

## Item 4 - Paper B - Appendix D

### Sandown Town Council Public Conveniences

Pier Street/Grafton Street

Sandown

Isle of Wight

PO36 8JJ



## BUILDING SURVEY

PRN: 205373

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*A copy of the Conditions of Engagement for this Building Survey is appended at the end of the report*

## **PREFACE**

**CLIENTS:** Sandown Town Council  
1 Broadway  
Sandown  
Isle of Wight  
PO36 9GG

**PROPERTY:** Sandown Town Public Convenience  
Pier Street/Grafton Street  
Sandown  
Isle of Wight  
PO36 8JJ

**DATE OF INSPECTION:** Friday, 10 June 2016

### **WEATHER:**

At the time of inspection the weather was dry and fine. There had been no significant rainfall within the previous 48 hours. Climatic conditions over the past two decades have included both record storm force winds and record dry periods. It is relevant to state that climatic conditions can have impact upon the performance of buildings and it is the case that structures have recently been tested by climatic extremes. The winter of the year 2013/14 saw the highest levels of rainfall since records began. By contrast the summer of the year 2013 saw record dry periods.

### **EXTENT OF INSPECTION & LIMITATIONS:**

Please refer to the Conditions of Engagement for Building Surveys, a copy of which is appended at the end of this report. You are reminded that within the terms of reference for the survey inspection, there is no authority to undertake destructive investigation or exposure work which might cause damage to the property.

Similarly, with the presence of heavy furnishings on floor coverings, personal effects and stored items (where relevant) it is inevitable that conclusive detailed advice will not be possible on certain elements: whereas every reasonable effort has been made to reach accessible parts, when furnishings and effects have been removed from the building there will be a better opportunity to follow up on matters which may need further investigation. This report aims to give comprehensive preliminary guidance prior to commitment to acquire the property, but the full extent of any refurbishment and repair requirement will obviously depend upon findings when exposure work has been possible.

This report aims to give comprehensive preliminary advice on the condition of the building prior to transfer from the Isle of Wight Council to the Client. However, the full extent of any refurbishment or repair requirement will obviously depend upon findings when any damaging exposure works have been undertaken, they are not possible within the confines of this non-invasive investigation.

## **REPORT**

### **1. PRELIMINARY REMARKS**

The subject comprises a detached building currently configured to provide female and male WC but with a significant element in third party occupation as a beach side kiosk.

It is understood the area within which the beachside kiosk is located is subject to a secured business tenancy with occupation to remain and ownership to continue with the Isle of Wight Council.

Accordingly, it is assumed the area to be conveyed to the client will specifically exclude the footprint of the kiosk.

It is clearly relevant that the client's legal advisers ensures the interests of the client are properly protected in relation to the transfer of the larger area which accommodates the public conveniences.

For example, it must be confirmed that appropriate provision exists for the maintenance of the kiosk in an appropriate fashion that will not have a detrimental impact on the WCs.

The subject estimated to have been constructed within the last 40-60 years approximately.

### **2. LOCATION & ORIENTATION**

The subject faces approximately south at its frontage although the majority of this frontage is taken up by the beach side goods kiosk.

Access to the WCs can be found at either side of the building, with the female WC to the western end and male WC to the eastern end.

As a result of site level differences, the public highway to the rear is significantly higher and therefore it does appear that, in part, the building performs a retaining function. Clearly, the obligations in respect of upkeep and maintenance of the building due to its structural performance will need to be carefully considered by the client in relation to the requirement for future repair.

### **3. ACCOMMODATION**

As set out above, the building is configured to have female and male WCs with internal partitioning, accessed via the west and eastern elevations respectively, with the majority of the southern frontage taken up by the beach goods kiosk.

#### **4. SUMMARY OF CONSTRUCTION**

The building is considered to be of conventional construction, within a relative context.

Unfortunately, as a result of internal and external rendered coverings and other linings it is not possible to confirm whether the structure has a concealed frame.

The roof has a mineralised felt covering with internal rendered solid ceilings indicating a concealed concrete frame, presumably incorporating metal strengthening.

Floors are of solid specification with ceramic tiles in place throughout.

The detailed remarks in the following sections of this report aim to give specific guidance upon the structure and condition of the building, but by way of initial comment the routine maintenance implications for the future care of this property should not be unduly onerous.

Please note that the main focus of this report is upon the principal structural elements of the building and that the report is not an exhaustive treatise upon all of the detailed fabric on an elemental basis. The objective is to give sufficient information for a properly "informed" position prior to commitment to acquire.

#### **5. CHIMNEY STACKS**

Not applicable. There are no chimney stacks.

#### **6. ROOFS**

As set out above under the Summary of Construction, it is thought likely the roof is of a predominantly cast in situ solid concrete specification, set around a metal reinforced concrete frame.

