RICHARDSON GREENYER
Chartered Building Surveyors & Project Managers

BUILDING SURVEY REPORT

29, 29B & 31 HIGH STREET HAMPTON WICK

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For and on behalf of:

Mr & Mrs A Frost
c/o FCA Ltd

Signed:

CONTENTS

1.1.1. EXECUTIVE SUMMARY

1.2. PRINCIPAL CONSIDERATIONS

1.2.1. The buildings on the site are in varying states of condition. They are suffering from a lack of maintenance which has resulted in ongoing failure of elevation rendered finishes, damage as a result of water ingress, their own structural integrity and a risk of collapse, vegetation intrusion into the fabric of the building and a historical ad hoc approach to extending and refurbishing the building which would not have met standards at the date the works were completed.

1.2.2. The rear storage units we consider to be a significant risk of collapse and should not be accessed or used

1.1.3 To bring the building fabric up to a modern standard we consider a demolition and rebuild is required.

1.2.3. Asbestos sheeting was identified on site. Mains water is fed via a lead pipe.

1.1.4. The 2nd floor of no31 cannot be occupied due to inadequate fire protection and separation.

1.2.4. 2. INTRODUCTION

1.2.5.

1.2.6. 2.1. CLIENT

2..1.1 The client is Mr & Mrs A Frost of Frozen Fish Design of 29b High Street, Hampton Wick, KT1 4DA. Mr Frost has appointed RichardsonGreenyer Limited via his agent Fletcher Crane Architects Ltd to undertake a Building Survey of the property and report upon its general condition, state of repair and integrity.

1.2.7. 2.2. RELIANCE

2.2.1 This report can be relied upon by the client and his agents Fletcher Crane Architects Ltd.

2.2.2 If any third party requires reliance then requests to be made to RichardsonGreenyer Limited, for approval which will not unduly be withheld.

1.2.8. 2.3. INSTRUCTIONS

2.3.1 The “client” instructed RichardsonGreenyer Ltd to undertake a Building Survey of the premises to identify the state of repair and condition of buildings on the site and their suitability for existing use or continued use in their current arrangement.

1.2.9. 2.4. CONSULTANTS

2.4.1 RichardsonGreenyer Ltd are appointed as Building Surveyors and no further consultants were sub-contracted to advise on any matters such as structure or services.

1.2.10. 2.5. INSPECTION

2.5.1 An inspection was undertaken on 18th February 2020 at which time, access was available from the inside only and vantage points gained from the perimeter of the estate to high level roofs. Limitations of the survey include close proximity high level surveys of the roofs and ridge lines, where visible access was not achievable.

2.5.2 It is noted that no intrusive investigations were undertaken at the time of our inspection, no finishes were lifted, nor were any further specific investigations such as below ground drainage or services/electrical testing were undertaken.

2.5.3 As such, the report is based on a Building Surveyor’s inspection and assessment.

1.2.11. 2.6. DOCUMENTATION REVIEWED

2.6.1 Prior to our inspection, we were supplied with a copy of Fletcher Crane Architects pre-application document (99)01REVB dated 14th November 2019.

1.2.12. 2.7. ORIENTATION & LOCATION REFERENCE

2.7.1 The buildings front on to the High Street in Hampton Wick a short distance from the river and Kingston Bridge.

2.7.2 Units 29 & 31 face onto the road of 29b being positioned set back from the road within the confines of the north boundary. We refer you to Fletcher Crane Architects document for more detailed location maps and positioning.

2.7.3 It is considered that the front elevation onto the High Street is deemed to be east-facing with the access road to the south of the building No.29, to the north of the site bounded via a party wall to the adjoining premises.

1.2.13.

1.2.14. 3. GENERAL DESCRIPTION & BACKGROUND

1.2.15. 3.1. LOCATION & SETTING

3.1.1 The property is located on a bend on the High Street in Hampton Wick. The front elevation consists of both properties Nos. 29 and 31, with 29 to the south and 31 to the north, abutting the adjacent building No.33. An access road from the High Street is to the south of Unit 29 and runs between Unit 27 and 29 High Street. The site extends to the rear of Unit 29, with two further buildings Nos 29b and beyond which, is a carpark and the driveway provides access to the rear of the units to the south of the premises and to the western extreme of the site, a variety of storage units.

1.2.16. 3.2. AGE, CONSTRUCTION TYPE & DEVELOPMENT HISTORY

3.2.1 The buildings located on this site are of differing ages. No.31 High Street is considered to be late Victorian or early 20th Century design and construction, with a traditional form of load-bearing external walls and suspended timber floors under a pitched mansard roof and dormers with a ridge line spanning the width of the building. The design of the elevation and form of construction marries with the adjoining premises No.33.

3.2.2 No.29 High Street we consider was originally arranged as a single storey retail unit, likely to be constructed in the 20th Century of traditional construction design of being load-bearing brickwork and a solid floor construction and flat roof. It has subsequently been altered and amended to form a first floor which has a 'lean to' pitched roof running from a high point on the north-side, which is the party wall to no. 31 and down to the site access road line.

3.2.3 The elevation is of a rendered finish. To the rear of the Unit 29 ground / 1st floor footprint and the rear of no 31 the space between the rear elevation and the start of the footprint of no 29b has been roofed over to create a workshop which is currently occupied by the tenants at no 29. It is uncertain when these works were undertaken, but considered potentially in the latter half of the 20th Century.

