SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

BUILDING (STRUCTURAL) CONDITION SURVEY

IN CONNECTION WITH
THE FORMER MOORCOCK INN,
SLAIDBURN ROAD, WADDINGTON,
ON BEHALF OF

MESSERS A. & S. THORNBER
TEMPLEWOOD
PENDLE ROAD,
CLITHEROE, BB7 1JH

JOB REF: 4512, **DATED:** 11/12/2014, **VERSION:** 1.01.

3 2014 11 19P

CONTENTS

1.0 Introduction

1.1 Scope of Instructions

Carry out non-intrusive visual inspection upon the existing condition of the building fabric and finishes including overview of building services.

The survey also seeks to justify reason the commercial decision for demolition and redevelopment as opposed to that of an extant conversion scheme previously approved (RVBC Planning Application Ref: 3/2014/0592).

1.2 Date of Survey

5th October 2014, 1.00pm.

2.0 Surveyor's Overall Assessment

See appendix A for full detailed photographic record relating to the premises current condition. In addition see appendix B for full reinstatement cost estimation for putting right items dilapidated building elements highlighted within Sections 2.1 and 2.2 to follow.

2.1 Externally

Roof Coverings and Finishes:

Pitches roofs throughout to that of the main property had that of a concrete tiled roof covering. This covering had exceeded its useful life span and the material was porous causing significant water ingress through failure throughout.
Ridge tiles in poor condition and breaches present through lack of maintenance.

Central flat roof structure over former main function roof of bitumen type membrane illustrating significant cracking and ponding of surface water. Roof coverings and sub-structure required renewing.

All timber fascia, boards and soffits were illustrating significant timber decay.

All lead flashings at roof abutments to walls have been removed and stolen which has led to significant water ingress into the internal envelope at these points.

Rainwater Goods:

Rainwater goods appeared aged and in poor condition. Joints/junctions to downpipes and gutters had gaps present has led to the uncontrolled discharge of surface water occurring at these points. Potentially, isolated areas could be saved and reused.

Walls:

Walls were generally illustrating no visible evidence of structural cracking or failure at the time of inspection to that of the main property. Walls were true with no bowing as were the window and door jambs / openings.
This said, the external claddings were in poor condition. Timber frame/cladding to that of the main property was illustrating significant signs of decay. Render finishes were also cracked and part missing in places compromising long term weather tightness. Raking out and repointing to low level masonry also required undertaking in areas. In addition, the damp proof course looked to have failed on the date of inspection internal dampness present and it is likely that a new system would require retrofitting involving internal water proofing/tanking system where external ground levels are lower than finished ground floor levels.

Window and Doors:

Timber framed windows and doors throughout. Timber frames and boardings are illustrating significant decay and full restoration or replacement works is needed. Also approximately 35% of glazing has been smashed.

2.2 Internally

Roof Structure:

The internal structure throughout was that of timber construction comprising of traditional timber rafter, purlin and ridge constructions and modern attic truss configurations. Due to the age of the roof coverings, breaches and dislodgements stated previously some areas of internal timbers are suffering from timber decay/rot and infestation. Isolated timbers to be spliced where necessary and all timbers treated.

Internal timber roof joists present to central internal courtyard structure are likely to have decayed past the point of repair and will require complete replacement due to current conditions (standing water externally and internal dampness present to internal linings).

Internal Walls:

Generally through walls were in very poor condition with dampness and vandalism present to the majority. Strip out works and reinstatement of wall linings and decorative finishes was essential.

Floors:

Ground floor was a mixture of solid and suspended timber floor construction. On applying a damp meter to floor coverings throughout high readings were recorded. Also to the North East of the main property rising damp was present. Therefore it is likely that 25-30% of existing suspended timber floors will have damp infestation and wet rot. Sub floor ventilation also needs improving upon.

In addition a DPM is likely to require installing to floor areas where of solid construction involving the digging up and reinstatement of these affected floors/areas.

At first floor areas of timber floor boarding are missing in addition to areas that are wet through neglect from leak roofs. Isolated timber repairs required to these areas.

Floor finishes require renewing throughout – extremely poor condition.

Ceilings:

Generally through ceilings were in a dilapidated condition, damp in places from roof leaks and also damaged/missing from where vandalism/theft of building service pipework has occurred previously within floor and roof voids. Subsequently the majority of ceilings require reinstating.

Internal Joinery:

Poor / missing in part. Again detailed reinstatement and refurbishment programme of works needed.

Building Services:

Due to significant vandalism and theft all 1st and 2nd fix building services have been completely striped out of the building. Therefore, the installation of new electric, power, hot water and heating provisions is needed to serve the property.

5.0 Conclusions and Recommendations

5.1 Conclusion

In conclusion, the building is in a poor and dilapidated state which could be expected due to its age, location and lack of past maintenance/use.

Water ingress through failure of roof coverings, none existent flashings and a general lack of weather tightness has caused significant issues.

Rising damp and timber decay is present internally and when combined with the level of vandalism has left the existing building extremely vulnerable and an eyesore upon its surrounds.

However, this said, although the building does illustrate potential for conversion to that of a residential use it is our opinion after carrying out a full structural survey and detailed elemental cost plan that the building has passed the point of repair making it commercially unviable to convert and subsequently the structure should be demolished and the site redeveloped in line with the proposals outlined.

5.2 Recommendations

A cost estimation was obtained from a contractor for reinstating the building back to its former condition which was estimated at £580, 380. 00 (see Appendix B).

We have estimated the conversion cost of the works at £1, 707, 600. 00 (see Appendix C). This figure when compared to the costs for demolishing the existing building and redeveloping the site as one development from experience is not financially viable.

