



Photograph 4 – Mychell House - Tenant stores



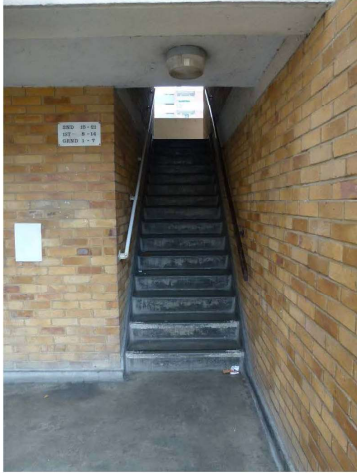
Photograph 5 – Tanner House – Elevation



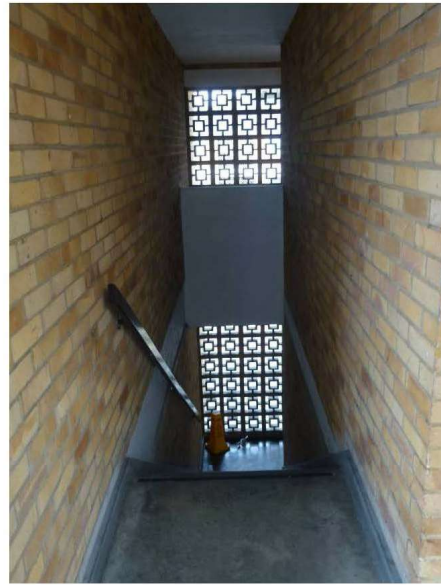
Photograph 6 – Tanner House - Balcony access arrangement to the rear of the block



Photograph 7 – Tanner House - showing balcony access and concrete upstand balustrade with asphalt weathering



Photograph 8 – Tanner House - typical entrance and communal stairs finishes,



Photograph 9 – Tanner House – Communal stairs



Photograph 11 –refuse area and external stores

Appendix C – Condition Schedules

Dwelling survey

Block

Dwelling / Flat No

Mychell House

3

Description	Condition	Remaining life (years)	Approx. Cost	Unit
<b>Kitchen</b>				
Unit	B	5	B	1m
Worktop	B	15	G	1m
Sink and tap	B	15	1	No
floor finish	B	15	B	m2
Extract fan fitted	None			No
<b>Bathroom</b>				
Bath	C	5	1	No
Wc	None			No
Wbbs	C	5	1	No
floor finish	C	4	3	m2
Splash back	C	4		m2
Extract fan fitted	None			No
<b>Separate WC</b>				
Wc	B		1	No
wbb	None			No
Floor finish	C		2	No
Extract fan fitted	None			m2
<b>Central heating (description only)</b>				
Boiler	Make: Baxi Combi model: 80e			No
Programmer	Make: In boiler			
Radiators	Pressed Steel			
HWC	provided? - No			
Night storage heaters	None			
Megaflow	None			
Single point heater	None			
<b>Electrical installation (description only)</b>				
Consumer units	Hall cupboard			
Switch plates	Resident fitted			
Socket outlets	Resident fitted			
<b>Internal joinery</b>				
Dwelling FED	Part Glazed painted SW	D	3	
Internal Doors	Missing			
Skirtings and architraves	Painted Sw	C		
Staircase and landing	None			
Doors removed?	Yes			
<b>External</b>				
Access to garden				
Access to private balcony				
<b>General comments</b>				
1. Internal doors have been removed - Fire MDE to be addressed				
2. FL to CL 2430 mm				







Condition Appraisal  
of  
Will Miles House  
Archetype 7  
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
- 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 to review the current condition of the principle elements of construction the Will Miles Court buildings 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. This report is part of a series of similar reports being prepared for the Estate. The Will Miles Court blocks are referred to as 'High Path Estate – Archetype 7' properties as part of this overall review.
- 1.1.4 This report should be read in conjunction with other Archetype Condition Assessment reports which have also been prepared.
- 1.1.5 Further surveys and investigations are also being prepared by the Architects, Structural Engineers, Environmental Engineers and other consultants regarding these blocks. This report should also be read in conjunction with their reports.
- 1.1.6 The blocks were inspected between in early November 2014.

