

Our Ref mas
Your Ref

22 March 2018

Chinley Buxworth & Brownside Parish Council
Parish Room
3 Lower Lane
Chinley
High Peak
SK23 6BE

Dear Sirs

Chinley Community Centre

We are instructed to inspect the premises and report on its condition, with focus on the roof, cladding and floor structure. The cost and feasibility of a 5 to 10 year life extension is to be considered by the Parish Council.

Our inspection was undertaken on 15 March 2018 during dry weather.

For directions, the front contains the main entrance; the rear faces the field, the left the tennis court and the right the main car park.

Background

It is understood that a recent bid to obtain lottery funding for a new building has not been successful. We further understand the Parish Council believe that future fund sources might be more piecemeal in scope.

The building appears to date to the 1960s.

We have viewed a copy of the Council's asbestos management report and note that no asbestos containing materials have been identified in the building. There are however several exclusions for inaccessible areas. A more intrusive survey would be needed ahead of significant works.

General description

The site slopes gently from front to rear as shown by the modest sized ramp to the front compared with the substantial ramp to the rear doors.

The building is single storey, timber framed with bitumen felted flat roofs. External walls are thin - circa 110mm thick including outer timber cladding. Insulation to the walls is minimal. Roof insulation is also likely to be minimal. A suspended ceiling in the hall has been insulated above.

Windows are original single glazed timber framed. Perimeter doors are also in timber with some single glazing.

There are perimeter paths and drain runs. There is a later store room extension to the right.

The left section might also be a later addition in part.

Structure

The foundations for the building comprise brickwork pods projecting above the ground level in varying heights to accommodate the sloping land. There are also some sleeper walls. We would anticipate the brickwork was laid on simple mass concrete pads and strips. The size and quality of the foundations could not be seen and trial digs would be needed to ascertain this.

The exception to the above relates to the front left corner where there is a solid ground bearing concrete slab. There wasn't sufficient room for a suspended timber floor at this location.

The floor for the remainder of the building comprises a grid of timber floor beams with timber joists and overlaid in timber panel flooring – seemingly plywood based on the floor that is visible in the chair store off the hall. There is a material membrane to the underside of the floor boarding. To the perimeter there is a timber wall plate at the base of the cladding.

We did not detect damp proof coursing between the brick pods and the timber beams.

The superstructure is framed out with vertical timber posts and timber beams for the roof support. The roof beams to the hall structure span from front to rear and appear to be solid timber, possibly "glulam". The beams to the slightly lower office and welfare section span from left to right. These beams are hollow sounding and may enclose steel lattice. Alternatively they could be a form of ply box beam. There are some steel connectors at post and beam junctions.

The exterior walls comprise internal plasterboarding, an air void with some thin insulation and membrane, battens and studs and exterior timber cladding.

The flat roofs are covered in built up felt with solar coating. The roofs have ponding water due to inadequate falls. We were unable to view the roof joists or decking. Sample core exposure of the roofs could be undertaken to confirm the make-up. We noted a timber soffit and some insulation above the electrical board. This suggests a "cold" roof design.

The sub-floor void is naturally ventilated to the perimeter. Slatted timber panels protect the perimeter gap. The level of ventilation along the front elevation is however minimal due to the narrow space at this high-point of the land.

Comments on Structural Condition

We could not get under the floor due to the perimeter slatted panels and also the sub-floor void is strewn with rubbish and this would need clearing out first due to remove any hazards. We could view the sub-floor void from the perimeter in a few locations at the rear. See photos.

We did not see a particular problem with the brick supports, albeit our view was restricted.

We noted one rotten section of flooring in the area of the male changing room by the external door. (There is a leak here). The decayed floor is also apparent from within. We would anticipate finding other areas – there is a higher risk along the front elevation where the floor gap is tight. Overall however, the majority of the timber floor appears in fair condition for its age. There is a slight raised lip in the hall (possibly the position of a former room?). The good level of ventilation has no doubt helped the floor resist more severe decay. We would advise against insulating the underside of the floor as this would restrict air movement to the timbers.

Regarding the perimeter wall plates, some decay was noted and if the cladding was removed we would expect to find several areas of wet rot affected wall plate. It should however be a relatively simple process to cut out and replace the defective sections.

Similarly, the base of the vertical framing posts is most vulnerable to decay and a few instances are present. An allowance should be made for temporary support, cutting out and piecing in new sections to the posts.

To the perimeter walls, there are clearly some decayed interim timber studs and batten sections within the “system”. Internal and external corner positions appear particularly affected. It is also likely that the timber sections framing out the window and door openings are more decayed than generally.

The timber cladding itself is in very poor condition. It will all have to be replaced. Its removal will allow the repair or replacement of the decayed interim sections noted above. At the same time, breathable membranes can be included and new insulation.

It is recommended that any re-cladding does not impose additional weight onto the building framing and foundations. Therefore lightweight new timber or upvc is probably favoured. Fibre cement composite products tend to be heavier. A condensation risk assessment should be calculated with the aid of the cladding and insulation manufacturers.

At the early planning stage, it is also recommended that dialogue is held with Building Control regarding thermal upgrading requirements that may be triggered by wholesale recladding (or reroofing).

The windows and doors are in poor condition and should be replaced throughout. This will allow thermal improvement.

We understand the right store extension is likely to be removed.

