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Ref: CR16.0306b
Your ref:

REPORT OF THE SURVEY OF THE PROPERTY

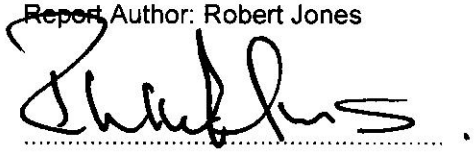
known as

Public Conveniences at Guilford Place
London
WC1N 1EA

for

Coppin Street Properties
c/o
Dexter Building Design
Unit 5 Victoria Grove
Bedminster
Bristol BS3 4AN

~~Report~~ Author: Robert Jones



Report date: 12th May 2016

Signature date: 13th May 2016

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The Institution of Structural Engineers

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Contents

1.0 Introduction

1.1 This survey and report was commissioned by John Wiseman, the Project Architect of the property to provide a definitive statement of the facility's condition as described in para 1.2.

1.2 The client wanted assurances as to the structural condition of the glazed pavement lights enclosing the below ground structure, with particular reference to the cracking and displacement of the supporting structure under.

1.3 The report was to identify any abnormal or actual risks in terms of the stability and construction of the facility roof if used as a pedestrian area.

1.4 The survey was to be by visual inspection of such parts of the property that were reasonably accessible at the time, and was to include a visual appraisal of the environmental factors that could impact on the premises in the foreseeable future.

1.5 In consequence no specific testing was to be undertaken at this stage but that recommendations are made for any that would be deemed appropriate.

2.0 The Property

2.1 This disused underground toilet facility has a platform roof of concrete and glazed pavement lights raised by up to 300 mm from the surrounding pavement area, with steps accessing the male and female sections from separate sides.

2.2 The facility is on an island paved area at the junction of Guilford Street and Guilford place.

2.3 Access is by foot across the carriageway from the respective pedestrian footpaths.

2.4 The formation is level from south to north, and level west to east.

2.5 The roof of the facility is enclosed by the original railings 1100 above pavement level and is not currently accessible.

3.0 The Survey

3.1 The survey was undertaken on Wednesday 19th August 2015 between the hours of 9.00 am and 10.30 am accompanied by the client's representative.

3.2 The weather conditions were overcast, without wind. The external elements were viewed from the ground level and internally unaided, except for crack definition with a spot beam.

3.3 There was no intrusive investigation.

4.0 Summary

4.1 The facility internally is in a dilapidated condition along with the entrance ways, suffering from severe water ingress and deterioration from dampness and vandalism.

4.2 There is severe deterioration to the primary and secondary roof supporting beams with severe cracking and failure to the soffits of these beams, a protective mesh on the underside of the pavement lights prohibited close inspection. It was evident viewing from the ground level that the reinforcement had substantially corroded and displaced the concrete cover under.

4.3 Externally there was evidence of a sealing coat of bituminous compound had been applied, but this had severely deteriorated, and the top surface showed signs of damage to the lens inserts and concrete surrounds of various panels of the pavement light modules, with blown concrete ribs and corroded reinforcement beneath.

4.4 There was no information available regarding the extent of the Freeholder's responsibilities, but a Conservation consent application was made available but is not included.

5.0 External

5.1 The existing condition is fully described in the application noted in 4.4 above.

6.0 Walls, floors and ceilings, doors and windows

6.1 The existing condition is fully described in the application noted in 4.4 above.

7.0 Roof Void

7.1 There is no roof void.

8.0 Services

8.1 These were not part of this commission.

9.0 Conclusions

9.1 That there are no records of the original design loading for the roof structure, but the condition of the supporting primary and secondary members is such that a variable action of $5kN/m^2$ would not be sustainable. It is considered that the platform construction of the pavement lights would not attract an accidental vehicle wheel load of 100kN.

9.2 The condition of the pavement lights and supporting structure if put to use would attract action under the London Building Acts (Amendment Act) 1939 Part VII Dangerous and neglected structures.

9.3 In the current condition the roof is not serviceable and could not meet the performance requirements of the current legislation.

9.4 The supporting structure cannot be remediated or replaced without the complete removal of the pavement lights, which it is unlikely that in consequence they could be re used, if they were able to sustain a test load without distress.

