Fairhurst Buckley.

BUILDING CONDITION REPORT

Project Ref: 7230

Former Lilley & Stone School
London Road
Newark
NG24 1TT

Inspection Date: 22nd July 2021
Report Dated: 9th August 2021

Prepared by:

John MacMillan BSc. (Hons) MRICS
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1.0 EXECUTIVE SUMMARY

1.1 Generally

1.1.1 This summary aims to identify the principle considerations. It is important to bear in mind that it can be misleading to treat individual matters in isolation and you are advised to read and consider the reports content in full.

1.1.2 The report focuses on three buildings at the former Lilley & Stone School which are to be retained and incorporated within a redevelopment of the site for residential purposes (Buildings 2 & 3) and office use (Building 1). The remainder of the buildings on the site will be demolished in order to facilitate the redevelopment.

1.1.3 The subject buildings were originally constructed in 1898 and are Grade II listed buildings located within the Conservation Area of Newark.

1.1.4 The site has been left vacant since August 2016 following the relocation of the School to a new campus at Newark Academy.

1.1.5 The buildings are generally in poor condition having suffered from a lack of planned maintenance over a considerable period of time.

1.1.6 The general deterioration is likely to have accelerated during the past 5 years with the buildings being left unoccupied.

1.1.7 The level of disrepair has also been exacerbated as the site has become a target for vandalism affecting both the external and internal building fabric.

1.1.8 We have discussed the buildings with Oliver Scott, Senior Conservation Officer at Newark and Sherwood District Council. Any repair works undertaken to the external fabric of the building must be undertaken utilising materials and construction methods in keeping with the original construction.

1.1.9 For the purposes of this report we have focused on those repairs that would be required over and above the works associated with the redevelopment of the buildings for alternative use.

1.1.10 The main items of disrepair are summarised below:-

We noted cracking in several locations both internally and externally to Building 1. Further investigations are recommended by a Structural Engineer and provision should be made for remedial works as directed by the Engineer.

Slate and clay tiled roof coverings are generally in reasonable condition although we noted evidence of water ingress through defective roof coverings in isolated areas throughout the buildings. A thorough overhaul of the roof coverings will therefore be required.

- Rainwater goods are generally in poor condition and require of extensive repair/replacement.

- Brickwork chimney stacks are generally in fair condition although there is evidence of previous repairs and patch repointing having been undertaken. The repointing has been undertaken using a mortar mix which does not match the original and as such has not performed adequately and has an unsightly appearance.

- Brickwork to the external elevations across the buildings is in reasonable condition from a structural perspective although the pointing is weathered and deteriorated in those areas which are more exposed or in locations adjacent to leaking rainwater goods. The state of the pointing is such that the brickwork has begun to deteriorate with numerous areas of spalled and perished masonry requiring repair.

- Single glazed timber windows are generally in poor condition across all three buildings and an extensive scheme of repairs is required prior to redecoration.

1.2 Further investigations

1.2.1 Prior to the commencement of the redevelopment works we would recommend the following investigation works are undertaken;

- Commission a specialist damp and timber report (to include a full inspection of all roof voids and sub floor voids)
- Structural Engineer to investigate and report on the cracking to Building 1.

1.3 Budget Costs

1.3.1 Under Section 6 we have set out a schedule of budget costs for the

.

Building 1	[redacted]	
Building 2		
Building 3		
TOTAL		

2.0 INTRODUCTION

2.1 Client

MLN (Land & Properties) Ltd
13 Morston Close
Worsley
Manchester
M28 1PB

2.2 Property Discussed in this Report

Former Lilley & Stone School
London Road
Newark
NG24 1TT

2.3 Instructions

2.3.1 We were instructed by MLN (Land & Properties) Ltd to inspect the subject premises and prepare a Condition Survey report of three buildings which form part of the former Lilley & Stone School. The three buildings are highlighted on the layout plans and drawings provided by the client, a copy of which are included under Appendix A.

2.3.2 The purpose of this survey is to review the condition of the building fabric and identify elements of disrepair that require consideration as part of the proposed redevelopment of the site for residential use.

2.3.3 At the time of our inspection the site was unoccupied and derelict. We understand that the premises have not been occupied for a period of circa 5 years following the closure of the school which relocated to a new purpose built site.

2.3.4 As part of our briefing process we have discussed the background to the site and the proposed development with the clients appointed Planning Consultants, Broadgrove Planning & Development Ltd.

2.3.5 We have also discussed the heritage and listed building status of the buildings with Oliver Scott, Senior Conservation Officer at Newark and Sherwood District Council. The recommendations in respect of the repairs to the listed buildings and the associated budget costings have been prepared taking these discussions into consideration.