## 2.0 Description of the Flat Blocks

- 2.1.1 An extract from the estate location plan is included in Appendix A identifying the positions of Will Miles Court in relation to the estate..
- 2.1.2 The properties were designed and constructed in the mid-1980s as purpose built social housing.
- 2.1.3 There appears to have been no change made to these blocks and the flat accommodation since the buildings were originally constructed.
- 2.1.4 The accommodation at Will Miles Court comprises of four separate two storey blocks of flats and a detached bungalow which has been designed for independent living (?). Each of the four blocks contains 4 flats. The flats were occupied at the time of survey.
- 2.1.5 Each of the flats has their own front entrance door. Upper flats have internal private staircases from ground floor front entrance doors.
- 2.1.6 There are no dedicated car parking spaces associated with the Will Miles Court flats. Estate and street parking is available nearby. A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.
- 2.1.7 A selection of photographs of the blocks are included in Appendix B

## 3.0 Archetype 7 - 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 40 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 25 to 30 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 PVC gutters and rainwater down pipes. These are in need of gutter clearing and overhaul but appear to be in serviceable condition
- 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 'Catnic' type lintels..
- 3.2.3 The thermal performance of this form of wall construction probably met the requirements of the Building Regulations in force in the 1980s..
- 3.2.4 The walls are generally in good condition.

## 3.3 Windows, Doors and Screens

- 3.3.1 Windows and screens to the blocks are UPVC framed double glazed windows. These would appear to be between 15 and 20 years old.
- 3.3.2 The windows configurations are a mixture of double glazed casement 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 5 and 10 years to next replacement / major maintenance..
- 3.3.4 Dwelling front entrance doors are a of painted softwood types. These are in need of repair and redecoration.

## 3.4 Balconies

- 3.4.1 None of the properties have private balconies.

## 3.5 Internal Common Areas

- 3.5.1 There are no internal common parts to these properties:

## 3.6 Dwellings Internally



- 3.6.1 Access was made to inspect 1 dwelling in Will Miles Court to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwelling inspected was:
- No 6 Will Miles Court Mychell House - Ground 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 6 would appear to be the original installed when the flats were constructed are approximately 30 years old. These units have been well cared for by the resident but are now in 'poor' condition.
- 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 6 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 is controlled by a remote programmer. Radiators are pressed metal type and are beginning to rust. 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.

### 3.7 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 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

- 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 at the Will Miles Court flat blocks.
- 7.1.3 The overall condition of these blocks is 'fair' considering the age and nature of construction of these blocks but external redecorations are urgently required to avoid degradation of the high level joinery.
- 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 Archetype 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:
- External redecorations
  - Gutter maintenance
  - Gable window /' access hatch replacement
  - Damp in flat 6
- 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.
- 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 strategy
  - 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.
- 7.1.10 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:

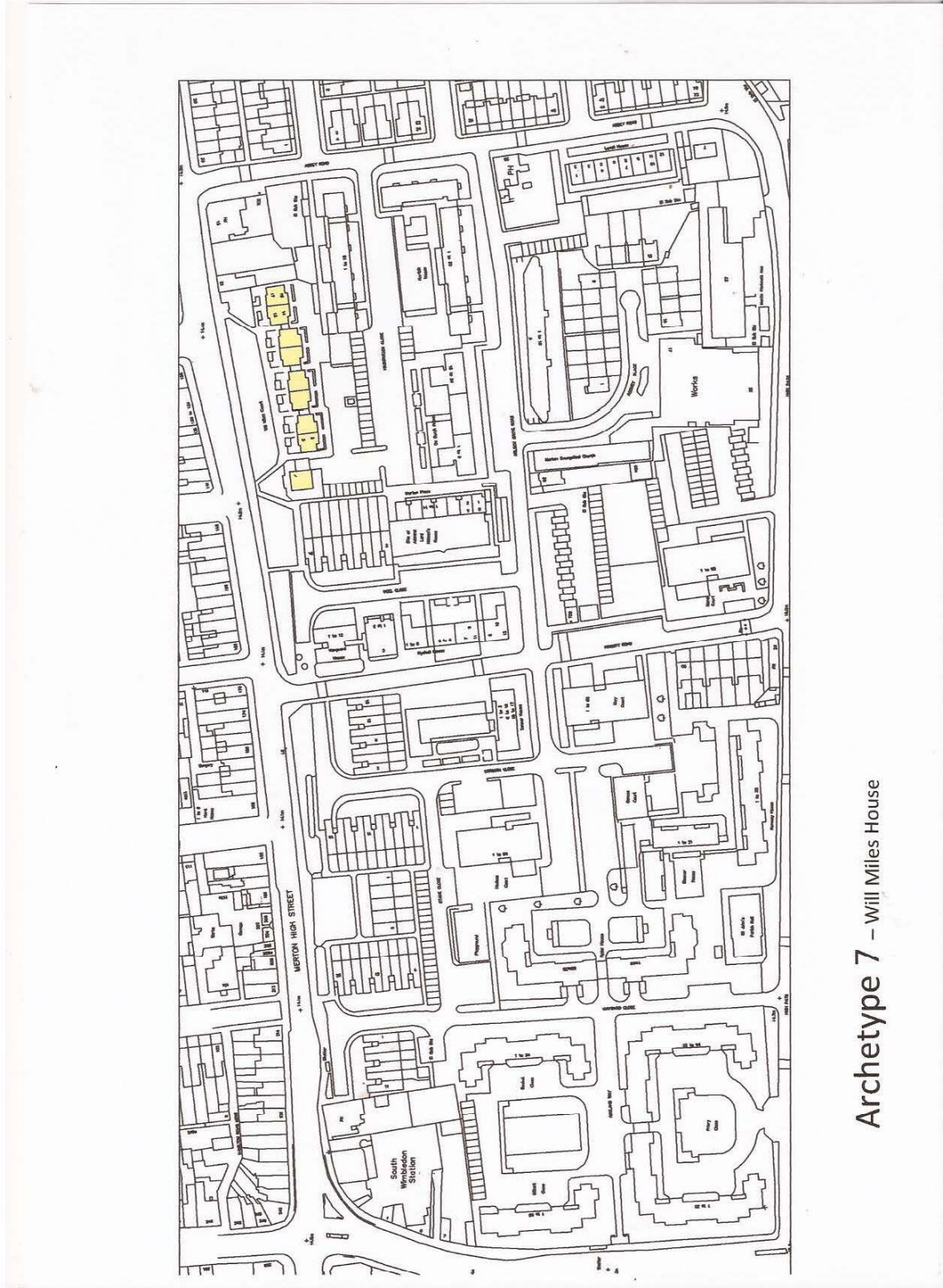
Checked by:

Date:

Property Performance Services Ltd  
21 November 2014



# Appendix A – Location Plans



Archetype 7 – Will Miles House

## Appendix B - Photographs





Photograph 1 – Will Miles Court



Photograph 2 – Entrance doors to flats



Photograph 3 – detail of entrance to garden area showing typical hard landscaping to perimeter of block



Photograph 4 – typical view of cracking in render



Photograph 5 – View of typical gable. Access hatches to roof voids are in poor condition and in need of replacement



Photograph 6 – Kitchen to flat 6

## Appendix C – Schedules of Condition

Dwelling survey

Block

Dwelling / Flat No

Will Miles Court

6

Kitchen	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Units	Base and wall units	D/E	0	5	lm
Worktops	Laminated	D/E	0	3	lm
Sink and tap	Stainless steel single bowl pillar taps	C	3	1	No
Floor finish	PVC tiles	C	3	10	m2
Extract fan fitted	None				No

Bathroom	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Bath	Pressed steel bath	C	10	1	No
Wc	Ll Wc	C	10	1	No
Whb	Ceramic with Pedestal	C	10	1	No
Floor finish	Sheet vinyl - Resilient fitted	C	10	1.5	m2
Spash back	3 course tile	C	10	1.5	m2
Extract fan fitted	None				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				No

Central heating (description only)	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Boiler	Make: Vaillant model: Eco Tec plus 824				
Programmer	Make: Honeywell model: ST91005				
Radiators	Pressed Steel (rusty)				
HWC	None				
Night storage heaters	None				
Magallow	None				
Single point heater	None				

