

Summary Condition Report

**ATHLONE HOUSE, HAMPSTEAD LANE, HAMPSTEAD, LONDON
N6 4RU**

AUGUST 2012

Prepared For:

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ATHLONE HOUSE, HAMPSTEAD, LONDON N6 4RU



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September 2012

Athlone House Limited
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Dear Sirs

ATHLONE HOUSE, HAMPSTEAD LANE, HAMPSTEAD, LONDON N6 4RU

1.0 INTRODUCTION & BASIS OF INSTRUCTIONS

In accordance with your instructions confirmed in our proposal / engagement letter dated 27 July 2012, signed by you on 13 September 2012, we have undertaken a building surveyors' inspection of the above property in order to advise you of its general condition and state of repair. The basis of our instruction and scope of our inspection and report are set out in the aforementioned letter dated 27 July 2012.

Our inspection was of a visual nature only with the purpose of identifying and recording **significant defects** in the fabric and structure of the building.

Our inspection was undertaken on 10 August 2012. The weather conditions were dry and bright.

2.0 SURVEY LIMITATIONS

Although we have undertaken as thorough and detailed an inspection as possible, we notify you that our inspection and this report are subject to the limitations set out in **Appendix 2**. These were previously notified to you under cover of our letter confirming instructions dated 27 July 2012.



In addition, it should be noted and accepted that there was only limited temporary internal lighting to the Ground Floor Circulation area and part Basement areas of the property which hindered our inspection and dark internal areas were only capable of inspection by torch light. We did not attempt to access the pitched roof areas and these were viewed mainly from ground level and adjacent internal areas at upper floor levels.

APPENDIX 1

SUMMARY CONDITION REPORT

The following report should be read in conjunction with the record photographs at Appendix 3.

1.0 PITCHED AND FLAT ROOF AREAS

1.1 Main Pitched Roof Area (photographs 121 to 124)

1.1.1 Description

The main pitched roof areas to Athlone House are finished with plain tiles incorporating decorative scalloped tile bands with clay feature ridge tiles and lead flashings to Gable abutments, valleys and to chimney stack penetrations.

The roof lights to the Southern and Eastern pitched roof areas (adjacent to the main central flat roofed area) have previously been covered with mineral felt.

The pitched roof structure is of timber construction with timber boarding on rafters supported on purlins, main trusses and struts.

Internal roof areas are boarded on timber joists. No thermal insulation is provided to the pitched roof areas and thermal insulation will be required to comply with current standards/regulations.

1.1.2 Condition

There are a number of defects apparent to the pitched roof areas throughout the property which are briefly summarised below:

- Tiles are displaced and uneven to isolated locations throughout the pitched roof areas.
- Isolated missing tiles to locations with patch repairs evident to each pitched roof area particularly to the internal elevations.
- The ridge tiles are missing to isolated locations throughout the main pitched roof areas and are generally uneven and displaced with defective bedding and pointing.
- Lead flashings worn and displaced to Gable abutments and to the perimeter of the chimney stack penetrations.
- Vegetation growth is evident to isolated locations throughout the main pitched roof areas.

- Chimney stacks generally in poor condition with worn, eroded and spalled brickwork to the lower sections and worn and eroded masonry projections beneath the flues.

1.2 Flat Roof Areas (photographs 125 to 133, 135 and 136)

1.2.1 Description

The main flat roof areas to the central internal locations are finished in asphalt and mineral felt (overlay above the original flat roof finish) with secondary roof areas within the Light Well area finished with mineral felt and lead with fibre/cement sheeting provided to the roof above the First Floor WC area.

The flat roof above the Tower to the Eastern Elevation is finished with mineral felt above the original lead weathering surface.

The flat roof areas above the Main Entrance to the Eastern Elevation and single storey Bay projections to the Southern and Western Elevations are finished with asphalt with a lead flat roof to the single storey Bay projection to the Southern (Central) Elevation.