2.4 Date of Inspection

2.4.1 The property was inspected by John MacMillan BSc(Hons) MRICS CMaPS on 22nd July 2021. We were introduced to the site by David Crampton, the site manager of the new Newark Academy School, but we were not accompanied throughout the full duration of our inspection.

2.5 Weather

2.5.1 The weather conditions at the time of inspection were sunny, dry, and clear.

2.6 Orientation

2.6.1 The front elevation of Buildings 1 and 2 are deemed to face due north and all references to orientation in this report should be construed accordingly.

2.7 Tenure

2.7.1 It is understood that the property is freehold and is owned by The Lilley and Stone School Charity (Registered Charity Number; 528255).

2.7.2 The Charity no longer has any operational requirement for the site and buildings following the closure of the School and is considering disposing of their freehold interest to MLN (Land and Properties) Ltd for the purposes of redevelopment.

2.8 Documentation

2.8.1 At the time of our inspection and preparation of this report, we were provided with the following documentation, a copy of which is included in the appendices;

Drawing No. 1197/PS001 – Proposed Site Plan (Prepared by JDA Architects)
Drawing No. 1197/PS002 – Retained Building 1 Floor Plans (Prepared by JDA Architects)
Drawing No. 1197/PS003 – Retained Building 2 Floor Plans (Prepared by JDA Architects)
Drawing No. 1197/PS004 – Retained Building 3 Floor Plans (Prepared by JDA Architects)
Drawing No. S20-873-1 – Existing Floor Plans (Prepared by JLP Surveying)
Drawing No. S20-873-2 – Existing Elevations (Prepared by JLP Surveying)
Annotated sketch plan of the site showing the buildings identified for demolition as part of the proposed redevelopment of the site
Site plan – as existing (ProMap)

2.9 Limitations

2.9.1 This report is based on a visual inspection of the readily accessible areas of the property only. No steps were taken to expose elements of the structure otherwise concealed or to remove surface finishes for examination of underlying elements.

2.9.2 Many parts of a building such as foundations and sub-floor areas are concealed during construction and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

2.9.3 Calculations of load bearing capacities of floors or structural timberwork have not been carried out and we can give no opinion to their strength or suitability for your purposes.

2.9.4 Our inspection of the roof areas was limited to those parts which could be seen from ground level with the use of a pole mounted camera or with the aid of a 3 metre ladder - within the boundaries of the property and from public highway.

2.9.5 No investigation or analysis is to be undertaken to determine whether or not high alumina cement or other deleterious materials are in existence within the construction, nor will we investigate whether the site to the property is subject to contamination as defined under the Environmental Protection Act 1990, and we are therefore unable to report that such areas are free from risk in these respects

2.9.6 We have not inspected or reported upon any of the other buildings at the site which we understand are due for demolition as part of the proposed redevelopment.

2.9.7 We have not inspected or reported upon the external areas or site boundaries.

2.9.8 We were unable to gain access to the following areas;

The internal courtyard to the west of Building 3. As such we were unable to inspect part of the west facing elevation to Building 3 and have therefore made reasoned assumptions as to the condition of these areas.

Due to the lack of a safe system of access we have not inspecting the roof void areas.

2.10 Third Parties

2.10.1 This report has been prepared for the sole use and benefit of MLN (Land & Properties) Ltd and the liability of Fairhurst Buckley Ltd does not extend to any third party.

2.11 Services Installations

2.11.1 The building services installations are excluded from the scope of our instructions. No tests were undertaken of the mechanical, electrical, plumbing or drainage installations.

2.11.2 No opinion can be expressed as to the condition or efficiency of the service installations or compliance with current codes of practice and other such standards.

2.11.3 If any opinions are required in relation to the Building Services it would be necessary to separately appoint a Mechanical & Electrical Services Consultant.

2.11.4 We are not instructed to make arrangements for specialist surveys over the drainage installations and water distribution.

3.0 LOCATION AND GENERAL DESCRIPTION OF PROPERTY

3.1 Location

3.1.1 The site is located to the south side of London Road (B6326) within a short walk from the town centre of Newark-on-Trent.

3.2 Building Use

3.2.1 We understand that Building 1 was originally constructed for residential purposes and was occupied by the School Principal. It was subsequently used as pupil/student accommodation and in more recent times has been used for education purposes with a series of small teaching rooms and offices at ground, first and second floor levels.

3.2.2 Buildings 2 & 3 are of more traditional education use as per the layout plans included under Appendix A.

3.2.3 As part of the proposed redevelopment we understand that Building 1 will be re-purposed for office/small business use, whereas Buildings 2 & 3 will be redeveloped for residential purposes.

