

at High Path Estate for typical age and condition profiles for kitchen fittings and finishes.

- 3.5.7 Only one of the kitchens was fitted with an extractor fan.
- 3.5.8 The maisonettes and town house dwellings have separate bathrooms and WCs. There are no hand wash facilities in the separate WC areas.
- 3.5.9 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.
- 3.5.10 The resident of one property has recently refurbished the bathroom and separate WC areas to a good standard. The fittings in the other bathroom were recently changed as aids and adaptations works. These two units may not be typical of the other properties within this archetype group.
- 3.5.11 Both of the dwellings inspected are fitted with gas fired boiler and radiator heating and hot water systems. Hot water storage cylinders are installed. The systems would appear to be approximately 15 years old. Recent Gas safety reports should be consulted for details of condition.
- 3.5.12 The boilers are mostly combination type with integral programmers. See data sheets in Appendix C.
- 3.5.13 The 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.
- 3.5.14 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. Fire ratings for doors should be reviewed.
- 3.5.15 Skirtings and architraves were mostly present with a few areas having been removed.

### 3.6 External Areas

- 3.6.1 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.
- 3.6.2 Private gardens are enclosed in timber gates and fencing. These are approximately 20 years old and generally in poor condition and will need renewal in the next few years.
- 3.6.3 Private driveways were constructed of tarmacadam and paving slabs. These are in poor condition.

## 4.0 Other considerations

- 4.1.1 Condensation and mould growth – The high level concrete ‘ring beam’ at the head of the front and rear elevations may form a ‘cold bridge’ i.e. a localised area of cold surfaces which may be prone to condensation and possibly mould growth.

- 4.1.2 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:
- |                  |               |       |                         |
|------------------|---------------|-------|-------------------------|
| • 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 | 3 storey block of flats |
- 7.1.3 The overall condition of the accommodation provided at these blocks is '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 Archetype 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 reinstate copings to head of raised gable walls
  - Gutter cleaning and maintenance
  - Repairs to private garden fencing
  - Concrete repairs to lintels
- 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.

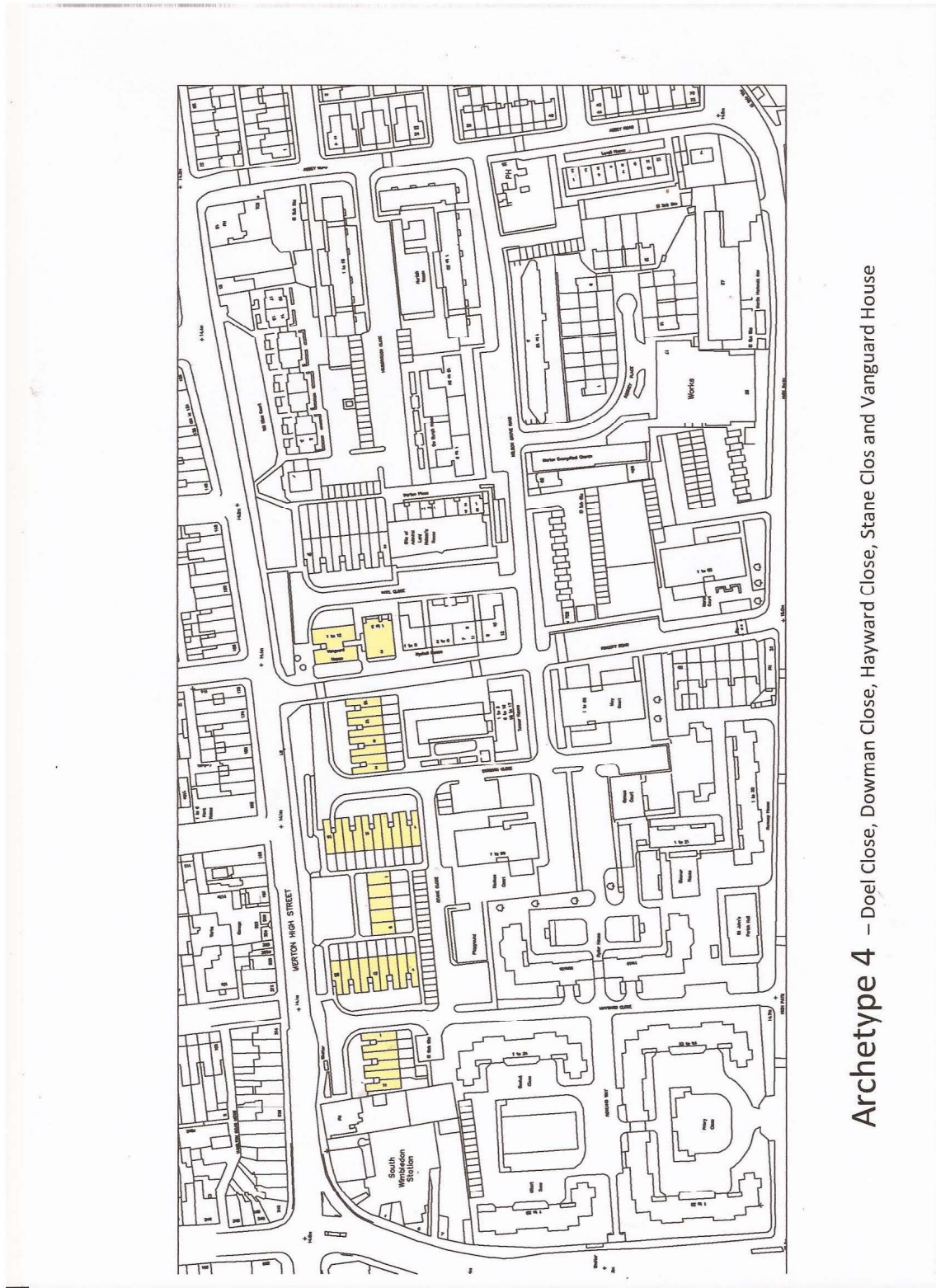
Prepared by:

Date:

Checked by:

Date:

# Appendix A – Location Plans



Archetype 4 – Doel Close, Dowman Close, Hayward Close, Stane Close and Vanguard House

## Appendix B - Photographs



Photograph 1 – Front elevation of terraced town houses showing projecting garages



Photograph 2 – Typical view of garage projection, pitched roof and gutter behind the concrete parapet – note missing rainwater down pipe



Photograph 3 – view of entrance soffit showing overhang of first floor concrete slab



Photograph 4 – View of rear elevation and private gardens showing concrete slab at first floor level



Photograph 5 – Front elevation showing projecting garages / conversion to habitable rooms

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Photograph 6 – external view showing converted garage projection and sloping roof and gutter behind the concrete parapet with rainwater down pipe in place.

