

Dwelling survey

Block 22 Dwelling / Flat No 22

May Court

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Wall and base units	C	10	6	im
Worktops	Laminate	C	10	6	im
Sink and tap	SS single bowl/LHD + pair pillar taps	C	10	1	No
Floor finish	Altra	C	10	6	m2
Extract fan fitted	Yes - shared hall and bathroom	D	0	0	No

Bathroom

Bath	Pressed Steel	C	15	1	No
WC	Plastic cistern / ceramic pan	C	10	1	No
Whb	wall hung ceramic	C	5	2	No
Floor finish	Altra type	C	10	2	m2
Splash back	3 course tile	C	5	1.5	m2
Extract fan fitted	With kitchen				No

Separate WC

WC	None				No
whb	None				No
Floor finish	None				m2
Extract fan fitted	None				No

Central heating (description only)

Boiler	Make: Alpha	Model: CD 25 X			
Programmer	In boiler	Model:			
Radiators	Painted steel radiators				
High storage heaters	None				
Prepflow	None				
Single point heater	None				

Electrical installation (description only)

Consumer units	In hall cupboard				
Switch plates	15+				
Socket outlets	15+				

Internal joinery

Dwelling FED	Painted SW	C	10+		
Internal Doors	Flush painted	C	10+		
Skirting and architraves	Painted SW	C	10+		
Staircase and landing	None				
Doors removed?	None				

External

Access to garden	No				
Access to private balcony	Yes				

General comments

1. Dwelling extract system - ductwork missing
 2. FL to Ceiling level 2420 mm

Dwelling survey

Block 10 Dwelling / Flat No 10

May Court

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Base and wall units	B	15	4	im
Worktops	Post form laminate	B	15	4	im
Sink and tap	SS single bowl	B	15	1	No
Floor finish	sheet vinyl	B	10	8	m2
Extract fan fitted	None				No

Bathroom

Bath / Shower	Walc in 700 x 1600 shower (adaptation)	C	15	1	No
WC	low level WC	C	15	1	No
Whb	Ceramic with pedestal	C	15	1	No
Floor finish	Sheet vinyl	C	10	2.5	m2
Splash back	Fully tiled	C	15	8	m2
Extract fan fitted	Communal to Block?				No

Separate WC

WC	None				No
whb	None				No
Floor finish	None				m2
Extract fan fitted	None				No

Central heating (description only)

Boiler	Make: Alpha	Model: CD25			
Programmer	In boiler				
Radiators	Pressed Steel				
High storage heaters	None				
Prepflow	None				
Single point heater	None				

Electrical installation (description only)

Consumer units	Hall cupboard				
Switch plates	White				
Socket outlets	White				

Internal joinery

Dwelling FED	Solid painted sw flush door	C	10		
Internal Doors	Painted flush doors	C	15		
Skirting and architraves	Painted sw				
Staircase and landing	None				
Doors removed?	None				

External

Access to garden	No				
Access to private balcony	Yes				

General comments

1. Overall thickness of external wall 280 mm
 2.

Dwelling survey

Block

Dwelling / Flat No

May Court

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Kitchen	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Units	Wall and Base units	C/D	5	5	lm
Worktops	Laminare	C	10	6	lm
Sink and tap	SS Single bowl UHD + pair pillar taps	C	10	1	No
Floor finish	PVC tile	C	10	4	m2
Extract fan fitted	Yes	D/E	0	1	No

Bathroom	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Bath	Cl original 1960	C	3	1	No
Wc	Low level ceramic	C	3	1	No
Whb	Wall hung ceramic	C	3	1	No
Floor finish	PVC tile	C	10	2	m2
Splash back	Tile	C/D	3	3	m2
Extract fan fitted	Yes				No

Separate WC

Wc	None				No
whb	None				No
Floor finish	None				No
Extract fan fitted	None				m2
					No

Central heating (description only)

Boiler	Make	Alpha	Model	CD 25X
Programmer	Make	In Boiler	Model	
Radiators	Painted pressed Steel			
HWC	None			
Night storage heaters	None			
Megaflow	None			
Single point heater	None			

Electrical installation (description only)

Consumer units	Hall Cupboard			
Switch plates	15"			
Socket outlets	15"			

Internal joinery

Dwelling F.D.	Painted Flush	C		
Internal doors	Painted Flush	C		
Stringers and thresholds	Painted sw	C		
Staircase landing	None			
Doors removed?	Bedroom damaged	E		

External

Access to garden	No			
Access to private balcony	Yes			

General comments

1. Condensation on wall and ceilings + mould (below roof)

Dwelling survey

Block

Dwelling / Flat No

May Court

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Kitchen	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Units	Wall and Base units (by Resident?)	C	10	3	lm
Worktops	Laminare	C	10	3	lm
Sink and tap	SS Single bowl UHD + pair taps	C	10	1	No
Floor finish	15" by resident	C	10	1	m2
Extract fan fitted	None				No

Bathroom	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Bath	Pressed steel	C	10	1	No
Wc	plastic cistern / ceramic pan	C	10	1	No
Whb	Wall mounted ceramic	C	10	1	No
Floor finish	Tile by resident				m2
Splash back	Tile by resident				m2
Extract fan fitted	Communal vent to block				No

Separate WC

Wc	None				No
whb	None				No
Floor finish	None				No
Extract fan fitted	None				m2
					No

Central heating (description only)

Boiler	Make	Alpha	Model	CD 25X
Programmer	Make	In boiler	Model	
Radiators	Painted steel radiators			
HWC	None			
Night storage heaters	None			
Megaflow	None			
Single point heater	None			

Electrical installation (description only)

Consumer units	Hall cupboard			
Switch plates	15"			
Socket outlets	15"			

Internal joinery

Dwelling F.D.	Flush	C	10	1
Internal doors	Flush and part glazed	C/D	<5	
Stringers and thresholds	Painted sw			
Staircase landing	None			
Doors removed?	None			

External

Access to garden	No			
Access to private balcony	Yes			

General comments

1. Check fire rating of internal doors
2. Damp to internal walls at low level - plumbing leak??

Condition Appraisal
of
Beckett Close, Gilbert Close and Priory Close
Flat Blocks – Archetype 2
at
High Path Estate, London SW19
for
PRP Architects



Purpose of Issue:	Information
Date:	20 November 2014
Job No:	P178

Property Performance Services Ltd.
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- 1.0 Introduction
- 2.0 Description of the Flat Blocks
- 3.0 Description of the Form of Construction and General Condition
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- 6.0 Summary

Appendices:

- A Location Plan
- B Photographs
- C Schedules of Condition

1.0 Introduction

- 1.1.1 This report has been prepared on the instruction of PRP Architects in accordance with their e-mail of 23 October 2014. It has generally been prepared in accordance with Property Performance Services Ltd.'s letter of 30 October 2014.
- 1.1.2 The purpose of this exercise is review the current condition of the principle elements of construction for the Priory Close, Becket Close and Gilbert Close flat blocks at the High Path Estate.
- 1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate.
- 1.1.4 As the blocks described in this report were originally built as part of the same development in the 1930s using similar designs, construction techniques and materials. These blocks are referred to as 'High Path Estate - Archetype 2 Blocks.' for the sake this report.
- 1.1.5 This report should be read in conjunction with other 'Archetype Condition Assessment' reports which have also been prepared for the other properties at the High Path Estate.
- 1.1.6 Further surveys and investigations are also being prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.
- 1.1.7 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Flat Blocks

- 2.1.1 This report relates to the condition of the following three blocks:
- Priory Close
 - Becket close
 - Gilbert Close
- 2.1.2 As the properties described in this report have been in Merton Priory Circles ownership for a number of years - it is not proposed to enter into lengthy descriptions of their locations, surrounding properties or the estate and local facilities as part of this report. However, an extract from the estate location plan is included in Appendix A identifying the positions of these blocks.
- 2.1.3 The properties comprise of four storey blocks of flats which were designed and constructed in the 1930s as purpose built social housing.
- 2.1.4 Apart from some changes to the entrance lobbies and the programmed replacement of windows and roof coverings, there appears to have been little change made to the blocks and the flat accommodation since the buildings were originally constructed.

