



OUR REF: EWS/WD/15-C-14177

26 August 2015

FAO ALISON DODD

Wigton Town Council
Wigton Market Hall
Church Street
Wigton
Cumbria
CA7 9AA

Dear Ms Dodd

THE CHANGING ROOMS, BARTON LAWS, WIGTON

Further to your instruction to inspect and provide a structural report and condition survey in respect to the renovation of the changing rooms at Barton Laws, Wigton an inspection was undertaken in clear dry weather on 3 August 2015 and we report as follows.

DESCRIPTION

The property comprises a single storey changing room facility of concrete brickwork cavity wall construction set under a pitched and fibre cement clad roof with associated gravelled and tarmac access and carpark.

The property is orientated roughly north south with a full length veranda to the east.

The property is thought to date from the late seventies.

OBSERVATIONS

EXTERNAL

The property comprises an original section of two changing rooms, showers, toilets and referee changing with a central kitchen, boiler room and store. A later extension of similar construction has been added to the southern gable comprising one changing room, showers and toilets.

A concrete ramp access has also been provided to the eastern elevation with steel handrail at the time of the extension, although no mid-rail is provided.

The original high level windows onto the veranda have been boarded up externally for security with single sheets of painted plywood.

Stepped diagonal shrinkage and thermal movement cracking is apparent to the continuous rear western elevation that is not broken up with door and window openings as on the east.

Further diagonal cracking on the rear wall at the more recent extension may be indicative of initial settlement to the rear gable corner.

Foul drainage is provided along the rear west elevation with uPVC stack pipes and sink wastes fixed externally to the rear wall. The gullies serving the sink wastes are generally clay and weathered with some replaced towards the north with uPVC.

The ground to the rear is roughly surfaced with sub-base and there is a mature overgrown deciduous hedge and ditch within 3 m of the rear wall.

The cast iron manhole covers are concrete haunched but one steel cover is dislodged.

One sink waste is roughly let in to a soil and vent pipe at ground level.

Gutter and down pipes are uPVC with half round section to the rear and square section to the front.

There is an open combustion air vent through the wall at low level to the boiler room and extensive moss growth below the overflow pipes.

The timber doors and window on the front elevation have been over painted a number of times and have bolted steel security face sheets. Corrosion of the leading edge of a steel angle lintel is apparent above the doors. The internal lintel is concrete.

The bolted triple timber veranda posts bear into a thin steel shoe at ground level and degradation of both the timbers and shoe are apparent at low level.

The exposed painted timber barge and eaves boards over the veranda are weathered and the foam fillers to the corrugated sheets are dislodged.

The grille of a redundant gas flue is apparent at low level on the southern gable and the wall has lichen growth.

INTERNAL

Gas, water and electrical services all enter the property at the northern gable in a lathed timber enclosure within the changing room.

A telephone cable enters the property but does not appear to be connected.

The gas fired boiler appears to only serve hot water with an associated header tank and insulated hot water tank. The boiler and plumbing fittings and fixtures appear to be original.

The shower mixer taps are enclosed in locked timber boxing at each shower.

Pipework is generally insulated.

The kitchen appears to be original and the chipboard units and sink show sign of use and water damage.

Internal walls are all single brick and are tiled in the showers up to door head height. Internal doors, cubicle doors and associated ironmongery all shows signs of use.

Tiles have been lost and are cracked in the extension associated with the settlement cracking noted externally.

The roof structure comprises timber trusses and purlins. No holding down straps are provided and cracking associated with uplift is apparent at both the truss and purlin bearings.

The rear section of the roof over the toilets is single translucent sheets giving natural light and fibre cement liner panels are visible on the underside of the main roof elsewhere.

The floor is finished with terrazzo tiles, the format of the tiles is slightly different in the extension.

The former gas fired heater is boxed in on the southern gable wall, the gas service is cast in the floor and isolated.

LIMITATIONS

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

CONCLUSIONS

The property is basically sound but is showing its age under heavy use and is approaching its design life requiring complete renovation if it is to remain in use in the coming years.

There is some slight settlement on the gable corner of the more recent extension which has damaged the internal finishes. The movement is thought to be largely historical but further trial hole investigation shall be required to ascertain the condition of the foundation in this area and whether any additional remedial underpinning would be required. Internal finishes shall need to be stripped and reapplied following the stabilisation of the wall cracks using stainless steel ties.

The property would benefit from a new boiler, improved pipe insulation, re-roofing and cavity wall insulation to enhance the thermal efficiency of the facility.

The opportunity should also be taken to replace the redundant windows with self-coloured secure insulated panels and replace the exposed corroded steel lintels.

The internal fixtures and fittings are worn and shall require replacement.

The external drainage is vulnerable to vandalism and should either be replaced with steel pipe or re-routed internally and the manholes secured. The source of the water staining and moss growth at the back of the boiler should be ascertained and rectified.

The veranda post bases require replacement with galvanised steel shoes and the handrails require the provision of mid-rails to comply with current regulations.

Holding down straps shall be required to the timber structure bearings especially if the roof is replaced with lightweight insulated panels as proposed.

Works should be fully scheduled and priced on a bill of quantity and due to the number of different trades involved will need to be undertaken under the CDM Regulations 2015.

We trust that we have addressed your initial enquiry but should you wish us to proceed to obtain quotations for the work our fee would be 10% of the overall contract value. Our fee would include for a full dimensional site survey, production of contract drawings, scheduling, tendering, supervising the work and acting as principal consultant under the CDM regulations 2015. Any additional local authority fees would be chargeable at cost.

Yours sincerely



E W SHIMMIN

For and behalf of

A L DAINES AND PARTNERS LLP