

BUILDING SURVEY REPORT
OF
MELKSHAM ASSEMBLY HALL
MARKET PLACE,
MELKSHAM, SN12 6ES
5 FEBRUARY 2020

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ATHORISATION

This report has been prepared by



.....
(Philip Robson BSc (Hons) MRICS)

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RE – FULL BUILDING SURVEY REPORT ON – MELKSHAM NEWS OFFICE

Further to e-mailed instructions from Linda Roberts on 5 December 2019 for inspection of the above-mentioned premises, please find below our findings and advice. Our limitations are attached to this report.

- **Instructions and Brief**

Our inspection was carried out on a visual basis.

- **Executive Summary**

The following report includes a number of sections containing our findings. This section is the executive summary. If you have any questions after reading it, please do not hesitate to contact us to discuss it further.

It is sometimes difficult to explain all defects without using some technical language. As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely satisfied.

General Synopsis

From a building surveyor's perspective (and for those areas inspected) the property is generally in a tired building fabric condition and an acceptable structural condition, for its age. **Note** - Serious consideration and costing assessment should be undertaken over the coming years as to redeveloping the building, on the same footprint, for a safer modern design with less requirement on maintenance issues.

There are a number of shortfalls, which require consideration and remedial work. The key items are as follows:

- a) The metal clad mansard roof exhibits corrosion to its underside due to trapped condensing moisture. Additionally, numerous internal rigid insulation panels have lost adhesion to the clad roof and heat lost will be rapid.
- b) All the flat roof 'rooflights' are either tired, leaking to upstands or damaged and overhauling work or replacement must be considered.
- c) Flat roofs offer minimal gradient and consequently all are prone to ponding rainwater, moss growth and debris accumulation. Internal leakage through the coverings is just a question of time.
- d) Upstands serving the flat roofs exhibit loose cappings/copings and poorly installed kerbs junctions between felt and lead flashings. All require checking and resetting as this could be a Health & safety risk to the public.
- e) Internal redecoration will be required on a cyclical basis throughout the main hall, offices, bar and lobby.
- f) The building still has a cross-over with the swimming pool. The adjoining 'older' section allows for large water tanks and plant in the boiler room that serves the pool.
- g) The back-of-house areas of the Assembly Hall have rising damp issues occurring to lower internal wall areas.
- h) The internal main hall suspended ceiling grid is dated, dis-coloured and offers questionable fire containing qualities. Replacement of the insert tiles is suggested.

- i) Fire containment levels throughout the Assembly Hall should be reviewed by a professional advisor. Not all internal doors have intumescent door strips; rooms are located within room, which is contravening Building Regulations and the older section of the building offers minimal resistance to fire spread.
- j) External painted timber doors are close to the end of their economic life.
- k) Expansion vertical cracking is noted to the front brick elevation, which requires monitoring with a view to disk cutting expansion joints in place.
- l) Establish if the old natural stone 3 storey central core building is of Grade II listed status.

We have costed, in this report and indicated in the appended Planned Maintenance Programme estimated costs in the region of £1,200 in the immediate term for H&S reasons, £113,700 over the next 2 years and £64,500 over the following 8+ years. Totalling £179,400 plus VAT and professional fees.

- **Site inspection**

Philip Robson BSc (Hons) MRICS of Robson Building Surveying Ltd inspected the property on the 5 February 2020. The building is currently occupied. At the time of our inspection the weather was dry and cold with intermittent showers and temperatures in the region of 10°C.

- **Description of the Property**

Melksham Assembly Hall is single storey building used as a general social assembly / meeting and performance hall with associated office space. The Assembly Hall appears to have been constructed in the 1960s with a reasonably modern swimming pool extension to the rear (this has not been included in this survey report). The building is thought to have been extended to the brick single storey frontage in the late 1970s.

The front elevation is formed in cavity brick and blockwork which rises to single storey parapet level with tile drip mould. Reconstituted stone surrounds to upvc double glazed windows. The front entrance is of double doors and lobby in powder coated finish with a concrete fin awning surround.

The front elevation allows for a flat roof design spanning full width. The roofs are timber decked and furnished with a torched on bituminous felt system that is dressed up the inner face of the parapet upstand with lead flashings dressed in.

The left side elevation is formed in rubble stone 'brought to course' and adjoins the neighbouring swimming pool. Again. Formed over single storey with overpainted metal parapet guttering to the perimeter of the mansard designed, clad roof covering. The right-hand side elevation could not be accessed. This backs onto a residential rear garden. The elevation is believed to be in similar rubble stone 'brought to course'.

The main hall roof is formed over a steel fink truss system with overlying metal clad sheet finish. The underside of the cladding has a 50mm foil backed, rigid insulation adhered to it.