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21 November 2014



Photograph 7 – Gable end. Note missing sections of raised gable coping system and previous repairs



Photograph 9 – View of rear elevation and private gardens showing concrete slab at first floor level and timber garden fences

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21 November 2014





Photograph 11 - Front elevation of two storey terraced houses



Photograph 13 – Eaves detail. Gutters need routine maintenance



Photograph 12 – Typical view showing end elevation and pathway between Stane Close and Hayward Close



Photograph 14 – view of rear garden fences

## Appendix C – Condition Schedule

Dwelling survey

Dwelling / Flat No

Block

Doel Close

5

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	White: 500 type: C 1980	C	>5	6	lm
Worktops	Laminate	C	>5	6	lm
Sink and tap	SS Ltr drainer	C	5	1	No
Floor finish	Sheet Vinyl	C	10	8	m <sup>2</sup>
Extract fan fitted	None				No
Extract fan fitted	None				No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath	Shower fitted (adaptation)	B	20	1	No
WC	None				No
Whb	Ceramic with pedestal	C	10	1	No
Floor finish	Vinyl	B	10	2	m <sup>2</sup>
Splash back	50% walls tiled	B	20	6	m <sup>2</sup>
Extract fan fitted	Linked to adjacent WC room				No
Extract fan fitted	None				No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	Ceramic Low Level	B	10		No
whb	None				No
Floor finish	Vinyl	B	10	2	m <sup>2</sup>
Extract fan fitted	Yes Linked to bathroom				m <sup>2</sup>
Extract fan fitted	None				No

Central heating (description only)	Make	Model	Year	Approx Quant	Unit
Boiler	Baxi	Dantios 103	model S30 2.50 PF		
Programmer	Pressed steel painted				
Radiators	provided? - Yes				
HWC	None				
Night storage heaters	None				
Megaflow	None				
Single point heater	None				

Electrical installation (description only)	Make	Model	Year	Approx Quant	Unit
Consumer units	I-wall cupboard				
Switch plates	Approx 25 years old				
Socket outlets	Approx 25 years old				

Internal joinery	Description	Condition	Remaining life (years)	Approx Quant	Unit
Dwelling FED	Kentucky style timber door	C	10		
Internal Doors	Painted Flush doors	C	15		
Skirtings and architraves	Painted sw	C	15		
Staircase and landing	Timber	C	25		
Doors removed?	None				

External	Description	Condition	Remaining life (years)	Approx Quant	Unit
Access to garden	Terrace front and rear				
Access to private balcony					

General comments	Comments
1. Transfer noise from ground floor office and externally mounted split unit.	
2. FL to CL 2300 mm	
3. Roof void insulation 200 mm plus (messy)	

Dwelling survey

Dwelling / Flat No

Block

Downland Close

9

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Base and Wall units	B	15	7	lm
Worktops	Laminate	B	15	7	lm
Sink and tap	SS Rh drainer	B	15	1	No
Floor finish	Sheet Vinyl	B	10	10	m <sup>2</sup>
Extract fan fitted	Yes			1	No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath	Pressed Steel - Resident fitted	C	10	1	No
WC	Low level WC - Resident fitted	C	10	1	No
Whb	Wall hung WC - Resident fitted	C	10	1	No
Floor finish	Wall hung ceramic - Resident fitted	C	10	1	No
Splash back	Wall tile - Resident	C	10	4	m <sup>2</sup>
Extract fan fitted	Tiled - Resident	C	10	4	m <sup>2</sup>
Extract fan fitted	Yes				No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	Low level WC	C	10	1	No
whb	Wall hung ceramic cloakroom site	C	10	1	No
Floor finish	Floor tile - resident fitted	C	10	1	No
Extract fan fitted	Yes - N/A/ure			1	No

Central heating (description only)	Make	Model	Year	Approx Quant	Unit
Boiler	Valiant	model Eco Tec 612			
Programmer	As boiler				
Radiators	Pressed steel painted				
HWC	provided? - Yes (obscured)				
Night storage heaters	No				
Megaflow	No				
Single point heater	No				

Electrical installation (description only)	Make	Model	Year	Approx Quant	Unit
Consumer units	In Lobby to Garage conversion				
Switch plates	By Resident				
Socket outlets	By Resident				

Internal joinery	Description	Condition	Remaining life (years)	Approx Quant	Unit
Dwelling FED	UPVC door	C	10	1	No
Internal Doors	Painted sw	C	10		
Skirtings and architraves	Variety of types	C	10		
Staircase and landing	Painted timber	C	20		
Doors removed?	None - see below				

External	Description	Condition	Remaining life (years)	Approx Quant	Unit
Access to garden	Rear garden				
Access to private balcony					

General comments	Comments
1. Internal doors may no longer meet the resistance requirements for GA	
2. Intra-garage conversion to lab room and ensuite as adaptation for Resident with disabilities.	
3. Heating system needs re-balancing to ensure radiators served (esp. garage)	
4. FL to CL 2350 mm - varies slightly upper floors	





Condition Appraisal  
of  
De Burgh House, 1 to 18 Hilborough Close, Merton Place,  
Norfolk House - Flat Blocks - Archetype 5  
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

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## 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 De Burgh House, Hilborough Close, Merton Place, Norfolk House flat and maisonette 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 1950s using similar designs, construction techniques and similar materials. For the sake this report these blocks are referred to as 'High Path Estate - Archetype 5 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 3<sup>rd</sup> and 14<sup>th</sup> November 2014.