3.3 Listed Status

3.3.1 The original parts of the site date back to 1898 and are listed as Grade II status under list entry number 1196275. Part of the site is also located within the conservation area of Newark.

4.0 EXTERNAL CONSTRUCTION AND CONDITION

4.1 Generally

4.1.1 The buildings are generally in poor condition having been subject to a lack of planned or proactive maintenance for a considerable period of time.

4.1.2 The deterioration of the building fabric has accelerated over the past 5 years whilst the site has been left unoccupied.

4.1.3 With regards the external fabric of the building, the features and form of construction will need to be retained in line with the listed status of the buildings.

4.2 Structure

4.2.1 The buildings are all of traditional load bearing construction. It was not possible to inspect the foundations at the time of this survey. The foundations to the buildings are fully enclosed and no details of the form of construction have been provided.

4.2.2 We noted structural cracking evident both internally and externally to Building 1 and recommend that this is investigated further by a Structural Engineer. Allowance should be made for remedial works which will be determined by the Engineer.

4.2.3 There is no visual evidence arising from our inspection that could indicate any failure or deficiency of the foundations to Buildings 2 and 3.

4.3 Roof Areas

4.3.1 The pitched roof areas are of timber construction supported on the load bearing masonry walls. Due to the lack of a safe system of access we have not been able to inspect the roof void areas to the buildings and cannot therefore comment upon their construction or condition.

Building 1

4.3.2 The building has a clay tiled roof covering incorporating special clay tiles to the external hip and valley details. Clay ridge tiles are provided to the gable protrusions, bedded on a sand/cement mortar. Lead detailing is provided to the main ridge line.

4.3.3 The roof is generally in fair condition although we noted isolated slipped, missing, and damaged tile units which will require repair and replacement as part of an overhaul.

4.3.4 A timber framed, lead lined roof light is installed to each of the principle front and rear roof slopes, providing natural light to the rooms at second floor level. Both roof lights are in very poor condition and have been subject to sub standard temporary repairs whereby the glazing has been replaced with plywood and heavy duty PVC sheeting. There is evidence of rainwater penetration to the corresponding areas internally. Extensive repairs are required in order to repair and reinstate the roof lights.

4.3.5 To the rear of the single storey part of the building there is a small flat roof area with a mineral felt covering and a pyramid style roof lantern.

Building 2

4.3.6 The building has a traditional slate tiled roof covering with clay ridge tiles bedded on a sand/cement mortar.

4.3.7 Where provided, lead lined valley gutters were found to be in reasonable condition. We noted the presence of vegetation at the base of the valley gutters to the front roof slopes which should be removed.

4.3.8 The slate coverings to the main pitched roof areas are in reasonable condition although we noted isolated areas where the slates are cracked, broken or slipped resultant from nail fatigue. An overhaul is required.

4.3.9 The two bay window areas at ground floor to the front elevation have sheet lead coverings. The majority of the lead to the left hand bay window is missing, we assume as a result of theft. A sub standard temporary patch repair has been carried out but this is unlikely to prevent rainwater ingress. The lead roof requires complete replacement.

4.3.10 The lead covering to the right hand bay window is generally in reasonable condition although sundry repairs are required in order to clean and renovate the element back to its original condition.

4.3.11 2 No. timber framed roof lights to the rear roof slopes are in very poor condition and have been enclosed in plastic sheeting externally fixed with timber battens. Complete replacement is required.

4.3.12 Towards the rear of the building the ground floor has a larger footprint than that of the first floor area with a flat felt covered roof above the single storey part of the building. The flat roof covering is generally in reasonable condition with no evidence of water ingress to the corresponding part of the building internally. The roof area is affected by vegetation which requires clearing.

4.3.13 A lead lined rooflight is provided to the flat roof and is in very poor condition. The leadwork has been partially removed exposing the timber kerbs and frame which exhibit signs of decay. A full overhaul is required including replacing the leadwork and renewing rotten timber sections.

Building 3

4.3.14 The building has a clay tiled covering (all generally as per Building 1).

4.3.15 Clay hip tiles to the roof slopes overlooking the access road to the east of the building are in poor condition with numerous missing units.

4.3.16 Part of the roof tiling to the single storey area at the southern end of the building has been renewed and as such is in good condition.

4.3.17 The flat roof covering above the single storey part of the building facing the eastern access road (room GF2 on drawing No. PS004) has an asphalt covering. The roof covering appears aged, worn and cracked and is heavily obscured by a build up of moss and silt across the surface. A temporary liquid applied remedial solution has been applied to the brickwork across the rear of the flat roof where we expect to see a lead flashing. We recommend that the roof covering to the flat roof is renewed and that a lead flashing is reinstated to the abutment with the brickwork elevation at the rear.