Somewhat concealed and sandwiched is the ashlar stone central core, this stone building ascends above the single storey construction with natural stone quoins and refurbished slate/synthetic slate covering and upvc guttering. This building appears to be of solid walled nature, possibly late Georgian / early Victorian era.

Internally, the Assembly Hall is formed around a main hall with ancillary rooms there-off. Mainly solid walled with the steel fink roof trusses bearing loading down these walls.

The ground floor is of concrete slab construction with timber floor, pvc tiles and carpet tiling. The upper floors serving the older 'core' of timber suspended construction with boarded floor finished.

Fixed ladder access, behind the stage area, provides access to the roof void over the main hall.

Ceilings are suspended tile grids, lath and plaster and boarded.

Internal doors are timber with general half hour fire containment to most rooms in the doors core, self-closing and intumescent strips.

The male, female and disabled toilet provision appear to have been reasonably recently refurbished to a modern standard with IPS panel cubicles, vanity units, toilets, sinks.

The services to the building allow for 3-phase 400v incoming electricity with Merlin distribution fuse boards to the small service room to the left side exit and a further distribution board to the storage room right of the stage in the old section of the building.

Hot water to the male, female and disabled toilet appear to be fed from electrical instantaneous water heaters.

A large boiler room is located to the right/rear of the building (again in the older section). Incoming gas supply enter at this point and is metered. There is a peculiar division at this point, the boilers predominantly feed the swimming pool heating but a feed pipe splits to serve the Assembly Hall to low pressure hot water radiators and some taps.

Lighting is mainly fluorescent tubing in mirror diffusers and pendant to older parts.

The property is alarmed and has heat/smoke detection strategically positioned within.

- **General Condition of the Property**

Generally, the structure of the building is in a reasonably but tired condition with the fabric reflecting a requirement for on-going and proactive repair with works required over the immediate term to the next few years to the roof, windows, décor and elevations, to ensure the building is kept in as good condition as is possible.

Please note our suggestion that redevelopment of the building may be the more cost effective option for the long term future of this building.

We have provided approximate costings at each paragraph if we feel there is scope and necessity for repair to prolong the buildings life and arrest more costly repairs, if no action is taken. Note – all cost estimates, where applicable, allow for safe access via scaffold in a 'one-off' cost, which we would envisage scaffolding to be in the region of £6,500.

A) ELEVATIONS

Front Elevation

A1) Generally, the damp proof course is close to being bridged along the front elevation due to the reapplication of tarmac over the decades. Typically, 150mm from finished external level to damp proof course should be allowed for, however, this is now not possible.

A2) Generally, the brickwork and cementitious pointing serving the front elevation are in reasonable repair. Isolated areas of cement have flaked away and it would be beneficial over the next two years to undertake some minor repointing as and when required in a sympathetic mortar colour. **Allow £800.**

A3) A vertical hairline crack is noted to extend from 300mm above ground level up to parapet height just next to the hopper head soil vent pipe area which appears to relate to a lack of provision for expansion and contraction. In the short term it would be beneficial to apply some tell-tale to the crack to see if the cracking is worsening between seasons. Presently it does not appear to be server though there may be some benefit in creating an expansion joint in this vertical plane. **Allow the sum of £600. (also see comment A6)**

A4) Redecoration of the white painted concrete awning cheeks will be required as the paint system is flaking and unmaintained.

A5) The moss growth noted to the torched on bituminous felt serving the entrance awning will need to be monitored and allowance for brushing clear over the next two/three years. Access is readily available via a ladder.

A6) Along the front elevation, there is further indication of lack of provision for thermal expansion, with vertical hairline cracking noted to the return (close to the front right downpipe). Given that the cracking has probably been present for a few decades, I do not regard it of any severity at this time but needs to be monitored, along with the crack noted further along the front elevation. As a worse-case scenario, a vertical expansion joint could be created by use of disk cutter down the crack line and insertion of a polysulphide sealant to the external face.

Left-hand Elevation

A7) The left-hand side elevation is again of single-storey height and of stretcher bond brickwork soldier coursing noted above the side entrance door. The brickwork has been toothed and bonded into a natural stone brought to course single-storey parapet wall which, extends along the side of the assembly hall prior to abutting into the swimming pool structure. The brickwork element of the elevation allows for the clay tiled drip moulding and brick cappings with the rubble stone course allowing for a concrete coping atop. A damp proof course is noted to the brickwork construction but not to the natural stonework. Ribbon pointing has been applied to the natural stonework and generally is noted to be in good order. Some areas of the lower stonework are slightly eroded but of no real concern.

A8) The small crack noted to the top right-hand side of the side entrance exit door relates to early corrosion of the lintel above the blue timber door. The brickwork could be cut out and replaced. **Allow the sum of £250.** Allow for exposing the lintel and treating with anti-corrosion paint system.

