

BUILDING (STRUCTURAL) CONDITION SURVEY

In connection with

The Former Boars Head Public House, Garstang Road, Barton, Lancashire, PR3 5DR

on behalf of

Mr E. Atkinson,

Barton NWL Properties Ltd, Hill Crest, Over Old Road, Hartpury, Gloucestershire, GL19 3BJ



JOB REF: 5442, DATED: 31/08/2017, VERSION: 1.01

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GENERAL NOTES:

COMMERCIAL PROPERTY:

The condition survey inspection and subsequent report has been based upon RICS Practice Standards (UK) Building Surveys and Technical Due Diligence of Commercial Property, 4th Edition, November 2010.

Health and safety responsibilities including all procedures and recommendations set out within the RICS Practice Standard (UK) Surveying Safely, 1st Edition, Guidance Note, dated June 2010 were followed and adhered to were appropriate.

1.0 Introduction

1.1 Scope of Instructions:

Carry out non-intrusive visual inspection upon the existing condition of the building fabric and finishes (excluding the inspection of all building services and external works including outbuildings, boundary treatments and specialist matters relating to invasive plant species such as japanese knotweed).

Any further clarification relating to the condition of all current building services will need to be undertaken by the separate appointment of a mechanical and electrical specialist as deemed necessary by the client. Assessing compliance with the building Regulations 2000, the Control of Asbestos Regulations 2012 and the Equality Act 2010 (incorporating DDA 1995 legislation) did not form part of our instruction.

This report is for the private and confidential use of Mr E. Atkinson for whom this report is undertaken and should not be reproduced in whole or part or relied upon by third parties without the express written authority of the surveyor.

1.2 Property Address:

The Boars Head
724 Garstang Road
Barton
Lancashire
Pr3 5DR

1.3 Client's Name and Address:

Mr E. Atkinson
Barton NWL Properties Ltd.
Hill Crest
Over Old Road
Hartbury
Gloucestershire
GL19 3BJ

1.4 Date of survey:

Wednesday 23rd August 2017

1.5 *Weather Conditions / Temperature:*

Overcast with light rain. Temperature approximately 18°C.

1.6 *Limitations of Inspection:*

A non-intrusive visual assessment took place from ground level. Also the roof void was not full accessible at the time of inspection and only allowed for head and shoulder access. This limited the full inspection of the internal roof area closely; Therefore, this area was not fully inspected due to these constraints. Externally, photographs were taken where possible from a safe vantage point and binoculars were used, whilst internally, a visual record using a camera from the first floor access hatch was undertaken.

Flue and wall cavities were not inspected as this would have involved drilling pre-formed access holes and inspecting with an endoscope which would have caused decorative and wall fabric damage.

Specific limitations also listed under each building element inspected as stated.

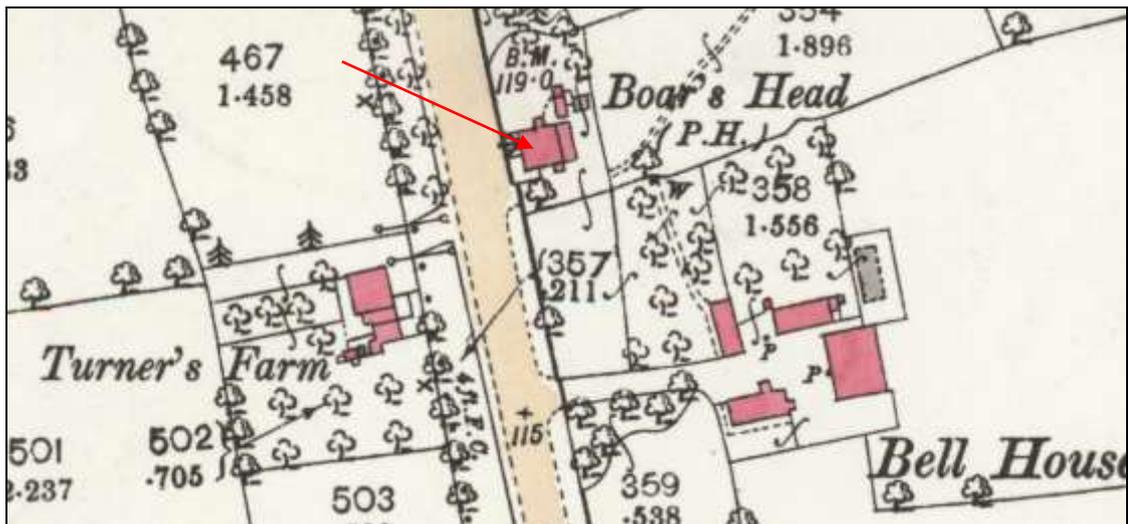
1.7 *Information relied upon in this report:*

