

Kidderpore Avenue Development

Proposals for baseline condition survey of retained buildings (Kidderpore Hall, Bay House, Maynard Wing, Chapel & Lady Chapman)

1. Condition surveys will be undertaken by Martin Lewy MRICS, a Chartered Building Surveyor with extensive experience of preparing condition records of adjoining properties in Party Wall etc. Act 1996 and neighbouring development situations.
2. Inspection will be visual and undertaken from the ground and internal floors, except where safe access can be undertaken from adjacent safe vantage points (eg access stairs, flat roofs etc).
3. The inspection will record relevant defects, principally fractures and distortions. If practicable, local plumb bob surveys may be undertaken to supplement visual appraisals.
4. Inspections will be undertaken on an elevation by elevation basis and will generally progress from the left hand end. Defects will be located by distance from the left or right hand ends or by reference to distinct features. Approximate crack sizes and extent of distortions will be estimated and stated.
5. Written descriptions will be supplemented by photographs where appropriate. The photographic record will include general shots to locate the defect in the area concerned, followed by close-range or zoomed shots showing individual defects.
6. The condition surveys will be presented in a tabular form similar to that contained in the "RICS Guidance Note on Party Wall Legislation and Procedure" and will be issued electronically. Files of photographs will be circulated on CD Rom.