3.2.4. Unit 29b is considered to be the link building and the rear building, forming part of the block of buildings at the east end of the site. The age of these buildings is unspecified but considered to be the first half of the 20th Century. The rear two storey property, originally formed part of a larger building that was evident in the site plan of 1954 (refer to FCA document), was subsequently by the 1990's altered and the rear part to the north removed on the boundary line.

3.2.4 Outbuildings are located on the premises to the southside of Unit 29b as a single storey concrete storage facility/garage, which abuts the building No. 29b. To the west end of the site, there is a series of storage units, which are very much ad-hoc in their design and construction, one area is corrugated

metal sheet drum style building, with others of DIY style construction and structure with a west-facing and north-facing boundary flank wall forming the confines of the construction. These areas date, we suspect from the mid 20th Century.

1.2.17. 3.3. ACCOMMODATION & LAYOUTS

3.3.1 Unit No.31 on the high street, covers basement, ground, first and second floors. Unit 29 facing the high street, covers ground and first floors, the first floor being accessed via an opening in the party wall with No.31 High Street.

3.3.2 The Unit 29b consists of two specific areas, the “link building” which is a single storey higher than average eaves level industrial unit and 29b rear building, which is two storey covering ground floor, workshop and a first floor office facility. These areas are accessed via a side entrance overlooking the access road from the high street to the south of the elevations.

3.3.3 The storage units to the rear are of single storey design and accommodation.

1.2.18. 3.4. OWNERSHIP & TENURE

3.4.1 It is understood that the client owns the freehold for all buildings on the site and the carparking land between the front buildings and the rear storage building.

3.4.2 It is understood that two leases have been agreed with tenants who occupy the retail space of the ground floor of No.31 and the ground floor retail of No. 29.

3.4.3 The freehold owner and client runs his business from No. 29b and also, uses No.29 & 31 first floors.

3.4.4 Historically, Unit 31 second floor was let as a residential accommodation, but has subsequently been vacated.

1.2.19.

4. CONDITION

4.1. BUILDING STRUCTURE

4.1.1. Foundations & Substructure

31 High Street

The foundations and substructure consists of a basement formed out of solid brick retaining walls, with a concrete floor construction. Access to the basement is via a hatch in the ground floor which is a suspended timber construction. The head height is restricted with a slab to underside of soffit circa 1.9m.

Within the basement, there are a series of steps and level changes formed of brickwork. An insitu concrete store room is located to the rear section of the basement.

There is no evidence of movement or damage within the foundations that would cause concern over the structural integrity of this element of the building. However, water ingress is evident to the front elevation and south flank wall, as extensive efflorescence is visible on the brickwork construction. If this area was to be utilised in the future, tanking of the walls and ventilation will be required to provide a watertight and dry environment.

29 High Street

The foundations for 29 High Street are expected to be either a stepped brickwork or a shallow strip of concrete foundation due to its date of construction. No access was available as there is no basement.

The ground level within 29 High Street is set at different heights, but are all of solid construction and likely to be a ground-bearing concrete slab.

The rear of 29 High Street would have originally been open to the elements has been enclosed with a roof and the flooring in this area is of a concrete slab construction and anticipated to be of a ground-bearing nature.

There is no evidence on the upper elevation finishes that would be the result of foundation movement. The slab floors appears solid and significant crack free, however access was limited due to the tenant's occupational use.

29b High Street

Consisting of two areas, the “link building” and the “rear building”. The link building foundations were not visible. The ground floor is constructed of an insitu cast concrete slab, likely to be ground-bearing and with walls supported of shallow footings. The rear building is of two storey construction pre-dating the 1954 plan and expected to be Victorian or early 20th Century, this was a larger two storey building and is likely to be on deeper stepped brickwork foundations.

There is no evidence in the upper floor internal finishes that would indicate a failing of the foundation or ground slab to either part of this unit.

Rear Storage Units

The storage units to the rear of the site likely foundations are to likely to be the ground-bearing slabs off which, the superstructure has been constructed upon. The west and north boundary wall which the units enclose against is likely to be a stepped brickwork foundation.

4.1.2 Superstructure & Floors

31 High Street

31 High Street is arranged over basement, ground and two upper floors, the structure is of traditional design; solid brickwork external walls, benefitting from render on the front elevation under a mansard roof.

The floors are suspended timber with a staircase positioned in the mid-point of the building. Works have been undertaken historically to the ground floor with the timber floor structure being of more recent construction, possibly within the last 10 years, the upper floors, however, are likely to be structurally of an older installation and have been boarded over in locations. The top floor is a timber joist floor construction with floorboards particularly evident in the rear bathroom.

The condition of the ground floor is to a satisfactory standard, with joist ends where visible in the basement having been treated and also have a DPC inserted between timber and the wet brickwork. The upper floors are of an older date of construction and suffer from bowing in isolated places, primarily back to the central staircase indicating a settlement of the timber materials.

The second floor is accessed via a staircase from the first floor landing, again timber in construction. There is water damage caused by a leaking shower/bath to the room to the rear and as such, timber

floorboards and joists are likely to suffer from the damage possibly rot and localised repairs or replacement will be necessary.