Given the limited nature and specific extent of the survey undertaken a full desk study of the property was not deemed necessary.

2.0 **Description of the Property**

2.1 *Type, Age and Construction:*

The building is a former public house that was constructed sometime prior to 1892 for the same purpose, and has been subsequently extended in order to increase customer capacity.



PL01: Extract of OS Map of 1892, 25 Inch scale, Lancashire LIII.9 Sheet.

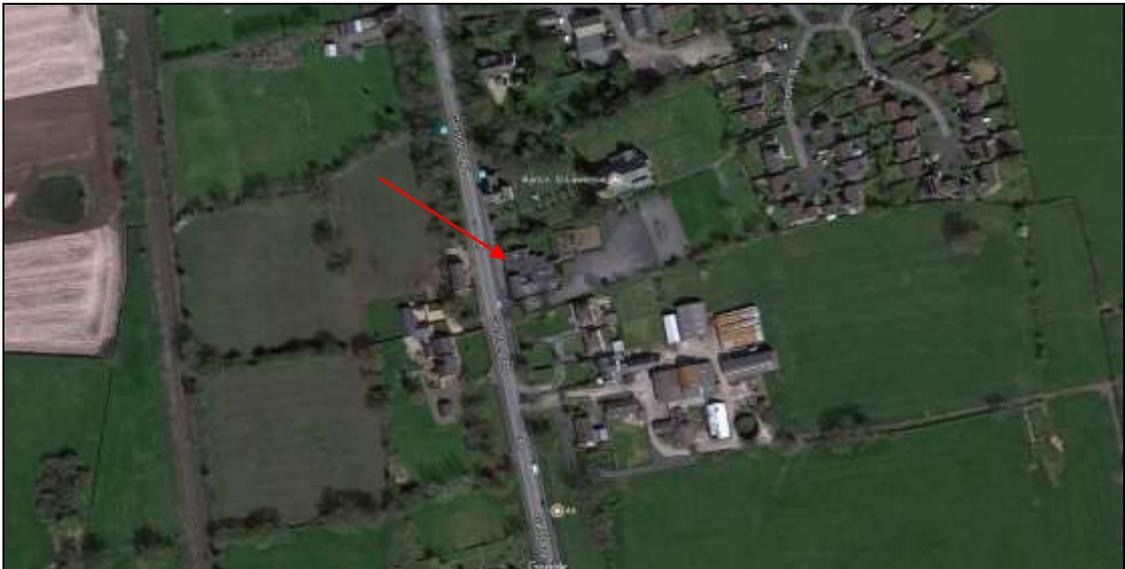
The original section of the building is built from solid masonry (brick) wall construction. The roof was of traditional gable form comprising of primary timber purlins and ridge, secondary rafters and battened out to receive natural slate roof covering. The extension to the north of

the original building is expected to be of modern cavity wall construction finished with a mixture of facing brick and render finishes. The roof is of flat roof construction expected to be comprised of timber roof joists, insulated, boarded and finished with a mineral felt flat roof finish. The flat roof structure was not accessible on the date of inspection and was subsequently not inspected and further intrusive investigations are recommended in order to determine the adequacy, type and condition of the roof structure to this location. The flat roof also has pitched parapets with slate roof coverings.

3.0 Location

3.1 Location:

The former Boars Head public house is located within the small village of Barton in Lancashire. The building is located to the north east side of the A6 Garstang Road and is approximately 3.5km North West from the city of Preston.



PL02: Location of the former Boars Head Public House (Google, 2017)

3.2 Orientation:

The building is orientated in a north to south direction.