A9) The cast-iron downpipe and hopper head along the left side elevation is in a poor decorative state of repair and requires access, full preparation, redecoration. **Allow the sum of £250.**

A10) The double fire exit door along the left side elevation again reflects no maintenance; the door is now exhibiting early wet rot to the lower sections of frame and door and rather than redecoration, replacement should be considered with a more robust powder-coated door and frame. **Allow £2,200.** Similarly, the secondary fire exit door is in a similar state of neglected repair and this door should also be considered for replacement in a powder-coated aluminium system with allowance for locking and fire alarm systems within. **Further £2200.**

A11) The underside cement flanchued soffit to the side fire exit doors are noted to be stained due to rainwater run-off down the elevation.

A12) There is a hairline expansion crack between the brick and rubble stone tooth and bonded junction which appears to have been induced years gone by, by the introduction of a gated system which has now been removed. The drill anchor point system noted in this location will have induced the crack seen. I do not believe it to be a serious issue.

B) FOUNDATIONS

B1) Presumed to be concrete widened below ground to load bearing strata. No issues relating to below ground movement or structural inadequacies were noted during our inspection.

C) ROOF / CHIMNEYS

C1) Flat Roofs

C1) To the front elevation, areas of the building, a timber decked flat roof system with parapet upstands has been constructed. The flat roof is furnished in a torched on bituminous felt with an overlying of UV protection gravel to prevent degradation of the felt system. The felt has been dressed into rainwater channels and up parapet walls with an over-dressing of lead flashing detail noted. The upper areas of the internal face of the parapets in some areas has allowed for a parged sand and cement render system.

C2) The flat roofs allow for rooflight systems which are strategically located over the flat roofs to benefit the offices directly below. These allow for a small 100mm-150mm upstand with a combination of polycarbonate domed rooflight finishes and Georgian wired glass.

C3) Additionally, over the flat roof areas are air handling units which are the cassettes for the internal office air conditioning systems.

C4) To the right-side flat roof, there is a degree of moss growth noted to be affecting the bituminous overlay to the flat roof which will require monitoring as this will lead to future blockages. It also indicates there is minimum fall over the flat roof, which could lead to ponding rainwater and if the flat roof fails, water would leak in.

C5) Generally, to this area of flat roof, the upstands have been rather crudely implemented with clear indication of excessive sand and cement repairs to the lead flashing upstands where they have pulled away. This will lead to water ingress directly below the coping into the rooms below over time. This needs to be either monitored with pro-active maintenance or the lead flashing are partially removed and better dressed over the copings to provide a more watertight detail. **Cost estimate £500.**

C6) Over this right-side flat roof, the bituminous torched-on felt has been dressed beneath the lead flashings to the front parapet upstand. In places the bituminous felt is not extended far enough and clear gaps are noted, which will be leading to water ingress immediately below. This is a poor detail and should be addressed in the short term.

C7) The sand and cement render parged to the inner face of the parapet is hollow in numerous areas, with cracking noted where rainwater is dampening directly behind into the brickwork. A freeze/thaw process is then taking place and creating hollow patches to the render. These hollow patches need to be tap-tested and where hollow, broken away and re-launched in a waterproof render.

C8) Coping stones which have been applied to the parapet tops need to be carefully addressed, tested to see if they are loose and repointed at their abutting joints. Numerous joints are noted to be worn and open.

C9) The two Georgian wired glass rooflights serving this end flat roof section are cracked over their surfaces and again isolated repairs have been undertaken. Costing should be set aside for the proper refurbishment of these rooflights. Allow the sum of £2,000.

Central Flat Roof

C10) Isolated areas of the drip tile directly below the brick capping serving the parapet are noted to have cracked away, with open pointing noted in numerous locations and moss growth. The roof reflects minimal maintenance along with some open and worn mortar jointing to the inner face of the parapets. Allow £4000 for repairs to the parapet to repoint, to re-seat brick cappings with potentially inserting a bituminous felt system over the cappings and down the inner face of the parapet.

•Numerous lengths of insulation serving the air handling cassettes are noted to be brittle and completely worn away which will be leading to inefficiencies with the Daikin air conditioning systems.

Left Side Flat Roof

C11) The left side flat roof appears to be decked with a concrete flat roof system and over-flashed in a torched-on bituminous felt. There is clear ponding taking place over this area of flat roof with minimal provision for fall. The rainwater outlet to the corner of this flat roof offers minimal provision for drainage as the roof is poorly graded in this direction. This has led to excessive areas of ponding rainwater and moss growth over the bituminous finish and will lead to the accelerated breakdown of the bitumen. If works are not undertaken over the next one/two years to this flat roof, leakage will be expected. Allow for inspection by a flat roof specialist and re-grading of the flat roof to allow proper and effective rainwater discharge over its covering. Furthermore, lead flashings have pulled away from the parapet upstand to the front and side elevations and some of the coping stones noted to the back parapet where the flat roofs abut the pitched metallic roof have broken away and need to be replaced. Allow **£5,500** for the flat roofing works in this area.