The roof design of **31 High Street** is of a mansard pitched roof draining to both the front and rear elevations. To the front elevation, it drains to a gutter set behind a parapet wall.

The roof structure itself, is of a timber joist and rafter design, accessible via a hatch in the second floor soffit. Access could not be gained to this area and it is uncertain if triangulation of the roof joists and rafters has been maintained and therefore, forming a suitable structurally integral design.

29 High Street

The superstructure of **29 High Street** consists of a single storey traditional form of construction or expected traditional form of construction at ground floor level, with an external wall on the south elevation, shop front design to the east elevation. The first floor has been formed circa 30 years ago by the construction and extension of the perimeter walls on the south and east elevations and a single pitch roof running from the facing wall of No.31 to a parapet gutter detail on the south elevation overlooking the access road.

The structure to the first floor has been formed and constructed by the current client's father and is of various details, none of which today would be accepted under current Building Regulations.

The rear area of the ground floor to Unit 29 extends beyond the building line and across to the site boundary line on the north behind unit 31. This area has been roofed over with a single pitch corrugated metal sheet roof supported via a series of steel beams and trusses.

29b High Street

This consists of two buildings. The first building entered from the side access road is a single storey design of an industrial use. The roof is single pitch design running from a high point on the two storey 29b building to the west to a valley gutter on the east elevation dividing wall with unit 29. No access to the roof structure was available. It is likely this is supported off the dividing walls between the spaces.

The superstructure of the two storey building to the rear is of load-bearing brickwork, which supports a timber open trussed raftered roof design at eaves level.

There is no evidence of significant structural failure of roof structure to both units, however, bowing to the two storey building is evident, indicating a gradual demise in the integrity of the roof structure under the load of its finishes.

Outbuildings

The two separate storage units each located to the south-side of Unit 29b and the rear of the site are of single storey design and construction.

The unit south-side of Unit 29b located on the alleyway road is a pre-made concrete panel design with a steel frame and a flat roof detail. The roof is currently covered with significant levels of vegetation growth and is not visible to access or inspect. The structure is in a very poor state of disrepair and will be considered to be unstable and unsafe.

The storage units to the rear of the site are of three different styles of construction, expected to have been formed over a period of years in an ad-hoc fashion. There is no coordination of design but in principle, the units to the south appears to be more of a Nissen hut design, potentially on a steel frame with corrugated metal sheet outer surface and metal sheet inner surface.

In addition to that, there are a series of 3 no. stores which incorporate timber superstructure supporting the roofs, perimeter walls on the west and north elevations are formed of brick to the 2no storage zones at the rear. The structure is in a very poor state of repair and is a very real danger of collapse. They should be cordoned off and made safe.

The front area has roof structure is home made using lightweight steel sections to form pitched trusses that are linked to each another. The steel work has corroded and split, falling away in some areas.

Due to water damage and corrosion, it is considered that these areas are unsafe, dangerous and pose an immediate health and safety risk and should be cordoned off, made structurally sound and not utilised.

4.2. EXTERNAL FABRIC

4.2.1 Roofs & Rainwater Goods

31 High Street

The roof to No.31 is a slate covered mansard style roof draining at the front to a hidden parapet gutter, which collects with the adjacent unit No.33 and discharges through a front elevation rainwater downpipe to the ground floor where it reverts internally and discharges to below ground drainage. The rainwater goods have suffered from a lack of regular maintenance and require cleaning and maintenance. The gutter is leaking as evidenced internally by staining and water damage to the

finishes. The rear elevation drains to a rainwater gutter at the eaves height, which collects and discharges onto the pitched roof at lower level.

29 High Street

The roof to No. 29 is a pitched roof running north to south, which is covered in a felt weathering surface and incorporates 2 no. rooflights, this extends around the rear of the building at which point it alters from a felt covered to a corrugated metal sheet that drains to a collecting valley gutter.

The felt has degraded and requires stripping and replacing. The gutter collection points are suffering from detritus and require cleaning on a more regular basis.

The profile metal sheet is suffering from significant corrosion and will need replacement or a likely over overcoat system, works to be carried out within at least a one to two year period. This will ensure water integrity, weather tightness and discharge to the valley gutter. The gutter requires cleaning through and lining to ensure rainwater discharge is adequate. This gutter extends to the north of the site and discharges out over the adjoining premises' external carparking area.

29b High Street

The roof to No.29b link building is a corrugated sheet of asbestos cement fabrication. It has collected significant detritus with moss growth extensive across its elevation and is degrading due to its age and is likely to be saturated and hence the degradation of the outer surface. It is likely to be over 50 years old and has passed its life expectancy.

The roof of the two storey rear building of No.29b is a pitch design with slate weathering, this runs to rainwater guttering on each elevation and to downpipes on the east elevation on to the pitched asbestos roof and on the west elevation in to the neighbouring premises planters within the carpark adjacent to the boundary wall.

The roofs and rainwater goods to Unit 29b require considerable urgent attention to ensure that they are in safe and sound condition, slates are beginning to slip, likely due to rotten nails/battens and the roof is bowing under its own weight, indicating loading issues on the primary structure. Furthermore extensive vegetation has grown extensively across the roof on both sides of the roof.