1.2.2 Condition

The following defects area apparent to the main flat roof areas:

- The asphalt flat roof surfaces to the central internal area are worn with defective details and upstands and blisters evident to isolated locations.
- The main mineral felt surfaced flat roof to the central internal area appears to have been laid of the original flat roof finish.
- Standing water is evident to an area due to inadequate falls and upstand details have been poorly finished.
- The secondary mineral felt and lead covered flat roof areas at Ground Floor level within the central Light Well area are generally worn and heavily soiled and the original roof lights have been boarded over. Water ingress is apparent to the corresponding internal areas.
- The surface of the fibre/cement mono pitched roof above the First Floor WC area is heavily worn and the adjacent perimeter gutter is displaced.

- The mineral felt flat roof above the Tower appears to have been laid over the original lead surfaced flat roof. The lead cover flashings to the perimeter are displaced and the brickwork to the internal face of the parapet wall and entrance to the access staircase is heavily worn with spalled brickwork and defective pointing. The masonry band at low level and columns are worn with eroded surfaces and open joints. The masonry coping stones are extensively damaged and fractured with open joints evident throughout.
- The asphalt flat roof areas above the Main Entrance is worn and fractured to areas and the asphalt surfaced back gutter is extensively fractured adjacent to the external wall. The brickwork to the internal face of the parapet wall is worn and spalled to areas with worn and eroded surfaces to the masonry columns and open joints to the masonry copings to the parapet wall.
- The asphalt surfaces to the Bay projections to the Southern and Western Elevations are worn with blisters and temporary flashing to the Bay projection to the Western Elevation and worn surfaces and fractures to the Bay projection to the Southern Elevation.
- The lead covered flat roof to the Bay projection to the Southern (Central) Elevation is worn and soiled.
- No insulation appears to be provided either within or below the main flat roof areas and insulation material will be required to comply with current standards/regulations.

1.3 Feature Roof Areas (photographs 120 and 134)

1.3.1 Description

Copper covered domed roof above the Ground Floor Bay projection to the left hand of the Southern Elevation with copper fish scale decorative feature.

Lead covered feature (with weather vane) above the Tower to the Southern Elevation.

Lead covered curved roof to the Oriel windows at First Floor level to the Southern Elevation.

1.3.2 Condition

- The copper covered roof has previously been patch repaired with lead cover flashings, surfaces are soiled and the copper trim to the perimeter is displaced.
- The lead covering to the roof above the Tower feature to the Southern Elevation is worn and soiled.
- The lead covering and flashings above the Oriel window to the First Floor of the Southern Elevation are worn and weathered.

2.0 EXTERNAL ELEVATIONS

2.1 Eastern Elevation (photographs 1 to 31)

2.1.1 General

Alterations have been undertaken to the Eastern Elevation since the original construction, ie:

The left hand and central Gable projections were originally constructed as feature Dutch gables with decorative masonry cappings / features.

The right hand Gable was originally constructed with a projecting bargeboard feature with fascia and timber details.

Stone finishes were originally provided to the Entrance Tower with stone details formed to the parapet walls to the Main Entrance Tower to the flat roof areas. These details have been replaced with facing brickwork.

The original stone crenellations have been removed to the upper Tower feature.

A non-original window opening has been formed at Second Floor level to the central section of the pitched roof.

2.1.2 Description

The external walls are constructed with solid brickwork to the Main Elevation and Gable projections with the upper section to the Tower and two storey Main Entrance constructed in solid masonry.

Masonry details are provided around the window opening and to the Gable corbels and quoins/dressings to the Entrance Tower.

Decorative masonry bands are provided at mid-height and low level with decorative masonry features to the centre of each Gable.

Window openings are formed with stone dressings, mullions and transoms with stone sill sections.

Windows are single glazed metal units within timber frames provided to the formed openings.

A projecting Bay window is provided to the right hand of the Elevation supported on a masonry corbel detail.

Rainwater goods including gutters and rainwater pipes are generally cast iron.

2.1.3 Condition

The Elevation is generally in a poor condition with a number of significant defects which are briefly summarised below:

- The masonry coping stones to the parapet and Gable walls have worn and eroded joints and are generally soiled.
- The projecting Gables are deflected to areas with open joints evident adjacent to the junction with the Southern Elevation.
- Brickwork surfaces are heavily soiled with extensive areas of worn and spalled brickwork evident throughout the Elevation particularly to the Gable walls and low level brick plinth.
- Brickwork joints are worn and eroded with defective pointing to significant areas including to surfaces below defective rainwater goods.