C12) Copings to the rear of this left side flat roof will need to be removed and replaced, re-bedded. **£350.**

Pitched Roof Serving the Assembly Hall

C13) The pitched roof to the Assembly Hall is formed around a steel 'fink' truss structure with over-clad in a trapezoidal aluminium-based clad sheeting. The system itself appears to be in deteriorating order and I would suspect it to be in the region of 15-20 years old – with minimal cleansing maintenance undertaken. The pitched roof construction allows for glass reinforced plastic light sheets to strategic areas along with ventilation caps over its apex.

C14) The ends of the sheets do exhibit lichen encrustation which would benefit from accessing and cleansing down the cladding with a warm soapy water every three/four years.

C15) The older parapet upstands formed in natural brought to course stonework have an inner face which has been parged in a sand and cement system and lead flashings dressed over and into the channel gutters which surround the perimeter of the pitched roof. Generally, these areas are in acceptable condition though the copings all need to be checked on an annual basis to ensure they are bedded correctly as any falling masonry would cause injury to the public.

C16) The parged inner face of the parapet is hollow in patches but does not appear to be causing any issues at this time. The leadwork is in reasonable order forming the flashings, with a correct code of lead and sizing, spacing appear acceptable.

C17) The gutter channelling around the perimeter of the pitched roof is formed in an proprietary metal-based system which has been painted lined in a UV anti-degradation system. Generally, the gutter is in reasonable order, though needs to be cleansed in the

immediate term. The gutter is ponding in numerous areas with silt, rubble and heavy vegetation growth which will lead to blockage.

C18) The rainwater outlets along these gutter channels are missing balloon grating which will lead to further blockages if not incorporated.

C19) To the extreme right-side of the pitched roof construction, the parapet detail is difficult to access and backs onto a neighbouring domestic housing garden. Shrubbery from that garden is growing over the parapet and heavily blocking the gutter system (see photographs). Ideally, you should make representation to the residential property causing this problem, in writing, requesting immediate removal before more damage is caused.

C20) Within the roof void, the steel fink trusses span in a Mansard style construction down to load-bearing walls. Within the roof void, allowance is made for approximately 50mm of rigid insulation sheets with foil inner backing which are adhered to the underside of the steel cladding. In many locations, the rigid insulation has fallen away and is hanging loose, along with split/torn foil undersides which will be offering minimal insulation qualities. It is also noticeable the underside of the steel cladded roof where visible is exhibiting surface corrosion where warm, moist air is hitting the cold underside of the steel and condensing in this location. Each internal panel requires close inspection and re-adhesion of the insulation.
Cost estimate £500.

C21) A timber walkway is suspended on the steel gantry system over the steel fink roof trusses and exhibits some water staining where water has penetrated down through the extract vents fitted up through the roof. The roof seals require inspection and possible replacement due to disintegration. **Allow £1,600 for safe access and seal assessment/replacement.**

C22) Allowance needs to be made over the next five to eight years to better insulate the property's roof. At that time, it may be more appropriate to engage a project-type situation where the roof is actually re-clad at the same time and allowance can be made for the perimeter drainage channels, as these were noted to be silted and clogged at the time of our external inspection. **Provisional sum for new pitched / insulated roof cladding £35,000.**

C23) A Rock-wall fire break is noted within the roof void with a timber door inserted between. The timber door itself does not appear to be fire rated and therefore is a weak point within this fire barrier. Again, fire risk assessment should include this area and assessment of said fire door.

Pitched Roof serving the older central section

C24) The roof structure within this area appears to be original and of timber traditional king post construction. Some of the end bearings to those king posts are buried in solid walls. Walls are approximately 500mm in thickness with early deterioration noted to those timber elements. We are unable to gauge the condition of the roof covering itself and the gutters therein and this could incur a further **Provisional sum of £15,000**. Externally, from available vantage points - This roof appears to have been refurbished with a reasonably modern placement of synthetic slate adorning the pitches to front and rear.

C25) Within these upper areas, allowance is made for smoke detectors and basic running man signage with fire extinguishers.

D) LEADWORK / PARAPET

D1) The leadwork to the back of the entrance awning is in good repair and appears to have been recently replaced in a good standard of code lead, neatly lapped and dressed in.

D2) Please refer the 'Flat Roof' section of this report to identify other areas of leadwork to parapets.