## 2.0 Description of the Flat Blocks

- 2.1.1 This report relates to the condition of the following blocks:
- De Burgh House
  - 1 to 18 Hilborough Close
  - Merton Place,
  - Norfolk 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 were designed and constructed in the 1950s as purpose built social housing.
- 2.1.4 Apart from the programmed replacement of windows there appears to have been little change made to these blocks and the flat accommodation since the buildings were originally constructed.

2.1.5 The accommodation in each of the blocks comprises:

De Burgh House

- 24 flats

1 to 18 Hillsborough Close:

- 18 Flats

Merton Place

- 14 Maisonettes

Norfolk House

- 30 flats

The accommodation provide within these three blocks comprises of 86 individual dwellings. The properties were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.6 The Norfolk House and Hillsborough Close blocks have accommodation on three storeys. Access to the ground floor flats is from the rear courtyard areas. Access to the upper floors is via communal entrances and stairwells and deck access balconies at each level.

2.1.7 De Burgh House accommodation is also arranged on three storeys. Access to all flats is from one of three communal entrances and internal communal stair cores.

2.1.8 The Merton Place block consists of a four storey block of 'maisonettes on maisonettes.' Ground floor maisonettes are accessed from street level. Upper floor maisonettes are accessed from a communal staircase and access balcony at second floor level.

2.1.9 There are no lift installations in any of the blocks. Apart from one flat which has received aids and adaptations (1 Hilborough Close) there is 'no level access' provision for any of the dwellings in these blocks.

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

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

2.1.12 The form of construction for the blocks can generally be described as: Loadbearing cavity masonry walls supporting concrete floor structures and timber pitched roof structures over. Roofs are weathered in concrete tiles. Windows are a mixture of upvc and Crittall metal types.

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

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

## 3.0 Archetype 5 Blocks - Description of Construction and Condition

### 3.1 Roofs

3.1.1 The roofs over these blocks are pitched and gabled and weathered in interlocking concrete tiles. The coverings appear to be those applied when the properties were originally constructed i.e. approximately 65 years ago. The anticipated life of



interlocking concrete roof tiles is expected to be between 65 and 70 years given regular repair and maintenance. It is therefore likely to expect that these roof coverings will require replacement in the next 5 to 10 years.

- 3.1.2 Roof structures are most probably of timber construction. These areas 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
- 3.1.3 Chimneys are present on each of these roofs. These appeared to be in fair condition when viewed from ground level but should be reviewed in closer detail when the blocks are next scaffolded for maintenance.
- 3.1.4 Rainwater from roof areas on Norfolk House and Hillsborough Close is collected in copper lined box gutter details and cast iron rainwater down pipes. The condition of this arrangement should be checked when the blocks are next accessed for gutter clearing. Rainwater from Merton Place and De Burgh house is a mixture of cast iron and plastic rainwater goods. These are in poor condition and should be replaced soon
- 3.1.5 Despite their age the roof coverings to these blocks appear to be in 'serviceable' condition.

## 3.2 External Walls

- 3.2.1 The external walls to each of these blocks are of cavity masonry construction. The external leaves are of fairfaced brickwork. The inner leaves are plaster finished. Inner leaves of these walls are most likely to be constructed of clinker or breeze blockwork but may also be constructed from brickwork.
- 3.2.2 Support over openings appears to be provided by concrete boot lintels. Exposed floor edges and down stand beams have been used on De Burgh House.
- 3.2.3 The thermal performance of this form of wall construction can be considered 'low' when compared to current day standards for new built residential properties.
- 3.2.4 The exposed floor edge, cantilevered balcony slab and the use of boot lintels are considered to form 'cold bridge' details. See item 4.1.3
- 3.2.5 The walls are generally in good condition.

## 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 There are some flats with the originally installed windows. These are in 'poor' condition. Crittall windows and balcony screens and doors are single glazed. Windows suffer from condensation on glazing and frames resulting in damage to surrounding finishes and mould growth problems. Crittall windows can apparently be repaired indefinitely but have low thermal performance and are unpopular with some residents.
- 3.3.4 The windows configurations are a mixture of double glazed 'tilt and turn' units and fixed lights. The older Crittall windows are centre hung pivot, casement type and fixed lights.

- 3.3.5 UPVC 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 / major maintenance.
- 3.3.6 The windows to the stairwell landings are also Crittall framed single glazed type.
- 3.3.7 Hardwood glazed communal entrance doors and screens have been provided to Norfolk House and Hilborough Close blocks on their front elevation (none to rear). However, doors to these screens have been removed at some point in the past.
- 3.3.8 De Burgh House has hardwood glazed doors and screens provided on each of the entrances to the communal staircases. These are generally in good condition.
- 3.3.9 Doors to other parts of the common areas are generally painted softwood type. These are generally in good condition and will need cyclical redecorations.
- 3.3.10 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.
- 3.3.11 Internal common parts and external re-decorations are required soon for each of these blocks.