3.3 The Site and Surrounding Areas :

The former Public House boasts a large site. The front (south west) elevation of the building faces outwards onto the A6 Garstang Road. To the rear of the building is a large tarmac car park which is accessible to the south of the building. A former external seating area lies adjacent to the car park. Areas of trees and hedges are also located to the north and east of the building with grassed areas. St Lawrence's church is located to the north east of the building with surrounding graveyard and is a grade II listed building. Residential site border the site of the Boars Head to the south and east.

3.4 *Local Factor:*

None present. The activities of neighbouring properties are not deemed of significant risk or requiring any specific or special factors. However it should be noted that the former public house is located adjacent to the busy A6 Garstang road and is the main distributor road within the area.

3.5 *Trees and Hedges:*

Trees/hedges were present to the site, but this said, subject to presence of good grounds conditions these would be deemed as low risk. Any building owner should, however, exercise caution and consult with the local authority tree officer and specialist tree arboriculturalist should the removal of any trees be considered in the future.

4.0 **Surveyor's Overall Assessment**

4.1 **Roofs**

Description:

The roof is of traditional gable form comprising of primary timber purlins and ridge, secondary rafters, with underlay and battened out to receive natural slate roof covering. The roof to the north elevation extension is of flat roof construction expected to be comprised of timber roof joists, insulated, boarded and finished with a mineral felt flat roof finish. The flat roof structure was not accessible on the date of inspection and was subsequently not inspected and further intrusive investigations are recommended in order to determine the adequacy, type and condition of the roof structure to this location. The flat roof also has pitched parapets with slate roof coverings.

Current Condition:

Main Roof:

The natural slate roof covering to the main property appeared to be in average to poor condition at the time of inspection which was to be as expected given the age of the property. The natural slate covering illustrated signs of natural weathering throughout (slightly cracked/chipped in places). There did not appear to be any significant dislodged slates, breaches caused by defective coverings when viewed externally on the date of inspection, but remedial re-roofing works are likely to be required.

It should be noted, as with all materials, natural slate has a limited life and was likely that the coverings were very old and the majority of the slate having been used previously as part of any past remedial re-roofing works and as such no guarantee can be given regarding its remaining life span.

Extension Roof:

The slate covering to the parapets of the extension roof were in average to poor condition at the time of inspection with a large number of missing and dislodged slates noted throughout, leaving the roof currently vulnerable to internal water ingress. This requires re-roofing in full given the extent of slate dislodgements present.

The felt roof covering to the areas of flat roofing appeared to be in very poor condition at the time of inspection with areas of moss / vegetation growth in addition to pooling of surface water. This would suggest that the roof surface and covering are not laid to a sufficient enough fall to enable the efficient discharge of surface water from the roof surface, leading to the accelerated degradation of the roof covering and internal water ingress as a result of defective roof coverings.

It should be noted as with all materials, mineral roofing felt has a limited lifespan of between 10-15 years and the covering had exceeded this lifespan. Given the condition of the roofing felt and the evidence of internal water ingress, full renewal of the roofing felt and under-boarding is required. The replacement of the roof structure is also likely to be required due to suspected further decay / rot, given the extent of surface water ingress present on the date of inspection.

All ridge tiles appeared to be present at the time of inspection but with obvious degradation and degradation of the mortar joints, all noted at the time of inspection. Re-bedding and repointing of the ridge tiles will be required with any associated replacement tiles.

The majority of the lead flashings to the extension roof coverings have been stolen whilst the building has been vacant leading to significant water ingress and will require renewal / reinstating to prevent further water ingress into the building.

The timber fascia and barge boards were noted as being in poor condition at the time of inspection, with areas of decay and surface finish degradation visible. It is recommended that the external timber replaced and any salvageable sections be cleaned down, re-treated and repainted to prevent any further decay.



PL03: Front and rear roof pitches to the original part of the former public house.



PL04: Areas of dislodged and missing tiles note throughout the roof to the building.



PL05: Areas of missing lead flashings to the theft, noted throughout.



PL06: Poor and decaying condition of the external fascia and barge boards.



PL07: Poor condition of mineral felt roof covering to an area of the modern flat roof extension.