The finished external covering is mineralised felt.

As a result of the lack of any natural light due to the configuration of the site and to allow for ventilation, the roof incorporates a number of raised lanterns with open louvre elevations under cast in situ concrete tops incorporating inset glazed tiles.

The overall condition of the mineralised felt coverings is reasonable although minor lifting can be seen at overlapping edges.

As a result of the solid structure of the roof there is no ventilation and the mineralised felt covering appears to have been bonded directly onto the main structure.

In theory this will enable subsequent recovering of the roof to be undertaken with similar materials laid directly over.

The front element of this building that also incorporates the kiosk and the southern element of the WCs has a mineral light felt covering on flat timber decking.

Whilst the coverings to this element also appears reasonably serviceable, it is essential that when any recovering works are undertaken, felt is stripped back to enable the inspection of the concealed timber, so any past water ingress that may have led to rot decay can be appropriately considered, to enable remediation works to be undertaken.

The timber flat roofed areas are unventilated. Accordingly, the possibility of concealed rot decay will have to be accepted, particularly where past water ingress has occurred. There is an increased risk of rot decay to unventilated roofs, where water penetration has taken place over a period of time.

Within the accessible internal areas under the timber flat roof no obvious evidence of significant water penetration was noted.

It is relevant to advise, however, that at the entrance to the female WC deterioration of the plasterboard has occurred. This may be as a result of water ingress and it is recommended that the immediately adjacent areas are opened up to facilitate a full inspection, to ascertain the true condition.

By exterior observation there is no obvious evidence to indicate any weakness in the timbers making up the roof structures.

Please bear in mind that the serviceable life of mineral felt varies between twelve to twenty years, approximately, dependent upon exposure to weather and climatic conditions. In the course of on-going routine maintenance work it is always necessary to keep the general condition of mineral felt under observation. This type of roofing can fail at any time.

## **7. RAINWATER GOODS**

Rainwater goods are limited to a small run of UPVC guttering around the perimeter to the exposed timber flat roof area, covering the entrance into the female WC and kiosk.

The overall condition appears serviceable although please bear in mind that without rainfall at the time of inspection it is not possible to confirm there will be no back fall or overspill.

The client should consider carefully that the downpipes to the guttering are assumed to be within the area to be conveyed.

There are only two downpipes serving the gutter, at each end of the building.

The client's legal adviser should ensure appropriate provision is made for shared maintenance liability for the drainage infrastructure that although predominantly located on the subject site, for the purposes of dispersal mainly drains the timber flat roofed area covering the kiosk.

## 8. MAIN WALLS

*As you will know, the foundations and other concealed structural elements have not been exposed for examination and therefore some reasonable assumptions as to the condition of unseen parts have to be drawn. By a single site inspection it is not always possible to give positive assertion that no minor progressive movement is occurring and there can of course be no absolute guarantee that any building will remain wholly immune from foundation movement during periods of climatic extremes.*

The vast majority of mains walls relevant to the building to be conveyed to the Town Council are externally concealed as a result of the topographical implications of the site.

Accordingly, it is not possible to give any assurance whatsoever with regards to the stability or condition of the rear retaining wall abutting the high level public highway to the rear (northern side).

Where limited external main walls can be seen to exposed flank elevations, deterioration to the render and painted coverings is evident, as well as lateral stress cracking seen at the high level of the facing wall to the left hand side of the female WC access.

It is relevant to advise that the adjacent retaining wall also demonstrates significant cracking that may indicate deterioration or defect.

Given the significant limitations upon inspection it is only possible to caution the client as to the risks in moving forward with acquisition with such a significant element of the structure of the building concealed, particularly where there may be liability to third parties in relation to any responsibility or requirement for support of the higher level public highway.

Internally, adjacent surfaces are concealed by apparatus and tiling.

## 9. WINDOWS, DOORS & JOINERY

There are no natural windows set within the element of the building it is assumed will be conveyed.

Significant external joinery exists as a result of the lanterns noted to the main roof covering.

These are subject to limited rot decay and the requirement for redecoration. This should be appropriately budgeted for, with immediate effect.

***ACTION: Engage the services of a suitably competent qualified contractor to undertake an inspection and provide a Report and quotation for the comprehensive refurbishment of external joinery.***

## **10. EXTERNAL DECORATIONS**

The exterior decorative condition is due for attention in conjunction with relevant repairs to joinery (see above). The necessary work should be put in hand only while seasonal conditions permit.

## **11. ROOF SPACES**

Not applicable. There is no access to any roof void area.

## **12. CEILINGS**

The majority of the ceilings are as a result of the cast in situ concrete roof specification.