4.3.18 A large glazed roof light is incorporated to the main north facing roof slope which appears to be in fair condition.

4.4 Chimney Stacks

4.4.1 There is little evidence of any proactive or planned maintenance having been undertaken to the chimney stacks across all three buildings and as such we would recommend that provision is made for clearing the stacks and undertaking repairs to the chimney linings.

Building 1

4.4.2 The building has 4 No. chimney stacks of masonry construction with lead flashings and detailing. Three out of the four chimney stacks appeared to be in reasonable condition from a structural perspective and did not appear to be out of plumb.

4.4.3 The chimneystack to the west facing elevation appears to be leaning inwards and the brickwork above roof level is heavily perished and spalled. This type of movement is commensurate with sulphate attack which is a common defect in unlined masonry chimneys of this age. A closer inspection is required to this chimney stack and provision made for taking down and rebuilding the chimney stack to match the existing size and construction.

4.4.4 Pointing to the chimney stacks is heavily eroded and generally in poor condition. As a result, the brickwork has become saturated and affected by spalling from freeze/thaw action over the winter months.

4.4.5 There is evidence that isolated areas of the brickwork to the chimneys has been repointed but this has not been undertaken using a mortar that matches the original. It appears that a cement based mortar has been used for the repointing works which has resulted in an increase in evaporation through the bricks and consequential deterioration of the faces of the bricks through freeze/thaw action. A scheme of repairs to replace heavily perished and spalled brickwork along with full repointing is required.

Buildings 2 & 3

4.4.6 Brickwork chimney stacks were generally found to be in fair condition although require repointing in conjunction with the localised areas of repointing to the masonry elevations.

4.5 Rainwater Goods

Building 1

4.5.1 The building is provided with painted metal guttering and downpipes which are generally in fair condition although the gutters are blocked with a build up of silt and vegetation.

Building 2

4.5.2 The original downpipe to the front right hand corner of the building (north-west corner) has been replaced in a non matching PVCu downpipe which appears unsightly and is in a deteriorated state of repair resultant from solar degradation.

4.5.3 To the outward facing elevations, the original lead lined gutters remain. Our inspection was undertaken from ground level and as such we have not been able to inspect the lead guttering in detail but would advise that provision should be made for carrying out a closer inspection and for remedial works.

4.5.4 Based on the presence of efflorescence to the brickwork at high level to the west facing elevation we consider it likely that remedial works will be required to the lead gutter and detail between the gutter and downpipe.

4.5.5 The decorative timber cornicing detail along the east facing elevation is heavily decayed in isolated areas indicating water ingress though the lead line gutters is likely.

4.5.6 Guttering to the rear facing elevations comprises a mixture of plastic and metal all of which is in fair condition but requires clearing of silt and vegetation.

4.5.7 Brickwork behind the metal rainwater downpipe at the front left hand corner of the building is heavily damp and algae stained indicating that the downpipe has been leaking.

4.5.8 The large cast iron downpipe at the rear left hand corner of the building is in very poor condition. The downpipe has failed at the joint and the brackets are missing resulting in the downpipe becoming loose from the face of the brickwork.

Building 3

4.5.9 Metal guttering and downpipes are in reasonable condition.

4.6 External Walls

4.6.1 The external walls across all three properties are primarily constructed in traditional masonry formed in a Flemish bond. This is formed by laying headers and stretchers alternately in each course with the headers of each course centered on the stretchers of the course below.

4.6.2 The mortar joints to the brickwork are very narrow which is typical for properties of this age and the pointing is finished with a weather-struck joint.

4.6.3 From a visual inspection, and taking due consideration as to the age of the buildings, the mortar appears to be lime based (rather than a cement mortar). The aggregates contained within the mortar appear coarse and there could be a quantity of ash which contributes to the character of the mortar.

4.6.4 Masonry walls need to be able to regulate water penetration and evaporation. If the condition of the mortar joints is poor, or if repointing has been previously undertaken using the wrong mortar, then this process can be compromised.

4.6.5 In the more exposed areas of the elevations, the mortar joints have been weathered back to such an extent that the edge of the masonry units are exposed forming a ledge that encourages water to seep into the masonry. In isolated areas such as in the vicinity defective rainwater goods, the mortar joints have eroded heavily.

4.6.6 Repointing will be necessary in various locations across the elevations but this should be limited to those parts of the building which are more exposed, low level areas affecting by rising damp, and areas affected by specific problems such as leaking rainwater goods. Wherever possible, sound existing lime based mortar should always be left alone.

4.6.7 The necessity to repoint in certain areas is evident from a visual inspection alone. However, we would recommend that the full extent of the amount of repointing required should be determined by physically testing the pointing. Loose mortar can be identified by tapping with a chisel; if it sounds hollow then this is an indication that the mortar has detached from the backing.