D3) To the rear dressing rooms the lead flashing that has been dressed up the neighbouring old clay tiled roof is in poor repair and has fallen away. The parapet requires safe access and rebedding of the copings and flashing detail. **Cost estimate £450.**

E) RAINWATER GOODS

E1) The decorative repair of all the hopper heads and cast-iron downpipes serving the front and side elevations are tired and needs to be fully prepared and redecorated. **Allow £800.**

E2) The base of the soil vent pipe to the front elevation is cracked away and does not neatly fit into the shoe at ground level; splashback will be occurring. Allow to replace the shoe. Cost included.

E3) The pitched roof drains to a parapet channel gutter to the full perimeter. These parapets are prone to silting and require bi-annual inspection to cleanse them or costly leakage will occur. They are difficult to access, in places, due to the juxtaposition of the roofs and the neighbouring swimming pool but it must be programmed in, each year as a maintenance priority.

F) WINDOWS AND DOORS

F1) The reconstituted stone surrounds serving the windows to the front elevation are in reasonably sound repair, although isolated units are noted to be spalling where the reinforcement will be corroding and blowing sections of the stonework away. Plastic stone repairs will be required over the next one/two years along with full preparation of the exposed reinforcing bar. This will apply to three/four of the window units along with some repointing works. There is isolated displacement of the left surround serving the furthest left window of the front elevation which needs to be repointed. **Allow the sum of £1,200 for this work.**

F2) The front right-hand side external door to the front elevation is formed in timber with letter box and fire exit signage. The door is in a poor state of decorative repair with wet rot noted to the lower parts of the frame and door with weather bar moulding. In terms of longevity, this door and frame should be replaced in a more robust unit. **Allow the sum of £1,100.**

F3) The blue timber door serving the left side elevation reflects minimal maintenance with failing décor and early stages of wet rot to the lower frame and weather board. Repoint of the weather board and redecoration in the short term will be required. **Allow £300.**

F4) The windows serving the old redundant upper floor areas of caretakers dwelling, appear to be metal single glazed Crittal units which are very dilapidated, corroding and in need of complete overhaul or replacement. We have included a few choice photographs within the report in order to visually describe the condition of these upper areas. **Cost estimate £2,800.** We would also expect to find timber lintels utilised within the window openings which would be potential sources of rot.

F5) Three polycarbonate domed rooflights serve the office below. All three appear to be in very tired condition with water ingress noted in the rooms below. All three require completely overhauling and replacement to ensure the next 10 years are leak-free. **Allow the sum of £3500** for this. They appear to have issued with the upstand leadwork which is clearly not a watertight seal and has been incorrectly formed with no junction between the felt and

leadwork. Furthermore, the polycarbonate is noted to be degrading due to exposure and it will be more cost effective to replace three rooflights. Within the staff office, clear indication of leakage around the polycarbonate rooflight noted on the flat roof. The office needs to be included within the cyclical redecoration scheme previously discussed.

G) FLOORS

G1) The floor within the main hall is formed in a sealed natural timber with tongue-and-groove jointing in similar manner to a gymnasium floor, which is believed to be battened over a concrete load-bearing ground slab. Generally, the floor is true underfoot with no major structural issues noted over its surface. The general finish is beginning to appear somewhat tired with scuffs and scratches, as are the timber skirting boards to the perimeter of the room. The floor will require properly cleansing and re-sealing over the next two years; **cost estimate £1,100.**

G2) The stage structure is formed in a concrete load-bearing slab with a heavy-duty vinyl finish. Concrete steps lead down either side of the stage with aluminium nosings and PVC inserts. Generally, the stage structure is in an acceptable state of repair, although the vinyl finish would benefit from a re-covering over the next five years; allow the **sum of £2,200 with a further £500 for rubber nosings.**

G3) The floor in dressing room 3 is of concrete slab with fitted carpet tile. The tile is in good repair with no foreseeable works although dampness around the fire exit door off this area is leading to deterioration of the carpet, which needs to be monitored.

G4) The boiler room allows for concrete slab with painted finish. The finish is worn as one would expect given the heavily worked nature of this room.

G5) The floor to the kitchen facility is of concrete slab finish and an Altro-based vinyl. The system appears to be in good modern recently refurbished order.

G6) The entrance foyer, offices, male, female and disabled toilets allow for a ground floor load-bearing slab. The finishes to toilet areas are 'Altro' with entrance barrier matting and fitted carpet within the foyer. The bar area continues the fitted carpet with heavy duty Amtico-style bar area floor and further a vinyl finish behind the bar. Generally, the Altro floor finishes are in a good state of repair, though slightly stained around toilet bowls and sinks. Allowance should be made for new floor finishes within the male and female toilets over the next 6-8 years; **allow the sum of £4,000.**

G7) The timber suspended joist construction in an older section of the property are generally, the original floorboards are noted to have a degree of wood-boring insect attack which would benefit from lifting and spraying of a preservation treatment to ensure the outbreak is not an on-going affair. Generally, the floor joists felt rigid underfoot so we do not believe it is an on-going infestation. **Cost estimate £550.**

G8) The back of house areas to dressing room 3 allows for a PVC floor tile within the small storage and toilet area. Note that historically PVC floor tiles did include a degree of asbestos within their content and within the binding agent sticking them to the concrete slab. As a commercial building, the property should provide an asbestos register and this particular material needs to be tested.