- Vegetation growth is evident to the masonry surfaces to the right hand of the Main Entrance and adjacent to the Central Gable.
- Minor brickwork fracture beneath the masonry detail to the Gable and to the Southern Elevation.
- Brickwork fracture above the Ground Floor window to the left hand of the Elevation.
- Brickwork fracture above the Ground Floor window to the right hand of the Elevation.
- Masonry surfaces are heavily worn and soiled with defective and eroded details, quoins and decorative bands.
- The stone mullions, transoms, dressings and sill projections to the window openings have previously been patch repaired to areas. Surfaces are heavily worn and eroded throughout the Elevation.
- Fracture to the masonry corbel beneath the First Floor window projection to the right hand of the Elevation.
- Worn and eroded decorative masonry features to the Gable.
- The main timber window frames are generally worn and defective.
- Defective connection between the rainwater pipes and surface water gullies.

2.2 Southern Elevation (photographs 32 to 57)

2.2.1 General

Alterations have been undertaken to the Southern Elevation since the original construction, i.e.:

Copper roofed projecting curved Ground Floor Bay constructed to the right hand of the Elevation.

The Gable to the right hand of the Elevation was originally constructed with a projecting bargeboard feature with fascia and timber details.

The originally constructed feature above the Tower has previously been removed.

The stone details forming the parapet walls to the Ground Floor Bay projection have been replaced with facing brickwork.

2.2.2 Description

The external walls are constructed with solid brickwork to the Main Elevation, Tower and Gable projection with the Ground and First Floor Bay projections constructed in solid masonry.

Masonry details are provided around the window openings and to the Gable corbels.

Decorative masonry bands are provided at mid-height and at low level with decorative masonry features to the Tower and above the First Floor window to the right hand of the Elevation.

Window openings are formed with stone dressings, mullions and transoms with stone sill sections.

Windows are single glazed metal units within timber frames generally at Ground Floor level and aluminium framed fixed light units within timber frames generally at First Floor level.

A single glazed, timber framed Oriel window is provided at First Floor level to the right hand of the Elevation with lead covered curved roof above and corbelled masonry support below.

The window openings to the right hand of the Elevation have previously been infilled with brickwork with the original external door opening re-formed as a window with brickwork infill below.

Rainwater goods including gutters and rainwater pipes are generally cast iron.

2.2.3 Condition

The Elevation is generally in poor condition with a number of significant defects which are briefly summarised below:

- The masonry coping stones to the parapet and Gable wall have worn and eroded joints and are generally soiled.
- The Gable projection to the right hand of the Elevation is deflected with fractures evident to the masonry corbel and structural tie installed to the centre of the gable.
- Open joint evident at the Gable junction with the Western Elevation.

- Brickwork surfaces are heavily soiled with extensive areas of worn and spalled brickwork throughout the Elevation, particularly to the Gable wall and at low level to the left and right hands of the Elevation.
- Vegetation growth evident with very heavy soiling and worn surfaces to the adjacent brickwork at the junction of the Main Elevation within the left hand side Elevation of the Tower due to defective rainwater goods.
- Brickwork joints are worn and eroded with defective pointing to significant areas throughout the Elevation.
- The masonry walls to the curved copper roofed Bay projection to the left hand of the Elevation are soiled and masonry surfaces are worn and eroded with open joints to areas.
- Masonry surfaces are heavily worn and soiled with eroded/weathered quoins and decorative bands.
- The stone mullions, transoms, dressings and sill projections to the window openings have previously been patch repaired to areas. Surfaces are heavily worn and eroded throughout the Elevation.
- The decorative masonry features to the Tower and above the First Floor window to the right hand of the elevations are worn and eroded.
- Damaged masonry above the window to the right hand of the curved Bay projection to the left hand of the Elevation.
- Fracture to the masonry above the window to the left hand of the Bay projection to the centre of the Elevation.
- Patch repaired areas of brickwork evident between the central Bay projection and the left hand of the Tower.
- Fracture to the masonry extending to the brickwork between the Ground and First Floor window openings to the left hand of the Tower.
- Deflection evident to the First Floor Oriel window projection.

