



## **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: 08/08/2019, VERSION: 1.01**

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<b>CONTENTS</b>	<b>PAGE</b>
<b>1.0 Introduction</b>	<b>4</b>
<b>1.1 Scope of Instructions</b>	<b>4</b>
<b>1.2 Property Address</b>	<b>4</b>
<b>1.3 Client's Name and Address</b>	<b>4</b>

1.4	<i>Date of Survey</i>	4
1.5	<i>Weather conditions / Temperature</i>	4
1.6	<i>Limitations of Inspection</i>	5
1.7	<i>Information relied upon in this report</i>	5
<b>2.0</b>	<b><i>Description of the Property</i></b>	<b>5</b>
2.1	<i>Type and Age</i>	5
<b>3.0</b>	<b><i>Location</i></b>	<b>6</b>
3.1	<i>Location</i>	6
3.2	<i>Orientation</i>	6
3.3	<i>The site and surrounding areas</i>	6
3.4	<i>Local Factor</i>	6
<b>4.0</b>	<b><i>Surveyor's Overall Assessment</i></b>	<b>7</b>
4.1	<i>Overview</i>	7
4.1	<i>Extent of Fire Damage (18<sup>th</sup> July 2019)</i>	7 - 13
<b>5.0</b>	<b><i>Conclusions and Recommendations</i></b>	<b>14</b>

5.1	<i>Conclusion</i>	14
5.2	<i>Recommendations</i>	14
6.0	<b><i>Certification and Quality Assurance</i></b>	15
6.1	<i>Primary Surveyor</i>	15
7.0	<b><i>Elemental Cost Breakdown of Main Remedial Works Necessary</i></b>	16
8.0	<b><i>Full Remedial Reinstatement Cost Assessment for Rebuilding the Existing Premises.</i></b>	17

**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, 4<sup>th</sup> Edition, November 2010.*

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

## **1.0 Introduction**

### **1.1 Scope of Instructions:**

Carry out non-intrusive visual inspection upon the existing condition of the building structure and fabric following further disrepair from that of the original survey undertaken on the premises (circa August 2017) excluding the inspection of all building services and external works including outbuildings and boundary treatments.

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### **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:*

9.30am, Thursday 8<sup>th</sup> August 2019

**1.5** *Weather Conditions / Temperature:*

Sunny with part cloud cover. No rain. Temperature approximately 17 - 18°C.

**1.6** *Limitations of Inspection:*

A non-intrusive visual assessment took place from the perimeter of the building externally and through external openings using a zoom from a safe distance. Full access to the building at ground floor was not possible due to significant risk of further structural collapse. The first floor of the property was also not accessed for this reason.

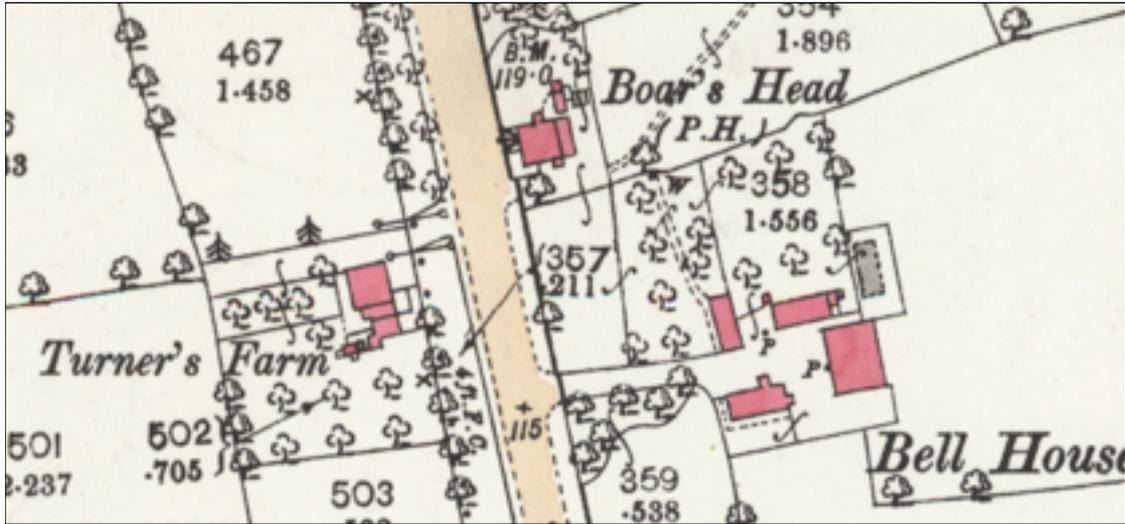
**1.7** *Information relied upon in this report:*