### 3.4 Balconies

- 3.4.1 Deck access balconies have been provided for access to upper floor level flats. These are of reinforced concrete construction and are extensions of the suspend floor structures. Cracking was apparent on the underside of the balconies and rainwater penetration has been prevalent for a considerable number of years. Please refer to the structural engineers for further details of this problem.
- 3.4.2 The top of the balcony slabs has been weathered in asphalt laid to falls to balcony gullies and cast iron rainwater down pipes. Asphalt has cracked due to movements in the balcony structure and is in need of repair.
- 3.4.3 The edge protection to the access balconies is provided by painted steel balustrades and glazed panel balustrades. The balustrade steels embedded into concrete balcony slabs are corroding. These and associated asphalt details require attention.
- 3.4.4 The soffits of the concrete balcony slabs are paint finished. There is evidence of previous concrete repairs having previously been carried out. Further repairs are required
- 3.4.5 Private balconies are provided on each of the blocks with the with the exception of De Burgh House. These are cantilevered type constructed by the extension of concrete floor slabs. Balconies are weathered on their upper surface with asphalt. It would appear that previously applied concrete repairs have been carried out. Some further repairs to concrete elements will be required prior to next external re-decorations.
- 3.4.6 Balustrades to private balconies are painted metal balusters with areas of perforated metal panels. These appear to be in fair condition but are in need of redecoration

- 3.4.7 The Merton Place second floor level access balcony is reached via an external staircase located at the South end of the block. This is of concrete and brickwork construction. Stairs and landings are constructed of concrete and are finished in granolithic finish with painted concrete strings and soffits. This staircase is in poor condition and in need of urgent repair.

### 3.5 Internal Common Areas

- 3.5.1 The internal common areas comprise:
- The ground floor entrance areas,
  - The communal stairwells and landings
- 3.5.2 The enclosed communal areas are generally finished to a similar specification in each of the blocks. Merton Place has an external staircase - See item 3.4.7
- 3.5.3 The Entrance and stairwell area ceilings are finished in painted plasterwork / render /concrete. Hard finishes 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 for redecoration 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.
- 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 3 dwellings 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:
- 1 Hilborough Close – Ground floor flat
  - 13 Norfolk House – Ground floor flat
  - 28 Norfolk House – Second 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 None of the building services were tested or inspected as part of this report
- 3.6.4 The kitchen installed in flat 28 is still contains the original fittings as installed when the block was constructed in the 1950s. This kitchen has been well cared for and is in serviceable condition but will probably need redesign and modernisation to accommodate modern levels of white goods. The original gas fired clothes drying cabinet is still in place. This may contain asbestos bearing materials and require gas safety checks. This kitchen may not be representative of other kitchens in these Archetype blocks
- 3.6.5 The kitchen in flat 1 Hilborough Close has been specially fitted as an adaption for the resident who uses a wheel chair. The units are about 10 years old and in serviceable condition. The layout may require review to suit the resident's particular requirements.

- 3.6.6 The kitchens would appear to have been installed approximately more than 20 years ago and were generally in 'poor' condition.
- 3.6.7 The kitchen units in flat 13 Norfolk House appears to have been renewed in the last 5 years and are in 'good' condition.
- 3.6.8 Each of the kitchens inspected 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.
- 3.6.9 The three dwellings inspected may not be typical of the remaining dwellings in these Archetype 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..
- 3.6.10 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.
- 3.6.11 Bathrooms in 1 Hilborough Close and 13 Norfolk house have been converted to 'wet room' shower rooms as aids and adaption for particular residents. Sanitary fittings ranged between 5 and 10 years old
- 3.6.12 The bath in flat 28 Norfolk House is an enamelled pressed steel type. The W.C. is a low level cistern type. Wash hand is a ceramic basin and pedestal. Sanitary fittings are of a variety of manufacture and ages but are generally in 'serviceable' condition.
- 3.6.13 No 1 Hilborough and 13 Norfolk House flats 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.
- 3.6.14 The boilers are wall hung with remote programmers. Radiators are pressed metal type. See data sheets in Appendix C.
- 3.6.15 There is no central heating in 28 Norfolk House. A gas fire room heater is installed in the living room fire place. This feeds a back boiler to serve a hot water cylinder in the living room cupboard.
- 3.6.16 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.
- 3.6.17 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. Fire ratings for doors should be reviewed.
- 3.6.18 Skirtings and architraves were mostly present with a few areas having been removed.

### 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 form of 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 Expose concert floor edges, ring beams and boot lintels, projecting concrete balconies form a number of thermal bridges / cold bridges details. These 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 transfer 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