- The main timber window frames are generally worn and defective.
- Defective rainwater connection to the outlet to the copper domed roof to the curved Bay projection to the left hand of the Elevation.
- Defective connections between the rainwater pipes and surface water gullies.

2.3 Western Elevation (Photographs 58 to 78)

2.3.1 General

Alterations have been undertaken to the Western Elevations since the original construction, i.e.:

The remaining areas of the previous Hospital extension are evident at Ground and First Floor levels to the left hand of the elevation.

The original timber framed and mono-pitched roof veranda at Ground Floor level has previously been removed.

The right hand, central and left hand Gable projections were originally constructed as feature Dutch gables with decorative masonry cappings/features.

The Ground Floor Bay projection to the right hand Gable was originally provided with a hipped pitched roof.

2.3.2 Description

The external walls are constructed with solid brickwork to the Main Elevation and Gable projections with the single storey Bay projection to the left hand of the Elevation and two storey Bay projection to the right hand of the Elevation constructed in solid masonry.

Masonry details are provided around the window and Ground Floor door openings and to the Gable corbel.

Decorative masonry bands are provided at mid-height to the central section and at low level throughout the Elevation with decorative masonry features to the centre of the left hand, central and right hand Gables.

Windows/external door openings are formed with stone dressings, mullions and transoms with stone sill sections except to the First Floor window to the left hand of the Elevation which is formed with brickwork reveals.

Windows are single glazed metal units within timber frames generally at Ground Floor level and aluminium framed fixed light units within timber frames at First Floor level with timber framed windows at First Floor level to the left hand of the Elevation.

A timber framed covered Veranda is formed to the central section at First Floor level with timber handrail and balustrades.

Rainwater goods including gutters and rainwater pipes are generally cast iron with a PVCu gutter to the central area above the veranda.

2.3.3 Condition

The Elevation is generally in poor condition with a number of significant defects which are briefly summarised below:

- The masonry coping stones and parapet wall above the two storey Bay projection to the right hand of the Elevation have worn and eroded joints and are generally soiled.
- The gable projections throughout the Elevation appear to be slightly defected with open joints between the masonry corbel and adjacent brickwork.
- Brickwork surfaces are generally heavily soiled with area of worn and spalled brickwork throughout the elevation including to the Gable projections and to the low level plinth.
- Pointing to brickwork joints is worn and eroded to areas.
- Masonry surfaces are generally worn, soiled and eroded to quoins, decorative bands and details.
- The stone mullion, transoms and sill projections to the window openings have previously been patch repaired to areas and surfaces are generally heavily worn and eroded throughout the Elevation.
- Open joint evident above the lintel to the First Floor window to the left hand of the Elevation.

- Fracture evident to the masonry above the window to the right hand of the single storey Bay projection to the left hand of the Elevation.
- Fracture evident to the masonry surround to the Ground Floor window beneath the First Floor veranda.
- Worn and eroded decorative masonry features to the Gables.
- Fracture evident to the masonry between the Ground and First Floor windows to the Bay projection to the right hand of the Elevation with steel support straps below.
- The main timber framed windows are generally worn and defective.
- Decorations worn to the First Floor window (left hand), fascia, soffit, handrail, balustrade and timber framing members to the veranda.
- Defective/adapted rainwater connection at low level to the left hand of the Elevation with a temporary cast iron to PVCu connection.

2.4 Northern Elevation (Photographs 79 to 90)

2.4.1 General

Alterations have been undertaken to the Northern Elevation since the original construction, i.e:

Remaining areas of the previous Hospital extension are evident at First and Ground Floor levels to the right hand of the Elevation including the adjacent chimney stack.

Various alterations have been made including the construction of Second and First Floor door openings and alterations to the original window configuration, including infilling to the original windows at Ground Floor level.

Remains of previous internal surface finishes are evident to the external wall at Ground Floor level.

2.4.2 Description

The external walls are constructed with solid brickwork to the Main Elevation and Gable.

Masonry details are provided around the window openings with the exception of the windows/external doors at Second Floor level to the left hand of the Elevation which are formed within timber framed hipped projections to the pitched roof.

Window openings are generally framed with stone dressings and stone transoms except to the timber framed windows/external door at Second Floor level.

Windows are generally single glazed metal units within timber frames with timber framed windows to the hipped projections at Second Floor level.

