation | The main entrance door to the club house and fixed window above the pair of double doors is of timber. Severe rot is apparent at high level and on the left-hand side with replacement of this whole element required. In doing so, consideration needs to be given to wheelchair access including perhaps an automatic opener. | 2 | | 4,000 |

| Component | Location | Comment | Rating | Photo | Cost £ |
|----------------------------|---|---|---------------|--------------|---------------|
| External door | First floor changing area west side | This is a poor quality timber door and consideration should be given to replacing this door with perhaps a half glazed anodised aluminium or UPVC door to provide light to the internal lobby to the changing area. In any event the door requires renewal of the external decorations. | 2 | | 1,000 |
| External door | External rear elevation, south and west facing - rear balcony | There are pairs of UPVC double glazed French doors leading from the bar and main club house area onto the external balcony area. At the time of inspection these were in fair and adequate condition and it is not anticipated that future major works will be required. | 3 | | |
| UPVC double glazed windows | | <p>There are a number of UPVC double glazed units. These have obscured glass to the ground floor WC's and these are in fair condition. There is a UPVC screen double glazed unit to the club room. There is UPVC top hung double glazed units to the first floor changing rooms. These are in fair condition.</p> <p>Generally, the UPVC double glazed units to the property are in fair and adequate condition and no major future works are anticipated.</p> | 3 | | |
| Timber external windows | Ground floor club house | To the east facing elevation to the main club lounge there is a varnished finish feature window which is single glazed. Given the fact that it is single glazed and requires decoration it is recommended that consideration should be given to replacing this with a UPVC double glazed unit. For the time being however re-varnishing or stripping and staining will extend the life of this window but access for maintenance is difficult which will increase the cost of repairs | 2 | 23 | 750 |

| Component | Location | Comment | Rating | Photo | Cost £ |
|----------------------------------|----------|--|--------|-------|--------|
| | | <p>To the south facing elevation to the main club lounge there is a substantial picture window. This is timber framed construction. There are large panes of double glazed windows. Severe rot evident in part at cill level.</p> <p>Above the fixed glass screens there are top hung opening lights. These are single glazed Crittall steel windows. The timber frame is stained. There are a number of areas where the tiled cill beneath the timber windows and UPVC windows require minor repair.</p> <p>In view of the single glazed top hung Crittall steel windows and the configuration of the glazed screen, it is recommended that these be replaced with UPVC double glazed units. This has the advantage of reducing the future decoration liability of the building. It would also enable the windows to have a pattern that enabled internal ventilation of the property to be easily undertaken and improved.</p> | 2 | 24 | 5,000 |
| External timber balcony boarding | | <p>The external timber raised decking has been carried out by the club relatively recently. There are no apparent concerns.</p> <p>There is a slight health and safety issue where a step has been created adjacent to the UPVC patio doors leading down the main area of the timber veranda area. A reflective nosing strip should be considered so that this trip hazard is easily visible.</p> | 2 | | |
| Component | Location | Comment | Rating | Photo | Cost £ |

| Internal Condition | | | | | |
|---------------------------|---------------------------------|---|---------------|--------------|---------------|
| Internal elements | Kitchen and adjacent food store | <p>The ceiling is emulsion on plasterboard and is in fair and adequate condition.</p> <p>The walls are emulsion painted plaster finish. These are in good and adequate condition.</p> <p>The floor has a Altro non-slip flooring and this is adequate for purpose.</p> <p>The commercial stainless steel kitchen units and commercial fridges all appear to be regularly serviced and in good condition.</p> <p>The serving hatch from the kitchen to the main club room is in adequate condition with no works required.</p> | 3 | | |
| Internal condition | Main club room | The ceiling to the main club room is a suspended ceiling system on a grid system. Within the ceiling grid there are fluorescent lights and small decorative LED lights. It could be argued that the ceiling is perhaps slightly dated and a concealed grid system may be more fashionable and attractive. However at the time of inspection the existing ceiling is in fair and adequate condition. | 3 | | |
| | | <p>Within the main club area there is a servery to the kitchen, bar and various fixed cupboards. This internal joinery was at time of inspection in fair and adequate condition and suitable for purpose.</p> <p>The floor is of vinyl tiles. These are in reasonable condition and fit for purpose.</p> | 3 | | |
| Component | Location | Comment | Rating | Photo | Cost £ |