4.6.8 Care should be taken to ensure that the mortar mix matches the original specification. In order to achieve this we would recommend that samples are taken for laboratory analysis to determine the exact composition of the existing mortar.

4.6.9 Patch repointing may initially look clean and bright compared to the surrounding original mortar. However, providing that the new mortar mix is a good match for the existing, it should soon weather and tone down so that the contract between old and new is less marked.

4.6.10 Given the listed status of the building we recommend that the preparation of samples as an effective way of assessing what mortar mix is to be used.

4.6.11 As a consequence of the erosion and weathering of the pointing, the faces of the brickwork has deteriorated in isolated areas across the elevations. Badly affected bricks will need to be cut out and replaced but this should be limited to those units where the damage is severe. In consideration of the listed status of the building, replacement bricks should match the existing ones as closely as possible in size, colour, texture, and durability.

4.6.12 Spalled and perished bricks can often be carefully removed and then reversed to hide the decay. This could be considered in certain areas as a suitable method of repair in order to achieve an acceptable appearance.

Building 1

4.6.13 The external walls have a rendered finish at first floor level. The rendered finish is in poor condition with extensive areas of multi directional cracking and loose/missing sections. We

recommend that a more intrusive inspection is undertaken to hammer test the render and determine the full extent of repairs that are required. For budgetary purposes and in order to ensure that a consistent appearance is achieved we have included for full replacement of the rendered finishes within the budget costs at Section 6.

4.6.14 Brickwork to the rear elevation at low level is in poor condition with heavy spalling and perished bricks resultant from freeze/thaw action. It would appear that the brickwork has become saturated resultant from a combination of the pointing becoming eroded and rising damp. Provision should be made for carrying out localized repairs to the affected brickwork and for the installation of a physical slate dpc as would be expected in a building of this age and style.

Building 2

4.6.15 The upper part of the west facing elevation is heavily affected by efflorescence. This generally occurs when water containing dissolved salts is brought to the surface of the masonry, the water then evaporates leaving the salts on the surface of the brickwork. The area affected by the efflorescence is directly below the lead lined gutter to the west facing elevation and as such would indicate that the source of water is likely resultant from defects to the gutter.

4.6.16 Further efflorescence was noted to the front elevation at high level to the area immediately behind the rainwater downpipe, indicating that the downpipe has likely defective and been leaking onto the brickwork façade.

4.6.17 Brickwork at low level across the front elevation is affected by efflorescence and algae staining commensurate with rising damp due to the lack of, or failure of, a suitable damp proof course.

4.6.18 The staining and efflorescence should be cleaned from the brickwork but the method of cleaning should be carefully chosen in consultation with a specialist.

4.6.19 Pointing to the east facing elevation is in poor condition at low level across the full elevation.

4.6.20 Pointing to the high level gable to the rear elevation is in very poor condition and has resulted in further deterioration to the brickwork which has become perished and spalled.

Building 3

4.6.21 Pointing to the east facing elevation is in poor condition at low level across the full elevation.

4.7 Windows and Doors

4.7.1 Windows across all three buildings comprise a mixture of single glazed lead lined casement windows and traditional timber sash windows which have either rope or chain operated sashes.

4.7.2 The majority of the windows to the ground floor of the side elevations to Buildings 2 & 3 have been boarded over externally as a security measure and as such this has limited our inspection.

4.7.3 From our discussions with the Conservation Office we understand that the existing windows should be retained rather than replaced wherever possible. A full scheme of repairs will be required to all of the windows across all three buildings. The full details of such repairs is beyond

the scope of this report and would be subject to a detailed inspection of the windows on a case by case basis but the repair and overhaul works should include the following;

Cutting out rotten sections of timber and splicing in new.
Replacing loose and defective timber beading and putties.
Overhauling, easing and adjusting of opening casements including replacing ironmongery.
Reinstating areas of missing and defective lead lining.
Replacement of glazing where damaged resultant from vandalism.
Draughtproofing.
Replacing or overhauling sash chords.
Adjusting weights and easing pulleys to sash windows

4.7.4 In terms of cost, it should be noted that repairing and restoring sash windows can be expensive as the work involved is specialist and intensive.

Building 1

4.7.5 The timber framed bay window to the rear elevation is in very poor condition with extensive rot and decay.

Building 2

4.7.6 To the front elevation there are two large single glazed timber casement windows with arched details at first floor level. The right hand window appears to be of the original configuration, but it would appear that the left hand window has been altered as evidenced by the omission of glazing bars to the central part of the window. The window should be reinstated back to the original configuration as part of the repair and redevelopment works.