Rainwater gutters and pipes are mostly upvc and several leak locations were noted. Maintenance work to these defective sections is needed. Older cast iron gutters and pipes to the front left are due for renewal in upvc.

Turning to the roof areas, the felt has received a solar reflective application. Some crazing and surface cracks were noted at rib positions. There are also some soft spots to the deck – mostly to the left section. Overall however, the felt roof can be maintained for 5 years or so and possibly longer with some surface rejuvenation such as suitable coatings.

If a ten year life is required then an overlay system can be considered – such as felt or liquid applied coatings – 10 year warranties can be obtained from both options. This approach does not however improve the thermal efficiency. The more robust, long term solution would be to strip the existing, carry out underlying repairs then insulate and waterproof. 20 year warranties can be obtained.

We would recommend as a first step that a core is taken to check on the current level of insulation and the nature of the roof deck.

Further Comments on the Site

There are some blockages to the surface drain channels – in particular along the front elevation. A new Aco style drain is recommended.

Other drain cover and gulley defects were noted requiring repair or replacement. A CCTV drain survey should be considered

Perimeter paths and the car park are in relatively poor condition and extensive resurfacing is due.

Building Interior

It is understood that some internal reconfiguration is being considered. This is beyond our brief.

Main observations:-

The kitchen is basic and with a range of ad-hoc non-commercial fittings. A new kitchen with stainless steel fittings should be considered.

The toilets and changing room facilities are in poor condition and due complete refurbishment.

The offices are in average condition.

The hall ceiling and walls are in average condition. The floor has a vinyl (linoleum?) finish. This is serviceable but cracked and worn in a few areas. Local repairs could be achievable but there is a limited life.

Services and energy efficiency

The incoming electrical supply is located by the entrance lobby. We understand there is no gas. We did not note the water supply point or presence of metering.

The heating is via electric wall panel heaters controlled on timer. Lighting is generally older fluorescents.

Consideration should be given to undertaking a specialist energy audit to inform on such details as potential energy use improvements and pay-back times. Possible heating solutions can include heat pumps and energy efficient heat panels. (See Dunphy Ecclesiastical) Solar “PV” panels can be considered. Lighting can be changed to LED fittings.

Summary

The building is a basic lightweight timber frame structure on simple pod foundations. The building is past its life expectancy and in poor condition. It is energy inefficient. The reasonable solution is to replace the building now.

We therefore recommend that replacing the building remains the firm target for the Parish Council.

In the meantime, we consider that the principal elements are likely capable of repair to achieve life extension in the order of 5 to 10 years. We have attached a potential cost position – the figures are surveyor estimates and not contractor quotations. It is recommended that competitive proposals are obtained in due course.

We have limited the cost assessment to the main building envelope and floor, but clearly there are other cost considerations such as those relating to the services, energy efficiency and kitchen and changing room facilities. We recommend you obtain cost proposals for all the relevant work and the alterations you might be considering so that you can establish the overall financial position.

There is inevitably a risk of uncovering problems as the skeleton of the building is revealed during major works such as re-cladding. Contingency funds need to be built into the budgets.

A firmer position might be achieved by carrying out opening-up works in sample areas of the cladding, floor and the roof. We would be happy to re-attend.

Whether or not the various repairs, alterations and energy upgrades are economically feasible for a relatively short life span will largely depend on the level of funding that might be sourced.

We would also have some concern that adopting a short term solution now will act against the longer term goal for complete renewal.

Yours faithfully

Real View Building Surveyors Ltd



Roof over the hall. Ponding due to inadequate fall



Surface cracks/crazing in the roof felt and coating



Typical elevation. The floor is rotten by the door



It is understood the right hand store will be removed. Note sloping site, front to rear



Decayed sub-framing



Floor void at the rear



Membrane to the underside of the floor



Floor void at the rear

Chinley Community Centre			
	10 years life extension	22/03/2018	
Item	Description	Cost est	Comment
1	Replace windows in upvc	£21,000	
2	Replace doors in upvc	£7,000	
3	Timber floor repairs	£3,000	
4	Timber framing and wall plate repairs	£4,000	
5	New Fortex or similar grained upvc cladding and insulation. New membranes, studwork and battens. Introduce dpcs where possible.	£20,700	say £50/m2. Ignore windows on area to allow cuts, wastage etc
6	Liquid overlay roof, 10 year guarantee. Plus local patch repairs. No thermal upgrade or improvement to falls.	£7,245	220m2
7	New rooflights	£2,400	
8	Perimeter guard to the sub-floor void	£2,200	Galv mesh
9	Rainwater goods repairs/replacements	£450	
10	Allowance for drainage works	£2,500	
11	Attendance by electrician	£1,000	
12	Refurbishment asbestos survey	£750	
13	Removals and disposals, skips, waste	£3,000	
	Subtotal	£75,245	
	Preliminaries O&P @ 10%	£7,525	
	Contingency @ 10%	£8,277	
	Building cost	£91,046	
	Professional fees @ 10%	£9,105	
	Total	£100,151	Ex VAT
	Notes		
	Surveyor estimates		
	Excludes alterations planned by client		
	Excludes internal repairs, decorations etc		
	Excludes internal refurbishments e.g. WCs, changing rooms, kitchen.		
	Excludes works to improve services, renewable energy upgrading etc.		
	Assumes the right store is demolished		