| | | | | | |
|--------------------|-------------------------------------|--|---------------|--------------|---------------|
| Internal condition | Entrance hall and adjacent corridor | <p>The ceiling to this area is of suspended ceiling tiles. There is some water damage from the changing rooms above and consideration should be given to replacing these damaged tiles. Within the ceiling there are fluorescent light fittings.</p> <p>The walls are mainly emulsion painted brickwork with some areas of emulsion painted plasterboard. There were notice boards and various posters etc. attached to the wall. Generally, the walls are in fair and adequate condition.</p> <p>The floor is solid concrete with quarry tile finish. The floor is in fair and adequate condition. One broken tile adjacent broom cupboard.</p> | 2 | | |
| Internal elements | Ground floor WC's | <p>There are two WC's to the ground floor; Men's and Ladies.</p> <p>The ceiling to the WC's is in fair and adequate condition.</p> <p>The sanitary fittings to the WC's which consists of urinals, WC pans with cisterns and wash hand basins in vanity units are in fair and adequate condition as was the partitioning to form the cubicles for the WC's. The cisterns to the WC's are concealed behind a plasterboard walls. At the time of inspection they were all operational.</p> <p>Heating is provided by electric warm air heating which was instantaneous and was adequate.</p> | 3 | | |
| Internal elements | First floor changing rooms | <p>The ceilings to the first floor changing rooms are of plasterboard. Within the ceiling there are roof lights to provided limited natural daylight. Upgrading likely to be required in conjunction with your wider proposals for this area.</p> | 2 | | |
| Component | Location | Comment | Rating | Photo | Cost £ |

| | | | | | |
|----------|----------------|--|---|--|--|
| | | <p>The walls are mainly emulsion painted. There are Formica areas of tiled splashbacks to the vanity units. There are also areas of Plastic coated sheeting to form the shower cubicles.</p> <p>The sanitary ware consists of showers, WC's wash hand basins and urinals. Hot water is provided by an electric hot water heater.</p> <p>The floor is vinyl sheeting in poor order generally with recent patch repairs. This whole area is under review for potential major alterations and improvements.</p> | 2 | | |
| Services | Whole building | <p>The electrical services are a 3 Phase supply. The fuses and associated switches are located in a cupboard within the Men's ground floor WC. It is assumed that the electrical services are tested every five years and any recommendations implemented.</p> <p>There is a fire alarm fitted to the club house but at the time of inspection this was not fully operational and requires repair.</p> <p>There is no mains gas to the property. However, LPG gas is provided for the commercial kitchen.</p> <p>Mains water is provided to the property.</p> <p>Mains foul drainage is taken to the north side of the building to a manhole and hence to the mains. It is assumed that the storm water drainage discharges into the adjacent sea via the hopper heads and downpipes to the flat roof.</p> | 2 | | |

Summary

The main sailing club building to Dell Quay SC is in fair condition. However, major repair costs are looming over the next perhaps five years and the headline items are as follows:-

| | | <u>Rating 1</u> <u>Cost £</u> | <u>Rating 2</u> <u>Costs £</u> |
|----|---|--|---|
| 1. | Roofing Repairs | | 25,000 |
| 2. | Replacement of main entrance door and screen | 4,000 | |
| 3. | Replacement of windows to the club room | 5,000 | |
| 4. | Repair and re-varnishing oriel window facing east | | 750 |
| 5. | Re-cladding and capping of exposed concrete areas | | 5,000 |
| 6. | Replacement door to changing room | | 1,000 |
| 7. | Brickwork repairs to eastern and western elevations | | 2,000 |
| 8. | Repairs to concrete sub-structure below club room extension | 5,000 | |
| | | <u>14,000</u> | <u>33,750</u> |

| Component | Location | Comment | Rating | Photo | Cost £ |
|---|-----------------|--|----------|---------|--------|
| Red Brick Building, Sail Loft & Workshop | | | | | |
| Pitched hipped roof | | <p>The roof is a hipped configuration. The structure is traditional cut timber. The external covering is slate with contrasting terracotta ridge and hip components. An external inspection of the pitched roof showed that it is reasonable flat and even given the age of the property and there is no major evidence of slipped slates.</p> <p>An internal inspection showed that there is boarding beneath the external slates.</p> | 3 | | |
| Gutters and downpipes | | <p>The gutters and downpipes are cast-iron. At the time of inspection these appear to be in fair condition. Redecoration required but not accessible on sea side.</p> <p>The building was originally a store for flour and associated with this was lifting gear for assumed flour bags from boats adjacent to the quay and then to the assumed carts to the south face of the building. The supports for the pulleys and cranes for the flour bags appear in fair and adequate condition.</p> | 3 | | |
| External walls | | These are of solid brickwork and two bricks thick but nevertheless still susceptible to penetrating dampness in this exposed location. | | | |
| | North elevation | Below ground level this is classified as being the sea wall and not your repairing liability but in need of repair/re-pointing. | | 25 & 26 | |
| Component | Location | Comment | Rating | Photo | Cost £ |