4.7.7 To the front elevation, the lead lined stained glass window at the right hand side of the main entrance is in poor condition with broken glazing and distorted/damaged lead work.

Building 3

4.7.8 The majority of the windows comprise the original timber sash units which will require a thorough overhaul.

4.8 External Joinery Items

Building 1

4.8.1 Timber fascias, soffits and bargeboards are in fair condition with isolated areas of rot and decay where splice repairs are required.

4.8.2 The most notable area of decay affects the external joinery at the south-west corner of the building where a larger repair will be required.

Building 2

4.8.3 Isolated repairs are required to timber fascia's and soffits, most notably to the east facing elevation.

Building 3

4.8.4 There is an ornate timber ventilation unit (with the appearance of a more conventional clock tower). Provision should be included for a closer inspection of the timber and carrying out repairs as necessary.

4.9 External Decoration

4.9.1 Decorative finishes to the timber windows and doors, external joinery items, and external metalwork are in very poor condition across all three buildings. A full scheme of external redecoration will be required to all previously painted or otherwise treated surfaces upon completion of the repair works outlined above.

5.0 INTERNAL CONSTRUCTION AND CONDITION

5.1 Generally

5.1.1 The internal finishes throughout all three buildings are generally in poor condition as a result of a number of factors. Decorative and plastered finishes are deteriorated resultant from condensation due to the building being left unoccupied with inadequate heating and ventilation levels. The introduction of moisture to the interior of the building through the defective roof coverings has increased the general damp related issues.

5.1.2 The internal finishes are likely to deteriorate further as long as the building is left unoccupied and with the external building fabric not being wind and watertight.

5.1.3 The interior of the buildings has also been subject to attacks of vandalism due to the building being left unoccupied and with inadequate site security.

5.1.4 Within room FF2 at first floor level within Building 2 there is evidence of an attempted arson attack, although fortunately the resultant damage is minimal as the fire must not of taken hold.

5.2 Ceilings

Building 1

5.2.1 The ceilings are generally modern plasterboard with plastered and painted finishes incorporating surface mounted modern fluorescent light fittings. With the exception of isolated damage resultant from water ingress, the ceilings are generally in reasonable condition.

Building 2

5.2.2 At first floor level many of the original plastered ceilings have been concealed by the installation of modern suspended ceilings with surface mounted fluorescent light fittings.

5.2.3 A new boarded and plastered ceiling has been installed to part of the room labelled as FF1 on the drawing No. PS003. We understand from the site manager that this was undertaken following damage resultant from a leak emanating from a water tank located in the roof void above.

5.2.4 A plastered ceiling at first floor level to the area at the rear of the building is in poor condition with extensive damp and mold resultant from condensation.

Building 3

5.2.5 Ceilings at first floor level appear to be original and are of lath and plaster construction with painted finishes.

5.2.6 Areas of the plaster are loose and missing to the ceiling within room FF4 on drawing No. PS004.

5.3 Internal Walls and Partitions

5.3.1 Internal walls generally have plastered and painted finishes. Decorative finishes are generally in poor condition with extensive flaking paintwork and damp affected plaster resultant from condensation due to the building being left unoccupied.

Building 1

5.3.2 The plastered finishes are generally in fair condition.

Building 2

5.3.3 The plastered finishes to the internal face of the front elevation at first floor level are affected by water ingress to the corresponding area where the external brickwork is stained with efflorescence .

5.4 Staircases

5.4.1 Staircases to all three buildings were found to be in reasonable condition.

5.5 Floors

5.5.1 The ground floor structures comprise a mixture of ground bearing concrete slabs and suspended timber structures.

5.5.2 The floors to the first and second floor areas are of suspended timber construction.

Building 1

5.5.3 We did not identify any issues of concern.

Building 2

5.5.4 Exposed timber floorboards at first floor level are in poor condition having been adversely affected by damp (condensation) and vandalism.

Building 3

5.5.5 Parts of the original timber block and exposed timber boarded flooring remain in place and are generally in reasonable condition subject to minor disrepair resultant from damp/condensation due to the building being left unoccupied.

5.6 Internal Joinery Items

5.6.1 The vast majority of the internal fixtures and fittings are more modern additions and specific to the previous occupation of the buildings for education purposes. As such, we would expect that the majority of the internal joinery items will be stripped out as part of the redevelopment.

5.6.2 Within Building 1, the original timber paneled internal doors are in reasonable condition and worthy of retention in the context of the proposal to redevelop the building as office/small business use.

5.7 Original Features (to be retained)

Building 1

5.7.1 There are a large number of ornate and decorative fireplaces throughout Building 1 which are commensurate with it's original use as the Principles residential accommodation. The fireplaces will need to be retained as part of the redevelopment and as such provision should be made for carrying out repairs as necessary to reinstate back to the original condition, although the remedial works are generally confined to minor localised items such as cracked tiled finishes.