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 what would of been slate roof coverings albeit now missing following the recent fire.

### **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.

#### **4.0 Surveyor's Overall Assessment**

##### **4.1 Overview**

Back in 2017 two reports were commissioned by I & R Demolition Ltd outlining the extent of existing damage which had occurred to the property – dated 24/02/2017 and 06/03/2017.

As a result due to on-going concerns Sunderland Peacock and Associates Ltd were appointed in order to under a full RICS Building (Structural) Condition Survey Report, dated 31/08/2017, Version 1.01.

Within this report recommendations were made for the demolition of the premise as the extent of repairs required to convert these structures for a renewed use were not deemed financially viable.

A further site assessment has been requested by our client due to significant safety concerns given the premises current condition two years on and following a serious fire which has significant damaged the premises on 18<sup>th</sup> July 2019 (last month).

##### **4.2 Extent of Fire Damage (18<sup>th</sup> July 2019)**

To follow is a photographic record of the premises undertaken on the date of inspection illustrating what remains of the structures:-



*PL03: Illustrating extent of fire spread and damage caused to the front of the existing premises on viewing from Garstang Road.*



*PL03: Illustrating extent of fire damage to section of masonry structural pier currently holding up steel UB supports damaged by high temperatures.*



*PL04: Illustrating general extent of debris present throughout the property following the fire damage having occurred. The structural integrity of remaining timber roof and suspended timber first floor constructions cannot be guaranteed and retained. Where remaining in-situ timbers illustrating significant signs weakening, char and associated damage.*



*PL05: Illustrating extent of fire damage to external building elements of the single storey section of the former Boars Head premises recorded on the date of inspection. Significant risk of further collapse causing injury or death likely.*



*PL. 06: Illustrating extent of fire damage to internal building elements of the single storey section of the former Boars Head premises recorded on the date of inspection. Significant risk of further collapse causing injury or death likely (photos 1 of 4).*



*PL. 07: Illustrating extent of fire damage to internal building elements of the single storey section of the former Boars Head premises recorded on the date of inspection. Significant risk of further collapse causing injury or death likely (photos 2 of 4).*



*PL. 08: Illustrating extent of fire damage to internal building elements of the single storey section of the former Boars Head premises recorded on the date of inspection. Significant risk of further collapse causing injury or death likely (photos 3 of 4).*



*PL. 09: Illustrating extent of fire damage to internal building elements of the single storey section of the former Boars Head premises recorded on the date of inspection. Significant risk of further collapse causing injury or death likely (photos 4 of 4).*



*PL. 10: Illustrating evidence of wide spread fire damage to throughout the first floor of the former Boars Head premises. Note first floor access deemed too dangerous at the time of inspection, however, extent of damage likely to reflect that of the ground floor illustrating in PL. 11 to follow.*



*PL. 11: Illustrating significant debris, dilapidation and dangerous conditions throughout the ground floor of the former Boar's Head premises recorded on the date of inspection.*

## **5.0 Conclusions and Recommendations**

## 5.1 *Conclusion:*

In conclusion, the building is in an extremely poor and structurally dangerous condition following the recent fire damage having occurred on 18<sup>th</sup> July 2019 (last month).