- 2.1.5 The accommodation in each of the blocks comprises:
- Priory court:
 - 64 Flats
 - Beckets close
 - 24 flats
 - Gilbert Close
 - 20 flats
- The accommodation provide within these Archetype 2 blocks comprises of 108 individual flats. The flats were occupied and in use by Tenants and Leaseholders at the time of survey.
- 2.1.6 The flats are arranged in around a series of communal stair cores within the blocks. Each stair core has an 'Entry-call' controlled communal entrance door at ground floor level leading to a communal staircase giving access to the upper floor levels.
- 2.1.7 Flats are either accessed directly off of the staircase landings or from adjacent short lengths of access balcony at each of the upper floor levels. Some ground floor flats are accessed from direct form courtyard level.
- 2.1.8 There are no lift installations in any of the blocks. There is 'no level access' provision for any of the dwellings in these blocks.
- 2.1.9 There are some car parking spaces provided adjacent to each of the blocks and additional estate parking nearby.
- 2.1.10 A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.
- 2.1.11 The form of construction for the blocks can generally be described as: Loadbearing masonry walls supporting filler joist concrete floor and roof slabs. The roof over the block is flat and weathered in a high performance felt roofing system. The external walls are 1.5 bricks thick solid masonry walls. Windows are upvc framed double glazed type.
- 2.1.12 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.
- 2.1.13 A selection of photographs of the blocks are included in Appendix B

3.0 Archetype 2 Blocks - Description of Construction and Condition

3.1 Roofs

- 3.1.1 Access to the main roof over the Priory Close block is via an access door from the top landing of one of the communal staircases. Roof access to Becket and Gilbert Close blocks is only available by ladder from the top floor access balcony on each block.
- 3.1.2 The roofs are flat with a low brick parapet wall formed at the head of the external walls. The roofs are weathered using a high performance roofing felt system. This would appear to have been applied in the last 10 to 15 years. This may have been applied over the original asphalt roof coverings applied when the block were originally constructed. The felt system is carried up the inside face of the parapets and dressed

- over the parapets to form a coping detail. The weathering system generally appears to be in good condition.
- 3.1.3 The anticipated component service life for 'High Performance Felt Roofing' systems is reckoned to be 50 years for some systems. This assuming that these roofs receive regular repairs and maintenance. As such these roof coverings are likely to require replacing in the next 30 to 40 years. Guarantees are sometimes available for these systems and may still be in place for the currently applied roof finishes.
- 3.1.4 Apart from one area of ponding (due to a blocked outlet on Priory Close roof) the falls formed in the roof coverings appear to be adequate for the removal of rain water.
- 3.1.5 It is not possible from visual inspection to establish the nature or adequacy of any insulation that may be provided in this roof construction. However, given the age of the current roofing system it is likely that additional insulation was applied to the block at the time of renewal. Details of the roofing system and insulation should be sought from the system installers.
- 3.1.6 There are a number of roof top cold water tank rooms on each of the roofs. These are generally brick built structures with felt covered flat roofs over. Many of the painted softwood doors to these areas have been damaged by the wind and require urgent repair or replacement to make them safe and reduce the risk of frost damage to plumbing in these areas.
- 3.1.7 Chimney stacks to these roofs are of brick construction with mortar flaunching and a collection of various pot types. Some of the chimneys appear to be still in use. All stacks are in need of overhaul and repair.
- 3.1.8 Workplace risk assessments should be carried out prior to any works being carried out to these roofs. This may give rise to the need to install permanent roof safety handrails, edge protection, lighting and signage to designated access routes.
- 3.1.9 There are a considerable number of TV aerials and satellite dishes and their associated surface run cabling attached to the roofs and chimney stacks. These could do with rationalising and the disposal of any that are found to be redundant

- 3.1.10 Roof coverings are in serviceable condition commensurate with their age and specification.

3.2 External Walls

- 3.2.1 The masonry walls to these blocks are of solid brick construction and provide support the suspended floor and roof slabs.
- 3.2.2 The walls are fairfaced externally and plaster finished internally. Most of the external brick walls are 'one and a half' bricks thick. Support over window openings is provided by flat brick arches. Damp proof courses are visible in the external walls. Brickwork below damp proof courses appears to be of engineering quality.
- 3.2.3 The external brickwork is flush pointed. Brickwork and pointing are in fair condition. Some minor brick repairs are required in various locations to address a number of minor defects and poorly made previous repairs. The walls would appear to have received a considerable number of repairs over the years and are generally in fair condition for their age.
- 3.2.4 The thermal performance of the solid walls can be considered 'low' when compared to current day standards for new built residential properties.

3.3 Windows, Doors and Screens

- 3.3.1 The blocks appear to have received replacement windows in the last ten to twelve years. The replacement windows are double glazed UPVC framed windows.
- 3.3.2 The windows configurations are a mixture of double glazed 'tilt and turn' units and fixed lights.
- 3.3.3 Window will require regular attendance on frame sealants, seals to glazed units and operating mechanisms to achieve a remaining life of between and 10 and 15 years to next replacement / major maintenance.
- 3.3.4 The windows to the stairwell landings are also UPVC framed but are generally single glazed.
- 3.3.5 Hardwood glazed doors and screens are provided to the main communal entrance and staircase areas. These have been renewed in the last 5 to 10 years. Apart from some minor repairs due to vandalism and damage the doors and screens are generally in good condition. Electric door locking mechanisms require some attention to ensure proper operation.
- 3.3.6 Doors to other common areas are generally painted softwood type to under stairs cupboards and roof top access doors. These are of a variety of ages and conditions and are in need cyclical redecorations.
- 3.3.7 Dwelling front entrance doors are a variety of painted softwood types and conditions. Most doors require an overhaul and some joinery repairs prior to next external redecoration.
- 3.3.8 Internal and external re-decorations are required now for most doors in these blocks.

3.4 Balconies

- 3.4.1 Deck access balconies have been provided at upper floor levels to provide access to certain flats. These are most likely to be of steel filler joist concrete construction supported on the external wall structure. The top of the balcony slabs has been

weathered in asphalt laid to falls to balcony gullies and cast iron rainwater down pipes. Asphalt is generally in good condition with some localised repairs being required.

- 3.4.2 The edge protection to the balcony is provided by a 'half brick' thick parapet wall with a cast in situ concrete coping detail on top.
- 3.4.3 The soffits of the concrete balcony slabs are paint finished.
- 3.4.4 It would appear that previously applied concrete repairs have been carried out to the balconies. It should be envisaged that some further repairs to concrete elements will be required prior to next external redecorations.

3.5 Internal Common Areas

- 3.5.1 The internal common areas comprise:
- The ground floor entrance areas,
 - The communal stairwells and landings
 - The access balcony areas
- 3.5.2 These areas are generally finished to a similar specification in each of the three blocks.
- 3.5.3 The Entrance and stairwell area ceilings are finished in painted plasterwork / render. These are generally in good condition with minor repairs required prior to next cyclical re-decoration.
- 3.5.4 Walls finishes are a mixture of fair faced brick work and painted plaster / render. These have suffered minor damage and will also require an element of pre-decoration repairs.
- 3.5.5 The communal stairs are constructed of concrete. Landings are finished in a granolithic topping and are in good condition for their age. The ground floor entrance lobby floors are finished in quarry tiles which appear to have been installed in the last 10 years.
- 3.5.6 Balustrades to staircases are painted metal and are in need of redecoration

3.6 Dwellings Internally

- 3.6.1 Access was made to inspect 2 flats in these blocks to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwellings inspected were:
- 11 Priory Close – Top floor (Vacant)
 - 33 Priory Close – Ground Floor (Occupied)
- 3.6.2 The fittings and finishes reviewed comprised:
- Kitchen fittings
 - Bathroom fittings
 - Central heating systems
 - Internal joinery
 - Electrical installations
- 3.6.3 None of the building services were tested or inspected as part of this report
- 3.6.4 The condition of kitchen units, worktops and kitchen sinks was reviewed. The kitchens appear to have been installed approximately more than 20 years ago and were generally in 'poor' condition.

- 3.6.5 The kitchens are reasonably sized and have space provision for a range of the normally installed residents 'white' goods without compromising too much on storage and general circulation space.
- 3.6.6 The two dwellings inspected may not be typical of the remaining blocks in Priory, Gilbert and Becket Close blocks. See the 'Overview Condition Appraisal' report for the remaining blocks at High Path Estate for typical age and condition profiles for kitchen fittings and finishes.
- 3.6.7 Not all kitchens were fitted with extractor fans.
- 3.6.8 The flats have separate bathrooms and WCs. There are no hand wash facilities in the separate WC areas.
- 3.6.9 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.
- 3.6.10 Sanitary fittings ranged between 10 and 25 years old
- 3.6.11 The baths in these two flats are enamelled pressed steel type.
- 3.6.12 W.Cs. are high level cistern type. Wash hand basins are ceramic wall hung type.
- 3.6.13 Sanitary fittings are of a variety of manufacture and ages but are generally in 'poor' condition.
- 3.6.14 The separate WCs are un-heated. The ground floor flat inspected suffered from condensation on the external walls, roof and floor finishes. Measures will be required to address condensation issues in these areas.
- 3.6.15 The arrangement of the bathrooms, separate WCs and the hall cupboards could be reviewed to provide alternative bathroom and toilet arrangements. The upper floor flat also contains a redundant coal store which could be removed to make better use of space
- 3.6.16 Both of the flats inspected are fitted with gas fired boiler and radiator heating and hot water systems. The systems would appear to be approximately 15 years old. Recent Gas safety reports should be consulted for details of condition.
- 3.6.17 The boilers are mostly combination type with integral programmers. See data sheets in Appendix C.
- 3.6.18 Radiators are pressed metal type. Some of these showed signs of rusting and some may need replacement in the future years.
- 3.6.19 There are a variety of electrical consumer units fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.
- 3.6.20 Much of the internal joinery would appear to be that which was originally installed. Doors to living rooms, bedroom, kitchens and bathrooms are predominantly timber flush type with SAA pattern ironmongery. Doors to hall cupboards are a mixture of painted four panel and flush painted types. The condition of the doors varies. Fire ratings for doors should be reviewed.
- 3.6.21 Skirtings and architraves were mostly present with a few areas having been removed. Window boards in flat 11 have rotted and need to be replaced.