A small element of the entrance to the female WC is, however, of suspended construction with defect and failure noted, possibly as a result of water ingress discussed in detail above at section 6.

The condition of the ceiling surfaces, for example, within the male WC is extremely poor with undulations and irregularities seen variously. This is thought to be attributable to water penetration around the lanterns and possible saturation of the solid roof structure.

The requirement for remedial attention is noted. This is likely to require the hacking back of the painted surfaces and making good, following which a process of redecoration can be carried out.

From within the raised lantern areas it can be seen that metal components are starting to rust variously and the requirement for appropriate remediation and redecoration is also noted. Such works should be put in hand with immediate effect.

## **13. INTERNAL WALLS & PARTITIONS**

The internal walls were carefully scrutinised for signs of present or previous structural movement, particularly for signs of distortion at junctions between ceilings and walls and of binding at door openings.

No significant or urgent defects were noted.

The vast majority of internal walls and partitions were, however, concealed by tiled finishes.

## **14. FIREPLACES, FLUES & CHIMNEY BREASTS**

Not applicable.



## **15. FLOORS**

Floors are of solid structure with the exception of inspection chambers that were not lifted as they were screwed down.

Floors have a plain tiled finish. No significant or urgent defects were noted.

Close inspection of the junction of floors with walls do not indicate any significant distortion or defects.

## **16. DAMPNESS**

As a result of the internal tiled finishes, no testing for rising or penetrating dampness was possible.

Having regard to the age of the building and the construction specification the possibility of any rising or penetrating dampness to have a material impact upon the ongoing maintenance or repair of the building is considered remote.

## **17. WOODWORM, DRY ROT & OTHER TIMBER DEFECTS**

No significant prejudicial matters were noted and it is assumed that as a result of the construction specification the possibility of defects as a result of woodworm, dry rot etc. is considered remote.

Please bear in mind, however, that depending upon the specification of the concealed timber roof structure and the extent of any water ingress that may have occurred, it is quite possible that rot decay or other defects could exist to this location.

It is therefore strongly recommended that prior to commitment to acquire the structure, damaging exposure works are undertaken to reveal the condition of the concealed roof structure. Only this course of action can identify any cost obligation for repair or maintenance that may be applicable.

Clearly the risk of unseen defects exists, for example to the roof void area.

## **18. INTERNAL JOINERY**

The internal joinery is in poor condition and the client should budget for comprehensive refurbishment and redecoration.

## **19. SERVICE INSTALLATIONS**

*Please note that no formal tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection can be reported. Compliance with regulations and adequacy of design conditions or efficiency can only be assessed as a result of a formal test and should you require any further information in this respect, it is essential that you should obtain reports from appropriate specialists before entering*

*into a legal commitment to purchase.*

#### **ELECTRICAL**

It is always recommended to clients that as a prudent initial routine maintenance action a competent electrician should be engaged to undertake safety testing. In this way clients can be assured as to the adequacy of the electrical installation from the outset. It is considered essential that electrical tradesmen should be suitably registered.

#### **GAS**

Not Applicable

#### **WATER**

Water pressure was tested and found to be satisfactory at the date of this report. No evidence of any specific leakage, corrosion or other relevant defect was identified in accessible places on the plumbing distribution network.

Please bear in mind that even where water pressure is apparently adequate, the actual condition of the mains service pipe is unseen. Leakage, corrosion, etc., can only be fully assessed by exposure and formal testing with specialist equipment (outside the present terms of reference). Also, note that shower appliances, etc., are not operated: tests are limited to the flow of water at taps.

#### **SANITARY FITTINGS**

Sanitary fittings were not inspected in detail but appeared serviceable.

#### **HEATING**

There is no space heating evident.

### **20. THE SOIL DRAINS**

It is assumed the property has the benefit of a mains drainage connection but this is not confirmed and should be verified.

Please bear in mind that no testing of any drainage infrastructure has been undertaken, in accordance with the circumstances of the inspection and instruction provided by the client.

### **21. THE SITE**

As a result of the shared use of the building, the client's legal adviser will have to ensure adequate provision is made for shared maintenance of adjacent concrete ramps, paths and handrails.

These will represent an ongoing maintenance liability and by reference to general comment the overall presentation and decorative condition is poor.

As set out variously above the Property is located on a site at a significantly lower level

than the adjacent public highway to the rear.

Surrounding the Property are exposed random rubble faced walls that appear to be performing a retaining function, although were not designed in accordance with modern requirements.

It is strongly recommended that the client seeks to take possession of this Property specifically excluding the requirement for repair and maintenance of adjacent retaining structures.

Not only will their existence constitute a significant ongoing maintenance liability, their condition could not be fully assessed as a result of significant adjacent vegetation. The risk of unseen defects clearly exists.