| | | | | | |
|----------------------|-----------------|---|---------------|--------------|---------------|
| | | Above ground level there are areas of eroded brickwork and pointing but access is difficult due to the tides which will increase costs. | 2 | 27 & 28 | 4,000 |
| | West elevation | Isolated repairs and re-pointing required. | 2 | 29 & 30 | 1,000 |
| | South elevation | Attractive but with several areas of badly perished bricks and pointing with quite extensive areas of cutting out and replacement required. Patch re-pointing would severely affect the appearance with full re-pointing recommended. | 2 | 31 & 32 | 6,000 |
| | East elevation | Part re-pointed at low level and sound in this area. At higher level some cutting out and replacement of perished bricks required but in fair overall condition. | 3 | | 1,000 |
| Windows and doors | | Windows and doors to the property are timber. They have external decoration requirements and some repairs are required to the draught stripping to the side opening casements. | 3 | | |
| External staircase | | To the south face of the building there is an external staircase leading up to the first floor accommodation. This was in fair condition but the handrail and balustrading is quite wobbly and this should be reviewed periodically. | 3 | | |
| External decorations | | The external decorations are in fair and adequate condition. | 3 | | |
| Component | Location | Comment | Rating | Photo | Cost £ |

| Internal | | | | | |
|------------------|-----------------|---|---|--------------|---------------|
| | First floor | <p>The accommodation to the first floor consists of two spaces; an office separated by the grey screen to the main office/race officer area.</p> <p>The ceiling to the first floor accommodation is boarding beneath the external roof slates. The timbers to the roof structure which consist of single jack rafters to a traditional timber truss with purlins between the main trusses to provide lateral stability and to reduce the span of the single jack rafters. Generally, the ceiling and associated roof structure is in fair and adequate condition. Sporadic woodworm evident but may have been treated and not of great concern.</p> <p>The walls and windows to the first floor accommodation are solid brick with an emulsion finish and timber single glazed windows and timber door. At dado level timber panelling has been installed and the electric services were taken behind this timber at dado level.</p> <p>The floor is timber with board finish. It is in fair and adequate condition.</p> <p>The internal partition between the office and the race office is timber single glazed. It is assumed that the glass in this screen is safety glass to prevent accidents/someone falling against the screen.</p> | <p>3</p> <p>3</p> <p>3</p> | | |
| Component | Location | Comment | Rating | Photo | Cost £ |

| | | | | | |
|---|--------------------------------------|--|---|-------------|--|
| | Ground Floor store and workshop area | <p>The ceiling was plasterboard assumed on intermediate joists between the main floor beams. The floor beams were finished timber beams with metal fixed to the side of the timber beams to improve their load bearing capacity.</p> <p>The walls are exposed brickwork. It was noted that there are some areas where repairs are required to the brickwork. The windows and doors are timber and these require decorations in two years but were in reasonable condition.</p> <p>The floor is solid concrete and a limited inspection of the floor was undertaken due to the considerable storage of materials within the area however where seen appeared in good condition.</p> | <p>3</p> <p>2</p> <p>3</p> | 33, 34 & 35 | |
| Summary | | | | | |
| <p>Generally, the building is in fair and adequate condition given its age. There are however extensive and costly repairs required to the external brickwork and pointing all of which needs to be undertaken in a careful and sympathetic manner and only using lime mortar at an approximate cost of perhaps £12.000.</p> | | | | | |