- 3.6.22 At some point in the past an area of kitchen and hallway wall has been removed in flat 33. Some residents have also removed internal doors in some flats. A reviewed of the Fire strategy for the flat layouts should be carried out.

3.7 External Areas to the blocks

- 3.7.1 These have not been reviewed in isolation. It is envisaged that the condition of these elements should be reviewed for the estate as a whole to establish its condition and future maintenance requirements.

4.0 Other considerations

- 4.1.1 Fire and Emergency – A review of the current Emergency strategies for these blocks in light of current legislation and current day standards could be carried out.
- 4.1.2 Condensation and mould growth – The 1930s building construction used for these blocks is considered to have a 'Low' thermal performance compared to current day standards. Solid walls and projecting concrete balconies
- 4.1.3 Solid walls construction and projecting concrete balconies form a number of 'thermal bridges / cold bridges' details which can result in localised cold areas where condensation and possible resultant mould growth forms. Each block should be the subject of a separate investigation and report to establish the extent and possible remedial measures that may be required to address condensation and mould growth issues
- 4.1.4 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age.
- 4.1.5 Given the age of the buildings it is possible that lead based paints may have been used in some areas.
- 4.1.6 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce noise vertically and horizontally between flats and neighbours. External noise could also be reviewed.

5.0 Future Maintenance Considerations

- 5.1.1 A spreadsheet showing an indication of the likely programmed replacement maintenance for some of the construction elements for these three blocks is included in appendix D
- 5.1.2 This is based on estimated 'component life expectancies and frequencies of future maintenance. The Works would ideally be organised into sensible works packages to ensure the most beneficial use of preliminaries and contractors on costs e.g. use of external scaffolding, and keep disruption to the residents to a minimum
- 5.1.3 This schedule is intended for discussion purposes at this stage and does not form part of a planned preventative maintenance plan.

6.0 Scope of Commission

- 6.1.1 In accordance with our normal practice this report has been prepared for the sole use of the Directors of PRP Architects. No responsibility, in whole or in part, is accepted to any other parties.
- 6.1.2 Before this report, or any part of it, is reproduced or referred to in any other documents our written approval as to the form and content must first be obtained.
- 6.1.3 The Contracts (Rights of Third Parties) Act 1999 does not apply.
- 6.1.4 No structural investigations or assessment of the condition of concrete to any part of the property have been undertaken, inspected or tested as part of this report.
- 6.1.5 None of the building services at these properties have been inspected or tested as part of this commission. Arrangements to have the building services inspected and tested can be arranged on request.
- 6.1.6 We have not arranged for chemical analysis to be undertaken for the possible presence of High Alumna Cement, calcium chloride, asbestos, sea-dredged aggregates or inspected for the presence of wood wool slabs used as permanent shuttering.
- 6.1.7 The Report is based on a visual inspection of the readily accessible parts of the building. We have not inspected any parts which are covered unexposed or inaccessible and cannot therefore comment on the condition of these areas.
- 6.1.8 We have not carried out a full Building Survey or Building Appraisal of any parts of the Blocks as part of this commission. This report relates to the 'General Condition' of the principle elements of construction only.

7.0 Summary

- 7.1.1 This report has been prepared on the instructions of PRP Architects as Part of their review of the future regeneration of the properties at the High Path Estate for Circle Housing Merton Priory
- 7.1.2 The purpose of the report is to review the current form of construction and condition of the principle elements of Priory Close, Gilbert Close and Becket Close blocks.
- 7.1.3 The overall condition of the these flat blocks can be described as 'fair' considering the age and nature of construction of these blocks.
- 7.1.4 The blocks may not meet currently expected standards for new buildings and some shortfalls in the thermal and sound performance of the fabric and separating walls should be expected.
- 7.1.5 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property reports.
- 7.1.6 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports
- 7.1.7 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:
- Repairs to roof top plant room doors
 - Chimney repairs
 - Condensation and mould growth issues
- 7.1.8 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.
- 7.1.9 Further investigations and design development will be required if more accurate cost estimates are to be provided. Further investigations will include:
- A review of the Structural assessment prepared by the structural engineers
 - A review of the condition and adequacy of the installed utilities and building services by Building Services consultants
 - Energy assessments
 - Noise surveys
 - Update and review of Emergency management and Fire strategy
 - A review of options for waste management
- 7.1.10 Some of the future maintenance works may require Building Regulations Approval. Any works which alter the external appearance or involve a change of materials or use will require Planning Approval.
- 7.1.11 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.

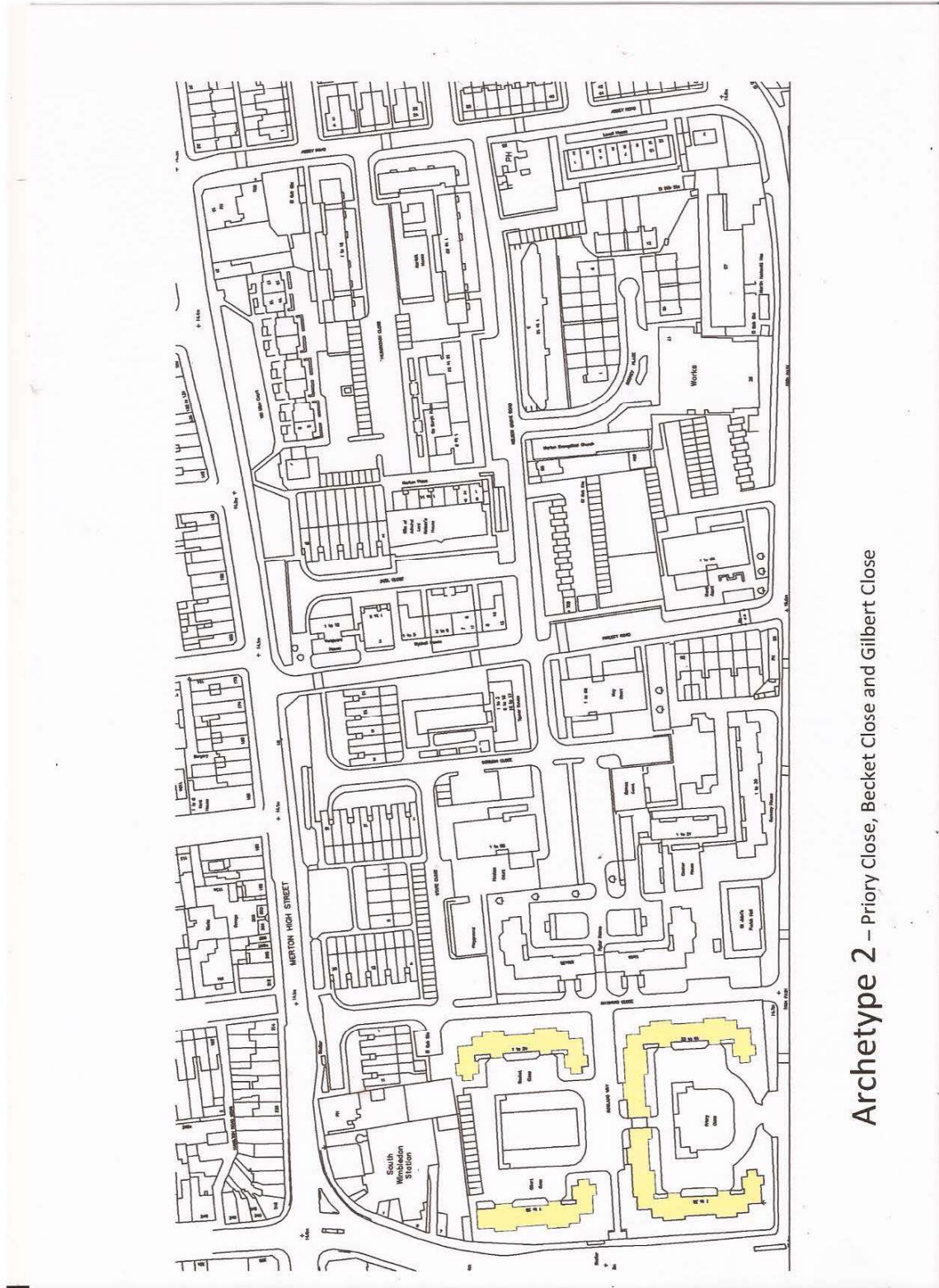
Prepared by;

Date:

Checked by:

Date:

Appendix A – Location Plans



Archetype 2 – Priory Close, Becket Close and Gilbert Close

Appendix B - Photographs



Photograph 1 – View of North communal entrance door and access balcony arrangement to Becket Close.

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Photograph 2 – North end of Becket Close showing terraced roof area at second floor level.