H) INTERNAL WALLS

H1) The walls within the entrance foyer areas are plastered, painted and papered with the exception of the male, female and disabled toilets which allow for a combination of wall to floor ceramic tiling, IPS panel and cubicle systems, all of which are in a modern state of refurbished order with allowance for wash-hand basins set within vanity units, mirrors, hand drying electrical systems and toilet urinals. Some of the door handles are noted to be loose and would benefit from repair, possible replacement.

H2) The walls forming the main hall are formed in concrete blockwork with plastered and pitched and tiled finishes with a timber dado rail. The walls are noted to be structurally sound but decoration will be required to the walls due to scuffing and scarring over the next 2-3 years; **cost estimate £2,100.**

H3) The walls forming the fire exit corridors to the left-hand side are formed in timber studwork with plastered, painted and woodchip finishes. They are in acceptable repair but to be included within the redecoration schedule.

H3) Within the storage room, which backs onto dressing room 3, the fit out is of concrete slab with fitted carpet, heavy duty, generally acceptable, though the area is cluttered with storage of stock. The walls are solid with painted finishes. It is expected that the external facing wall will be bridging some dampness of around 15%-18% at low level. At this time it is not deemed necessary to expend money on isolated damp proofing systems but the area should be monitored to ensure it does deteriorate plaster and cause a health problem.

First and Second Floor Storage Areas above the Kitchen/Boiler Room (previously caretaker's dwelling)

H4) The walls are exposed in certain areas and are clearly forms in natural stonework 'brought to course'. Other walls have been dry-lined or basic plaster situations which has now failed, with partial blocking up of windows and doors.

H5) Rather than going into specifics about floors, walls, ceilings, windows within this area, it needs to be carefully considered as to its future usage, as refurbishment of this area needs to be carefully considered, as works would be in excess of **£65,000**. It is also apparent that certain rooms are now utilised by plant facilities serving the neighbouring swimming pool, with an enormous header tank supported on steel RSJs within old domestic rooms at higher level.

H6) The building is appearing to lose its decorative quality. Allow for cyclical redecoration.
Cost estimate £19,000

J) CEILINGS

J1) Ceilings within the toilet areas are suspended inlay tile grids, all of which appear to be in reasonable order and on the basis that no vandalism takes place, they should last another 10 years.

J2) Within the main hall, the ceiling follows the underside of the steel fink roof trusses and allows for a semi-acoustic 600mm x 600mm mineral tile suspended ceiling set within a grid. The ceiling tiles are noted to be in a reasonable state of repair with only isolated uplift to one or two tiles that could be re-set. Within the roof void directly above this area, the apex off the aluminium-clad roof and vents are allowing rainwater to drip down but at the time of our inspection, there was no obvious staining to the ceiling tiles. Alto the ceiling tiles will last a further 10 years, towards the end of that time or in the next decade, the ceiling tiles will require replacement; **cost estimate £3,500.**

K) INTERNAL DOORS

K1) Doors to the redundant upper areas of the old section of the building are not fire doors and again it needs assessment under the fire risk assessment for the property.

K2) Within dressing room 3, there are two pine Velux rooflights within these back of house areas, which appear to be a more modern installation. They were not tested but would benefit from cleansing of external glazing areas.

K3) Generally, all doors leading from the hallway should be half-hour fire-protective, with intumescent seals. Some doors are painted plain face, others doors allow for glazed apertures with Georgian wired glass inserts, kick plates. The doors are architraves would require redecoration as part of the cyclical redecoration scheme previously specified and it would be beneficial to upgrade doors and replace the kick plates at this time. **Provisional sum £22,000**

K4) The fire risk assessment for the property needs to be checked; some of the doors are noted to be fire doors with fading fire exit signage on the door without intumescent strips included. **Allow the sum of £800** for preparation of an appropriate fire risk assessment.

K5) The kitchen entrance door does not appear to be a fire door, which again should be checked via the fire risk assessment, as the kitchen, being one of the main points of potential fire source, the spread of flame through the main hall could be rapid. No fire protection measures are offered to the serving hatches either. **Cost estimate £250.**

L) STAIRS

L1) Behind the stage area is dressing room 3 which is led down on a timber staircase with painted finishes. The staircase is in a reasonable state of repair and allows for taped reflective nosing to avoid trip hazard. The height of the handrail along the pitch line would not be compliant with Building Regulations.