The gutters and downpipes are blocked as evidenced by the vegetation growth in the gutters to both elevations. Any overflow will run directly onto the elevation and cause run-off water damage which is evidenced by the internal efflorescence behind the kitchen units on the 1st floor, and by the failure of the render elevation on the east facing wall.

Outbuildings

The roofs to the rear storage units are a combination of design and utilising either profile corrugated metal sheet, clay tiles or a possible asbestos cement board.

The roofs to the rear of the unit have collapsed allowing water ingress, the corrugated sheet storage area to the south side appears to be integral but is significantly suffering from overgrown vegetation and difficult to inspect.

The metal sheet to the front overlooking the paved external area is corroding and leaking. This roof and the rear roofs underlap each other with a gap allowing water to penetrate.

The front and rear section roofs need to be taken down and removed as they are structurally unsound. The support structures have failed and it is only a matter time, either due to wind or rain loading, that these could collapse under their own weight and are therefore a risk to health and safety.

4.2.3. Elevations

31 High Street

The elevations to No.31 consist of a timber framed shop front at ground level with rendered brick elevation to first floor finishing in a parapet detail with coping stone detailing to the sky facing elements.

This detailing continues around the south elevation, which is only exposed at the 2nd floor due to the adjoining lean to roof of no 29, in a similar detail with a rendered elevation finish and incorporating a window within the second floor gable end.

The 1st floor rear has been enclosed by the pitched roof of the ground floor to no 29. leaving only a small area exposed above the No.29 infill area roof.

The wall construction is likely to be solid construction with no cavity or insulation. The thermal properties of the elevations will be poor and not meet current regulations.

The rendered elevation is in poor condition and is suffering from extensive cracking and blowing. It is uncertain whether this cracking continues through the brickwork as it was not evident within the internal finishes, albeit that is not necessarily going to be the case.

It is recommended that the render is taken off from the elevation, the brickwork integrity assessed, repaired as necessary and the elevations re-rendered as a minimum to maintain the integrity of the

elevation and the construction. The coping stone to the parapet is suffering from a failure of joints and are beginning to degrade, causing water ingress through into the brickwork parapet itself.

29 High Street

The elevations to No.29 consist of the high street elevation with a ground level timber framed glazed shop front, with rendered elevation above to match the adjacent unit. This finishes at parapet head in the same detail and the same level as Unit 31.

This render finish continues along the south elevation to the infill building and entrance to it. The render to the front elevation is in poor condition, the side elevation is only slightly better and works would be required to remove render and investigate the structure beneath, repair are necessary and to be finished again.

The walls are lined internally so the form of construction In unknown, but not likely to achieve current standards of construction or design.

29b High Street

The elevations to 29b High Street consist of a south-facing elevation overlooking the access road above the storage facility, the elevations to the north and west that overlook the adjacent car park facilities, with the walls and elevations being on the boundary line. The 3 elevations consist of exposed brickwork.

The north elevation brickwork suffers from extensive cracking from high level all the way through to ground in numerous locations. A fire exit door is located in this elevation and overlooks the adjoining premises. Cracking is evident from the head of this door opening, which is considered to be on a timber lintel. The extensive cracking evident will require significant works and it is possible that the partial or wholesale demolition of this elevation may be necessary to ensure the structural integrity of the elevation.

It is considered that this elevation did not(?) originally form part of a larger building and may have been an infill when the larger building was demolished post 1954, but pre-1990. Water damage to internal window heads is evident at ground level internally.

The west-facing elevation of the two storey No.29 is exposed brickwork which has been altered over time as windows have been infilled. The elevation design incorporates windows at both ground and first floor.

The south elevation overlooks the pre-fabricated garage storage unit. Extensive vegetation growth cover this elevation and the roof. This should all be cut back as it is considered to be causing a significant risk of major invasive damage.

The east elevation is approx. only 1m high which is left exposed above the roof to the neighbouring unit has been chased into the wall and the gutter at eaves level. There is extensive water run off staining and a large area of render has come away from the elevation. The render is found to be in very poor condition and should be fully removed, the brickwork condition assessed beneath and then re rendered as a maintenance issue. The gutter and roof require works before this is undertaken.

4.2.4. Doors, windows & fire escape doors

The High Street elevation incorporates entrance doors to each of the individual retail units, which are timber doors set within the shop front.

Windows are positioned at first and second floors to 31 High Street, the windows are single glazed metal framed units. The building also has a 2nd floor window on the rear and south elevation. The 2nd floor windows on the front and rear are dormer design set in the roof pitch. The frames are metal with single glazing.

The south elevation window is a timber framed unit, single glazed. It is suffering from degradation to the frame, but also weather damage to the lintel as the render has fallen away. The windows to both elevations in general suffer from age related degradation. Repair of the windows would not be cost effective due to their age and poor u-value. It is recommended that they are replaced with FENSA approved thermally broken double glazed units.

The 1st floor window on the front elevation of 29 High Street are a timber framed single glazed window, again suffering from age related defects and lack of ongoing maintenance.

The entrance door to 29b High Street is on the flank elevation overlooking the access road, this is a double timber door which is in reasonable condition. A fire door from 29b High Street is provided with exit out over the adjacent premises to the north via a timber exit door.