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## 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 at De Burgh House, Hilborough Close, Merton Place, Norfolk House flat and maisonette blocks.
- 7.1.3 The overall condition of 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:
- Concrete repairs to Merton Place external staircase
  - Concrete and asphalt repairs to deck access balconies
  - Concrete and asphalt repairs to private balconies
  - Repairs to all external balcony balustrades
  - Replacement of above ground rainwater goods
- 7.1.7 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.
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  - A review of options for waste management
- 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.
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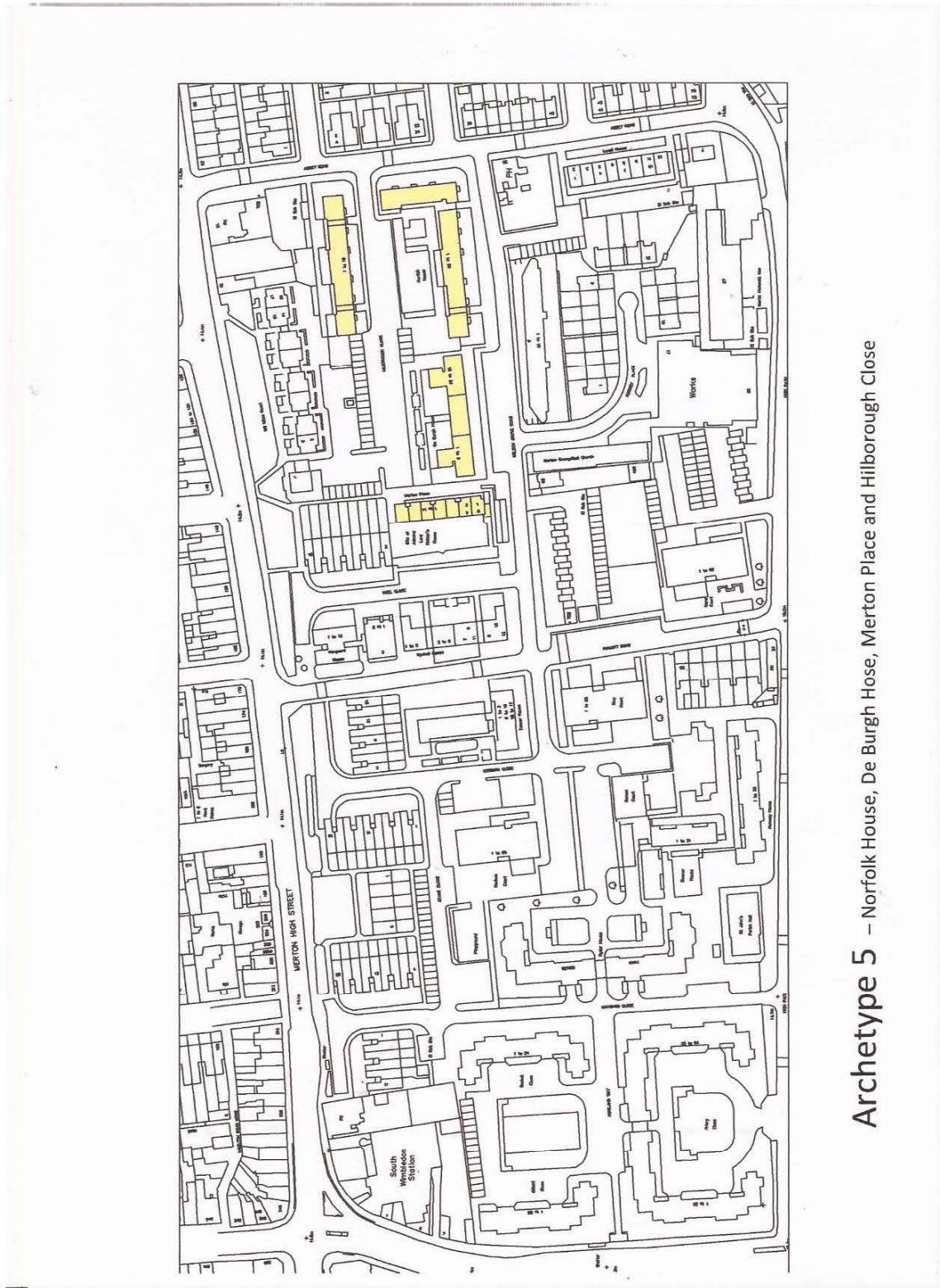
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Date:

Appendix A – Location Plans (- to follow)



Archetype 5 – Norfolk House, De Burgh House, Merton Place and Hilborough Close



## Appendix B - Photographs



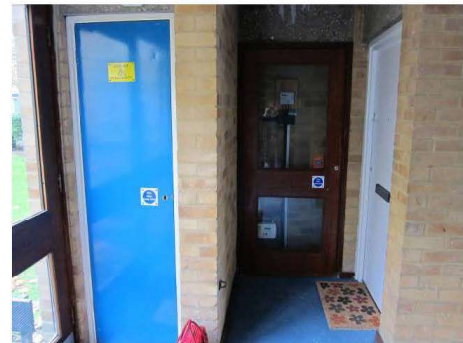
Photograph 1 – De Burgh House view of front elevation and communal entrance.



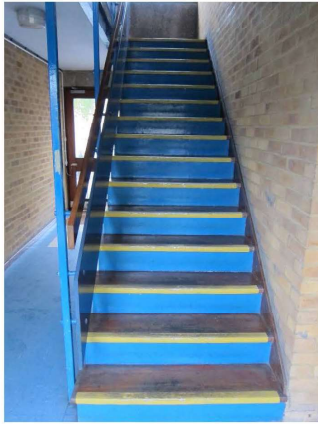
Photograph 2 – De Burgh House- Rear elevational treatment



Photograph 3 – De Burgh House – Rear courtyard door



Photograph 4 – De Burgh House - Typical view of entrance lobby



Photograph 5 – De Burgh House – Communal staircase



Photograph 6 - De Burgh House – External tenants stores (Merton place in the background)



Photograph 7 – Hillborough Close showing and front elevation



Photograph 8 – Hillborough Close - view of rear entrance to communal stairs and access balcony



Photograph 9 – Hilborough Close Typical communal staircase. Note doors to entrance have been removed on front elevation. No doors fitted to rear.



Photograph 11 – Hilborough Close Access Balcony



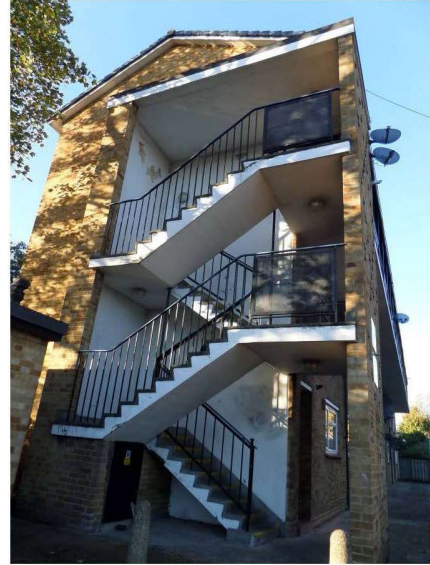
Photograph 12 – Hilborough Close Typical view external tenant stores – note roof covering in poor condition



Photograph 13 – Merton Place – Front elevation..