Electrical installation (description only)	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Consumer units	In hall cupboard				
Switch plates	1980s				
Socket outlets	1980s				

Internal joinery	Description	Condition	Remaining life (years)	Approx. Quant.	Unit
Dwelling LED	Painted Sw Glazed door	C		1	
Internal doors	Painted (oak)	C			
Skirting and architraves	Painted (oak)	C			
Skirting and handrails	Painted (oak)	C			
Door frames	None				
Door resealed	None				
Rear door to garden	Painted sw	D/E	3	1	

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

**General comments**

- Rising damp in hall cupboard
- Signs of flooding from flat over
- History of foul drainage backing up





Condition Appraisal  
of  
Lovell House - Archetype 8  
at  
High Path Estate, London SW19  
for  
PRP Architects



Purpose of Issue: **Draft** for Information  
Date: 22 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 Housing 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 of Lovell House, a three storey block containing maisonettes and flats
- 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 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. For the sake of these reports Lovell house is referred to as 'Archetype - 8'
- 1.1.5 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.
- 1.1.6 The block was inspected between 3<sup>rd</sup> and 14<sup>th</sup> November 2014.

## 2.0 Description of the Block

- 2.1.1 An extract from the estate location plan identifying the positions of the block is included in Appendix A
- 2.1.2 The building designed and constructed in the 1960s as purpose built social housing.
- 2.1.3 Apart from the replacement of windows to this block there appears to have been little change made to the properties since they were originally constructed.
- 2.1.4 The accommodation at Lovell House comprises:
  - 2.1.5 8 No. Maisonettes
  - 2.1.6 4 No. Flats
- 2.1.7 Each of the dwellings have an independent front entrance door accessed from street level
- 2.1.8 The flats are arranged at ground floor level with maisonettes at first and second floor levels.
- 2.1.9 There appears to be no dedicated car parking spaces associated with this block. Car parking is available on the estate and nearby street parking.
- 2.1.10 A design review of the current layouts of the house and the flat accommodation is being prepared by PRP Architects.
- 2.1.11 The form of construction for these types of house can generally be described as: 'Crosswall construction' – loadbearing masonry gables and separating walls supporting concrete separating floors, accommodation floors and the main pitched roof structure. The front and rear elevations are likely to be constructed of concrete blockwork or



timber frame clad externally in vertical tile hanging. The roof over the block is pitched and gabled and weathered in concrete tiles.

- 2.1.12 A selection of photographs of the buildings are included in Appendix B

### 3.0 Archetype 8 – Lovell House - Description of Construction and Condition

#### 3.1 Roofs

- 3.1.1 The roof over this block is pitched and weathered in interlocking concrete tiles. These tiles are approximately 50 to 55 years old and are generally in serviceable condition. The remaining life of these coverings could be anticipated to be between 15 to 20 years assuming regular repairs and maintenance.
- 3.1.2 The normal form of roof structure associated with cross-wall constructed properties consist of timber purlins spanning between cross walls at eaves, intermediate span and ridge levels. These purlins support common rafters spanning between eaves and ridges. None of the roof voids at Lovell House have been inspected. No comment can be made regarding the condition of timbers, the adequacy of any roof void ventilation or levels of insulation
- 3.1.3 Rainwater disposal from these roofs is by boxed gutter detail and rain water down pipes.
- 3.1.4 Chimneys to these roofs are of brick construction. These were viewed from ground level and appeared to be in serviceable condition. This should be examined in more detail when the blocks are next scaffolded for maintenance.

#### 3.2 External Walls

- 3.2.1 The external walls are of two main types of construction:
- Cavity masonry to the gable walls and the ground floor rear elevation, and
  - Vertical tile hung infill walls to the first and second levels on the front and rear elevations
- 3.2.2 The external leaf gable cavity walls are finished in fair faced brickwork with recessed pointing. The inner leaf is most likely to be constructed of lightweight concrete blockwork with internal plaster finishes. It is not possible to establish the presence nature or adequacy of insulation from visual inspection.
- 3.2.3 LII
- 3.2.4 The tile hung infill panels are generally in good condition. There is evidence of some tiles having been replaced in previous years and some missing and damaged tiles require replacement.
- 3.2.5 The exposed edge of the concrete first floor slab is exposed on the front and rear elevations. This is generally in good condition but may constitute a 'cold bridge' detail. See item 4.1.1