Windows are provided only to the two storey element of No.29b. These face south and west. The windows are on the west elevation single glazed at ground and first floor level and timber framed, the south-facing elevation windows are double glazed more recent replacement windows of PVCu construction, albeit they are not set well within their openings as vegetation and creepers have begun to grow through the framework and masonry junction.

There are no windows within the storage facilities at the rear and the access is via a series of swing doors formed out of chipboard.

4.3. INTERNAL BUILDING FABRIC

4.3.1. Internal arrangements

The current arrangement of the buildings 29 and 31 consists a standalone retail unit in No.31 that covers ground and basement level. The floors are accessed via No.29, which is primarily accessed from a retail perspective on the front High Street elevation. An opening through the party wall between No.29 and 31 leads into a staircase lobby that rises to the first floor which are joined via a further door opening through the party wall at this level and the staircase continues to the second floor to a former residential accommodation.

The ground floor retail space of No.29 extends out to the rear with a fire exit door and route through to No.29b in the rear wall.

The access to No.29b is via the side access road with an entrance leading directly into the single storey warehouse. A fire exit is located at the rear of the ground floor of the two storey building at the rear with a staircase accessing the upper floor. There is no secondary means of escape from the first floor, the staircase is enclosed at ground level, albeit not lobbied.

There are no internal areas to speak of in the storage facility other than of open plan and storage area.

4.3.2. Staircases

A staircase is provided within No.31 and No.29b, a timber stairs rising two storeys in No.31 and a single storey in No.29b. The staircase to 31 is not enclosed and would not meet current fire regulations due to its height, point of egress and the use it serves on the upper floors. Works to the stairwell will be necessary to ensure that the current arrangement can be utilised.

4.3.3. WC Accommodation

WCs are provided within the retail unit for No.31 to the rear, No.29 ground floor to the rear. There are WCs on the first floor in No.31 but under the tenure of No.29b and there is a bathroom located within the residential unit at the second floor of No.31.

Two WCs are provided in 29b, one at ground floor in the single storey part and one on first floor level at the two storey part. Basic in their design, finishes and operations, it is considered that they are all

connected via gravity to below ground drainage directly without the need for pumps or sani-flow arrangements.

4.4. INTERNAL BUILDING FABRIC

4.4.1. Ceilings

The ceilings throughout the accommodation are a combination of either exposed structure with painted or plastered soffit boards, suspended ceiling tiles within a grid or painted plasterboard soffits. The ceilings are damaged in various locations and are considered necessary to be removed to ensure to undertake investigations to the structural integrity of the floors, but also to ensure fire separation is necessary between the alternate uses.

4.4.2. Walls & partitions

The original layouts incorporate solid load-bearing walls to the perimeter of each of the units with internal walls formed out of either timber stud as would have been traditional in No.31. Metal stud with plasterboard finishing later additional rooms have been formed in No.29b. The elevation walls to No.31 are traditional brickwork with a plaster finish internally. There is not considered to be insulation within the construction.

The external walls of the 1st floor to unit 29 is not of traditional construction as, previously mentioned this was a later self build addition. We understand that it maybe metal stud with board and rendered / plastered to the external internal face. This may also be the case for the 1st floor front wall overlooking the High Street. It is considered that neither of these walls would have been constructed to the relevant standards as such are lacking in insulation and suitable thermal capacity

The walls have either been left exposed brickwork or painted and some have been lined as necessary as per the requirement of the occupier.

Internally at first and ground floor level of No.29b two storey, there is evidence of cracking through the north external wall, manifesting itself on the inside face. There is evidence of water damage and efflorescence to the brickwork to No.29b two storey at the east face elevation where the roof meets the gutter detail, indicating failure of the gutters and degradation of the brickwork externally and now internally. Further internal damage due to water ingress is evident on the west wall at ground floor to the head of the windows.

4.4.3. Floors

The floor finish to the retail element of 31 High Street is a chipboard or plyboard tongue and groove laid on to the joists over which is a timber plank decorative finish. The upper floors to No. 31 are carpeted with vinyl tiles to the WCs. The residential element on the second floor is also carpet covered with vinyl tile to the bathroom. The finishes to the upper floors are in poor condition throughout, the ground floors, benefiting from refurbishment prior to the letting are in a fair condition.

The floor finish to No. 29 at ground and first floors are an exposed structure, the only finishes being the link walkway through to No. 31 through the party wall.

The finishes are a solid concrete on ground level with timber board on the 1st floor.

The ground floors to No. 29b has been finished in a plethora of different tiles indicating possible former use as a ceramic tile showroom, there is a ramped change in level between the 29b front single storey building and the 29b two storey building, that goes to a raised timber floor in this area with exposed structural finishes. The first floors benefit from a carpet finish.

4.5. MEP SERVICES INSTALLATIONS

The overall property is supplied with mains incoming gas and water and these access the basement of 31 High Street and from there, the incoming supply extends through to 29 and 29b High Street.

The incoming water is metered, however, the pipework is lead and should be replaced immediately due to the associated health and safety risk.

The incoming gas is metered at the point of entry within the basement of No. 31 with the gas pipe extending through to 29b and 29 High Street.

The mechanical services to all buildings are limited to mains water supplies to either point of source water heaters or in the case of 29b, a central boiler that does hot water and a radiator network at first floor level. A ventilation extract is provide to the WC facilities in its simplest form.