L2) The staircase leads from ground to first and first to second. It is original timber board installation with painted strings and handrails. Effectively the whole area is redundant, bordering on derelict, with deterioration of most of the elements within it. The area is unheated with external windows of Georgian styling with severe black spot mould issues developing to unheated and uninsulated rooms.

M) SANITARY INSTALLATIONS AND STAFF FACILITIES

M1) Within the back-of-house dressing room 3, this area a toilet and vitreous ceramic sink is noted with instantaneous hot water heater. The toilet and sink would benefit from replacement over the next five years with issues developing with the flush mechanism system. **Cost estimate £800.**

M2) Elsewhere within this back of house area, the hot water radiators, which are fundamentally redundant now are noted to have a degree of corrosion over their surface and general décor to walls and doors is tired and needs to be included within cyclical decoration.

M3) The upper floor space in the old redundant section exhibit a very dilapidated kitchenette and toilet facilities are noted; they are not in working condition and would need to be stripped out and completely replaced, as would all the electrical domestic main, ring main, etc. We have already predicted a refurbishment cost estimate of £65,000 for this area but moth-balling may be a better cost-effective approach.

N) ELECTRICAL

N1) Electrical testing certification should be available in the Main Office.

N2) Within the storage room is a three-phase distribution board 4 and electrical machinery for air recirculating fans for the comfort cooling ventilation system within the main hallway.

O) HEATING AND HOT WATER

P1) The large boiler room allows for two gas fired Ideal Evomax boilers with associated supply and return pipework. It is important to note that the majority of this plant relates to the

swimming pool adjoining this property but not part of the survey. I am of the understanding that the gas incoming supply does split at this location and feed parts of the assembly hall but the majority is split to the swimming pool. Specialist GasSafe report is suggested for this element of the survey.

P2) A gas metering arrangement and main incoming stop valve is noted within this boiler room area along with allowance for a pressure cylinder and insulated pipework.

P3) Boilers should be provided with testing certification which should be available as part of a package for this building.

P4) A mechanical extract ventilation system in galvanised steel is installed within the roof void along with the larger mechanical comfort cooling system with ducted insulation spreading around the roof to ventilation points within the ceiling in the hallway. Specialist testing certification should be available for these elements. According to records, it was last inspected in 2010 and the recommended date of inspection of 2015 has been now passed by five years. I would therefore summarise that the mechanical and electrical testing certification is possibly five years out of date in the building.

P5) Hot water to the tap facilities in the male and female toilets are via the Stiebel Eltron instantaneous water heater which is situated in the small cubicle of the men's toilets.

P6) Air conditioning wall-mounted cassettes are noted to most of the front of house areas, including lounge, offices, foyer areas, which are typically Daikin with air handling cassettes mounted on the flat roof directly above.

P7) Air conditioning wall-mounted cassettes are noted to most of the front of house areas, including lounge, offices, foyer areas, which are typically Daikin with units with obviously the cassettes mounted on the flat roof directly above.

P) BELOW GROUND DRAINAGE

Q1) The rainwater and sewer drainage runs below ground (mainly to the front and side aspect). It is common for buildings of this age to utilise a 'combined' rain and sewer system but the given the modernisation of Market Place to the roadways and paths, it is conceivable that a split of the system has been created. An inspection chamber, to the side of the property, was lifted and this was noted to be a modern hard plastic drain. All were clear and in working condition.

Q) BOUNDARY AND GROUNDS

R1) None as such. The Assembly Hall does incorporate plant and machinery utilised in the adjoining swimming pool but the split/breakdown and ownership of these elements requires clarity.

R) STATUTORY

S1) Disability Access – The Council has a duty to manage and make reasonable adjustment for the public and employees within its premises.

S2) No Access Statement / Audit was noted at the property.

S3) Provision is made at the Assembly Hall for Disabled access for the public and working staff. Part III of the DDA does state it mainly applies to property that employ 15 or more people – but efforts have been made to offer reasoning in an Access Statement.

- Level access is provided.
- A parking space is noted outside the Assembly Hall for disabled use only.
- Provision for level access disabled toilet is provided.
- Provision for a portable induction hearing loop;
- Signage;

S22) Asbestos –

The Control of Asbestos Regulations 2012, Regulation 4: The Duty to manage asbestos in non-domestic premises, states that the responsibility for asbestos management lies with the Dutyholder.

An asbestos register should be held at the site and available for review by any contractor working at the address. None presented.

S23) Flooding Risk -

We have not undertaken detailed investigations into the potential for flooding of the land on which the building lies. However, we have consulted the Environment Agency website and the property only fall within a 'low risk' flood zone 0.1% in so far as flooding from rivers and seas is concerned.

