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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:** 03/06/2016, **VERSION:** 1.02

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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 the commercial decision for demolition and redevelopment of the site through the erection of 4no. dwellings and work from home office/ studio space on the site. The survey was also carried out in order to provide a comparison of how the building has continued to dilapidate when compared with the previous survey submitted as part of application ref: 3/2014/1119.

1.2 Date of Survey

Tuesday 17th May 2016.

2.0 Surveyor's Overall Assessment

See appendix A for full detailed photographic record relating to the premises current condition.

2.1 Externally

Roof Coverings and Finishes:

To the pitched roofs throughout the building, a concrete roof tile covering was present. The tiled coverings appeared to be in poor condition throughout. Some significant breaches where noted at the time of inspection and it is likely that this has also had an impact upon the roof structure at these locations. Significant areas of internal water ingress were also noted within the property suggesting that the roof covering had come to the end of its useful lifespan. The ridge tiles were also noted as being in poor condition with breaches and areas of degradation being of note at the time of inspection.

The central flat roof structure over the former main function roof consisted of a bitumen type membrane illustrating significant cracking and pooling of surface water. Roof coverings and sub-structure required renewing. Significant damage / broken areas of glazing were also noted to the glazed dome to this location.

All timber fascia boards, barge boards and soffit boards showed significant evidence of timber decay throughout the building and require full replacement.

All lead flashings appeared to have been stripped from the roof coverings and junctions throughout the property. They have been presumed stolen. This has resulted in significant water ingress within the property. Damage to the building

fabric had also been caused as a result of the removal of the flashings. Full replacement of lead flashings required.

Rainwater Goods:

The rainwater goods throughout the building appeared to be aged and in poor condition. Various areas of damage and dislodgement of the sections of rainwater goods where noted at the time of inspection which has allowed for the uncontrolled discharge of surface water at this location therefore also causing damage and dampness to nearby building fabric. Rainwater goods require full replacement throughout.

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 being said, the external claddings and wall finishes were in poor condition. Timber frame/cladding to that of the main property was illustrating significant signs of rot / decay. Cracking was also present to the render wall finishes throughout the property as well as missing sections are render in areas. This is likely to have an affect on the long term water tightness of the building fabric and could potentially lead to further water ingress into the property. Areas of mortar degradation and missing pointing were noted to the low level external brickwork throughout the property. In order to rectify this, it is recommended that the affected be raked out and repointing so as to avoid further degradation and any potential water ingress. In addition, the damp proof course looked to have failed on the date of inspection and internal dampness was present. 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 were present throughout the property. Significand decay was noted to the casings / frames and doors at the time of inspection. The majority of the glazing had also been smashed throughout the property. The locking / closing mechanisms of the doors also appeared to be damaged which intern has compromised the security of the building. Windows and doors require full replacement throughout.

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, and the length of time that the building has been derelict, areas of the timber roof structure were suffering from timber decay/rot and insect infestation. Isolated timbers to be spliced where necessary and all timbers treated as part of any future works.

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:

The internal walls and wall finishes were in poor condition throughout the building. Significant areas of dampness were evident to the wall coverings through staining and organic growth suggesting that rising damp and water ingress was prevalent throughout. Significant damage to wall faces and finishes was also present throughout and is very likely to have been caused as a result of human factors i.e. impact damage / vandalism, resulting in holes to the wall faces and decorations. It also appeared that walls were damaged at locations were service pipes had previously existed. Significant areas of graffiti were also present throughout the property at the time of inspection, with entire walls being covered in places.

Floors:

The ground floor consisted of a mixture of solid and suspended timber floor constructions. On applying a damp meter to floor coverings throughout high readings were recorded. Due to areas of high dampness present throughout the property, it is likely that timber decay is present to the timber floor structures. However it is recommended that further intrusive investigations be carried out to ascertain the full extent of timber decay to the floor structure.

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 to prevent dampness and penetrating / rising damp in the future.

Floor finishes throughout the property were in poor condition. Decay and dampness was prevalent to the exposed areas of timber floor boards along with areas of loose, lifted and damaged floor boards. Areas of organic growth were also noted to areas of damp floor coverings. Carpet coverings were aged, degraded and damaged throughout.

Ceilings:

Throughout the property, the ceiling coverings and finishes were very dilapidated due to a number of factors. Areas of staining, dampness and organic growth was noted to ceilings throughout and is likely to have been caused as a result of water

ingress from higher areas due to factors as previously described. Areas of ceiling linings and finishes had been removed particularly to areas were service pipes are likely to have been previously located. Further graffiti and vandalism was prevalent throughout.

Internal Joinery:

Areas of internal joinery items were in poor condition throughout the property with evidence of rot / decay present at the time of inspection due to dampness, water ingress and impact damage.