Rainwater goods and waste pipes are generally cast iron.

The Ground Floor of the Elevation has an applied plaster finish which remains following the demolition of the previous Hospital extension.

2.4.3 Condition

The Elevation is generally in poor condition with a number of significant defects which are briefly summarised below:

- A degree of structural movement is evident to the Gable section with steel straps (corroded) installed at mid-height to the left hand of the Gable.
- Brickwork surfaces are heavily soiled with areas of worn and spalled brickwork evident throughout the Elevation, particularly to the left hand of the Gable and to the left hand of the Elevation.
- Brickwork joints are worn and eroded with defective pointing to significant areas throughout the Elevation.
- Masonry surfaces are generally worn and soiled and are fractured to the window surround to the First Floor window to the right hand of the Elevation.
- The stone transoms to the window openings are generally worn and eroded.
- Fracture evident to the brickwork at First Floor level to the left hand of the Elevation extending from the masonry band at mid-height to the brickwork corbel beneath the chimney stack.

- The main timber window frames are generally worn and defective.
- The cast iron rainwater goods and waste pipes are worn with defective joints to areas.

2.5 Internal Elevations to the Central Area (Photographs 101 to 119)

2.5.1 Description

The external walls are constructed in solid brickwork with red facing bricks to the Rear Elevation of the Tower to the Main Entrance and London Stock brickwork to the Central Light Well area.

An area to the Ground Floor on the Central Light Well is provided with an applied rendered finish.

Masonry details are formed around the Clerestory windows to the main stairwell area.

Windows to the Light Wells are generally single glazed, timber framed, leaded light units with feature Clerestory windows to the Main Stairwell area.

Rainwater goods and waste pipes are generally cast iron with replacement PVCu pipework to a number of locations.

2.5.2 Condition

The Elevations are generally in a poor condition with a number of significant defects which are briefly summarised below:

- Brickwork surfaces are soiled and stained to areas throughout the internal Elevations to the Light Well with heavily soiled areas beneath overflows and at low level with heavy algae growth and vegetation evident.
- Pointing to brickwork joints is worn and defective to areas.
- The brick parapet walls at First and Ground Floor levels are heavily soiled and stained.
- The masonry copings to the perimeter of the mineral felt flat roof area are defective / damaged to locations with open joints evident.

- Masonry surrounds, quoins and details are worn and eroded to the Third Floor Rear Elevation of the Tower.
- Stone dressings and mullions are worn and eroded to windows to the Third Floor Rear Elevation of the Tower and to areas to the perimeter of the Clerestory windows and to the Light Well.
- Timber framed windows are generally worn and defective.
- The back gutter between the rear of the Tower and the adjacent pitched roof area has been temporarily weathered with roofing felt.

2.6 Paved Areas to the Perimeter of the Property (photographs 91 to 100)

2.6.1 Description

Tarmac surfaced access path adjacent to the Main Entrance/Eastern Elevation.

Concrete surfaced footpath adjacent to the Southern Elevation.

Paving flag terrace to the perimeter of the main Western Elevation with low level perimeter wall, steel balustrades and stone steps leading to the Rear Garden area.

Concrete surface hard standing to the left hand of the Western Elevation.

2.6.2 Condition

- The Tarmac surfaced area adjacent to the Main Entrance and Eastern Elevation is worn and uneven throughout.
- The paved terraced area adjacent to the Western Elevation is heavily soiled with weed growth between the paving flags and surfaces uneven.
- The steps to the Rear Garden area from the paved Terrace are worn and heavily soiled.
- The concrete hard standing to the left hand of the Western Elevation is fractured and uneven with weed growth/vegetation to the central and perimeter areas.

INTERNAL

3.0 THIRD FLOOR (photographs 137 to 144)

3.1 Description

The Third Floor area and Stairwell to the South East of the Property are constructed as follows:

Lath and plaster ceilings.

Plastered external walls and internal partitions.

Suspended timber floor construction with timber floorboards, partially covered with sheet vinyl.

Single glazed metal windows in timber frames to the Main Room and Stairwell.

Timber staircase to the Second Floor with cast iron spiral staircase providing access to the external flat roof area to the Third Floor.

