



Conditions Survey

On

**Public Conveniences, Camborne
Recreation Ground, Crane Road,
Camborne**



Name and Address of Client: Camborne Town Council
The Basset Centre
Basset Road
Camborne
Cornwall
TR14 8SL

Date of Inspection: 28th March 2017

Surveyor: Christopher M. Gunn BSc MRICS
The Old Parlour
Polgear
Four Lanes
Redruth
Cornwall
TR16 6NF

INTRODUCTION

Please note that this Report is solely for your use and that of your professional advisers, and no liability to anyone else is accepted. Should you not act upon specific points contained in this Report no responsibility is accepted for the consequences.

I was instructed by the Town Clerk of Camborne Town Council to carry out a Conditions Survey on the public conveniences at Camborne Recreation Ground. This is in relation to the transfer of ownership from Cornwall Council to Camborne Town Council of various public assets.

CIRCUMSTANCES OF INSPECTION

I inspected the premises on the late morning and early afternoon of the Tuesday, 28th March with the Asset Manager of Camborne Town Council. The store building on the south side was not open and a representative from Cormac came along to provide access during the latter part of the survey. At the time of inspection the weather was dry. The public conveniences were open.

DESCRIPTION

A pre-manufactured frame built property that I would estimate at being around 15 years old. It is my belief that there would have been a building on the site prior to this one due to the drainage I have found, which predates the age of the building. The building is detached and set to the east side of Camborne Recreation Ground.

EXTERIOR

Roof

The roof is simulated clay pan tiles which are of fibreglass construction. They are a profiled sheet material laid in rows one course high and just over 1m wide. They are lapped at the join and at the head. There is a hip detail and there are fibreglass hip and ridge profiles in place.

At the junction with the fascia board there is an eaves protection system and this has become very fragile due to exposure to UV rays, especially on the south and west elevations. The GRP covering itself has also become quite brittle and as a result will have a limited life. There are areas on the west elevation on the northwest eaves junction with the hip where this has lifted, and various other misalignments at the junctions where the horizontal rows are lapped. What will tend to happen now is that if wind gets under it will lift them and this would be likely to crack. It is my opinion that this roof will require aspects of re-covering within the next 5 years and most notably this will be to the south and west elevation that get the majority of the sun.

Gutters

These are zinc-coated (light galvanised) circular section gutters throughout with two downpipes, one on the northeast corner and one on the northwest corner. There is some debris within the gutters but nothing of any great significance. In an area that has trees around such as this I recommend these are cleaned out annually. I have noted some corrosion on the inside of the gutters but nothing to the underside or outward edges.

Walls

The walls cladding is vertical boarding on what appears to be a metal frame structure (as viewed internally from the service void). On the west elevation there is stainless steel which runs up behind the cladding and I cannot confirm how far this goes up. My one slight concern is that if this does not go up to eaves level potentially there is only the timber weatherboarding protecting the frame should a fire or damage occurring.

I have noted on the west elevation stainless steel reveals to all door openings and have noted that to the south of the south door there are rotten boards in place, only three or four along the bottom of the weather board, but this weatherboard is coming towards the end of its life and again on the south and west elevation this will fail first as it gets the majority of prevailing weather. I have also noted that the reveal corner detail on the southwest corner is also rotten and this will require replacement in the next couple of years.

The south elevation is again vertical weatherboarding. I have noted that the majority of the boards along the base are quite springy and soft. This will not be helped by the fact there is grass up against this and daffodils that will mean that at times the base of the boards are concealed by vegetation which will reduce any air getting to it. There are two significant boards that are vertical 'shakes' (cracking following the timber grain) and have expanded and it is my opinion that these boards should be replaced within the next 12 months. I will mention maintenance in terms of the weatherboarding as a general comment towards the end.

The east elevation boarding is noted to have one vertical crack in one board and a slight bow, and there is a bow at the junction of two boards further along. It is my opinion that these boards went in very dry at the time of construction and have expanded due to the moisture content. As a result some of the boards have bowed outwards within themselves and others at the joints.

The weatherboarding on the north is in better order. It is further out of the ground and there are no significant defects.

In terms of maintenance on the boarding obviously there are areas which require fairly urgent attention: those boards that have bowed significantly and have got shakes in the timber, the reveal on the southwest corner and the boards which are rotting out on the base. There needs to be a plan of what you intend to do with this. Obviously you could go for a like-for-like replacement with timber weatherboarding and in 15 or so years ago this will need replacement again. What I would recommend is that if you go down this route you use tanalised treated timber and make sure that any cut ends of the timber are not along the base of the wall as any rain will bounce off the ground and the end grain which is partially untreated (due to the cutting of the timber) will rot out quicker.