10.0 Recommendations

10.1 That acceptable replacement modules of pavement lights that can with stand the required design loading are acquired and installed on a new supporting framework of primary and secondary structural elements.

10.10 Whilst some of the above recommendations are made as part of the process to repair and to secure against possible future deterioration of the facility, such deterioration is dependent upon an effective and continuing maintenance programme, to obviate any adverse climatic and environmental effects.

11.0 Caveat

11.1 This report is prepared for the sole use of the client defined in the introduction and his lawful appointees, such as his Insurers and their agents, in respect of assessing the serviceability of the subject property as defined by the scope of this report. This report may not be assigned without the written express permission of the author or his assignees.

11.2 The report was based on what it was possible to see at the time of the survey, subject to access being impeded for certain reasons and the desk top studies undertaken from the material and information provided where appropriate.

11.3 No inspection has been made of woodwork or any other parts of the structure which are covered, unexposed or inaccessible, and it is therefore not possible to report that any such part of the property is free from defect.

11.4 No investigation has been undertaken to ascertain that this property is free from deleterious materials, so it is not possible to report the premises are free from such risks. Enquiries about contaminated land should be addressed to the local authority.

11.5 This report cannot be taken as a Statement of Compliance or non Compliance with any statutory requirements.

11.6 No samples were taken or tested, so conclusions concerning the inherent properties of materials used in construction must be limited to their so far continuing satisfactory service, and in consequence this report does not exclude the possibility of any inherent defects in any of the materials, or in the workmanship to the construction in which they are contained.

11.7 Information received from the Clients and any of their representatives, is accepted in good faith and may be reasonably expected to be relied upon.

11.8 It is the responsibility of the client when using the content of this report, to support any financial or business case he may wish to pursue, the author cannot be held responsible for any losses or consequential losses resulting in consequence of any adverse conclusions.

12.0 Attachments

12.1 There are no attachments

13.0 Environmental Observations

13.1 This section contains observations that are ultra vires the remit of the report, that the author feels is competent comment, without prejudice to give the client further assistance.

13.2 There are no records that the property suffered damage from aerial bombardment in WW2, but the surrounding buildings were severely damaged, so it is likely that collateral damage did occur

13.3 The Clients should ensure that there is adequate indemnity in place against damage to the fabric of the property which may be caused by adjacent trees and actions of third parties.

13.4 In anticipation of future proofing, the Clients will need to ensure that they are aware of their obligations in respect of fire safety, party wall, health and safety matters and liability to third parties.

13.5 Provided that adequate measures are adopted for the security of the building in respect of the design and detailing of any future proofing, with all construction works undertaken by appropriately competent and qualified persons, the Author is of the professional opinion that there should be no adverse implications in consequence, to the existing property.

14.0 Author's biographical notes

14.1 Title and qualifications are Eur. Ing. (European Engineer accredited by FEANI, recognised by the EU and HM Privy Council) DM (Diploma of Management) CEng (Chartered Engineer, accredited by the Engineering Council UK) Fellow of the Institution of Structural Engineers, Fellow of the Chartered Institute of Building, Fellow of the Chartered Association of Building Engineers and BCSA Award 1968.

14.2 Past offices include president of the London District Surveyors Association, member of the Construction Industry Council's Innovation and Research and Education and Professional Development Committees, External Examiner for the Faculty of the Built Environment at Westminster University, a member of the London Borough's Dangerous Structure Consortium, the Institution of Structural Engineers' working parties on Fire Engineering, Subsidence in Low Rise Buildings, Temporary Structures, the University of Ulster Fire Engineering Research Network and a member of various Government and Industry Project Advisory Groups.

14.3 Further experience acting in a consultancy capacity dealing with small domestic works part time since becoming a Chartered Engineer in 1970, which has become full time since 2007, with membership of the Chartered Institute of Building, Chartered Building Consultancy scheme.

14.4 Previous posts since 1986 to 2007 were Deputy District Surveyor, then Head of Building Control with an Inner London Borough. The foregoing is a demonstration of competence to compile reports that will be relied upon by funders, insurers and legal representatives including the Council of Mortgage Lenders.