#### 3.3 Windows, Doors and Screens

- 3.3.1 Windows and external doors and screens are UPVC framed and double glazed. These would appear to be between 10 and 15 years old.
- 3.3.2 UPVC doors and windows 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

### 3.4 Dwellings Internally

- 3.4.1 None of the dwellings in this block have been inspected internally as part of this exercise
- 3.4.2 See the 'Overview Condition Appraisal' report for the remaining blocks at High Path Estate for typical age and condition profiles for the dwelling internal fittings and finishes.

### 3.5 External Areas

- 3.5.1 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 Condensation and mould growth – The downstand beam to the exposed edges to the first floor concrete slab form a 'cold bridge' detail. This can result in localised cold surfaces internally which are prone to condensation forming and possible mould growth occurring. This may require further investigations to establish the scale of any problems and establish the need for any appropriate remedial works.
- 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 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 the Lovell House block
- 7.1.3 The property is in fair condition for its age and form of construction.
- 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 Archetype 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:
- Localised areas of missing or damaged areas of vertical tile hanging
  - Gutter maintenance
- 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.
- 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
  - Investigate possible cold bridge details associated with the first floor slab.
- 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 provision of safe access for the completion of the works.

Prepared by:

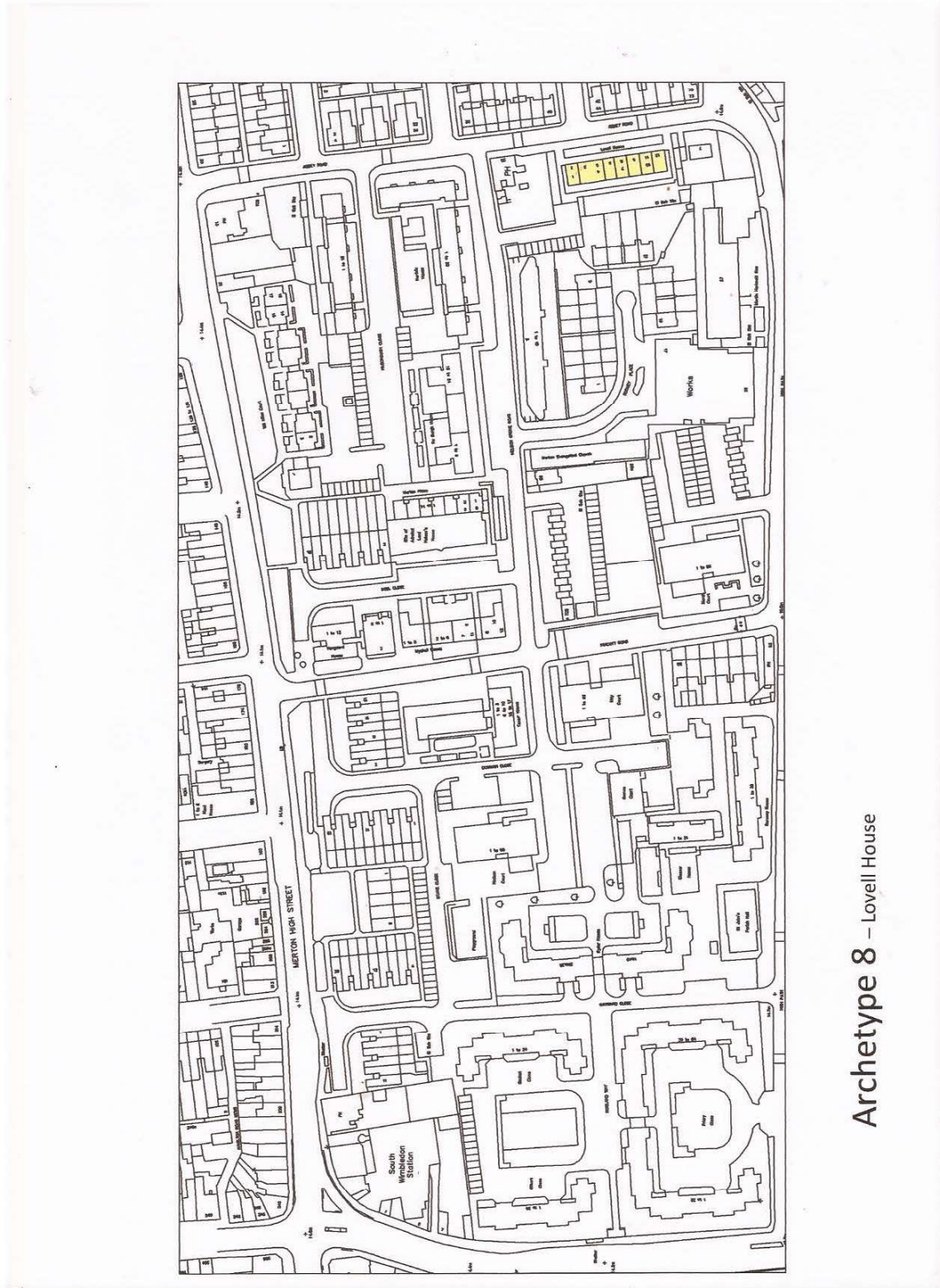
Date:

Checked by:

Date:

Property Performance Services Ltd  
21 November 2014

## Appendix A – Location Plans



Archetype 8 – Lovell House

## Appendix B - Photographs





Photograph 1 – Front elevation facing Abbey Road

P178 / 8.1

10 of 15

21 November 2014



Photograph 3 – Front elevation.

P178 / 8.1

HIGH PATH CASE FOR REGENERATION 21 November 2014



Photograph 2 – Entrance doors to ground floor flats and upper floor maisonettes. Exposed edge of first floor flats may form 'Cold bridge' detail.

P178 / 8.1

11 of 15

21 November 2014



Photograph 4 – Gable elevation.

P178 / 8.1

13 of 15

21 November 2014



Photograph 4 – Tenants stores and communal garden to rear of block. Stores are generally in a poor state of repair



Photograph 5 – view of rear elevation with part completed timber boundary fence in foreground





Condition Appraisal  
of  
50 to 60 Pincott Road - Archetype 9  
at  
High Path Estate, London SW19  
for  
PRP Architects



Purpose of Issue: **Draft for Information**  
Date: 22 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)

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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 of the terrace housing at 50 to 60 Pincott Road.
- 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 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. For the sake of these reports this terrace of houses is referred to as 'Archetype - 9'
- 1.1.5 Other surveys and investigations are also been prepared by Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these properties. This report should also be read in conjunction with their reports
- 1.1.6 The terrace was inspected between 3rd and 14th November 2014.

## 2.0 Description of the Terrace

- 2.1.1 An extract from the estate location plan identifying the positions of the terrace is included in Appendix A
- 2.1.2 The houses were designed and constructed in the 1950s as purpose built social housing.
- 2.1.3 Apart from the replacement of windows there appears to have been little change made to the properties since they were originally constructed.
- 2.1.4 The terrace contains 6 No 3 bed houses.
- 2.1.5 Each of the houses has an independent front entrance door and private front and rear gardens. Access is from Pincott Street. Some properties have driveways at the front of the property. Some garages have been constructed in the rear gardens and are accessed from adjacent estate car parking areas.
- 2.1.6 A design review of the current layouts of the house and the flat accommodation is being prepared by PRP Architects.
- 2.1.7 The form of construction for these types of house can generally be described as: 'loadbearing cavity masonry walls which support first floor and roof structures. Roofs are weathered in concrete tiles. External windows are a mixture of upvc and Crittall metal type windows'.
- 2.1.8 A selection of photographs of the buildings are included in Appendix B

## 3.0 -Archetype 9 - Description of Construction and Condition

### 3.1 Roofs

- 3.1.1 The roof over this terrace is pitched and gabled and weathered in interlocking concrete tiles. These tiles are approximately 60 to 65 years old and generally appear to be in



serviceable condition for their age. The remaining life of these coverings could be anticipated to be between 5 to 10 years.