PL08: Poor condition of roofing as a result of suspected theft of lead coverings and flashings.

The main roof void was accessible through 1no. ceiling hatch within the ceiling to the first floor of the building.

With regards to the original building of the former public house, in buildings of this age it was normal practice for structural members to be embedded within or resting upon masonry supports. In conditions where there is localised damp penetration this will leave timbers susceptible to decay. The building occupier should, therefore, exercise vigilance and routinely inspect where possible. This said, the existing roof is likely to be original, or at least very old. The majority of structural timbers to the inspected roof voids appeared to contain areas of darkening/ decay of the timbers / dampness at the time of inspection. Subsequently, It is recommended to treat all timbers, as a precautionary measure as part of any future remedial re-roofing works in order to prevent/limit any further deterioration from occurring.



PL09: Condition of an area of roof structure above the original historic section of the building.

Inaccessible Areas / Limitations:

Externally, no safe working platform at eaves prevented full access to the roof, meaning, a visual record using a camera could only be undertaken. Subsequently, the roof pitches were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

Internally, the attic roof void was not adequately boarded out on the date of inspection meaning a visual record using a camera from the attic access hatch could only be undertaken.

The fixings to the roof covering could not be assessed at the time of inspection due to the presence of a roof underlay over the rafters concealing the fixings.

The majority of the roof structure to the original and extension buildings were not accessible at the time of inspection and were subsequently not inspected. Further intrusive investigations will be required in order to determine the type and condition of the roof structures.

4.2 Rainwater Goods / Surface Water Drainage

Description:

uPVC rainwater goods throughout.

Current Condition:

The existing rainwater goods appeared to be slightly aged and in poor condition at the time of inspection. Dislodgements and damage was noted throughout which has led to the uncontrolled discharge of surface water at these locations. There is the potential to salvage and reuse areas of the existing rainwater goods, but it is potentially more cost effective to replace in full.



PL10: Poor / damaged condition of rainwater goods noted throughout.

Inaccessible Areas / Limitations:

Externally, no safe working platform was present at eaves level which prevented full access to various areas of the roofing and rainwater goods, meaning that only a visual record using a camera could be undertaken from ground level. The internal condition of the rainwater goods could also not be inspected. Subsequently, the rainwater goods were inspected from ground level only due to no safe working platform being in place, however, binoculars were used.

4.3 Chimneys

Description:

1no. brick chimney stack located to the north side of the main gable roof.

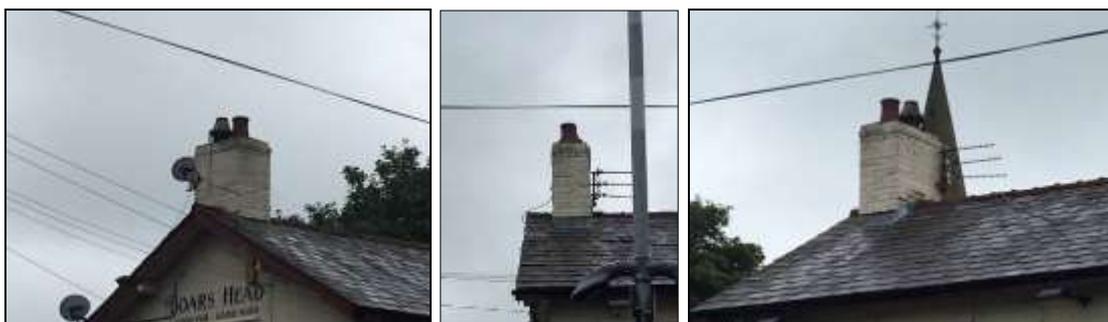
Current Condition:

Chimney stack appeared to be in average condition; however a very marginal lean was noted to the chimney stack and appeared to be leaning slightly towards the north. This is likely to have been caused as a result of the chimneys' orientation and the effects of the weather over time. It is recommended, as a precautionary measure, to check for signs of any further movement of the chimney.

The masonry appeared to be sound at the time of inspection however; a paint finish concealed the exact condition of the masonry at the time of inspection. It is recommended that the chimney be inspected closely on erection of a safe working platform to fully confirm the exact condition of the masonry and mortar.

