



**CORNERSTONE**  
BUILDING SURVEYORS

## Descriptive Schedule of Condition

of the premises known as  
**Garages at 19-23 Friars Stile Road,  
Richmond, London, T10 6NH**

for and on behalf of  
**Malins Group**

**Date:** October 2023

**Ref:** CBS/00753

**Version:** 3 (Three) - Final

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CBS/SOC04 v2.02 Jan 2023



Garages at 19-23 Friars Stile Road, Richmond, London, T10 6NH

## Report Details

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Inspection date: 27 October 2023

Report issue date: 31 October 2023

Signed:



Date: 31 October 2023

Checked by: Robert Jupp BSc (Hons) MSc MRICS

Signed:



Date: 3 November 2023

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## 1.0 Introduction

- 1.1 We were instructed by Josh Stratton, on behalf of Malins Group, to prepare a Descriptive Schedule of Condition of the premises known as Garages at 19-23 Friars Stile Road, Richmond, London, T10 6NH.
- 1.2 The inspection of the premises was carried out on Friday, 27 October 2023 by Michael Stubbles BSc (Hons), on behalf of Cornerstone Building Surveyors, for the purposes of reviewing the condition of the existing property

## 2.0 Limitations

- 2.1 The weather conditions at the time of the inspection were cloudy and damp.
- 2.2 Our inspection was based on a visual examination only, from ground level, with the aid of a camera pole to inspect the high level areas.
- 2.3 This Schedule records the condition of the property at the time of inspection but does not state the cause of defects or prescribe remedies, as this is beyond the scope of a Schedule of Condition. It should be noted that we have not carried out a Structural Survey or checked the design of the building in any way whatsoever.
- 2.4 Covered, unexposed or inaccessible parts of the building structure have not been inspected and are therefore not included within the Schedule. The inspection was limited to:
  - The external areas of the garages only
- 2.5 We were not able to gain access to the following areas:
  - Internal areas to all garages (no doors could be opened)
  - Left and rear elevations to the garages
- 2.6 We have not carried out sampling or testing to establish the level or presence of radon gas within the building or established whether or not there are any contaminants or hazardous materials present within the building, soil, or sub-strata. We have not undertaken any concrete tests and thus are unable to confirm the presence of high alumina cement, calcium chloride, carbonation of concrete or insufficient depth of concrete cover to reinforcement.
- 2.7 No specialist inspections of the plumbing, heating, drainage or electrical installations have been arranged and we are therefore unable to confirm they are free from defect and in working order.
- 2.8 All dimensions mentioned in this Schedule are of an approximate nature and should be taken as a guide to the position, size etc., of items only.
- 2.9 This report has been prepared for the sole use of Malins Group and should not be used by any other party unless agreed in writing by a Director of Cornerstone Building Surveyors

## 3.0 Information Provided

- 3.1 Any directions given assume a viewpoint from the access road along the front elevation of the garages, facing the premises, with 'left', 'right', 'front' and 'rear' referred to accordingly.
- 3.2 If any other information is made available, this could affect the conclusions we have reached in this report.

# APPENDIX A

## Descriptive Schedule

Item	Description	Condition	Photo Ref
1.0	<b>External Areas</b>		
1.1	Elevations - The garages are a single storey storage facility, with a mono pitched roof. The garages are constructed of brickwork and blockwork which is exposed to the right-hand elevation of the building. The front of the building is formed by the timber entrance doors to the garage units and a timber trim with a fascia which notes asbestos stickers along the front, above leading up to the mono pitched roof, which slopes backwards to the rear of the property. There are timber boards forming the right-hand gable, angled down towards the rear of the property. 1 No. gable panel has been replaced with a Perspex unit showing through into the internal parts of the garage, with obscured Perspex finish.	The right-hand elevation blockwork is heavily stained throughout and there are open mortar joints, particularly at high level towards the rear of the property. There is cracking to blockwork to the centre of the right-hand elevation wall. There are missing blockwork sections to the rear upper corner of the right-hand elevation where the brickwork is exposed, which is also heavily stained. The timber frame forming the gable detail at high level to the right-hand elevation is heavily rotten, particularly towards the rear of the property and is stained throughout, with sections of damage particularly to the surfaces. The timber doors to the front property all have areas of rot, particularly at low levels to the frames and to the doors themselves, noting this is consistent along the front elevation of the unit. The fascia is stained and marked throughout and noted to contain asbestos. There is expanding foam along the underside of the roof, coming down the top of the fascia towards the right-hand side of the front elevation. There is heavy rot to the timber trim above the timber entrance doors along the entire elevation, noting this is consistent throughout. The doors are in poor order throughout, with corrosion to the ironmongery, inclusive of hinges, locking mechanisms, etc. The edge of the asbestos roof sheets are uneven to the front elevation of the garages.	1-47
2.0	Roofs – The roof parts to the garages are finished in asbestos roof sheets. There is a section toward the right-hand side of the garages that has been replaced with a plastic Perspex material. There are sections of replacement toward the centre of the roof in a plastic Perspex material	The roof is covered in staining and moss growth throughout. The asbestos sheets are clearly aged and there is corrosion throughout to the fixings. The Perspex sheet is stained in general. There is vegetation overgrowth toward the rear eaves of the roof. The rear plastic gutter detail is damaged with a large section missing to the centre. The replaced sections to the centre of the roofs appear bowed and stained throughout and have been generally fixed poorly. There are areas of damage and breaking to the edges of the asbestos sheets to the front the rear of the roof.	48-70
3.0	Conclusion	It is note that the 7 garages are at the end of their usable life. They have asbestos roofs and are not considered watertight. The cost of repairs are economically unviable and they should be demolished.	