To Units 29b an extract system is installed dedicated to a paint room. It is uncertain whether this has suitable health and safety compliance standards and it is to be confirmed by the tenant.

4.6. ELECTRICAL SERVICES

The electrical incoming main is at the basement of No. 31 with a fuse board located adjacent to the incoming meter. A secondary board is positioned at ground level link corridor between No. 29 and 31.

It was not possible to confirm what this exactly serves but it is likely to be the flat at the head of No. 29 and also the retail unit.

Heating to the units are via electric convection heaters primarily positioned on the wall or plug-in heaters into the small power network. These are very much at the discrepancy and requirement of the individual tenants and occupiers.

The lighting throughout all areas is a combination of florescent tube general arrangement lighting or dedicated task lighting. Not all is in working order and appears to be the responsibility of the occupier as to the extent with which they have installed. A small power to each of the spaces is installed and depending on the use the extent of the small power requirement to provide for specific operations.

4.7. EXTERNAL AREAS & BOUNDARIES

4.7.1. Front forecourt & parking area

The site boundary is demarked in the Fletcher Crane Architects document by the dotted red line. It is understood that the neighbours to the south have a right of access to the rear of their units via the alleyway/road off the high street, however, that is in the ownership of the site. The hardstanding is block paved with a central ACO drain gutter running for part of its length.

To the north boundary between the building No. 29 and the rear storage is a garden fence wall, which has become significantly overgrown due to the neighbouring vegetation. Immediate removal of the overgrown vegetation is required to understand the integrity of the wall which we consider is likely to be in a poor state of repair and condition requiring the likely demolition and rebuilding. Negotiations with the neighbours in relation to the removal or cutting back of their vegetation is required.

To the south-west corner of the site, there are access doors in the boundary fence leading from the storage facility at the rear into the neighbouring premises in two locations. It is uncertain whether licence agreements are in place or rights of access are in place for reciprocated means of escape, this should be confirmed.

It is considered that the buildings 29b and 31 outside elevation walls form the boundary line with the neighbouring premises.

5. DESIGN & SPECIFICATION

5.1. STANDARDS & QUALITY

The various buildings that form the site do not comply to modern construction standards.

29 High Street in particular appears to have been a series of ongoing additions and alterations over time and is high likely that these modifications would not have secured Building Regulation consent and as such, will query the form of construction, integrity and suitability for any future use.

The design of 31 High Street is of a traditional form of construction of load-bearing brickwork walls and suspended timber floors with a pitched mansard roof over, which in its own design is a tried and tested construction albeit, would not comply with current standards particularly in terms of heat loss and energy consumption.

To achieve current standards of thermal resistance and energy consumption the fabric of the buildings are so poor that it is considered that demolition and rebuilding of the fabric is required. The importance of no 31 is identified and this would result in maintaining the elevations and external form / design but significant works will have to occur internally to provide a building to achieve current Building Regulations suitability.

5.2. OCCUPANCY

The residential flat (2nd floor Unit 31) is not occupied due to insufficient fire separation between the floor and the single staircase, which has resulted in the area being un-occupiable for health and safety purposes.

The storage facilities are not in use at this current stage and as noted previously, due to health and safety risk of their structural integrity, we consider should not be used in the future.

5.3. ADAPTABILITY

We consider that No. 31 could be refurbished and adapted for a future use whilst retaining the original design however extensive refurbishment would be required to ensure integrity of the elevations, roof, construction to the second floor roof and the link with the building adjacent.

The remaining buildings we consider are not suitable for adaption, requiring extensive new and additional construction in order to gain maximum benefit from the site. It is considered that to achieve

modern standards the level of construction would be too invasive and expensive; therefore it is envisaged that demolition for redevelopment would be the only viable option.

6. LEGAL & STATUTORY COMPLIANCE

6.1. HEALTH & SAFETY

We consider the structural integrity of the outbuildings pose a significant risk to any persons using the space and as such, should be cordoned off and not be used in the future.

The second floor of 31 High Street has no safe means of access and egress and fire separation and as such, cannot be occupied.

We consider that the travel distances from the first floor of 29b High Street would be at the limit of acceptable standards without further works to fire protect the staircase on all levels.

6.2. FIRE SAFETY

We understand that fire detection system is installed but we have not seen copies of safety certificates and as Fire Risk Assessment is a statutory obligation and if not available should be undertaken.

6.3. ACCESSIBILITY

The upper floors of each of the premises are accessible only for able bodied persons, there is no current compliance with the current DDA therefore use by ambulant or wheelchair disabled users is not achievable.

6.4. PLANNING & BUILDING REGULATIONS

6.4.1. Planning

We understand from the Fletcher Crane Architects Ltd document that historical demolition and redevelopment of the storage space adjacent to 29b High Street had been approved (now expired) and that the Fletcher Crane Architects Ltd document is a planning document for submission to the Local Authority in relation to redevelopment of the site.

6.4.2. Building Control

We do not consider that the existing buildings comply with current Building Regulations and have grave concerns over the integrity and suitability of the buildings to comply with Building Regulations standards over the last 30 years

6.5. DELETERIOUS & HAZARDOUS MATERIALS

6.5.1. Management of asbestos

We were not provided with a copy of an Asbestos Management Report, however it is our opinion there is a risk in relation to the tiles used for the flooring in the 31 High Street first and second floors and prior to any works being undertaken a Pre Refurbishment and Demolition survey will be required.