Photograph 14 – Merton Place – Rear elevation showing private gardens and private balconies



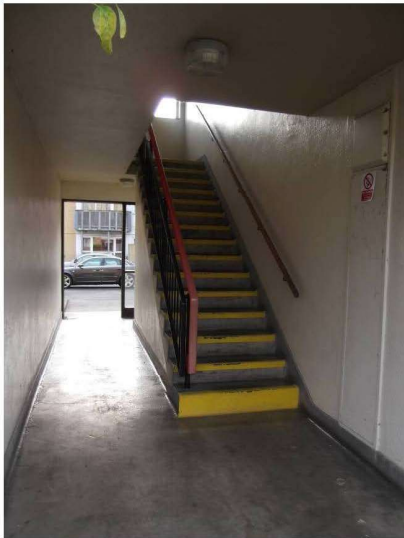
Photograph 15 – Merton Place -External access stairs. Note concrete repairs are required



Photograph 16 – Merton Place -View of roof over refuse store



Photograph 17 – Norfolk House - Front elevation



Photograph 18 – Norfolk House -Communal entrance and stair. Note missing doors



Photograph 18 – Norfolk House – Typical access balcony



Photograph 20 – Norfolk House - external tenant stores



Appendix C – Condition Schedules

Dwelling survey  
Block  
Hilborough Close

Dwelling / Flat No  
1

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	White base units (obscured)	C	5	7.5	lm
Worktops	Laminato	C	5	7.5	lm
Sink and tap	St Rigid Inset Mixer taps	C	10	1	No
Floor finish	Altra type	B	10	12	m <sup>2</sup>
Extract fan fitted	Cooker Hood	E	0	1	No
<b>Bathroom</b>					
Bath	Wet room Shower Adaption	C	5	1	No
WC	Special Adaption	C	5	1	No
Whb	wall hung ceramic	C	5	1	No
floor finish	Vinyl	C	10	6	m <sup>2</sup>
Splash back	Shower area walls.	C	10	10	m <sup>2</sup>
Extract fan fitted	Yes				No
<b>Separate WC</b>					
WC	None				No
whb	None				No
Floor finish	None				m <sup>2</sup>
Extract fan fitted	None				No
<b>Central heating (description only)</b>					
Boiler	Make Valliant	Model Turbo Max V1W 242 / 1E			
Programmer	Make ACL Drayton	Model Tempos 1			
Radiators	Painted pressed steel				
HWC	None				
Night storage heaters	None				
Mingflow	None				
Single point heater	None				
<b>Electrical installation (description only)</b>					
Consumer units	Hall Cupboard				
Switch plates	25+				
Socket outlets	25+				
<b>Internal joinery</b>					
Dwelling FED	Painted flush	C	10		
Internal Doors	Painted flush	C	10		
Skirtings and architraves	Painted sw	C	10+		
Staircase and landing	None				
Doors removed?	sliding door fitted to wet room	C/D	5		
<b>External</b>					
Access to garden					
Access to private balcony					
<b>General comments</b>					
1. Access ramp poorly designed, FED lock too high for wheelchair user 2. Check MCFE through living area issues 3. Check MCFE through living area issues 4. Kitchen adaptations could be improved for wheel chair user 5. Polystyrene tiles to ceilings 6. Flood damage to kitchen ceiling from flat over FL to CL 2430 mm					

Dwelling survey  
Block  
Norfolk House

Dwelling / Flat No  
13

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Wall and Base units	B	10	5	lm
Worktops	Laminato	B	10	5	lm
Sink and tap	SS Single bowl FHD 9 - pair taps	B	10	1	No
Floor finish	Laminato - Resident fitted	B	10	3	m <sup>2</sup>
Extract fan fitted	No				No
<b>Bathroom</b>					
Bath	Wet room adaptation - Shower	B	10	1	No
WC	Special adaptation	B	10	1	No
Whb	Ceramic wall hung	B	10	1	No
floor finish	Altra	B	10	6	m <sup>2</sup>
Splash back	50% wall tile	B	10+	8	m <sup>2</sup>
Extract fan fitted	Vent Arah			1	No
<b>Separate WC</b>					
WC	None				No
whb	None				No
Floor finish	None				m <sup>2</sup>
Extract fan fitted	None				No
<b>Central heating (description only)</b>					
Boiler	Make Valliant	Model YD142 / 1E			
Programmer	Make Unipress				
Radiators	Painted pressed steel				
HWC	In hall cupboard				
Night storage heaters	None				
Mingflow	None				
Single point heater	None				
<b>Electrical installation (description only)</b>					
Consumer units	In Kitchen cupboard				
Switch plates	20+				
Socket outlets	20+				
<b>Internal joinery</b>					
Dwelling FED	Painted flush door	C	10+	1	
Internal Doors	Painted flush door	C	10+		
Skirtings and architraves	Painted SW	C	10+		
Staircase and landing	None				
Doors removed?	None				
<b>External</b>					
Access to garden	No				
Access to private balcony	Not for wheelchair user				
<b>General comments</b>					
1. 1 Bedroom Ground Floor flat with some adaptations for previous residents 2. Single glazed property 3. Internal gas meter in hall cupboard 4. Compensation an issue 5. FL to CL 2360					



Dwelling survey

Block

Dwelling / Flat No

Norfolk House

Vacant

28

Flat

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Original 1950s fitted kitchen	C/D	0	6	lm
Worktops	Painted chipboard	E	0	6	lm
Stove	Remoulded steel	E	0	1	No
Floor finish	Sheet vinyl	C	0	4	m2
Extract fan fitted	No				No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath	Pressed Steel	C/D	<5	1	No
WC	LL ceramic	C/D	5	1	No
Whb	Ceramic with pedestal	C/D	5	1	No
Floor finish	Vinyl	C	5	4	m2
Shower back	2 course tile	C	5	1.5	m2
Extract fan fitted					No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	None				No
whb	None				No
Floor finish	None				No
Extract fan fitted	None				m2

Central heating (description only)	Make	Name	Model	None
Boiler	None	None	Model	None
Programmer	None	None	Model	
Radiators	None			
HWC	In living room cupboard - fed by back boiler from gas fire place			
Night storage heaters	None			
Wingflow	None			
Single point heater	Living room gas fire			

Electrical installation (description only)	Consumer units	Switch plates	Socket outlets
	In kitchen cupboard	25"	25"

Internal joinery	Dwelling/ED	Internal doors	Staircase and landing	Doors removed?
	Kentucky style varnished	Painted	Painted	None
	Painted	Painted	None	
	Painted	Painted	None	
	None	None	None	