There is evidence, however, of some structural failure and in this respect, the client's attention is drawn to the comments made above in relation to the lateral crack noted to the retaining wall to the left hand side of the entrance to the female WC.

## **22. SUMMARY**

Please note that this section is not intended to be read in isolation from the remainder of the report. Apart from obviously important matters we cannot ourselves decide in every case what our clients may consider to be of concern, nor can we predict the level of importance which would be placed upon various matters by others.

As a result of a single site inspection I have reached the conclusion that the overall structural durability of the property should prove to be satisfactory. It would be unrealistic to assume that an unconditional warranty could be given as to the future performance of any building structure. It is only reasonable and possible to state that at the time of this report there is no sign of any matter which would alert serious concern for the structural integrity of the building.

We recommend that you should treat the following matters (all discussed earlier in the report) as urgent repairs, to be remedied as soon as possible after purchase:

- External decoration
- Internal decoration
- Metalwork and adjacent concrete finishes to glass blocks set within lanterns.

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above, and also the responses from your Legal Adviser, I will be pleased to advise whether or not they would cause me to change the advice which I give in this report.

I must advise you, however, that if you should decide to acquire these premises without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

Please review the main sections in this report and instigate the recommended actions, together with any other steps which you may require to suit your particular objectives for

the building.

Your Legal Advisers are responsible for checking relevant documents relating to the property (these might include servicing records and any guarantees, reports and specifications on previous works, etc.) as well as for carrying out all the standard Searches and Enquiries. It is expected that your Legal Adviser will investigate Title before your commitment to acquire.

For this report it has been assumed that sewers are adopted by the responsible Authority. You should be aware that many sewers, even of recent construction, remain unadopted; where this applies there is not normally any adverse impact upon Market Value.

You are reminded to ascertain from the vendors as to whether there are any guarantees, warranties, service agreements, etc., which can be transferred to a purchaser. Ideally you should obtain copies of these for verification, prior to commitment to acquire. This is particularly important if there has ever been any previous structural repair to a building.

**8<sup>th</sup> July 2016**

A handwritten signature in blue ink, appearing to read 'SL WUW'.

SHAUN R WOOLFORD MBA, BSc(Hons), Dip Proj Man, MRICS, RICS Registered Valuer  
GULLY HOWARD CHARTERED SURVEYORS

## BUILDING SURVEYS - CONDITIONS OF ENGAGEMENT

Subject to express agreement to the contrary and any agreed amendments/additions, the terms on which the Surveyor will undertake the Building Survey are set out below.

1. Based on an inspection as defined below, the Surveyor, who will be a Chartered Surveyor and/or a Member of the British Institute of Architectural Technologists, will advise the Client by means of a written Report as to his opinion of the visible condition and state of repair of the subject property.

### 2. The Inspection

- (a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible.

- (b) Floors

The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to raise fixed floorboards without permission.

- (c) Roofs

The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 0") above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level i.e; in such cases, pitched roofs will be inspected by binoculars. The Surveyor will follow the guidance given in *Surveying Safely* issued by the RICS in April 1991, which incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

- (d) Boundaries, Grounds and Outbuildings

The inspection will include boundaries, grounds and outbuildings. Specialist leisure facilities, including swimming pools and tennis courts will not be inspected.

- (e) Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

- (f) Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which he was unable to inspect and indicate where he considers that access should be obtained or formed and, furthermore, he will advise on possible or probable defects based on evidence from what he has been able to see.

- (g) Flats

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The Surveyor will state in his Report any restrictions on accessibility to the common parts or visibility of the structure. The Surveyor will state whether he has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he is working. The Client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance.

(Many flats form part of large developments consisting of several blocks. In such cases the Surveyor will be inspecting only the one block in which the flat is situated).

### **3. Deleterious and Hazardous Materials**

- (a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.
- (b) Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage; see paragraph 2(a) above.
- (c) The Surveyor will advise in the Report if the property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.
- (d) The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property, but the Surveyor cannot assess any possible effect on health. For obvious reasons, the Surveyor cannot report on any underground cables.

### **4. Contamination**

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection, he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

### **5. Consents, Approvals and Searches**

- (a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.
- (b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the cases of new buildings, the alterations and extensions which require statutory consents or approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or his legal advisers. Drawings and specifications will not be inspected by the Surveyor.
- (c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory Notice, and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

### **6. Fees and Expenses**

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition. VAT will be payable in addition.

### **7. Restriction on Disclosure**

The Report is for the sole use of the named Client and is confidential to the Client and his professional advisers. Any other persons rely on the Report at their own risk.

**Note:** A Building Survey Report does not automatically include advice on value or a reinstatement cost assessment for insurance purposes. However, the Surveyor will be prepared to provide such opinions if this is agreed at the time of taking instructions.