# APPENDIX B

## Photographs



Photograph 1



Photograph 2





Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18





Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34





Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



Photograph 46



Photograph 47



Photograph 48



Photograph 49



Photograph 50





Photograph 51



Photograph 52



Photograph 53



Photograph 54



Photograph 55



Photograph 56



Photograph 57



Photograph 58



Photograph 59



Photograph 60



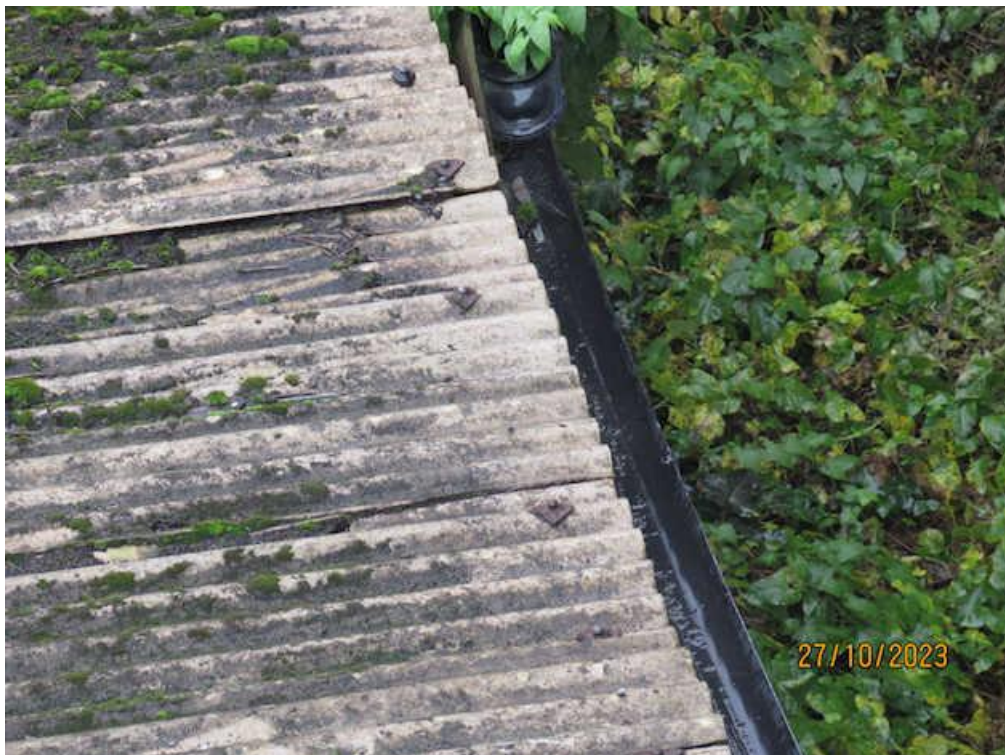
Photograph 61



Photograph 62



Photograph 63



Photograph 64



Photograph 65



Photograph 66





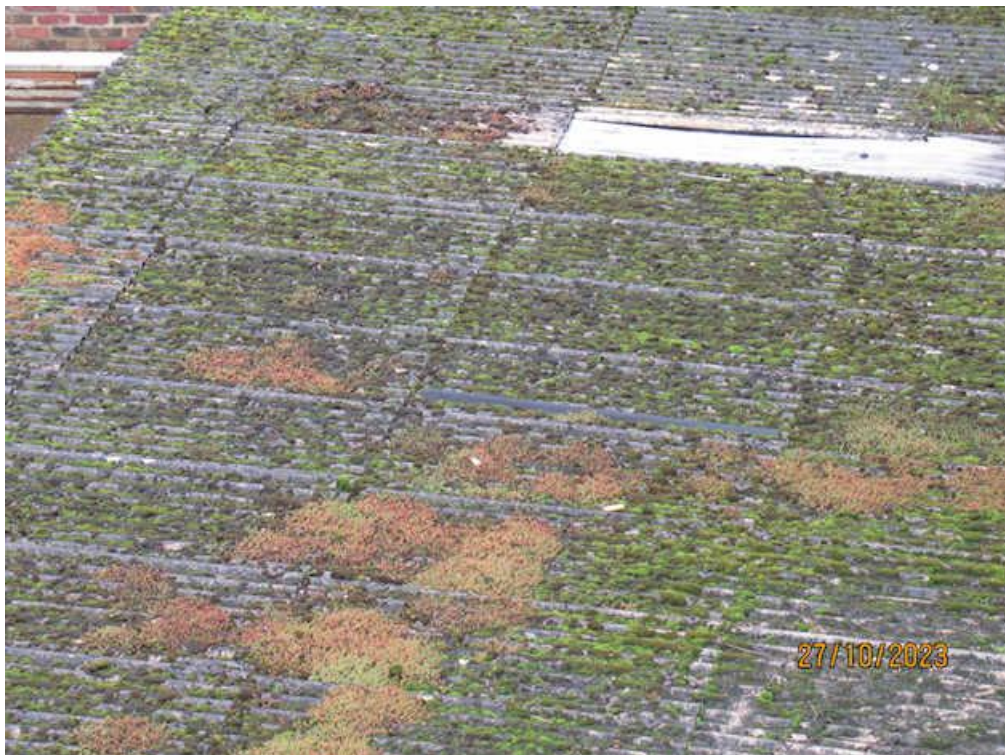
Photograph 67



Photograph 68



Photograph 69



Photograph 70

*- End of Photographs -*