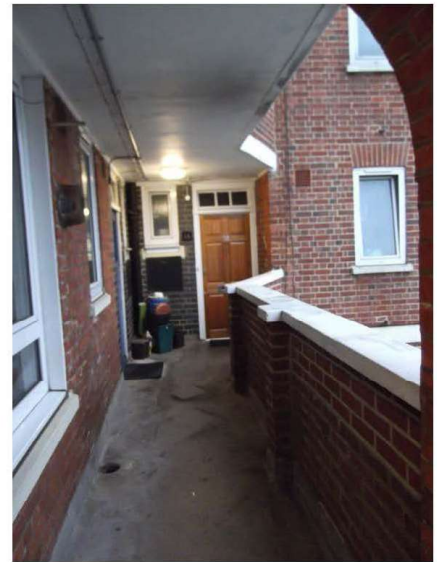
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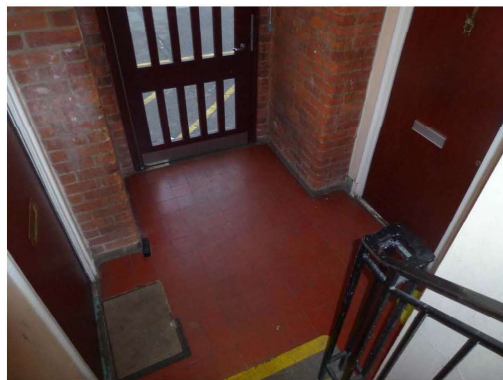
Photograph 3 - Deck access balcony to Becket Close



Photograph 4 – Typical communal access balcony with asphalt weathering and brick balustrading



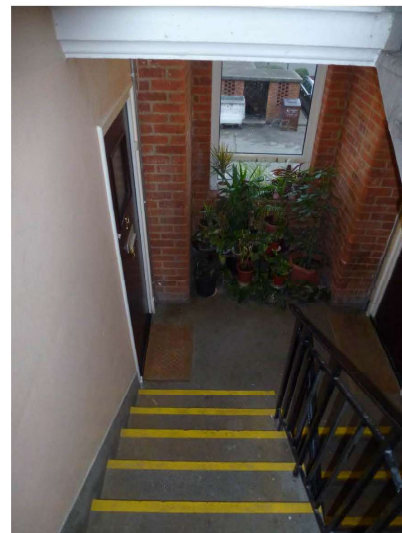
Photograph 5 – Internal communal staircase, concrete stair structure and painted metal balustrading



Photograph 7 – Typical communal entrance floor finishes



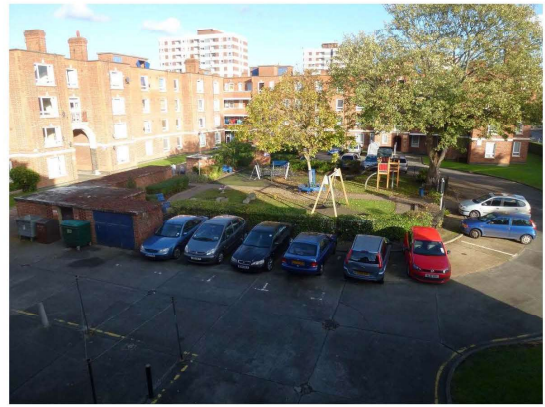
Photograph 6 – Typical entrance to communal staircase - Gilbert Close block. Doors appear to have been installed in the last 10 years. There is no level access to ground floor flats.



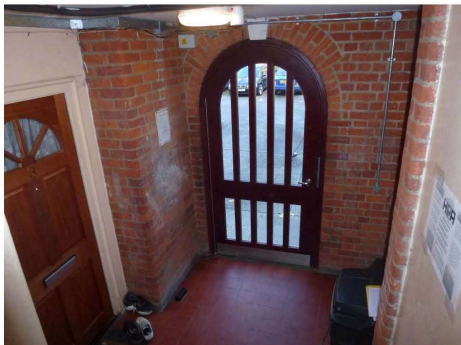
Photograph 8 – typical view of communal stairs finishes



Photograph 9 – Communal staircase. Concrete stair detail



Photograph 10 – Priory Close block with the children's play area in the centre and car parking



Photograph 11 – Typical view of entrance lobby with hardwood and glass entrance door and quarry tile floor finish.



Photograph 12 – Typical view of communal stair access with services cupboard to the right of the staircase



Photograph 13 – Typical upper level access balcony to flats showing asphalt weathering and brick balustrading



Photograph 14 – These blocks have been re roofed in the last 10 to 15 years with a High Performance felt roof system



Photograph 14 – Roof top tank rooms on all three blocks. Doors have been left insecure and damaged by wind action. These should be rehung and made secure to avoid flying debris hazard and to avoid risk of frost damage to tanks and plumbing.



Photograph 15 – Typical view of chimney stack over Priory Close block. Some repairs to brickwork, pots and flaunching are required

Appendix C - Condition Schedules

Dwelling survey

Block

Dwelling / Flat No

Priory Court

Vacant 11 unit

Units	Description	Condition	Remaining life (years)	Approx Quant	Unit
Worktops	Type 500 wall and ease units	E	0	6.5	im
Sink and tap	Laminaze	E	0	6.5	im
Floor finish	SS single bowl and pillar taps	C	5	1	No
Extract fan fitted	PVC tile	E	0	12	m2
	None				No

Bath	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	Pressed steel	C/D	3	1	No
Whb	None				No
Floor finish	wall hung ceramic	C	5	1	No
Splash back	Laminaze flooring - Resident fitted	D/E	0	2	m2
Extract fan fitted	3 Cause tile	D/E	3	1.5	m2
	Nu Aire (D/E)				No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	HL cistern and wc	D/E	0	1	No
Whb	None				No
Floor finish	Laminaze flooring - Resident fitted	D/E	0	2	m2
Extract fan fitted	None				m2

Central heating (description only)	Description	Model	Year	Notes
Boiler	Walcott	Model	Eco Tec Pro 24 (lower part missing)	
Programmer	Walcott	Model	SM905(d)	
Radiators	Walcott	Model	SM905(d)	
HWC	None			
Night storage heaters	None			
Megaflow	None			
Single point heater	None			

Electrical installation (description only)	Description	Year	Notes
Consumer units	Hall Cupboard C 1980s		
Switch plates	1980s		
Socket outlets	1980s		

Internal joinery	Description	Year	Notes
Dwelling FED	Removed for shutter protection	C	
Internal Door's	panototypes painted SW	D	
Skirtings and architraves	Painted SW	C	
Staircase and landing	None		
Doors removed?	Yes		

External	Description	Year	Notes
Access to garden	None		
Access to private balcony	Access balcony		

General comments	Notes
1	Vacant dwelling in need of new kitchen and bath room / WC to make ready for letting
2	Security grille to entrance
3	Artex finish applied
4	Coal hole arrangement behind WC could be removed to improve arrangement
5	Hall cupboards could be removed to re arrange bathroom layouts
6	Sealed double glazed units falling. Rotted sill boards internally
7	Floating timber floor to liv rm
8	External walls 1.5 bk plus plaster.
9	FL to CL 2480 mm

Dwelling survey

Block

Dwelling / Flat No

Priory Close

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Units	Description	Condition	Remaining life (years)	Approx Quant	Unit
Worktops	Mitre 500 Type circa 1980s	D	3	5	im
Sink and tap	Laminaze	D	0	5	im
Floor finish	SS sink and Monobloc type tap	C	5	1	No
Extract fan fitted	WVW - Resident fitted	C	0	8	m2
	Fitted (not working)	E	0	1	No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath / Shower	Converted to wirt room (Adaption)	B	20	1	No
WC	Ceramic wall hung	B	20	1	No
Whb	WVW - leaks at threshold	B	10	4	m2
Floor finish	Fibre filled walls	B	10	12	m2
Splash back	yes				No
Extract fan fitted					1

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	high level cistern (D)and ceramic pan	C	5	1	No
Whb	None				No
Floor finish	Ceramic tile - Resident fitted	C	3	1.5	No
Extract fan fitted	Nu Aire				R2

Central heating (description only)	Description	Model	Year	Notes
Boiler	Walcott	Model	25 HT	
Programmer	Walcott	Model		
Radiators	Pressed steel painted			
HWC	None			
Night storage heaters	None			
Megaflow	None			
Single point heater	None			

Electrical installation (description only)	Description	Year	Notes
Consumer units	Hall cupboard		
Switch plates	approx. 20 year old		
Socket outlets	approx. 20 year old		

Internal joinery	Description	Year	Notes
Dwelling FED	Painted SW flush door	C	10
Internal Doors	Painted flush and panelled doors	C	10
Skirtings and architraves	Painted SW		
Staircase and landing	None		
Doors removed?	Yes - see below		

External	Description	Year	Notes
Access to garden			
Access to private balcony			

General comments	Notes
1	Section of kitchen / hall wall removed by previous occupants - Fire MOC to be addressed
2	Dump at low level in sep WC and hall way - No heating in WC
3	FL to CL 2480 mm
4	SSO in hall shorts out (due to damp wall)