External	Access to garden	Access to private balcony
	No	Yes

**General comments**

- Original 1950s fitted kitchen in situ
- Gas fired drying cabinet in kitchen - check asbestos and gas safety
- Polystyrene tiles and wall linings
- check fire doors for fire resistance and MCE
- Single glazed Crittal balcony door and windows - Door not secure at survey



Condition Appraisal  
of  
Mychell House, Tanner House  
Flat blocks Archetype 6  
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.  
66 Sheep Walk, Shepperton, TW17 0AJ  
Tel: 01932 – 702425 e-mail: [stephencookbs@gmail.co.uk](mailto:stephencookbs@gmail.co.uk)

## Contents:

- 1.0 Introduction
- 2.0 Description of the Apartment Blocks and Shop
- 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 Mychell House and Tanner House 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 1960s. They were constructed using similar designs, construction techniques and similar materials.
- 1.1.5 For the sake this report these blocks are referred to as 'High Path Estate - Archetype 6 Blocks.'
- 1.1.6 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
- 1.1.7 Further surveys and investigations are 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.
- 1.1.8 The blocks and a selection of available flats were inspected between 3<sup>rd</sup> and 16<sup>th</sup> November 2014.

## 2.0 Description of the Flat Blocks

- 2.1.1 This report relates to the condition of the following blocks:
- Mychell House
  - Tanner 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 were designed and constructed in the 1956s as purpose built social housing.
- 2.1.4 Apart from the programmed replacement of windows there appears to have been little change made to these blocks and the flat accommodation since the buildings were originally constructed.
- 2.1.5 There are two commercial areas of accommodation located in the ground floor of Mychell House. These have not been inspected and do not form part of this Condition Appraisal report.

- 2.1.6 The accommodation in each of the blocks comprises:
- Mychell House
- 10 flats
  - 2 Commercial units
- Tanner House:
- 21 Flats
- The accommodation provide within these three blocks comprises of 31 individual flats. The flats were occupied and in use by Tenants and Leaseholders at the time of survey.
- 2.1.7 Tanner House has flat accommodation on three storeys. Properties are accessed from communal entrances. Access to the ground floor flats is from the rear courtyard areas. Access to the upper floors is via communal entrances and stairwells and deck access balconies at each level.
- 2.1.8 Mychell House accommodation is also arranged on three storeys. Access to all flats is from one of two communal entrances and internal communal stair cores. Flats are accessed from landings at each level..
- 2.1.9 There are no lift installations in either of the blocks. There is 'no level access' provision for any of the dwellings in these blocks.
- 2.1.10 There is no dedicated car parking spaces associated with these blocks. Estate and street parking is available nearby.
- 2.1.11 A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.
- 2.1.12 The form of construction for the blocks can generally be described as: Loadbearing cavity masonry walls supporting concrete floor structures and timber pitched roof structures over. Roofs are weathered in concrete tiles. Windows are a mixture of upvc
- 2.1.13 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.
- 2.1.14 A selection of photographs of the blocks are included in Appendix B

## 3.0 Archetype 6 Blocks - Description of Construction and Condition

### 3.1 Roofs

- 3.1.1 The roofs over these blocks are pitched and gabled and weathered in interlocking concrete tiles. The coverings appear to be those applied when the properties were originally constructed i.e. approximately 45 years ago. The anticipated life of interlocking concrete roof tiles is expected to be between 65 and 70 years given regular repair and maintenance. It is therefore likely to expect that these roof coverings will require replacement in the next 20 to 25 years.
- 3.1.2 Roof structures are most probably of timber construction. These areas 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.

- 3.1.3 Rainwater from roofs is collected in a plastic boxed gutter system and rainwater down pipes. Several sections of plastic system are missing and in need of repair.
- 3.1.4 The roof coverings to these blocks appear to be in 'serviceable' condition.

## 3.2 External Walls

- 3.2.1 The external walls to each of these blocks are of cavity masonry construction. The external leaves are of fairfaced brickwork. The inner leaves are plaster finished. Inner leaves of these walls are most likely to be constructed of light weight concrete blockwork.
- 3.2.2 Support over openings is provided by the exposed floor edges and a down stand beam over second floor windows.
- 3.2.3 The thermal performance of this form of wall construction can be considered 'low' when compared to current day standards for new built residential properties.
- 3.2.4 The exposed floor edge, cantilevered balcony slab and the down stand beam are considered to form 'cold bridge' details. See item 4.1.2
- 3.2.5 The walls are generally in good condition.

## 3.3 Windows, Doors and Screens

- 3.3.1 Windows and screens to the blocks are predominantly fitted with UPVC framed double glazed windows. These would appear to be between 10 and 15 years old.
- 3.3.2 The windows configurations are a mixture of double glazed 'tilt and turn' units and fixed lights.
- 3.3.3 UPVC 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 / major maintenance.
- 3.3.4 There are no windows to the communal stairwell and landings. These areas have open concrete screen block walls to provide lighting and ventilation.
- 3.3.5 Entrances to both blocks are open and do not have any entry-call controlled doors fitted.
- 3.3.6 Doors to other parts of the communal areas are of painted softwood type. These are generally in good condition and will need cyclical redecorations.
- 3.3.7 Dwelling front entrance doors are a variety of painted softwood types and conditions..
- 3.3.8 Internal common parts and external re-decorations are required soon for each of these blocks.

### 3.4 Balconies

- 3.4.1 None of the properties have private balconies

The access balcony to Tanner House is of cantilevered concrete construction. 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 serviceable condition.

- 3.4.2 The edge protection to the access balconies is provided cast in situ concrete balustrade walls.

- 3.4.3 The soffits of the concrete balcony slabs are paint finished.

### 3.5 Internal Common Areas

- 3.5.1 The internal common areas comprise:

- The ground floor entrance areas,
- The communal stairwells and landings

- 3.5.2 The entrance and stairwell area ceilings to Mychell House are finished in textured paint applied to concrete soffits.