3.2 Condition

The Third Floor areas are generally in a poor and dilapidated condition with the following main defects apparent:

- Defective lath and plaster surfaces with evidence of water ingress to the Main Room and Stairwell.
- Plaster surfaces to ceilings and walls with an area of the ceiling previously repaired to the Stairwell and extensive damp stained plaster surfaces to the stairwell walls.
- Windows generally in poor condition.
- The surfaces of the spiral staircase are corroded and soiled.
- The original access door to the external flat roof area has been replaced with a temporary door.

4.0 SECOND FLOOR AND PITCHED ROOF VOIDS (Photographs 145 to 167)

4.1 Description

The Second Floor to the South East and Northern areas of the property are constructed as follows:

Lath and plaster ceilings

Plastered external walls with lath and plaster to sloping soffits and internal partitions.

Suspended timber floor construction with timber floorboards generally finished with sheet vinyl flooring.

Pitched roof voids are formed, accessed from the Second Floor, with timber frames/trusses, rafters and purlins with floor surfaces finished with timber boarding supported on joists.

Timber constructed staircases from Second to First Floors.

4.2 Condition

The Second Floor areas are generally in a poor and dilapidated condition with the following main defects apparent:

- Defective lath and plaster to ceiling/sloping soffit surfaces with evidence of water ingress to a number of locations.
- The plaster surfaces to ceilings/walls/sloping soffits and internal partitions defective to significant areas throughout the Second Floor.
- Wet rot evident to rafters with temporary structural bracing provided to support the roof structure within the Eastern room and Circulation area to the Northern section.
- Redundant fittings and services remain throughout the Second Floor areas.
- Remains of fungal growth evident to the plaster surfaces to the Stairwell to the South Eastern area.
- Timber window frames affected by wet rot particularly to the internal Circulation area to the Northern Section.

- Pigeon droppings remain throughout the Second Floor with extensive droppings and remains of carcasses within the main roof void area.
- Timber infestation is apparent to a rafter within the main roof void area.
- All surfaces are heavily soiled.

5.0 FIRST FLOOR (Photographs 168 to 209)

5.1 Description

The First Floor areas of the property are constructed as follows:

Lath and plaster ceilings generally with areas finished with exposed timber boarding and feature timber panelled vaulted ceiling above the Main Stairwell.

Plaster to external walls with plaster/lath and plaster finish to the internal partitions.

Single glazed metal windows within timber frames with a significant proportion of the original metal windows placed with fixed light aluminium units. Leaded light single glazed windows to the internal Light Well with PVCu framed double glazed units to the Southern Circulation area.

Timber constructed Main and Secondary Staircases.

Floors are of suspended timber construction with exposed timber floorboards and vinyl tiles/sheet vinyl floor finishes to areas.

Steel beam with lath and plaster lining above the opening to the room above the Main Entrance to the Eastern Elevation.

5.2 Condition

The First Floor areas are generally in a poor and dilapidated condition with the following main defects apparent:

- Fungal growth evident to areas of plaster and to exposed brickwork surfaces where the plaster has previously been removed, particularly to the room above the Main Entrance and the room at the junction of the Southern and Western Elevations.
- Rot evident to the architrave within the room at the junction of the Southern and Western Elevations.
- Rot affected window frame to the window to the Western Elevation and the original metal opening casements are generally worn and defective.
- Extensive fractures, deflection, soiled and stained areas to the lath and plaster ceilings with a significant structural fracture to the ceiling within the room at the junction of the North and Eastern Elevations.
- Significant areas of plaster previously removed with extensive additional areas of fractured, loose and stained plaster throughout the First Floor.
- Extensive mould and general staining evident to wall/ceiling surfaces throughout the First Floor.
- Redundant fittings and services remain throughout the First Floor.
- The timber panelled vaulted ceiling is worn and stained with open joints evident.
- Floor finishes where remaining are heavily soiled and defective.
- Rot affected skirting apparent to isolated areas.

6.0 GROUND FLOOR (Photographs 210 to 256)

6.1 Description

Note: Only a limited inspection of the Ground Floor areas could be undertaken as the current temporary lighting installation is only installed to the internal circulation areas and the windows to all Elevations have been boarded over.