5.7.2 One of the original fireplaces within the room in the north-east corner of Building 1 at first floor level has been boarded over internally. We are therefore not able to inspect the condition of the original installation which should be reinstated as part of the redevelopment works.

Building 2

5.7.3 At first floor level we noted 2 Nr fireplaces which have been boarded over internally. Provision should be made for reinstating the fireplaces to these two locations.

5.8 Substructure / Basements

5.8.1 There is a small basement area below part of the ground floor to Building 1. We did not identify any defects or areas of concern regarding the construction of the basement.

5.9 Timber Decay and Infestation

5.9.1 We have not inspected woodwork or other parts of the property which are covered, unexposed or inaccessible and therefore are unable to report that such parts are free from defects.

5.9.2 It is our experience that the physical conditions that currently exist at the buildings (excess water due to ingress, and a complete lack of heating/ventilation) provide an ideal environment for the germination and growth of dry rot fungi. If it becomes established, dry rot can spread rapidly through a building and it's presence should therefore be identified and treated as soon as possible.

5.10 Thermal Insulation & Energy Efficiency

5.10.1 The property would not meet current standards in respect of thermal insulation.

5.10.2 Measures that can be implemented to the external fabric of the buildings are somewhat limited by virtue of the listed status. Any measures under consideration for improving energy efficiency should be undertaken in accordance with the technical advice and guidance on improving the energy efficiency of historic buildings produced by Historic England.

6.0 BUDGET COSTINGS

6.1 Basis of Budget Costings

6.1.1 The costs are based upon the opinion of a Chartered Building Surveyor, supported by the use of published price books and the knowledge of contractors' prices for works of a similar nature.

6.1.2 The costs have not been corroborated by seeking competitive tenders from contractors.

6.1.3 The costs assume that all of the would be undertaken under a single contract and would be undertaken during normal working hours.

6.1.4 The costs are prepared on a 'day one' basis as at todays prices. No allowance has been made for inflation between the current date and the commencement of the works.

6.1.5 The costs are based on the anticipated level of repairs required based on the condition of the buildings as at the date of inspection. No allowance has been made for future deterioration.

6.1.6 The costs are exclusive of VAT.

6.1.7 The costings have been prepared taking into account the listed status of the buildings and the appropriate standard of repair that would be necessary

6.1.8 We have not included costs for works to the interior of the properties which we consider would be superseded by the proposed redevelopment works. For example, where the internal finishes are in poor condition and in need of repair/replacement but would be stripped out as part of the redevelopment work then no cost has been included for any repair works.

6.1.9 In line with point 6.1.6 above, we have not included any costs for internal redecoration on the understanding that this would be required as part of the redevelopment works irrespective of the current condition.

6.1.10 In order to seek competitive tenders, obtain best value, and ensure that the works are undertaken to an acceptable standard, we would recommend that a detailed specification and schedule of works is prepared.

ITEM	DESCRIPTION	COST (£)		
		BUILDING 1	BUILDING 2	BUILDING 3
1	**STRUCTURE**			
1.1	Further investigations recommended in relation to cracking and building movement affecting Building 1. Cost for investigations.	[redacted]		
1.2	Provisional allowance for structural repairs arising out of the investigations outlined above.			
	SUB TOTAL			
2	**ROOF COVERINGS**			
2.1	Overhaul clay tiled roof coverings (replace slipped and defective tiles, repoint ridge tiles, clear algae etc)			
2.2	Overhaul traditional slate pitched roof coverings.			
2.3	Reinstate glazing to the roof lights (one to each of the front and rear roof pitches) and repair timber frames.			
2.4	Remove vegetation from the flat roof at the rear of the single storey part of Building 1. Provisional allowance for sundry repairs.			
2.5	Replace 2 Nr roof lights to the rear facing roof slopes on Building 2 (currently enclosed in plastic sheeting externally)			
2.6	Overhaul the lead lined rooflight to the rear flat roof.			
2.7	Renew flat roof covering above the single storey main entrance to Building 3, including reinstatement of missing lead flashings.			
	SUB TOTAL			
3	**CHIIMNEY STACKS**			
3.1	Repair spalled and perished brickwork where necessary. Repoint all 4 chimney stacks using a mortar mix to match the original.			
3.2	Take down to roof level and rebuild the chimney stand to the west facing elevation			
3.3	Allowance for clearing all chimneys and sundry repairs to linings			
	SUB TOTAL			
4	**RAINWATER GOODS**			
4.1	Clear all guttering of silt/vegetation			
4.2	Carry out a closer inspection of the original lead lined gutters. Provisional allowance for localised repairs.			
4.3	Renew rainwater downpipes in cast iron as per the original installations			
4.4	Overhaul and repair metal rainwater goods			
	SUB TOTAL			