S24) Tree proximity -

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations. The risk of damage caused by tree roots depends on;

- a. the proximity of the tree to the building concerned
- b. the height, age and species of tree
- c. the design and depth of a building's foundations
- d. the type of sub-soil.

No trees were close to this property. Following periods of drought, there is usually a dramatic increase in the number of subsidence claims involving low-rise buildings, especially if the foundations are shallow and particularly in areas of shrinkable clay soils.

Photographs



1. Front elevated view of the Assembly Hall and roofs.



2. Single storey front elevation.



3. Lead work flashing and felt over the main front door awning canopy.



4. Spalling reconstituted stone window surround with corroding rebar.



5. Main front door with level access.



6. Expansion crack along the front elevation.



7. View of the left side elevation with rubble stone and coping a top.



8. Brick to stone junction along the left elevation and failing décor to the cast iron downpipe hopper.



9. Side fire exit doors in poor repair.



10. View of the fire exit door heads with rain tracking under the lintel and staining the finish.



11. View of the rear parapet gutter run – heavy vegetation growing and blocking the ability of the gutter.



12. Cracked Georgian wired roof lights over the Dressing Rooms.



13. Typical workmanship failure of the flat roof felt upstand and lead flashing allowing rain to penetrate behind.



14. View across the flat roofs serving the frontage.



15. Slipped lead flashings to the parapet upstands. Moss accumulation.



16. Standing rain water ponding to flat roofs due to poor provision of gradient will lead to accelerated breakdown.



17. Lead upstands to office / foyer rooflights split and inadequately detailed reflect continuing leaks.



18. Crude lead flashing details and hollow render to the left side parapet. Parapet gutter noted to be offering minimal gradient. Copings lose requiring rebedding (H&S risk).



19. Rear arrangement with older redundant stone central core above.



20. Roof flashing and guttering to the rear dressing room with vegetation growth blocking and slipped flashings.



21. Indication of the older core building. New gutters and roof covering.



22. Wall mounted air conditioning unit. 2nr serve the offices.



23. Metal pitched roof to the Hall, parapet gutter and loose copings.



24. GRP roof light to the metal clad roof.



25. View of the main hall and ceiling line.



26. View of a typical fire exit route to the side escape.



27. Staining of the office ceiling due to roof light leakage.



28. Further view of the main hall and floor finish.



29. Assembly Hall back-of-house storage rooms.



30. Main boiler room with plant for both the Assembly Hall and the Swimming Pool.



31. Kitchen facility – tenants fit-out.



32. King post trusses embedded in the solid wall of the older section of the central core – prone to wet rot.



33. Typical old neglected window to the central core section upper floors. Looking towards the rear clad pitched roof slope.



34. Immersion cylinder in the older section is thought to heat water to the kitchen facility.



35. View across the Assembly Hall roof void steel trusses.



36. Loss of adhesion to the insulation panels beneath the clad roof of the assembly Hall plus corrosion due to moisture run off.

- **Conclusion**

We have not costed every single paragraph as you may feel that certain items are improvement related rather than essential repairs.

Most costs relate to a lack of maintenance and clarification is recommended as to why some major items appear to show a lacked pro-active or programmed maintenance by the Council.


Within the report there are suggestions that consideration should be given to redeveloping the site due to costs of maintaining a build of the age. A valuation of this has not been made but it would be worthy costing exercise.

We have costed, in this report and indicated in the appended Planned Maintenance Programme estimated costs in the region of £1,200 in the immediate term for H&S reasons, £113,700 over the next 2 years and £64,500 over the following 8+ years. Totalling £179,400 plus VAT and professional fees.

Hopefully the above report is beneficial to you and we have interpreted your instruction correctly to the best of our abilities.

Should you wish to raise any queries, please contact me directly.

Yours faithfully



Philip Robson

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ROBSON BUILDING SURVEYING LTD

FOOTNOTES

With regard to each of the figures contained in the attached schedules please note that the costings:

1. include allowances for preliminaries, main contractor's overhead costs and profit
2. are based on approximate quantities estimated from the visual inspection we carried out on the day of our inspection and are not based on detailed measurements
3. have not been corroborated by tenders from the marketplace and it should be noted that market conditions and tender factors are likely to produce figures which might differ from those given hereafter
4. have been prepared on the basis of general rates prevailing in the marketplace at present and are exclusive of:
Financing charges, if any,
Value Added Tax,
Professional fees and
Statutory fees.
5. assume that all building work will be undertaken to similar details and using materials similar to those existing
6. assume each item of work will be carried out under separate building contracts with appropriate contractors and at different times. It should be noted however that, if some works are carried out together under a single building contract, certain savings might accrue due to economies of scale

APPENDIX A –
PLANNED MAINTENANCE PROGRAMME
10 YEARS.