- 3.1.2 The high level eaves soffits, fascias and verges are of painted timber construction. These are in poor condition and need to be renewed.
- 3.1.3 Flat roofs over rear single storey extensions are constructed of concrete roof slabs weathered with asphalt.
- 3.1.4 Front porches over entrance doors are of cantilevered concrete construction and are also weathered in asphalt.
- 3.1.5 None of the roof voids have been inspected. No comment can be made regarding the condition of timbers, the adequacy of any roof void ventilation or levels of insulation.
- 3.1.6 Rainwater disposal from these roofs is by cast iron gutters and rain water down pipes.
- 3.1.7 Chimneys to these roofs are of brick construction. These were viewed from ground level and appeared to be in serviceable condition. This should be examined in more detail when the blocks are next scaffolded for maintenance.

## 3.2 External Walls

- 3.2.1 The external walls are of two main types of construction:
  - Cavity masonry to the main dwelling walls
  - Solid masonry walls to the rear single storey additions.
- 3.2.2 The external leafs of the main dwelling cavity walls are finished in fair faced brickwork. The inner leafs are most likely to be constructed of lightweight breeze or clinker blockwork (or could possibly also constructed of brick) with internal plaster finishes.
- 3.2.3 It is not possible to establish the presence nature or adequacy of insulation from visual inspection.
- 3.2.4 A feature area of painted render is provided on the front elevation of each house. This will require some repair prior to next external redecoration.
- 3.2.5 The solid walls to the rear extensions will have low thermal performance.
- 3.2.6 Walls are generally in fair condition for their age and form of construction.

## 3.3 Windows, Doors and Screens

- 3.3.1 Windows and are predominantly UPVC framed and double glazed. These would appear to be between 10 and 15 years old. These are in 'serviceable condition.
- 3.3.2 UPVC doors and windows 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.
- 3.3.3 Some dwellings have painted metal framed single glazed windows. The appear to belong to freehold dwellings and were not included as part of the previous window replacement programme

### 3.4 Dwellings Internally

- 3.4.1 None of the dwellings in this terrace have been inspected internally as part of this exercise
- 3.4.2 See the 'Overview Condition Appraisal' report for the remaining blocks at High Path Estate for typical age and condition profiles for the dwelling internal fittings and finishes.

### 3.5 External Areas

- 3.5.1 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.
- 3.5.2 Fences to the rear private gardens are in poor condition and require replacement.

## 4.0 Other considerations

- 4.1.1 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.
- 4.1.2 Energy surveys will be required to establish measures that may be taken to improve the thermal performance of the single storey rear extensions / avoid condensation issues.

## 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 this terrace 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.