6.5.2. Invasive plants or pests

The vegetation growth to the rear of the unit and overhanging growth from the neighbouring premises is extensive. Due to the period of winter at the time of inspection, it is not possible to confirm whether any of these growing species are Japanese Knotweed, due to their invasive nature an investigation should be made at the relevant time to discount this risk.

6.5.4. Lead pipework

Lead pipework is being utilised for the water supply feed in the basement of 31 High Street and as such, works are required to remove this and upgrade to a suitable polyethylene pipe. This should be done for the incoming water to the onsite meter point by the Statutory Authority and could be coordinated within the redevelopment programme.

6.6. ENERGY PERFORMANCE & SUSTAINABILITY

6.6.1. Energy performance certificate (epc)

An EPC is only required at the point of sale or a letting, we do not believe one has been generated in relation to No.31, however, we consider that the EPC would be significantly low and would not gain the minimum standard requirement. The incoming minimum standards would put the existing building stock in a non-lettable bracket due to the nature of the building construction and fabric.

Significant works are required and any new development or redevelopment of the site would need to bring the building fabric up to a suitable standard, in addition all necessary associated servicing and controls would also need to be considered to achieve the minimum standards.

1.2.21. 7. CONCLUSIONS

The existing building stock and fabric is in a very poor state of repair and condition and we do not consider, based on the extent of works necessary, that the existing arrangements would be benefitted from being retained and refurbished. A more suitable solution would be to demolish and re-build in modern building materials using current techniques to achieve current energy performance criteria and servicing design to give the new development a 20 plus year life expectancy to the current standards.

The form of construction of the 1st floor of No.29 is uncertain and is unlikely to have met regulations when it was extended.

Asbestos testing is required to prior to any refurbishment or demolition work.

Lead pipework is evident on the water and should be replaced.

The buildings to the rear should be sectioned off and not accessible to anybody due to the structural risk posed by the roof and poor structural integrity evident.

31 High Street could be refurbished to maintain its external appearance and benefit from re-use with internal alterations made to comply with Building Regulations.