Condition Appraisal
of
Ryder House, Ramsey House and Eleanor House
Flat Blocks – Archetype 3
at
High Path Estate, London SW19
for
PRP Architects



Purpose of Issue: Draft for Information
Date: 16 November 2014
Job No: P178

Property Performance Services Ltd.
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Contents:

- 1.0 Introduction
- 2.0 Description of the Apartment Blocks
- 3.0 Description of the Form of Construction and General Condition
- 4.0 Further Considerations
- 5.0 Scope of Condition Assessments
- 6.0 Summary

Appendices:

- A Location Plan
- B Photographs
- C Schedules of Condition

1.0 Introduction

- 1.1.1 This report has been prepared on the instruction of PRP Architects in accordance with their e-mail of 23 October 2014. It has generally been prepared in accordance with Property Performance Services Ltd.'s letter of 30 October 2014.
- 1.1.2 The purpose of this exercise is review the current condition of the principle elements of construction the Eleanor House, Ryder House and Ramsey House flat blocks at the High Path Estate.
- 1.1.3 This information is to be used to enable consideration to be given to the potential for the regeneration of the High Path Estate.
- 1.1.4 These blocks were originally built as part of the development of the estate carried out in the 1950s. For the sake this report these blocks are referred to as 'High Path Estate - Archetype 3 Blocks.'
- 1.1.5 This report should be read in conjunction with other Archetype Condition Assessment reports which have also been prepared for the other properties at the High Path Estate
- 1.1.6 Further surveys and investigations are also being prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.
- 1.1.7 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Flat Blocks

- 2.1.1 This report relates to the condition of the following three blocks:
- Eleanor House
 - Ryder House
 - Ramsey house
- 2.1.2 An extract from the estate location plan is included in Appendix A identifying the positions of the blocks.
- 2.1.3 The properties comprise of four storey blocks of flats and maisonettes which were designed and constructed in the late 1940s and 50s as purpose built social housing. Apart from programmed replacement of windows and roof coverings, there appears to be little change made to the blocks and the flat accommodation since the buildings were originally constructed.

2.1.4 The accommodation in each of the blocks comprises:

Eleanor House:

- 16 No. Flats
- 5 No. Maisonettes

Ramsey House:

- 30 No. Flats

Ryder House:

- 38 No Flats

The accommodation provide within these three blocks comprises of 99 individual dwellings. Dwellings were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.5 The flats in the Ryder House and Ramsey House flat blocks are arranged in around a series of communal stair cores within the blocks. Each stair core has an 'Entry-call' controlled communal entrance door at ground floor level leading to a communal staircase giving access to the upper floor levels. Flats are either accessed directly off of the staircase landings or from adjacent short lengths of access balcony.

2.1.6 Some ground floor flats are accessed from direct form courtyard level

2.1.7 Eleanor House contains flats and maisonettes. Upper floor maisonettes are accessed by communal staircase and deck access balcony at second floor level. Flat are either accessed at ground level, or first floor flats accessed from narrow staircase with open entrances at ground level.

2.1.8 There are no lift installations in any of these blocks. There is 'no level access' provision for any of the dwellings in these blocks.

2.1.9 There are some car parking spaces provided adjacent to each of the blocks and additional estate parking nearby.

2.1.10 A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.

2.1.11 The form of construction for the blocks can generally be described as: Loadbearing solid masonry walls and cavity walls supporting concrete separating floors and pitched roofs over.. The roofs are pitched and weathered in interlocking concrete tiles. Flat roofs (currently being refurbished) are finished in a felt roofing system. Windows are upvc framed double glazed type.

2.1.12 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.

2.1.13 A selection of photographs of the blocks are included in Appendix B

3.0 Archetype 3 Blocks - Description of Construction and Condition

3.1 Roofs

3.1.1 The main roofs over the blocks are pitched and weathered in interlocking concrete tiles. Roof coverings would appear to be those installed when the blocks were originally constructed approximately 60 to 65 years ago. The estimated component life for

concrete tile roof coverings is in the region of 65 to 75 years given regular maintenance and repair. These roof coverings are therefore likely to require replacement in the next 10 to 15 years and may require increased levels of maintenance in the oncoming years.

- 3.1.2 The roofs generally appeared to be in fair condition when viewed from roof level.
- 3.1.3 Roof structures are most probably of timber construction. Roof voids will need to be inspected to establish the condition of the timbers, the nature and adequacy of insulation and roof void ventilation and the presence of any fire separation to these areas.
- 3.1.4 Eaves fascias and soffits are of timber construction. These appear to have been decorated in the last few years and generally appear to be in fair condition. Regular cyclical redecorations will be required. An element of pre-decoration joinery repair should be envisaged on each block.
- 3.1.5 Rainwater disposal is by half round gutters and external rainwater down pipes. These are painted cast iron and are in need of repair and redecoration. The condition of fixings should be checked.
- 3.1.6 Chimney stacks to these roofs are of brick construction with mortar flaunching and a collection of various pot types. Some of the chimneys appear to be still in use. All stacks are in need of overhaul and repair.
- 3.1.7 Flat roofs over parts of these blocks have not been inspected in detail. Contractors were working in some areas to renew flat roof coverings.

3.2 External Walls

- 3.2.1 The external masonry walls to these blocks are of solid brick construction at lower levels and of cavity construction at upper floor level. These support the concrete internal separating floors and suspended timber floor and roof structures.
- 3.2.2 The walls are finished in fair faced brickwork externally and plaster finished internally.
- 3.2.3 Areas of Eleanor House external walls are finished in painted render. The render has cracked and needs repair prior to external redecoration. There are no movement joints in this render. Cracking may recur.
- 3.2.4 The solid external brick walls are 'one and a half' bricks thick. The upper floor cavity walls are most likely of brick and brick, or brick and clinker block construction with a 50 mm cavity.
- 3.2.5 Support over most window openings is provided by flat brick arches or soldier course brick lintels (these may contain metal rods and wire stirrup reinforcement) Damp proof courses are visible in the external walls. Brickwork below damp proof courses appears to be of engineering quality.

- 3.2.6 External brickwork and brickwork pointing are in fair condition for the age of the building. Some minor brickwork repairs are required to local areas and to poorly made previous repairs.
- 3.2.7 The thermal performance of the solid walls and some cavity walls can be considered 'low' when compared to current day standards for new built residential properties.
- 3.2.8 Concrete repairs are needed to some of the exposed concrete elements on Eleanor house.
- 3.2.9 Redundant 'coal hole' hoppers could be removed from some of these dwellings if so desired.

3.3 Windows, Doors and Screens

- 3.3.1 These blocks appear to have received replacement windows in the last ten to twelve years as part of an estate wide project. The replacement windows are double glazed UPVC framed windows.
- 3.3.2 The windows configurations are a mixture of double glazed 'tilt and turn' units and fixed lights. There are some circular windows on Eleanor House.
- 3.3.3 Window will require regular attendance on frame sealants, seals to glazed units and operating mechanisms to achieve a remaining life of between 10 and 15 years to next replacement.
- 3.3.4 The windows to the stairwell landings are also UPVC framed but are generally single glazed.
- 3.3.5 Hardwood glazed doors and screens are provided to some of the main entrance and communal staircase areas. These have been renewed in the last 5 to 10 years. Apart from some minor repairs due to vandalism and damage the doors and screens are generally in good condition. Electric door locking mechanisms require some attention to ensure proper operation.
- 3.3.6 Dwelling front entrance doors are also a variety of painted softwood types and conditions. Many doors would appear to require overhaul and some joinery repairs prior to next external redecoration.
- 3.3.7 Internal and external re-decorations are required now for most doors in these blocks.

3.4 Balconies

- 3.4.1 Deck access balconies have been provided at upper floor levels of each block to provide access to certain flats and maisonettes. These are mostly formed by extension of the concrete floor construction supported on the external wall structure.
- 3.4.2 Balconies on Eleanor house form the 'roof' over parts of the accommodation in dwellings directly below.
- 3.4.3 The top of the balcony slabs are weathered in asphalt laid to falls to balcony gullies and cast iron rainwater down pipes. Asphalt to Ramsey and Ryder Blocks is generally in good condition with localised repairs being required. Asphalt to Eleanor House Balconies is in need of major repair and overhaul.
- 3.4.4 The edge protection to the balconies at Ramsey and Ryder Blocks is provided by a 'half brick' thick parapet wall with a cast in situ concrete coping detail on top. A decorative metal balustrade has been applied to the head of the Balcony on Ramsey

House. This contains gaps in excess of 100 mm and could be used by children to scale the parapet. This arrangement should be further considered.

- 3.4.5 Balcony Balustrades to Eleanor are of painted steel construction. The condition of the embedded steel / asphalt junction should be reviewed and repaired.
- 3.4.6 The soffits of the concrete balcony slabs are paint finished.
- 3.4.7 Previously applied concrete repairs have been carried out to these. Additional concrete repairs are required to Eleanor House now. Further repairs to concrete elements will be required prior to next external redecorations to each of the blocks.