In addition to a purely financial and commercial decision, it is acknowledged within the pre application response ref JM/CMS/ENQ/2014/00172 that the environmental enhancement of demolishing the former Moorcock Inn and redeveloping the site with a high quality new build scheme would be advantageous given its location within the AONB. Consideration should also be given to the fact that the overall redevelopment scheme will take into account the entire site and addresses problematic future issues with regards to maintenance and general responsibly for that of the wider site.

4.0 Certification/quality assurance

4.1 Identification and Status of the Surveyor / Valuer

The Primary Surveyor is a Chartered Surveyor (MRICS) with 16 years construction and property related experience working within the local market to which the property is located.

Name:

SUNDERLAND PEACOCK ARCHITECTS & SURVEYORS

-SSOCIATES LTD

Signature:

BSc (Hons) Building Surveying
MSc Quantity Surveying
MRICS
RICS Registered Valuer.

Associate

Chartered Surveyor

RICS
The mark of
property professionalism worldwide

5.0 Appendices

5.1 Photographic Record









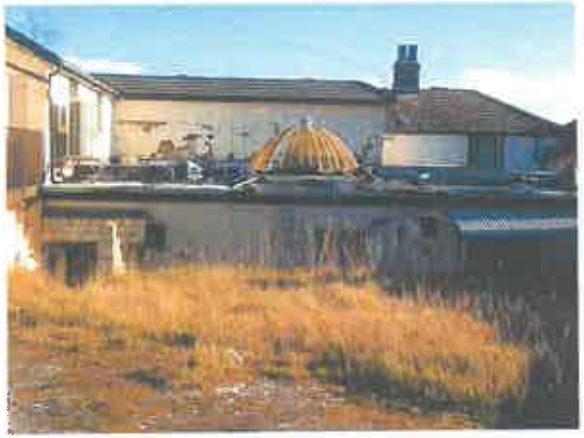









MOORLOCK
INN









































5.2 Cost Elemental Breakdown: Reinstatement Only Calculation

15 February 2014

Mr S Thornber
Templewood
Pendle Road
Clitheroe
Lancs

Dear Mr Thornber,

RE: The Moorcock Inn, Waddington

Please find below my budget cost to carry out building works and repairs/restoration to bring the property back to an acceptable standard:

Works

1. Slate roof to all areas £23,000.00 + VAT
2. Flat roofs including the dome over ballroom. £78,000.00 + VAT
3. Repairs to ceiling and walls hack off and plastering work throughout. £ 9,000.00 + VAT
4. General joinery works throughout. (doors, internal & external windows, floors etc) £25,000.00 + VAT
5. To replace all bathroom suites damaged by looters. £18,000.00 + VAT
6. Repairs to bars and cellar damaged by looters. £ 8,000.00 + VAT
7. New toilets/disabled toilets to general bar area. £ 7,000.00 + VAT
8. New kitchen and equipment. £21,000.00 + VAT
9. All plumbing works/central heating system etc. £34,000.00 + VAT
10. Decorating work to the entire premises (inside and outside) £29,000.00 + VAT
11. Replace 2No fireplaces. £ 5,200.00 + VAT

257,200.00

Electrical Works

1.	Rewire and repairs re: damage caused by looters.	£11,000.00 + VAT
2.	New light fittings throughout.	£ 6,000.00 + VAT
3.	New fire alarm system.	£ 4,500.00 + VAT
4.	New telephone system.	£ 5,000.00 + VAT
5.	Replace damaged outside street lights.	£ 6,000.00 + VAT
6.	New air conditioning system.	£ 4,900.00 + VAT

External Works

1.	New oil tanks.	£ 4,000.00 + VAT
2.	New calor gas tanks.	£ 4,600.00 + VAT
3.	Repairs to pump house.	£ 3,500.00 + VAT
4.	New septic tank/drainage work.	£18,000.00 + VAT
5.	General site tidy and clearance.	£ 2,500.00 + VAT

70,000

Furnishing and finishes

1.	**New** coffee machine (industrial)	£ 2,500.00 + VAT
2.	**New** cutlery and potwear.	£ 3,000.00 + VAT
3.	New carpets throughout and ballroom floor finishes.	£35,000.00 + VAT
4.	**New** beds, wardrobes, dressing tables and mirrors.	£34,000.00 + VAT
5.	New linen for beds.	£ 2,000.00 + VAT
6.	**New** linen for bathrooms/ensuites.	£ 1,500.00 + VAT
7.	New curtains throughout.	£18,000.00 + VAT
8.	Tables and chairs:	
	a. Ballroom 8 x 10 people; 5 x 12 people and chairs	£ 8,000.00 + VAT
	b. Bar and bar area table and chairs/furniture.	£16,000.00 + VAT
	c. Dining room 6 x 2 people; 10 x 4 people and chairs	£ 8,000.00 + VAT

I trust the above meets with your approval.

Yours sincerely

A A **Pritt**

128000
70000
257200
455200

INFLATION (2.5%). 11,380

CONTRACTORS PROFIT (5%). 22,760

PROFESSIONAL FEES (20%).
(ARCHITECTS / SURVEYORS / STRUCTURAL ENGINEER) 91,040

REINSTATEMENT COST ESTIMATION
(LESS ADDITIONAL COSTS FOR CONVERSION WORKS) = £580,380

5.3 Cost Elemental Breakdown: Conversion Calculation Vrs

ELEMENTAL COST ESTIMATION

CONVERSION TO 3NR. RESIDENTIAL DWELLINGS

(RVBC Planning Approval Ref: 3/2014/0592)

Item	GIFA (Msq)	Rate (£/Msq)	Total (£)
Conversion Works	853.8	2000	1, 707, 600. 00
(based on ex. floor area)			
TOTAL			**1, 707, 600. 00**