It could not be determined if a cement capping / flaunching was present to the top of the chimney at the time of inspection. However if a capping / flaunching is present, it can be subject to cracking and will require periodic repointing to prevent any potential water ingress from occurring in the future.

The lead flashings appeared to be in average to poor condition at the time of inspection but with no obvious significant issues of note. Weathering and discolouring of the flashings was noted, but all this being said, on internal inspection, there was no obvious evidence of internal water ingress that could have occurred as a result of defective flashings to this location.



PL11: Existing chimney stack to the north side of the original public house.

Inaccessible Areas / Limitations:

The chimney stack was surveyed from ground level only, therefore the stack, cement capping and flashings were not fully available / visible for inspection due to no safe working platform being present at the time of inspection. A safe working platform should be erected in order to carry out a closer inspection of the chimney in order to identify any further issues which may not have been evident at external ground level and to inspect for cracking of the mortar.

4.4 External Walls

Description:

The original section of the building is built from solid masonry (brick) wall construction. The extension to the north of the original building is expected to be of modern cavity wall construction finished with a mixture of facing brick and render finishes.

Current Condition:

Walls were generally illustrating no obvious significant evidence of structural cracking or failure at the time of inspection throughout the building. Walls appeared to be true with no bowing / bulging noted as were the windows and door jambs / openings.

This being said, the external finishes were in poor condition. Render finishes were cracked and exhibiting evidence of degradation, compromising long term weather tightness. Raking out and repointing of masonry at low level would also be required due to mortar degradation, in order to prevent further degradation and internal water ingress.

Internal dampness was evident within the building through the presence of damage to internal wall finishes. This would suggest that the building (original building) may not possess a method of DPC i.e. slate, due to its age, and being of solid wall construction, would be

susceptible to increasing levels of damp transfer. A new system would require retrofitting involving an injection DPC / internal water proofing / tanking system throughout.



PL12: Cracking present throughout the external walls of the building.



PL13: Evidence of internal dampness and decorative damage noted internally throughout the building.

Inaccessible Areas / Limitations:

At the time of inspection it was not possible to determine the exact wall construction / build up present without carrying out further intrusive investigations using an endoscope.

In addition, render finishes potentially concealing sub wall defects not present on the date of inspection.

Hedges located around the property, particularly to the front elevation, prevented a full and detailed assessment of the external walls to their locations and it is recommended that further investigations are carried out on removal of the hedges / plants.

4.5 Internal Walls (including finishes)

Description:

Mixture of solid masonry and timber stud partition wall constructions with painted plaster and paper wall finishes throughout. Tiled wall finishes were also present within WC's.

Current Condition:

Generally, internal walls were in poor condition throughout the main property however there were no signs of structural cracking with only hairline plaster cracking deemed very slight

(less than 1mm) and slight (between 1mm to 5mm) and non-structural in nature at the time of inspection. Various issues with regards to dampness and internal decoration / finishes were also noted throughout the property as previously mentioned due to rising damp, damp transfer through external facades. Strip out works of the internal walls / finishes with renewal and replacement of these being essential.

Inaccessible Areas / Limitations:

Decorative wall linings prevented full inspection/review as per the exact condition of the internal walls.

Presence of internal fixed furniture and seating prevented a full inspection of the internal wall fabric and as a result could not be fully inspected. It is recommended that the walls be inspected on removal of the internal furniture.

4.6 Floors (including finishes)

Description:

The ground floor was a mixture of solid and suspended timber floor construction (over basement). It was also noted that solid floor was present within the basement.

Current Condition:

Within the basement, evidence of water penetration / ingress was noted throughout and a DPM installation and tanking system will be required in order to fully waterproof the walls and floor of the basement. This space was uninhabitable and unsuitable for any use at the time of survey.

The floor finishes throughout appeared to be extremely poor and damaged. Full reinstatement will be required.

Isolated areas of rising damp were evident where the solid ground floor structures are likely to require replacing, incorporating a new modern DPC.



PL14: Evidence indicative of damage to floor finishes throughout the building.