The Ground Floor areas of the property are constructed as follows:

Lath and plaster/plasterboard ceilings with areas finished with timber panels, timber boarding and suspended ceiling tiles to limited areas.

Plaster to external walls with plaster/lath and plaster finish to internal partitions.

Tiled finish to walls/partitions within the Kitchen and WC areas.

Single glazed metal windows within timber frames.

Single glazed feature Clerestory windows with stone mullions and leaded lights to the Main Stairwell.

Hardwood feature main staircase from Ground to First Floor.

Floors are generally of suspended timber construction with part solid areas with a range of floor finishes including parquet flooring, ceramic and quarry tiles, vinyl tiles and sheet vinyl flooring.

6.2 Condition

The Ground Floor areas are generally in a poor condition with the following main defects apparent:

- Remains of fungal/growth spores evident to ceilings, plaster and to the floor surfaces to the Circulation area between the existing Kitchen and Laundry Room.
- Fungal growth evident within the partition adjacent to the central WC area.
- Extensive fractures, defective and stained areas to the lath and plaster ceilings.
- Defective, stained surfaces to the timber boarded ceilings.
- Significant areas of plaster previously removed to the external walls with extensive additional areas of fractured and defective plaster to the walls and internal partitions.
- Evidence of penetrating/rising damp to external walls and internal partitions throughout the Ground Floor area.
- Extensive mould and general staining evident to wall/ceiling surfaces throughout the Ground Floor.
- Timber main window frames are worn and defective with rot apparent to the window frame within the room to the South East corner adjacent to the Main Entrance.
- Rot affected floor and ceiling joists throughout the single storey central WC and amenity area.

- Redundant fittings (including Kitchen equipment) and services remain.
- Floor surfaces where remaining are heavily soiled and defective.

7.0 BASEMENT (Photographs 257 to 272)

7.1 Description

Note: Only a partial inspection of the Basement areas could be undertaken as the temporary lighting is only installed to a limited area.

The Boiler area of the Basement (accessed externally) was not inspected as safe access is not available.

The Basement areas of the property are constructed as follows:

Part rendered, part lath and plaster ceilings/soffits throughout the main Basement area.

Rendered walls and internal partitions with an exposed brickwork internal partition enclosing the area to the South West of the Basement.

Solid concrete floors.

High level exposed cast iron foul and surface water drain runs.

7.2 Condition

The Basement areas (where inspected) are generally in a poor and dilapidated condition with the following main defects apparent:

- Extensive penetrating damp to rendered wall and internal partition surfaces and to the floor slab throughout the main Basement area.
- Fungal growth evident to the retained timber shelving/racking throughout the Basement with additional fungal growth/spores evident at low level to the Northern area of the Basement.
- Defective and corroded exposed high level cast iron rainwater and waste pipework.

- Defective timber framed window adjacent to the access staircase.
- Defective external timber access door to the Light Well.
- Exposed inspection chamber with missing access covers.
- Mould/fungal growth to the exposed timber where lath and plaster ceiling has been removed (fire damaged?).
- Redundant water tanks and pipework remain.

8.0 SERVICES

- The existing, hot and cold water services and heating installation is redundant and full replacement will be required.
- The existing electrical installation including lighting, small power, fire and intruder alarms has been disconnected and the installation is redundant and full replacement will be required.
- The foul and surface water drainage systems were not inspected although replacement is likely, particularly given the proposed changes to the internal layout.
- The existing Lightning protection system is redundant.

9.0 SPECIALIST REPORTS

Additional Specialist Reports should be obtained to comment on the condition of specific elements of the construction and condition of the property i.e:

- Asbestos Report
- Engineer's Report relating to the structural integrity of the property.
- Mechanical and Electrical Engineers Report relating to the Service installations and infrastructure.
- Timber treatment and Dry Rot eradication.

- Damp proofing and Tanking to the Ground and Basement Floor areas.
- Foul and surface water drainage systems.

Yours faithfully

For and on behalf of Savills Commercial Limited

A handwritten signature in black ink, appearing to read "Sean Monie". The signature is fluid and cursive, with a large initial 'S'.

Sean Monie

Director

Encs

APPENDIX 2

LETTER CONFIRMING INSTRUCTIONS & LIMITATIONS

APPENDIX 3

RECORD PHOTOGRAPHS