| Component | Location | Comment | Rating | Photo | Cost £ |
|-------------------|--------------------|--|--------|-------|----------------------------|
| Black Shed | | | | | |
| Pitched roof | Black shed | <p>The pitched roof to the black shed is timber framed with a covering consisting of roofing felt on boarding. The roof is reasonably flat and even. However the sheet roof covering material is of considerable age and requires renewal. The insulation levels are very poor but given the nature of the use of the building currently this is probably acceptable although not ideal.</p> <p>It was noted that there are no gutters to the pitched roof and when the roof covering is renewed we would recommend that gutters and downpipes should be installed as part of these works.</p> | 2 | | 7,300 (Gable quote) |
| External walls | | The external walls to the black shed are stained timber on a timber frame. Within the external walls there are doors which are also timber with timber lintels over. The walls are reasonably adequate although in some parts there is distortion to the walls indicating previous possible structural movement and associated roof spread. However at the time of the survey the structure appeared in reasonable condition. However an internal inspection showed evidence of previous insect attack to the structural timbers to both roof and wall. Discussions with members present at the time of the survey revealed that the timbers to this building had been treated. We did not have sight of the associated guarantee to confirm that there are no on-going problems with insect attack. Externally, regular re-staining is essential. | 2 | | |
| External doors | Southern elevation | Two openings and both sets very age worn and insecure. Full replacement required. | 1 | | 4,000 |
| Component | Location | Comment | Rating | Photo | Cost £ |

| | | | | | |
|--|------------|---|---------------------------------|--|-----|
| Roof structure | Internally | <p>The roof is a timber framed structure. There is evidence of this being repaired and extra timbers being incorporated possibly due to roof spread in the past. At the time of the survey the roof structure appeared reasonably adequate as far as could be seen. Due to the storage of materials within the building a detailed inspection was not possible to all of the roof timbers.</p> <p>However, at the eastern end, a temporary mezzanine floor has been incorporated for storage of masts but is overloaded requiring review and strengthening.</p> | <p>3</p> <p>1</p> | | 500 |
| Internal walls | | The finish to the internal walls to the black shed is the timber wall structure with the external timber cladding internally. This obviously would not comply with current standards. However at the time of the survey this was adequate given the age of the property. | 3 | | |
| Floor | | Concrete floor which has a paint seal finish. In parts this finish has deteriorated and requires renewal. | 3 | | |
| Summary | | | | | |
| <p>The Black Shed remains substantially sound and fit for purpose. In due course, recovering of the roof slopes will be required and utilising felt again is on balance the appropriate material.</p> <p>There are considered to be two more pressing repair items requiring early attention. First the apparent overloading to the mezzanine floor at the eastern end (£500). Second, replacement of the two pairs of timber doors which are defective and not very secure (£4,000). Both items are regarded as being Rating 1.</p> | | | | | |

SIGNED

M Bennett FRICS
CRANES CHARTERED SURVEYORS

Ref: MB/44601

Date: July 2019

Appendix: Photographs 1 to 35 inclusive



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



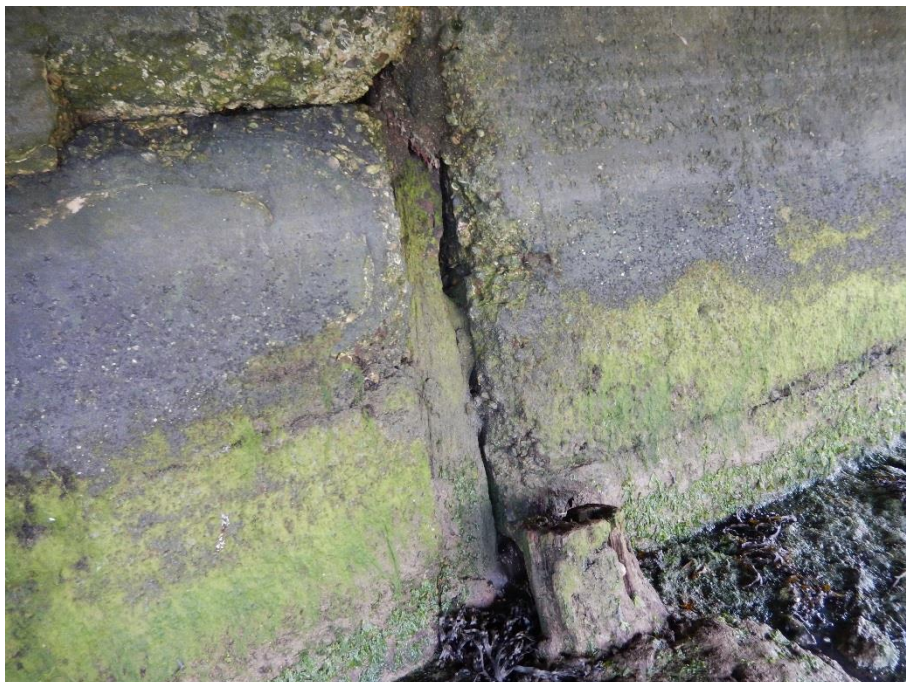
Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