Building Services:

Due to significant vandalism and theft, all the 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. Items of sanitaryware had also been stripped out and damaged and will require full reinstatement.

5.0 Conclusions and Recommendations

5.1 Conclusion

In conclusion, the building is in a poor and dilapidated state which has only continued to worsen as a result of its continued dereliction and lack of maintenance since the carrying out of the previous building survey / inspection.

Water ingress is prevalent throughout areas of the building and has been caused and allowed to worsen through the failure of poor roof coverings and the lack of lead flashings at junctions. The water / weather tightness of the building has also been compromised due to the poor condition of the external wall finishes and degradation to masonry as well as the poor condition of the windows and doors.

Rising / penetrating damp and timber rot/decay and infestation is present internally and has also been allowed to worsen as result of dereliction and lack of maintenance.

Evidence of vandalism and graffiti is very widespread throughout the building and has been allowed to occur through its dereliction and lack of security to the site and also to the building i.e. doors and windows etc. which appear to have been damaged in areas as a means of entering the building. Areas of graffiti are present to the internal walls as well as areas of minor fire damage which appeared to be mainly to the remaining internal fixtures / fittings / furniture etc. as opposed to the building itself.

5.2 Recommendations

As described within the previous survey, the building is past the point of repair and that it would not be commercially viable for conversion or retention for ongoing use. It is recommended that the building be demolished and the site be redeveloped in accordance with the proposed planning application.

4.0 Certification/quality assurance

7.1 Primary Surveyor:

Name: Matthew Fish (MSc Building Conservation)

Building Surveyor

Sunderland Peacock and Associates Ltd

Signature:

Date: 03/06/2016

7.2 Secondary Surveyor/Checked By:

Name: Philip Cottier MRICS

Director

Chartered Surveyor

Sunderland Peacock and Associates Ltd

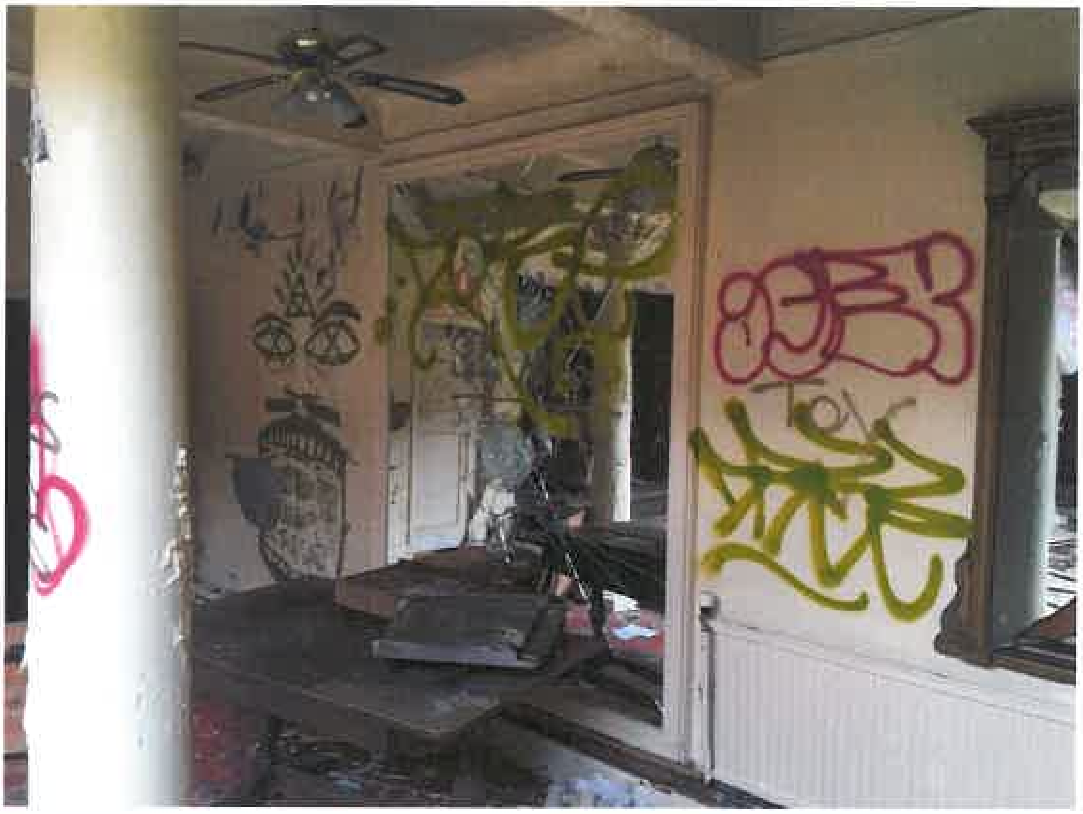
Signature:

Date: 03/06/2016

5.0 Appendices

5.1 Photographic Record


EXIT

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