The building and surround site has had to be fenced and cordoned off for the safety of the public due to the significant risk posed by entering the site and property which could result in injury or death given the serious risk of further collapse.

In addition, the risk of disturbed Asbestos Containing Material (ACM) within the building is of grave concern and contact should be made with the Local Authority Building Control to urgently advise on the procedure for the safe demolition and removal of what remains of the buildings.

To conclude, in our opinion, after carrying out a further structural appraisal of the property combined with the elemental cost plan (section 8.0) and detailed reinstatement cost assessment (section 9.0), the rebuilding and refurbishment of this building has undoubtedly passed the point of repair making it commercially unviable to convert.

The practicalities of accessing the property to undertake any works other than that of the demolition of the property was deemed too greater Health and Safety risk and not possible. Subsequently, the demolition of the buildings from the outside inwards in a controlled and competent manner by specialist demolition contractor under the continued supervision of the Local Authority Building Control Section's acting brief should be swiftly actioned and particularly prior to the worsening weather conditions of the coming autumn/winter seasons, which are likely to affect the building's fragile structural stability further and in turn increasing the risk of uncontrolled collapse.

## 5.2 *Recommendations:*

As described within the previous survey dated 31/08/2017, Version 1.01, the building was past the point of repair and not commercially viable for conversion. On reviewing the condition of the building, it was concluded that following the recent fire damage, the cost and option for repair has increased massively and is no longer a realistic option.

The actual practicalities of attempting to safely re-build the premises given current Health and Safety Legislation would be deemed irresponsible and no other consideration other than the safe demolition of these structures should be contemplated.

It is recommended that the whole building be demolished as a matter of some considerable urgency.

## **6.0 Certification and Quality Assurance**

### **6.1 Primary Surveyor:**

Name: Philip Cottier *BSc (Hons), MSc. MRICS, MCIQB, RICS Registered Valuer*

Director

Chartered Surveyor

Sunderland Peacock and Associates Ltd

Signature:



Date: 08/08/2019



## **7.0 *Elemental Cost Breakdown of Main Remedial Works Necessary***

Back in 2017 two reports were commissioned by I & R Demolition Ltd outlining the extent of existing damage which had occurred to the property – dated 24/02/2017 and 06/03/2017.

As a result due to on-going concerns Sunderland Peacock and Associates Ltd were appointed in order to under a full RICS Building (Structural) Condition Survey Report, dated 31/08/2017, Version 1.01.

Within this report an elemental cost breakdown of the main remedial works was compiled totalling £314, 000. 00 + VAT.

Since the calculation of this remedial figure the building has fallen into further disrepair over the past 2 years coupled with the extensive widespread fire damage having occurred on 18<sup>th</sup> July last month.

Therefore, for the purposes of this report it was deemed a pointless and unfeasible exercise to attempt to work out the remedial costs for the required work on the date of inspection as it had already been calculated to be financial unviable prior to any further deterioration having occurred or fire damage now also resulting in a structural unstable building.

Subsequently, see Section 8.0 to follow in connect with the full remedial reinstatement cost of the existing premises.

## **8.0 Full Remedial Reinstatement Cost Assessment for Rebuilding the Existing premises.**

### **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 m<sup>2</sup> (including all internal walls and staircases)

### **Refurbishment Costs:**

A	Demolition costs (excluding any Asbestos Containing Material – extra TBC) (10% of rebuild cost)	£141, 300. 00
B.	Rebuilding cost 628m <sup>2</sup> @ £1,500 m <sup>2</sup>	£942, 000 .000
C.	Professional fees and consultants costs (10% of rebuild cost)	£94, 200. 00
D.	Statutory local authority fees – Planning and Building Regulations approvals.	£1, 650. 00
	Total excluding VAT	£1, 179 150. 00

**TOTAL ESTIMATED REBUILT COST**

**£1,414,980.00**

**(including VAT)**