I would also like to see a French drain on the south side of the property and the east as the ground is fairly close to the boards. If a channel was dug with perforated plastic pipe and then chippings around, this could follow the natural lie of the land to the north and run out on the northeast corner. This would serve two purposes: the ground would not become sodden around the base of the weatherboarding and the chippings could be kept clear of any vegetation so that any water that does hit the weatherboarding and run down would disperse quite quickly.

You could also give consideration to potentially taking off the weatherboard and adding a render finish on expanding metal and backing board. This would reduce future maintenance in terms of replacing rotten timber, would give the benefit of additional fire protection and would significantly reduce future maintenance with only redecoration required on the property in a 4-5 year programme which would be less intensive than the weatherboard at present. This is something, in my opinion, you would be wise to consider.

External Joinery

There are stainless steel doors to the toilet area and to the store area. These are all in working order. There is impact damage to many areas of these but they are satisfactory at present. The quality of the stainless appears to be reasonable and I have not seen any severe tarnishing to any elements of this.

There is UPVC fascia board and UPVC soffit in place. The extractor from the WC is vented through ducting, through the service void and out through the rear soffit.

Surfaces Adjacent

There is disabled access to the front which is ramped up from the pathway. There is key clamp guard railing to the blockwork retaining walls of this noted to be satisfactory.

Decoration

It is fair to say the external decoration is satisfactory but there are elements which are starting to rot so the decoration will start to fail fairly quickly.

INTERNAL

Toilet

Floor

Quarry tile to solid concrete. This is well grouted and noted to be satisfactory with textured floor tiles for grip.

Walls

There is stainless steel panelling throughout and from what I have seen within the service void this appears to be fitted to a metal framework.

Ceiling

This is a stainless steel with some Perspex obscure panels in place.

Fittings

Stainless steel wash hand basin.

Stainless steel soap dispenser.

Airforce hand dryer in working order.

Hot & cold water in working order.

Extractor fan which goes out through the service void and the ventilation extract point at the soffit.

Stores

Floor

Chequer plate aluminium probably laid on timber bearers.

Walls

Plywood walls with decorated finish.

Ceiling

A plywood ceiling with decorated finish.

Fittings

Off the store area there is a kitchen area. This comprises of the floor to match the stores together with walls. There are various service cupboards with independent hot water heater providing hot water to both the toilet and kitchen

area. There is a stainless steel wash hand basin with hot and cold water and tap beside for cleaning purposes. MCB electric consumer unit.

SERVICES

Drainage

I have lifted the manhole cover up on the north side of the property. This is showing that the drains are a mixture of plastic with some older ceramic which would make me believe that there was a building on this site prior to the prefab being added. The chamber is poorly constructed blockwork and there is little in the way of benching (render) to the chamber. The drains however were clear. No remedial works are deemed necessary.

Electricity

The property has mains electric. There is an MCB consumer unit within the service void and the electrics were tested in 2016 and due to be retested in 2017. This should be carried out on an annual basis and you should obtain the paperwork for the last wiring test.

Water

The property has mains water. Cold water is direct to the tap and hot water is heated via the independent hot water heater.

OPINION

It is my opinion that the structure of the building is deemed acceptable although I could see little of the structure. Internally this is fitted out to a satisfactory standard.

There are two issues which you are going to have. One is the failing softwood weatherboard timber which in some areas is starting to fail quite badly and obviously interim isolated repairs could be made, however to replace one area of weatherboard you will need to take out quite a section and this may also be difficult to get the exact match for the moulding profile. Certainly within the next couple of years you are going to be looking at re-boarding most of this and I would suggest a programme of works for doing this but also give consideration to perhaps a different more durable external finish.

The other area which is of concern is the roof covering. This is original, in my opinion, has become quite brittle in some areas and will, in my opinion, need to be replaced with a like-for-like product as the roof structure, in my opinion, is designed for this lightweight GRP. This simulated clay profiles do look quite appealing and these are still readily accessible from specialist companies.

SIGNATURE:

DATE OF REPORT: 3rd April 2017

CHRISTOPHER M GUNN BSc MRICS
Member of the Independent Surveyors Association