- 3.5.3 Walls finishes are finished with fair faced brick work and some textured paint to exposed floor edges in these areas

- 3.5.4 The communal stairs and landings are constructed of concrete. Landings are finished in a granolithic topping and are in good condition for their age.

- 3.5.5 Balustrades to staircases are formed from composite panels and painted metal standards.

- 3.5.6 Communal areas to both buildings would benefit from redecoration in the near future.

### 3.6 Dwellings Internally

- 3.6.1 Access was made to inspect 1 dwelling in Mychell Houses to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwelling inspected was:

- No 3 Mychell 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 None of the building services were tested or inspected as part of this report

- 3.6.4 The kitchen in flat 3 Mychell House has recently been modernised by the Resident.

- 3.6.5 The kitchen inspected was reasonably sized and has 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 This dwelling cannot be taken as being typical of the remaining dwellings in these Archetype 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 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.
- 3.6.8 The bath in flat 3 Mychell House is an enamelled pressed steel type. The W.C. is a low level cistern type. Wash hand is a ceramic basin and pedestal. Sanitary fittings are of a variety of manufacture and ages but are generally in 'serviceable' condition.
- 3.6.9 This flat is fitted with a gas fired boiler and radiator heating and hot water systems. The systems would appear to be approximately 10 to 15 years old. Recent Gas safety reports should be consulted for details of condition.
- 3.6.10 The boiler wall hung and contains an integrated programmer. Radiators are pressed metal type. See data sheets in Appendix D.
- 3.6.11 The electrical consumer unit 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 The resident of this flat is renovating the property and internal doors had been removed for decoration at the time of survey.

### 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 – Expose concert floor edges, ring beams, projecting concrete balconies form a number of thermal bridges / cold bridges details. These 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
- 4.1.3 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age.
- 4.1.4 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce transfer 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.

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Prepared by:

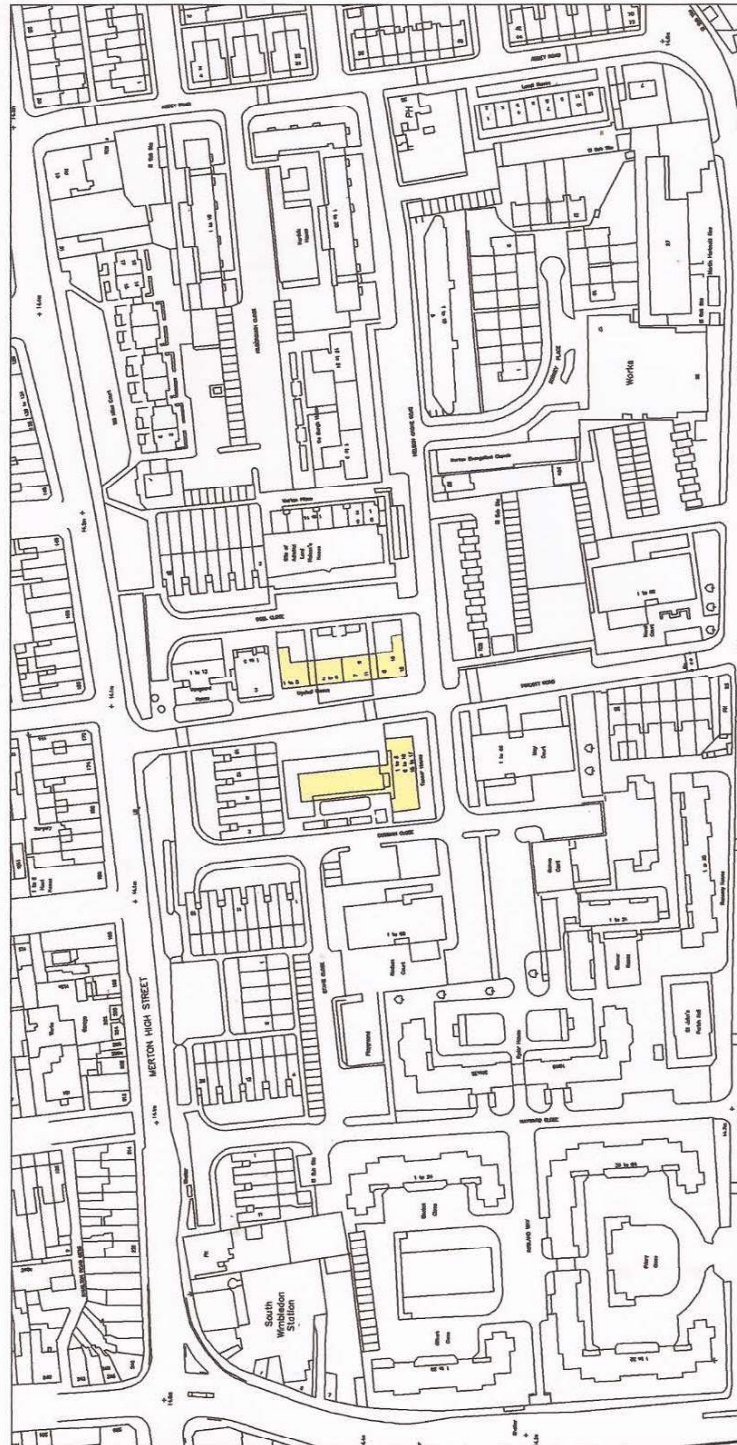
Date:

Checked by:

Date:

Property Performance Services Ltd  
21 November 2014

## Appendix A – Location Plans



Archetype 6 – Mychell House and Tanner House

## Appendix B - Photographs



Photograph 1 – Mychell House - View of communal entrance to flats and ground floor office space



Photograph 1 – Mychell House - Rear elevation – Fair faced cavity brickwork and exposed floor edges



Photograph 2 – Mychell House – Communal entrance (No entry-call controlled doors and screens) block walling to stairwell areas.



Photograph 3 – Mychell House – Typical communal staircase finishes