3.5 Internal Common Areas

- 3.5.1 The internal common areas comprise:
- The ground floor entrance areas,
 - The communal stairwells and landings
 - The access balcony areas
- 3.5.2 The Entrance area ceilings are finished in painted applied to concrete soffits. Walls are finished in in a mixture of fair faced brickwork and painted plaster / render finishes. Floor to these areas are granolithic concrete. .

3.6 Dwellings Internally

- 3.6.1 Access was made to inspect 2 flats to enable an impression of the condition of the internal fixtures and finishes within dwellings in these blocks to be made. The dwellings inspected were:
- 29 Ryder House – Ground floor flat
 - 6 Ramsey House – First floor flat
- 3.6.2 The fittings and finishes reviewed comprised:
- Kitchen fittings
 - Bathroom fittings
 - Central heating systems
 - Internal joinery
 - Electrical installations
- 3.6.3 The condition of kitchen units, worktops and kitchen sinks was reviewed. The kitchens would appear to have been installed approximately about 20 years ago and were generally in 'poor' condition.
- 3.6.4 The kitchens are reasonably sized and have space provision for a range of the normally installed residents 'white' goods without compromising too much on storage and general circulation space.
- 3.6.5 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.
- 3.6.6 Sanitary fittings ranged between 10 and 25 years old
- 3.6.7 The baths in these two flats are enamelled pressed steel type. W.C. are high level cistern type. Wash hand basins are ceramic wall hung type. Sanitary fittings are of a variety of ages but are generally in 'poor' condition.
- 3.6.8 Both of the flats inspected are fitted with gas fired boiler and radiator heating and hot water systems. One of the flats has an indirect hot water storage cylinder fitted. The

other flat has a combination boiler fitted. The systems would appear to be approximately 15 years old. Recent Gas safety reports should be consulted for details of condition.

- 3.6.9 One boiler was a combination type with an integral programmer. The other boiler had a remote Honeywell programmer fitted. See data sheets in Appendix C.
- 3.6.10 Radiators are pressed metal type. Some of these showed signs of rusting and may need replacement soon.
- 3.6.11 There are a variety of electrical consumer units fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.
- 3.6.12 Much of the internal joinery would appear to be that which was originally installed. Doors to living rooms, bedroom, kitchens and bathrooms are predominantly timber flush type with SAA pattern ironmongery. Doors to hall cupboards are a mixture of painted four panel and flush painted types. The condition of the doors varies. Fire ratings for doors should be reviewed.
- 3.6.13 A reviewed of the Fire strategy for the flat layouts should be carried out. Some residents have removed internal doors in some flats. A reviewed of the Fire strategy for the flat layouts should be carried out
- 3.6.14 Skirtings and architraves were mostly present with a few areas having been removed...
- 3.6.15 Not all kitchens were fitted with extractor fans.

3.7 External Areas to the blocks

- 3.7.1 These have not been reviewed in isolation. It is envisaged that the condition of these elements should be reviewed for the estate as a whole to establish its condition and future maintenance requirements.

4.0 Other considerations

- 4.1.1 Fire and Emergency – A review of the current Emergency strategies could be carried out for these blocks in light of current legislation and current day standards.
- 4.1.2 Condensation and mould growth – The 1950s building construction used for these blocks is considered to have a 'Low' thermal performance compared to current day standards.
- 4.1.3 Solid walls construction and projecting concrete balconies form a number of thermal bridges / cold bridges details which can result in localised cold areas where condensation and possible resultant mould growth forms. Each block should be the subject of a separate investigation and report to establish the extent and possible remedial measures that may be required to address condensation and mould growth issues
- 4.1.4 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age.
- 4.1.5 Given the age of the buildings it is possible that lead based paints may have been used in some areas.

- 4.1.6 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce noise vertically and horizontally between flats and neighbours. External noise could also be reviewed.

5.0 Future Maintenance Considerations

- 5.1.1 A spreadsheet showing an indication of the likely programmed replacement maintenance for some of the construction elements for these three blocks is included in appendix D
- 5.1.2 This is based on estimated 'component life expectancies and frequencies of future maintenance. The Works would ideally be organised into sensible works packages to ensure the most beneficial use of preliminaries and contractors on costs e.g. use of external scaffolding, and keep disruption to the residents to a minimum
- 5.1.3 This schedule is intended for discussion purposes at this stage and does not form part of a planned preventative maintenance plan.

6.0 Scope of Commission

- 6.1.1 In accordance with our normal practice this report has been prepared for the sole use of the Directors of PRP Architects. No responsibility, in whole or in part, is accepted to any other parties.
- 6.1.2 Before this report, or any part of it, is reproduced or referred to in any other documents our written approval as to the form and content must first be obtained.
- 6.1.3 The Contracts (Rights of Third Parties) Act 1999 does not apply.
- 6.1.4 No structural investigations or assessment of the condition of concrete to any part of the property have been undertaken, inspected or tested as part of this report.
- 6.1.5 None of the building services at these properties have been inspected or tested as part of this commission. Arrangements to have the building services inspected and tested can be arranged on request.
- 6.1.6 We have not arranged for chemical analysis to be undertaken for the possible presence of High Alumina Cement, calcium chloride, asbestos, sea-dredged aggregates or inspected for the presence of wood wool slabs used as permanent shuttering.
- 6.1.7 The Report is based on a visual inspection of the readily accessible parts of the building. We have not inspected any parts which are covered unexposed or inaccessible and cannot therefore comment on the condition of these areas.
- 6.1.8 We have not carried out a full Building Survey or Building Appraisal of any parts of the Blocks as part of this commission. This report relates to the 'General Condition' of the principle elements of construction only.

7.0 Summary

- 7.1.1 This report has been prepared on the instructions of PRP Architects as part of their review of the future regeneration of the properties at the High Path Estate for Circle Housing Merton Priory
- 7.1.2 The purpose of the report is to review the current form of construction and condition of the principle elements of Eleanor House, Ramsey House and Ryder House blocks.
- 7.1.3 The overall condition of the accommodation provided within these blocks is 'fair' considering the age and nature of construction of these blocks. The blocks may not meet currently expected standards for new buildings and some shortfalls in the thermal and sound performance of the fabric and separating walls is to be expected.
- 7.1.4 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property reports.
- 7.1.5 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports
- 7.1.6 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:
- Repairs to external rendered wall finishes
 - Asphalt repairs to balconies
 - Concrete repairs
 - External decorations
 - Chimney repairs
 - Condensation and mould growth issues
 - Kitchen and bathroom modernisation
 - Balcony balustrade modifications
- 7.1.7 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared. This will require further investigations, design and specification to be prepared.
- 7.1.8 Further investigations and design development will be required if more accurate cost estimates are to be provided. Further investigations will include:
- A review of the structural assessment prepared by the structural engineers
 - A review of the condition and adequacy of the installed utilities and building services by Building Services consultants
 - Energy assessments
 - Noise surveys
 - Update and review of Emergency Management and Fire strategies
- 7.1.9 Some of the future maintenance works may require Building Regulations Approval. Any works which alter the external appearance or involve a change of materials or use will require Planning Approval.
- 7.1.10 Some maintenance works will require the provision of scaffolding to allow for safe access for the completion of the works.

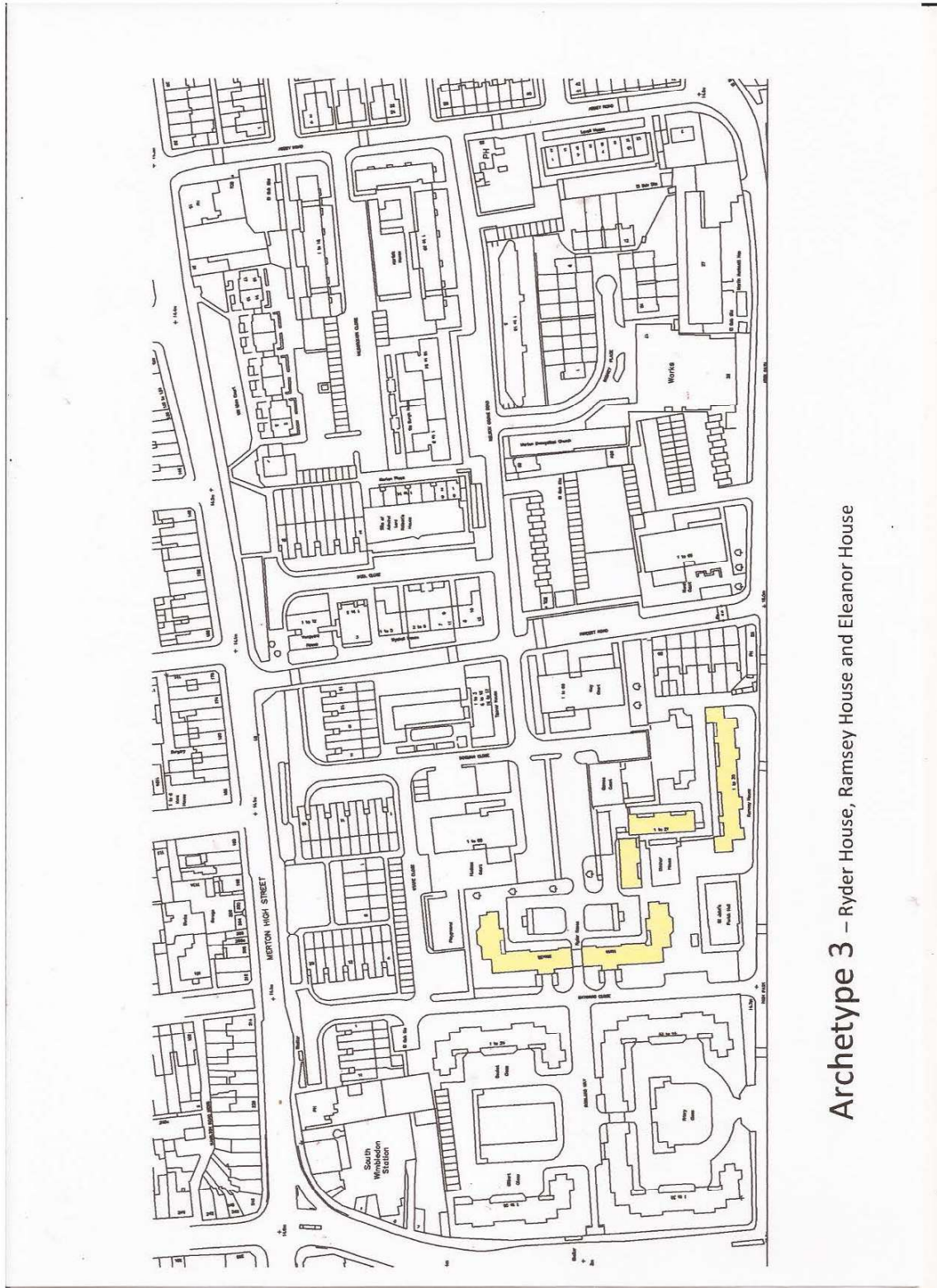
Prepared by:

Date:

Checked by:

Date:

Appendix A – Location Plans



Archetype 3 – Ryder House, Ramsey House and Eleanor House

Appendix B - Photographs



Photograph 1 – Eleanor House –Upper floor maisonettes and access balcony. Ground floor entrances to flat units

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21 November 2014

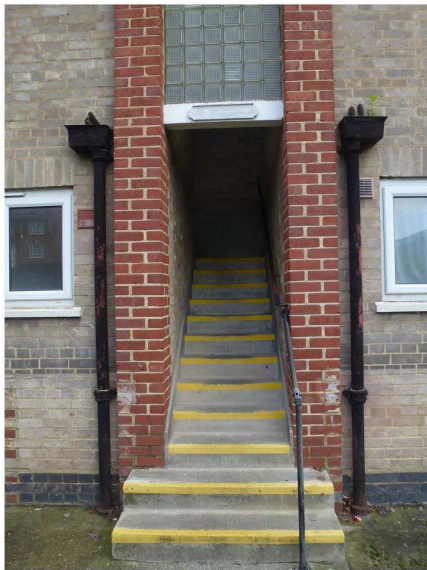


Photograph 2 – Eleanor House – Private balconies

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Photograph 3 – Eleanor House – entrance staircase to first floor flats

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Photograph 4 – Eleanor House – passage to external communal staircase.

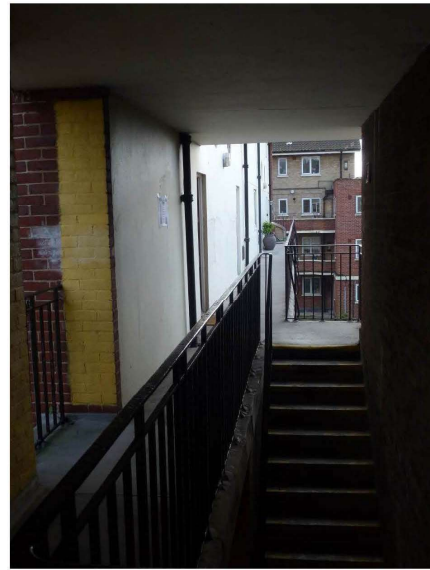
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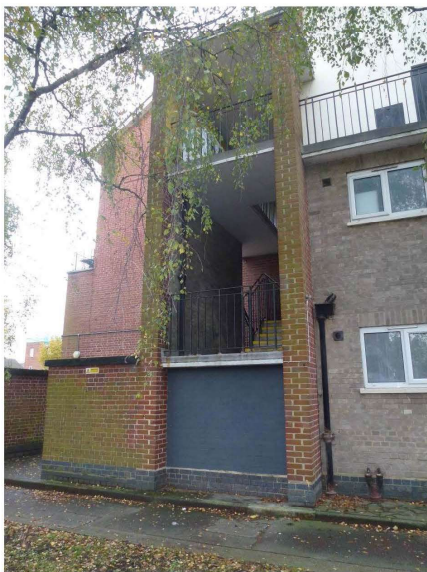
21 November 2014



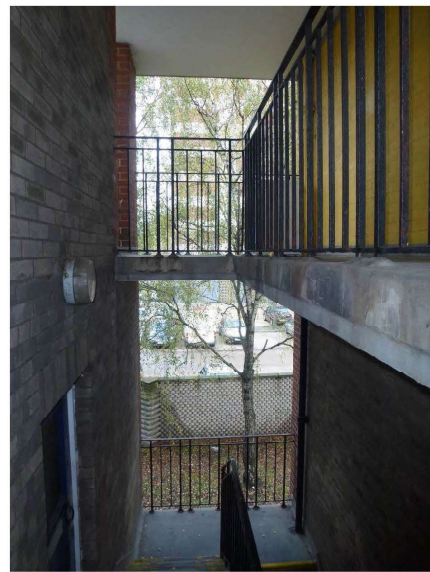
Photograph 5 – Eleanor House – private balconies



Photograph 6 – Eleanor House



Photograph 7 – Eleanor House – External communal staircase



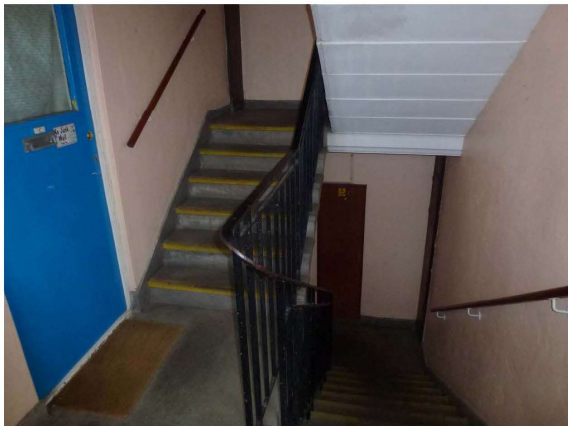
Photograph 8 – Eleanor House – External communal staircase



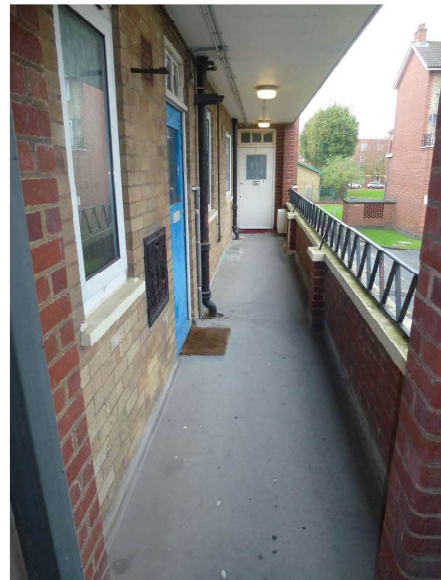
Photograph 9 – Ramsey House – Typical entrance and access balcony elevation.



Photograph 10 – Ramsey House



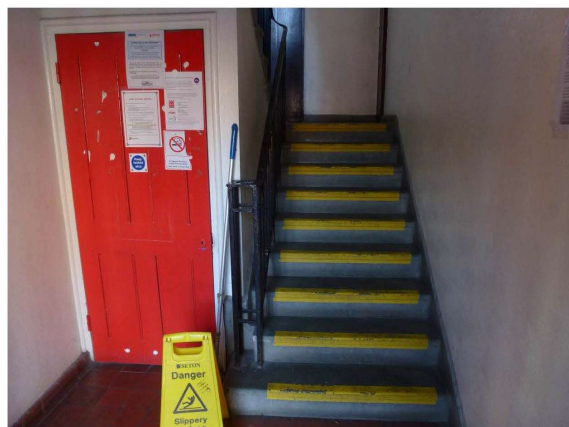
Photograph 11 – Ramsey House



Photograph 12 – Ramsey House - Access Balcony. Note balustrade has gaps greater than 100 mm



Photograph 13 – Redundant coal holes



Photograph 16 - Typical stair finishes



Photograph 15 - Ryder House - passageway



Photograph 17 - Ryder House



Photograph 18 – Ramsey House



Photograph 19 – Ryder House

Condition Appraisal

Of

Archetype 4 - Properties

1 - 5 (odds) Doel Close
2 - 18 (evens) Doel Close
1 - 19 (odds) Dowman Close
2 - 16 (evens) Dowman Close
1 - 11 (odds) Hayward Close
6 - 20 (evens) Hayward Close
1 - 5 Stane Close