APPENDIX 1

PHOTOGRAPHS

1. High St elevation

2. No29 High St

3. No 31 High St

4. Failing elevation render

5. West elevation of No 31

6. East elevation of 29B

7. Cracking to elevation

8. Cracking to elevation

9. North elevation of 29B

10. Bowing roof of 29B

11. Roof to 31, rear elevation

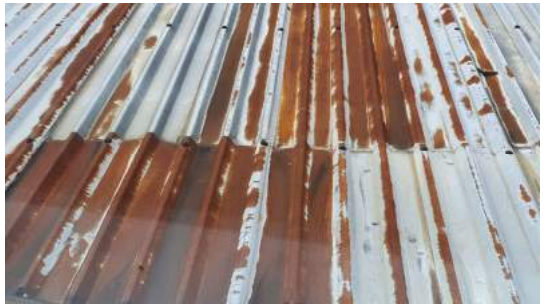
12. Flank entrance to 29B

13. Access Road garage unit

14. Heavily overgrown vegetation to 1st floor 29B

15. Roof covered with vegetation to Access Rd Garage

16. Mono pitched roof to 29 – rear elevation

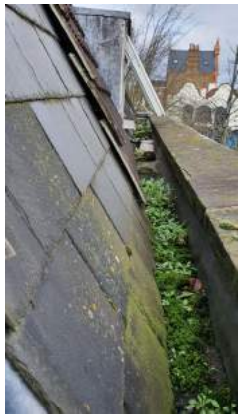


17. Corroding corrugated metal roof

18. Poor felt roof covering to no 29 1st floor

19. Roof of 29B and 1st floor of 29B

20. Asbestos sheet roof, damaged elevation and slate roof overloading roof



21. Hidden gutter to High St of 31

22. Rear of site storage units

23. Failed structural members

24. Failed structural members

25. Failed roof & structure to storage area

26. Inadequate structure to roof

27. Failure of roof structure

28. Significant cracking to rear / flank wall

29. Poor structure and roof covering

30. General poor condition of structure

31. Chipboard elevation & doors

32. Nissen hut internal

33. Internal of garage storage

34. Failing elevation / structure

35. Movement in wall and entrance

36. Hardstanding with aco slot drain

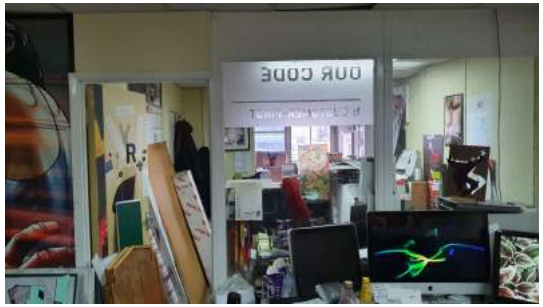
37. 1st floor 29

38. 1st floor 29

39. Rear ground level of 29 looking at 1st floor

40. Rear elevation of 31 overlooking ground rear of 29

41. Internal rear, ground level of 29



42. 29 – looking forward to shopfront

43. 29B ground level

44. Entrance door to 29B

45. Ground 29B looking from entrance

46. Damaged brickwork around window

47. Damaged brickwork around window

48. 1st floor 29B open rafter and beam design

49. 1st floor 29B

50. North wall 1st floor cracking through

51. North wall 1st floor cracking

52. Water damaged internal wall 1st floor east elevation

53. Water damaged internal wall 1st floor east elevation

54. Water damaged internal wall 1st floor east elevation

55. Basement of 31

56. Lead water pipe, basement no 31

57. Gas valve basement no 31

58. Water damage to ground structure no 31

59. 1st floor – repaired and re-plastered soffit

60. Repaired soffit 1st floor rear room no 31

61. Poor bathroom tiling

62. Party wall within loft no 31 to 33

63. Roof construction no 31

64. Water damage to walls 2nd floor no 31

65. Water damage to walls 2nd floor no 31

66. Open stair to 2nd floor

67. Window detail front elevation no 31

68. Window detail front elevation no 31

69. Blocked gutter and poor window condition no 31 2nd floor

APPENDIX 2

DELETERIOUS MATERIALS

DELETERIOUS MATERIALS

Certain materials used historically in building construction are no longer considered suitable. It is usual for your solicitor to make enquiries to ascertain whether any such materials were likely to have been used in the construction of the property.

- High alumina cement [HAC]
- Woodwool slabs used as permanent formwork to concrete or in structural elements
- Calcium chloride additive in reinforced concrete
- Aggregates for use in reinforced concrete which do not comply with the requirements of British Standard Specifications 882:1992 and aggregates for use in concrete which do not comply with the relevant provisions of British Standards Specifications 8110:1985 and sea dredged aggregates, save where those sea dredged aggregates have been tested in accordance with British 812:1975 and 812:1976 and conform in all respects to British Standard 881:1983
- Urea formaldehyde, foam or materials that may release formaldehyde.
- Alkali silica reaction [ASR]
- Calcium silicate bricks or tiles
- Materials which are generally composed of mineral fibres either man-made or naturally occurring which have a diameter of three microns or less and a length of two hundred microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented
- Lead based paints, and other lead products or products/ materials containing lead, which maybe ingested, inhaled or absorbed, or be specifically in contact with potable water
- Chlorofluorocarbons
- Masonry/ stone/ brick slip or panel cladding systems without mechanical fixings and/ or mechanical support
- Other substances generally known at the time of use to be deleterious to health and safety or to the durability of buildings and/ or structures and/ or finishes and/ or plant and machinery or in any part thereof in the particular circumstances in which they are specified or authorised for use

APPENDIX 3

EXTENT OF SURVEY AND LIMITATIONS

EXTENT OF SURVEY AND LIMITATIONS

Inspection: This report is based on a visual examination of the property and covers all parts of the building which were normally and safely accessible on foot without the use of ladders. Where inspection of roof areas by use of access hoists is required this will be agreed with you prior to inspection.

Concealed Parts: Parts of the structure were not opened up for further investigation. Those parts of the building that are concealed, inaccessible or covered have not been inspected and confirmation that such parts are free from defects cannot be provided. Where we feel further investigation is merited, reference has been made in our report.

Occupied Buildings: Where buildings were occupied at the time of our inspection access to some areas may have been restricted or denied although these areas will be noted in our report. Regardless of occupation, we did not lift fitted carpets, nor disturb any part of the fabric or fittings which were fixed or would have caused damage.

Deleterious and Hazardous Materials: We have advised you if we consider there is a significant possibility that deleterious or hazardous materials exist at the property, although we have not undertaken or commissioned specific inspections, laboratory testing or reports unless this possibility has been raised by us as a concern and further instructions received. Where composite cladding panels have been noted in our report we confirm no intrusive testing has been undertaken to determine the type of insulant or whether this is approved by the Loss Prevention Certification Board unless instructed otherwise.

Services Installations: Inspection of the services installations is based on a visual examination for comment on the condition and quality of the installations. We have specifically excluded tests relating to the performance of any heating, air conditioning, ventilation systems, pipe pressure tests, electrical or drainage tests. No inspection or comment is made on the below ground drainage installations unless instructed otherwise.

Compliance with Legislation: Our inspection will involve a general review of the state of compliance with Statutory Requirements such as the Building Regulations, Workplace Regulations, Fire Regulations, Disability Discrimination Act and other relevant matters. Please note that compliance with these Regulations often requires a more detailed study and/or the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of this report. It should be noted the requirements under the Disability Discrimination Act are based on reasonableness, the meaning of 'reasonable adjustment' have yet to be determined by the Courts and our advice represents our interpretation of the Act at this time.

Budget Costs: Where approximate budget costs have been included in this report, costs are for guidance purposes only and have not been calculated from measured quantities but are based on knowledge and experience of similar repair or replacement situations. Costs are exclusive of contractor's preliminaries, contingencies, builders work in connection with services, professional fees and VAT. They are based on current prices and no allowances have been made for inflation. Access costs for high level works have been included.

Liability and Confidentiality: This report is for the attention and purposes of the Addressee only and consequently we cannot accept any third party liability for the whole or any part hereof. Neither may the whole nor any part of this report, nor any reference thereto, be published in any way nor included in any published document, circular or statement without our prior written approval of the form and context in which it may appear.