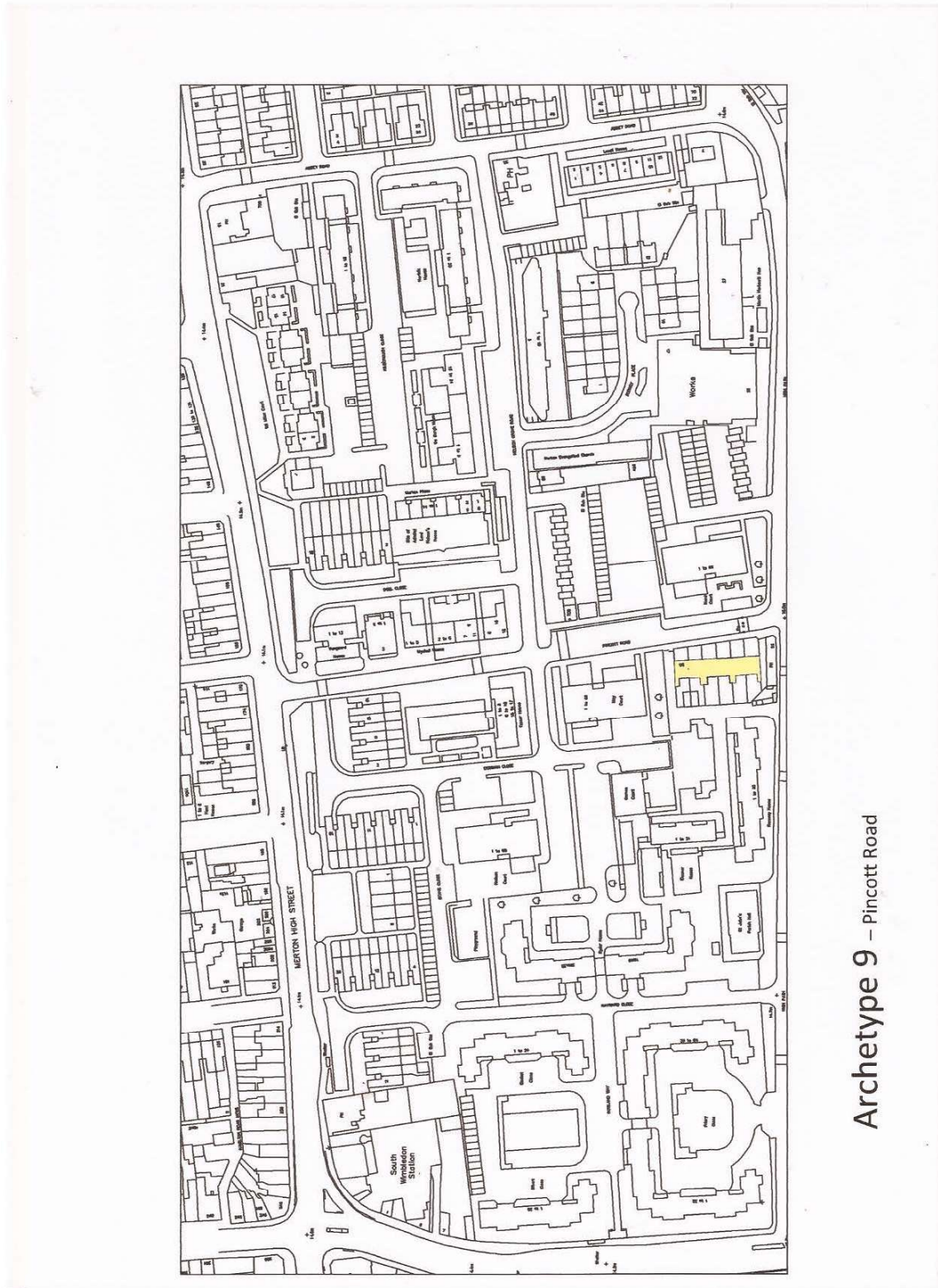
- 6.1.5 None of the building services at these properties have been inspected or tested as part of this commission. Arrangements to have the building services inspected and tested can be arranged on request.
- 6.1.6 We have not arranged for chemical analysis to be undertaken for the possible presence 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.

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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 of the terrace housing at 50 to 60 Pincott Road.
- 7.1.3 The properties are in fair condition for their age and form of construction.
- 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 Archetype 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:
- Attend to rot in external joinery
  - Renewal of boundary fencing to rear private gardens
- 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.
- 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
- 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 provision of safe access for the completion of the works.

# Appendix A – Location Plan



Archetype 9 – Pincott Road

## Appendix B - Photographs

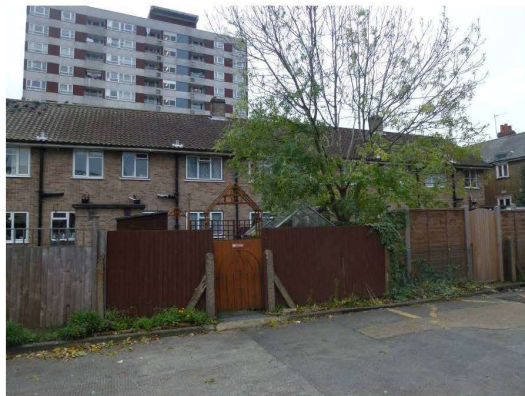




Photograph 1 – Terraced houses at 50 to 60 Pincott Road.



Photograph 2 - Gable end



Photograph 3 – showing rear of building and the array of different and poorly maintained boundary fences.



Photograph 4 – showing rear of the block and projecting single storey building



Photograph 5 – view of gable - Painted barge boards, soffit boards and fascia's all in need of repair



Photograph 6 - Rot in high level joinery.



Photograph 5 – No. 60 Pincott Road – Front elevation with original Crittall type window configurations



Photograph 7 – single storey rear addition.