Vanguard House

at

High Path Estate, London SW19

for

PRP Architects



Purpose of Issue: **Draft** for Information
Date: 16 November 2014
Job No: P178

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Appendices:

- A Location Plan
- B Photographs
- C Schedules of Condition

1.0 Introduction

- 1.1.1 This report has been prepared on the instruction of PRP Architects in accordance with their e-mail of 23 October 2014. It has generally been prepared in accordance with Property Performance Services Ltd.'s letter of 30 October 2014.
- 1.1.2 The purpose of this exercise is review the current condition of the principle elements of construction the 'Archetype 4' development of three storey town houses, flat block and terraced two storey houses constructed at the High Path Estate in the 1970s
- 1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate.
- 1.1.4 The blocks described in this report were originally built as part of the same development in the 1970s using similar designs, construction techniques and similar materials. For the sake of this report they are referred to as 'High Path Estate - Archetype 4 Blocks.'
- 1.1.5 This report should be read in conjunction with other 'Archetype Condition Assessment' reports which have also been prepared for the other properties at the High Path Estate
- 1.1.6 Further surveys and investigations have also been prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.
- 1.1.7 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Flat Blocks

- 2.1.1 This report relates to the condition of the following properties:
- 1 - 5 (odds) Doel Close
 - 2 – 18 (evens) Doel Close
 - 1 – 19 (odds) Dowman Close
 - 2 – 16 (evens) Dowman Close
 - 1 – 11 (odds) Hayward Close
 - 6 – 20 (evens) Hayward Close
 - 1 – 5 Stane Close
 - Vanguard House
- 2.1.2 An extract from the estate location plan identifying the positions of the blocks is included in Appendix A
- 2.1.3 The properties designed and constructed in the 1970s as purpose built social housing.
- 2.1.4 Apart from the conversion of some of the integral garages to form habitable rooms and the replacement of windows to blocks there appears to have been little change made to the properties since they were originally constructed.

2.1.5 The accommodation in each of the blocks comprises:

- | | | | |
|------------------|---------------|-------|-------------------------|
| • 1 - 5 (odds) | Doel Close | 3 No. | Maisonettes |
| • 2 – 18 (evens) | Doel Close | 9 No | 3 storey town houses |
| • 1 – 19 (odds) | Dowman Close | 10 No | 3 storey town houses |
| • 2 – 16 (evens) | Dowman Close | 8 No | 3 storey town houses |
| • 1 – 11 (odds) | Hayward Close | 6 No | 3 storey town houses |
| • 6 – 20 (evens) | Hayward Close | 9 No | 3 storey town houses |
| • 1 – 5 | Stane Close | 5 No | 2 storey terrace houses |
| • Vanguard House | | 11 No | flats |

The accommodation provide within these blocks comprises of 61 individual dwellings. The properties were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.6 Each of the dwellings have an independent front entrance except from the flats in Vanguard house

2.1.7 Vanguard House flats are arranged around an internal communal staircase with communal entrance doors at ground floor level. Flats are accessed from the communal stairwell landings via glazed fire lobbies at each floor level. There is no lift installation in this building.

2.1.8 Town houses are arranged in terraces. Each town house has a ground floor entrance door, private driveway and an integral garage. Some of the garages have been converted by Residents to form additional habitable accommodation. Properties have enclosed private rear gardens.

2.1.9 The maisonettes at 1-5 (odds) Doel Close are located at first floor over a ground floor office building. Maisonettes are accessed by flights of stairs and have front and rear terrace gardens / private external space.

2.1.10 1 – 5 Stane Close comprises of a 2 storey terrace of houses with private front and rear gardens

2.1.11 Apart from the private driveways there are some car parking spaces provided adjacent to each of the blocks and additional estate and street parking nearby.

2.1.12 A design review of the current layouts of the house and the flat accommodation is being prepared by PRP Architects.

2.1.13 The form of construction for these types of house can generally be described as: Loadbearing cavity masonry walls supporting timber floors and roof structures. The roofs over are pitched and gabled and weathered in interlocking concrete roof tiles. Windows are upvc framed double glazed type.

2.1.14 The principle structural arrangement of these blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.

2.1.15 A selection of photographs of the buildings are included in Appendix B

3.0 Archetype 4 Blocks - Description of Construction and Condition

3.1 Roofs

3.1.1 The roofs over each of the blocks are pitched and weathered in interlocking concrete tiles. These tiles are approximately 40 years old and are generally in serviceable

condition. The remaining life of these coverings could be anticipated to be between 20 to 25 years assuming regular repair and maintenance.

- 3.1.2 The roof structure inspected consisted of plywood faced framed timber purlins spanning between cross walls. Purlins provide intermediate support for common rafters spanning between wall plates and ridges. Roof void was insulated at ceiling joist level.
- 3.1.3 Rainwater disposal from these roofs is by PVC plastic boxed gutter system and rain water down pipes. Many of the roofs showed signs of vegetation in the guttering and are in need of clearing and overhaul. Some of the boxing system to the gutters is missing and requires attention.
- 3.1.4 Raised gable details to these roof are weathered with a metal coping system. These have obviously caused problems in the past and have had missing sections replaced with poorly dressed leadwork. All raised gable copings should be inspected and replaced with a proper fitting metal coping system
- 3.1.5 Projecting areas of garages to town house are also weathered with pitched interlocking concrete tiled roofs. Pitches to this roof appear to be low and a considerable amount of moss has collected on these roofs. Otherwise roofs appear to be functioning. Rainwater from the garage roofs is collected in a gutter behind concrete fascia detail and uPVC rainwater down pipes. Many of the downpipes were noted to be missing or damaged and in need of repair

3.2 External Walls

- 3.2.1 The external walls are of cavity construction. External leafs are finished in fair faced brickwork with recessed pointing. The inner leaf is most likely to be constructed of lightweight thermal blockwork with internal plaster finishes. It is not possible to establish the presence nature or adequacy of insulation from visual inspection.
- 3.2.2 The external brickwork is 'recessed' pointed. The brickwork and pointing are in fair condition. Some minor brick repairs are required in various locations to address a number of minor defects and poorly made previous repairs. The walls are generally in good condition for their age and construction.
- 3.2.3 The thermal performance of these walls probably met Building Regulations requirements at the time of construction. Ring beam details at high level may be causing cold bridge issues.
- 3.2.4 There were some signs of concrete repairs being required to lintels over window openings. This is discussed in the Structural Engineers report.

3.3 Windows, Doors and Screens

- 3.3.1 Windows to the blocks are predominantly fitted with UPVC framed double glazed windows. These would appear to be between 10 and 15 years old. There are some other types of window but these may be installed in freehold and leaseholder owned properties.
- 3.3.2 The windows configurations are a mixture of double glazed 'tilt and turn' units and fixed lights.

- 3.3.3 UPVC Windows will require regular attendance on frame sealants, seals to glazed units and operating mechanisms to achieve a remaining life of between 10 and 15 years to next replacement / major maintenance.
- 3.3.4 Dwelling front entrance doors are a variety of painted or stained softwood doors and their condition varies. Some pre-decoration joinery repairs should be expected prior to next external redecoration.

3.4 Internal Common Areas

- 3.4.1 The internal common areas to Vanguard House comprise:
- The ground floor entrance areas,
 - The communal stairwells and landings.
- 3.4.2 The communal entrance and stairwell area ceilings are finished in painted plasterwork / render. Plaster finishes are generally in good condition.
- 3.4.3 Walls finishes are of fair faced brick work. These are in good condition
- 3.4.4 The communal stairs are constructed of concrete. Floor and landings are finished in granolithic concrete.
- 3.4.5 Balustrades to staircases are laminated timber panels supported on painted metal standards.
- 3.4.6 The main entrance doors to this block are painted timber and lack signage.

3.5 Dwellings Internally

- 3.5.1 Access was made to inspect 2 properties internally to enable an impression of the condition of the internal fixtures and finishes to be made. The dwellings inspected were:
- 5 Doel Close – First and second floor maisonette
 - 9 Dowman Close – A three storey town house
- 3.5.2 The fittings and finishes reviewed comprised:
- Kitchen fittings
 - Bathroom fittings
 - Central heating systems
 - Internal joinery
 - Electrical installations
- 3.5.3 None of the building services were tested or inspected as part of this report
- 3.5.4 The condition of kitchen units, worktops and kitchen sinks was reviewed. Kitchen fittings inspected in one of the above dwellings would appear to have been installed approximately more than 20 years ago. These have received good care and are in 'serviceable' condition. The kitchen in the other property has been installed in the last few years and is in 'good' condition.
- 3.5.5 The kitchens are reasonably sized and have space provision for a range of the normally installed residents 'white' goods without compromising too much on storage and general circulation space.
- 3.5.6 The two dwellings inspected may not be typical of the remaining properties included in this Archetype. See the 'Overview Condition Appraisal' report for the remaining blocks