In addition, sections of the first floor structure provided evidence of substantial deflection and sagging and this is likely to have been caused as a result of past and current surface water ingress. Timber decay / rot is also likely to be present, resulting in necessary remedial sections of suspended timber floor having to be replaced where necessary to ensure and

guarantee no further worsening or deterioration occurs leading to structural instability (also see section 4.10 of this report).



PL15: Evidence of internal dampness to the walls and floor of the basement.

Inaccessible Areas / Limitations:

Fixed floor coverings to most areas prevented the detailed inspection as to whether any sub-surface defects were present.

Likewise, further intrusive investigations were required to ascertain and confirm exact make up of floor construction as fixed floor coverings restricted this from being confirmed.

In addition, the assessment with regards to radon protection did not form part of this inspection.

4.7 Ceilings (including finishes)

Description:

Appeared to be that of painted paper and plaster finishes throughout.

Current Condition:

Ceilings appeared to be in very poor condition throughout with areas of collapsed ceiling and damage to internal ceiling finishes all caused as a result of water ingress at roof level. Full reinstatement of ceilings will be required.



PL16: Poor condition of ceilings throughout the building.

Inaccessible Areas / Limitations:

Decorative ceiling linings prevented full inspection/review as per the exact condition of internal ceilings.

4.8 Windows, Doors and Joinery

Description:

uPVC double glazed windows throughout. Timber Doors throughout with double glazed units.

Current Condition:

All windows generally appeared in average condition at the time of inspection. All double glazed units' appeared sound including mastic seals (average condition, renewal recommended in future) with no condensing or internal steaming of glass panes noted at the time of. Windows and doors appeared slightly dated at the time of inspection. No misting was noted to doors at the time of inspection. Minor soiling noted to windows and doors throughout.



PL17: uPVC windows present throughout the property.

Doors were noted as being in poor condition at the time of inspection with areas of decay noted throughout. Isolated glazing panes were also noted as damaged throughout. The doors had also been fixed closed to prevent trespassing which itself will cause damage to the doors both internally and externally to the building. Overhaul or replacement of the existing doors is recommended.



PL 18: Indicating decay and damage to doors noted at the time of inspection.



PL19: Area of decayed external joinery to the rear entrance of the building.

Inaccessible Areas / Limitations:

None.

4.9 Building Services

N/A. Not included within the scope of this survey, recommended that inspections be carried out by specialists. However, given the overall poor condition of the building, it is likely that the building services will be in an unsafe condition requiring a complete overhaul and upgrade to current standards and regulations.

5.0 Conclusions and Recommendations

5.1 Conclusion:

In conclusion, the building is in a poor and dilapidated state as to be expected due to its age and lack of use and maintenance.

The lack of maintenance to the roof coverings combined with stolen lead flashings has caused significant areas of water ingress within the building which in turn has contributed significantly to the internal dilapidation of the ceilings and other elements.

Dampness within the building, particularly to the cellar, has become problematic, leading to the pooling of water within the basement.

To conclude, in our opinion, after carrying out a full structural survey, elemental cost plan (section 8.0) and detailed reinstatement cost assessment (section 9.0), the refurbishment of this building has passed the point of repair making it commercially unviable to convert. Subsequently, the structure should be demolished and the site redeveloped in line with an appropriate use. i.e residential.

5.2 Recommendations:

- Internal tanking system installation to existing cellar.
- Existing ground floor to cellar should be grubbed up and replaced with a new insulated concrete ground floor structure incorporating DPMs with DPCs lapped up to new tanking system.