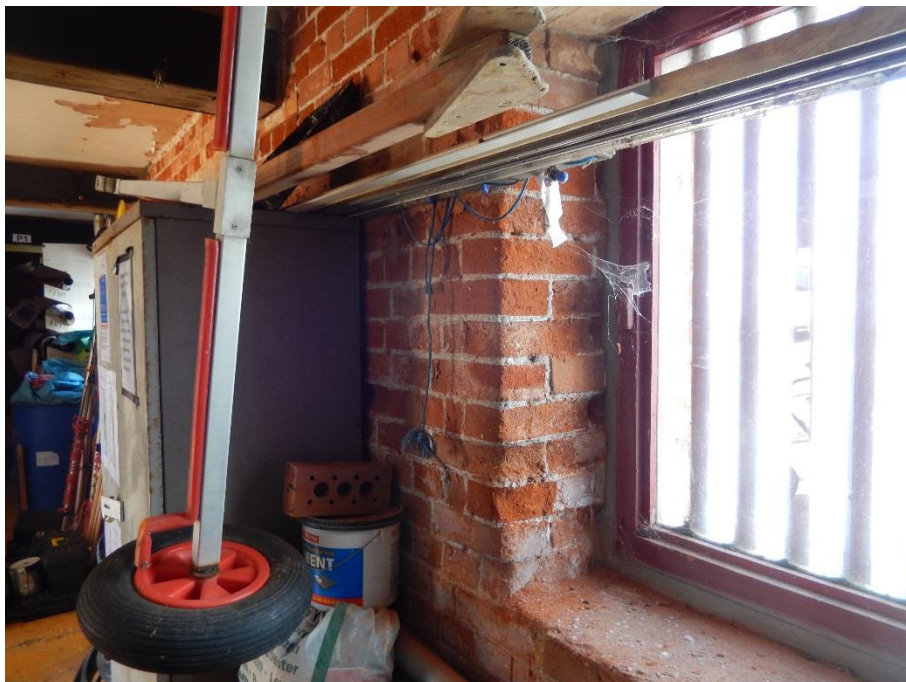
Photograph 31



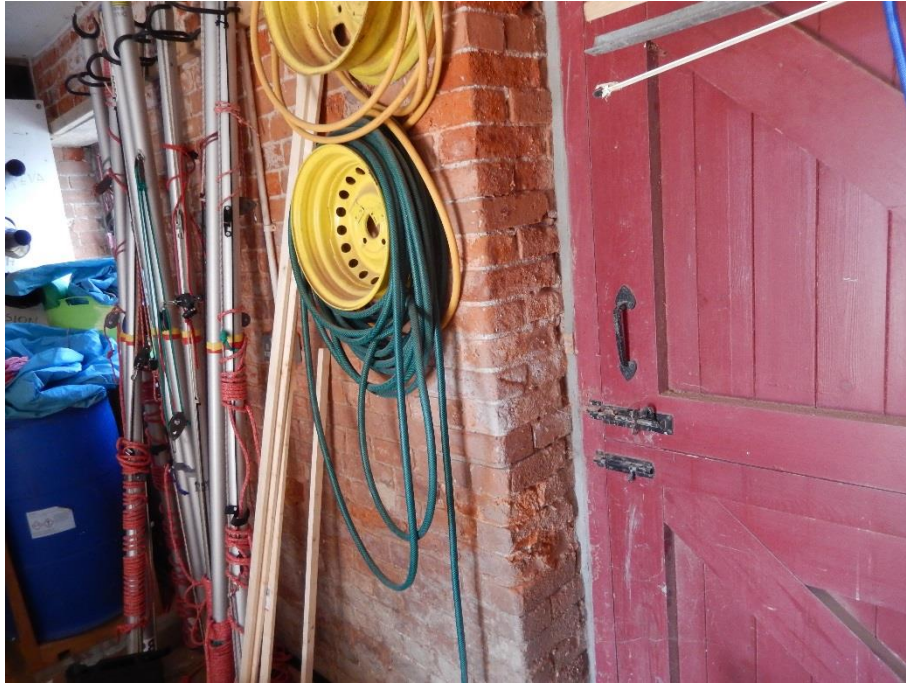
Photograph 32



Photograph 33



Photograph 34



Photograph 35