ITEM	DESCRIPTION	COST (£)		
		BUILDING 1	BUILDING 2	BUILDING 3
5	**EXTERNAL WALLS**			
5.1	Repairs to cracked and loose external rendered finishes.			
5.2	Repairs to spalled and perished brickwork (limited to severely affected areas only)			
5.3	Repointing (isolated areas where required)			
5.4	Installation of a physical slate damp proof course (DPC)			
5.5	Repairs to brickwork affected by efflorescence (west facing elevation of Building 2)			
	SUB TOTAL			
6	**WINDOWS AND DOORS**			
6.1	Overhaul and repair existing single glazed timber window frames.			
6.2	Repairs to leaded stained glass window			
6.3	Overhaul and repair external doors.			
	SUB TOTAL			
7	**EXTERNAL JOINERY ITEMS**			
7.1	Splice repairs to rotten timber fascia/soffits			
7.2	Overhaul ornate ventilation unit at roof level (Building 3)			
	SUB TOTAL			
8	**EXTERNAL REDECORATION**			
8.1	Prepare and paint all timber windows and doors upon completion of the repair and replacement works outlined above.			
8.2	Prepare and paint all timber fascia's, soffits, and bargeboards.			
8.3	Prepare and paint all previously painted metal rainwater goods.			
8.4	Prepare and paint ornate metalwork above the main entrance to Building 2			
	SUB TOTAL			
9	**CEILINGS**			
9.1	Repairs to plastered ceilings to rectify damage caused by water ingress through defective roof coverings.			
	SUB TOTAL			
10	**INTERNAL WALLS AND PARTITIONS**			
10.1	Isolated repairs to damp affected, loose, cracked and otherwise defective plastered finishes.			
10.2	Internal repairs to impact damaged wall finishes and to address damage caused as a result of vandalism.			

ITEM	DESCRIPTION	COST (£)		
		BUILDING 1	BUILDING 2	BUILDING 3
10.3	Repairs to damp affected plastered finishes to the internal face of the external walls of Building 2 at first floor level.			
	SUB TOTAL			
11	**FLOORS**			
11.1	Repairs to sprung timber floor structures (resultant from damp) and to associate			
	SUB TOTAL			
12	**INTERNAL JOINERY ITEMS**			
12.1	Overhaul and repair the original timber doors (to Building 1 only)			
12.2	Provisional allowance for repairs to retained elements			
	SUB TOTAL			
13	**ORIGINAL FEATURES TO BE RETAINED**			
13.1	Sundry repairs to original fireplaces throughout Building 1.			
13.2	Remove boarding and reinstate the fireplace to the room in the north-east corner of Building 1 at first floor level.			
13.3	Remove boarding and reinstate 2 Nr fire places at first floor level within Building 2			
13.4	Provisional allowance for repair/renovation works to any other internal finishes which are to be retained.			
	SUB TOTAL			
14	**DAMP & TIMBER INFESTATION**			
14.1	Allowance for further investigations; commission a full detailed timber survey.			
14.2	Provisional allowance for remedial works subject to the findings of the survey outlined above.			
	SUB TOTAL			
	SUB TOTAL COST OF WORKS			
	CONTINGENCY PROVISION FOR UNFORESEEN WORKS			
	PRELIMINARIES @ 15%			
	SUB TOTAL			
	ALLOWANCE FOR PROFESSIONAL FEES FOR CONTRACT ADMINISTRATION @ 12%			
	TOTAL			
	SAY			

7.0 SUMMARY AND RECOMMENDATIONS

7.1 Summary

7.1.1 The retained buildings are generally in poor condition with a significant amount of expenditure required over and above that associated with the conversion from education to residential/office use.

7.1.2 We have set out the recommendations as to the level of repairs that would be required to the external and internal building fabric as part of the redevelopment works, taking full account of the listed status of the buildings.

7.1.3 The total budget cost of the repair works is set out below;

Building 1	[redacted]	
Building 2		
Building 3		
TOTAL		

7.2 Further Investigations

7.2.1 Prior to the commencement of the redevelopment works we would recommend the following investigation works are undertaken;

- Commission a specialist damp and timber report (to include a full inspection of all roof voids and sub floor voids)
- Structural Engineer to investigate and report on the cracking to Building 1.

APPENDIX A

DRAWINGS AND PLANS (PROVIDED BY THE CLIENT)

APPENDIX B

PHOTOGRAPHS TAKEN DURING INSPECTION

APPENDIX C

TERMS & CONDITIONS