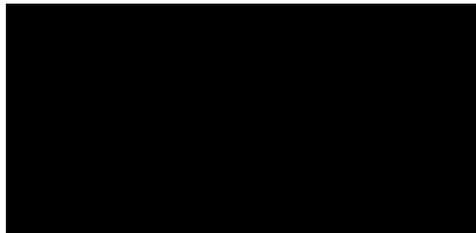
- New retrofitted DPC system to be installed throughout, including associated remastering works.
- All debris and waste should be removed from inside the building.
- All asbestos containing materials should be fully removed from site and disposed of by a licenced specialist contractor. (See also Section 1.1 - ACMs note).
- Remedial works should be carried out to the timber roof structure where required following areas of water ingress. This may consist of the replacing areas of decayed roof structure (following opening up) and treating of all timber components that are to be retained.
- Damaged areas of the roof covering should be repaired and all damage slates should be replaced whilst ensuring that the roof is water tight.
- Stolen lead flashings should be replaced throughout.
- Installation of isolated areas of replacement floors.
- Overhaul / replacement of existing external joinery items and doors (internally and externally).
- Replacement of existing sanitaryware and kitchen items.
- Existing internal finishes to walls, ceilings and floors should be reinstated throughout.
- All existing electrical fittings and components should be removed and replaced.
- Further investigation should be carried out regarding the existing provision of services and drainage to the building.
- Installation of further services as required. (Electrical and water primarily).
- Installation of all fixtures and fittings.

6.0 Certification and Quality Assurance

6.1 Primary Surveyor:

Name: Matthew Fish *B.Sc (Hons) M.Sc. (BldgCons) MCIAT*
Building Surveyor / Chartered Architectural Technologist
Sunderland Peacock and Associates Ltd

Signature:

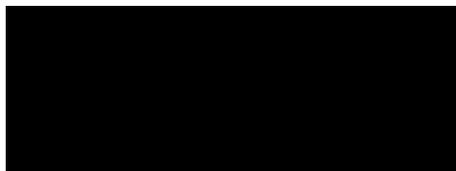


Date: 29/08/2017

6.2 Secondary Surveyor:

Name: Philip Cottier *B.Sc (Hons) M.Sc. MRICS MCIQB RICS Registered Valuer*
Director
Chartered Surveyor
Sunderland Peacock and Associates Ltd

Signature:



Date: 29/08/2017



7.0 Elemental Cost Breakdown of Main Remedial Works Necessary

1. Preliminaries and contractors overheads (5%) - £15,700 .00
2. Initial site clearance/rubbish removal - £2,000 .00
3. X10 8 yard skips for associated waste material during refit - £2,500 .00
4. Replacement roof structure - £7,500 .00
5. Repair roof where lead and tiles removed - £4,500 .00
6. Repair plaster damaged through water ingress and vandalism - £17,000 .00
7. Replacement floor structures - £14,300 .00
8. Replace flooring where water damaged - £16,500 .00
9. Repair / replace bar electrics- lighting and main board by bar area where water damaged - £12,000 .00
10. Replace dilapidated doors, skirts associated joinery - £4,000 .00
11. Re-glaze to current standard - £22,000 .00
12. Improvements to outside areas furniture/landscaping - £15,000 .00
13. Signage, lighting, exterior decoration and repair works - £11,500 .00
14. Electrical rewire kitchen and main board in kitchen, improvements necessary to meet current safety requirements - £8,000 .00
15. Installation of heating system - £22,000 .00
16. Structural support and associated repair for ceiling where sagging - £4,500 .00
17. Redecoration throughout - £11,000 .00
18. Refit first floor accommodation - £18,500 .00
19. Tills, coffee machine, kitchen equipment replacements, flooring and wall covering to kitchen area - £80,000 .00
20. New safe to current insurance requirements - £2,000 .00
21. Replace X4 screens and a projector - £5,500 .00
22. Replacement of fixed fixture and fittings (detailed seating and panelling etc) - £18,000 .00

Total circa £314,000 .00 +VAT

8.0 Remedial Reinstatement Cost Assessment for Refurbishing Existing premises in Full

Property Address:

Former Boars Head Public House, Garstang Road, Barton, Lancashire, PR3 5DR

Property Description and Condition:

See sections 2.0 and 4.0 previously within this report.

Day One Assessment:

Gross Internal Floor Area (GIFA) – 628 m² (including all internal walls and staircases)

Refurbishment Costs:

A.	Refurbishing cost 628m ² @ £500 m ²	£314,000 .000
B.	Professional fees and consultants costs (15%)	£47,100 .00
C.	Statutory local authority fees – Building control in relation to structural repairs.	£1,200 .00
	Total excluding VAT	£362,300 .00
	<u>TOTAL ESTIMATED REFURBISHMENT COST</u> <u>(excluding VAT)</u>	<u>£363,000 .00</u>