

**EXECUTIVE SUMMARY
REPORT**

UPON

**8 Eagle Parade
Buxton**



On Behalf Of

HYDE BREWERY

Prepared By

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EXECUTIVE SUMMARY REPORT

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Appendix 1- Photographs

1.0 INTRODUCTION

- 1.1 Instructions were received from Mr Paul Mercer of Hyde Brewery to undertake a Condition Survey of the apartments and external walls of 8 Eagle Parade Buxton.
- 1.2 We were instructed to inspect and issue a report on the main conditions of the building fabric only following reports of leaks internally. Access was limited internally to flats 1, 4, 9, 14, 16, 18, common parts, Public House and externally at street level. The survey was carried out by Stuart Prescott MRICS on 14th February 2018. The weather at the time of inspection was snowing and overcast.
- 1.3 The terraced property can be found over three floors plus cellar with the Public House occupying the ground floor and residential apartment on the remaining floors (former Hotel). The property is accessed off the main highway/ public car park with the entrance door to the residential apartment to the right hand side. The rear of the property is accessed off the rear service road – near Eagle Street.
- 1.4 The Former Eagle Hotel is Grade II was constructed circa 1760 as a coaching house now a public house, shops and flats.
- 1.5 The building is constructed of an ashlar gritstone and course dressed gritstone with Welsh Slated roof over with coped gables and kneelers plus stone stacks to the front elevation. Rear elevations are rendered with areas of brickwork. The main floors being of a timber construction. Sash windows to the front elevation
- 1.6 Internally the Public House is operating and fitted out to the ground and managers flat to the 1st floor in part. The remaining floors are converted to individual flats of mixed sizes which are serviced off the central corridors. The internal walls to the central core are a mix construction of solid masonry or light weight partitions with painted/ plastered finish.

2.0 GENERAL OBSERVATIONS

- 2.1 The building is suffering from a number of defects associated with the external fabric of the building that will require repair/general maintenance in order to maintain the general integrity and water tightness of the building fabric. The building is structurally sound and shows no signs of significant distortion or movement in the structural frame.
- 2.2 The principle roof over is covered with a Welsh slate. The roof appears to be in a fair condition, although there are areas of slipped and damaged slates (limited view from ground level or via the service corridor windows). The guttering has failed in a number of locations to the rear which are either holding water or insufficiently sized. There is also evidence of staining on the front elevation rainwater pipe which is either blocked or damaged.
- 2.3 There is significant evidence of active water ingress internally to the apartments and service corridors to suggest that the main roof has failed in number of areas. refer to photo appendix for relevant areas.
- 2.4 The rear elevation has been over coated with a cementitious based product which has failed and trapped moisture within the fabric of the wall.
- 2.5 There are isolated areas within the apartments showing signs of water ingress and cold bridging through the external fabric that are causing salt efflorescence, rot, black mould which are considered a health risk.
- 2.6 The redundant fire escape on the front elevation (management company to confirm the status of the fire escape) is in a poor state of repair with corrosion and harvesting Pigeons and associated guano. The metal staircase has been built into the walls and has failed due to corrosion expansion. This is similar to the rear metal staircase.
- 2.7 Stone ashlar has fractured in a number of places (namely to the window reveals) and to the chimney stack.
- 2.8 Dry/ wet rot fungus is noticeable in a number of locations within the service corridors namely to the timber skirting's (refer to photo schedule for locations)

- 2.9 Black mould is recorded in a number of the apartments which is attributed to interstitial condensation and high moisture content within the wall fabric. It is also noticeable to the ceilings of the apartments on the top floor possible due to lack of insulation. The bedroom of Apartment 14 is not fit for occupation due to extent of black mould plus Apt 4 has recently been vacated due to the extent of salt efflorescence.
- 2.10 There is evidence of water ingress within the Public House entrance lobby walls and ceiling. The entrance is directly below the redundant metal staircase. There are a number of leaks reported to the rear of the pub but is currently being actioned by the Brewery.

3.0 MAIN CONCERNS AND RECOMMENDATIONS

- 3.1 We understand that under the terms of the lease, Hyde Brewery has a repairing covenant to repair the external parts of the property i.e. walls and roof which is recoverable in part from the tenant/ occupiers. Further legal advice required to establish extent of the obligation and associated recharging.

In consideration of the above, we would make the following comments:

- The roof from the ground appears to be in a reasonable condition however there is sufficient evidence internally to say that the roof has failed in a number of locations. There are signs of missing flashings, damaged slates and poor detailing to parapets. We would consider the roof is completely overhauled to rectify the water ingress. Ideally the roof should be reroofed with integration of insulation and breathable membrane. The insulation will assist with the condensation issues on the top floor.
- The guttering and down pipes to the rear have failed in a number of locations and in some areas undersized. There are inappropriate junctions such as main roof disposing into the lower section gutter, clearly undersized and unable to withhold a heavy downpour. This instance the down pipe should dispose into a hopper head. We would consider gutter replacement to a 'deep flow' guttering system.

- Similarly to the front elevation, the 75mm down pipe disposes the whole of the property which clearly is insufficient for the intended use. Due to the Listed status, we would consider upgrading the rainwater pipe with min 125mm cast iron pipework to ensure free flowing drainage. The surrounding damaged stone work should be cleaned and repointed.

- The render to the rear elevation is in a poor condition and is trapping moisture within the cementitious finish. Further investigation required to the quality of the render base however from limited visual inspection we suggest that the render is removed and a breathable render applied to the stone substrate which will eliminate the internal dampness/ black mould on the rear elevations.

- The redundant fire escape to the front elevation (management to confirm status) should be removed in its entirety to eliminate the health issues associated with the pigeon guano and water penetration through the corroded section of steelwork built into the walls. There is also associated splash back from the landing/ steps causing saturation to the stonework.

- The windows externally to the front elevation are flaking and exposing the timber beneath. All windows to be redecorated.

- There are areas identified during the survey that there is an outbreak of wet/ dry rot to the timber skirting's. Urgent action is required to rectify the source of the leaks and removal of the infected timbers before the rot spreads and affects the structural timbers.

4.0 SUMMARY

- 4.1 There are a number of maintenance items to the roof, guttering and stonework which requires urgent attention. Some of the apartments are severely affected by the moisture ingress and currently not fit for habitation i.e. Apartment 4 and 14. There was evidence of active water ingress to the corridors during the survey.
- 4.2 We would recommend that the roof is reroofed including application of insulation and breathable membrane to assist the internal condensation issues. The alternative to reroofing would be to patch repair the roof however there is no guarantee to resolving the roof leaks.
- 4.3 Replacement of the rainwater pipework and guttering to appropriate size and detailing.
- 4.4 Removal of the redundant fire escape to eliminate the health and safety risk associated with the pigeons plus moisture ingress to the corroded built in steel work.
- 4.5 Remove the failed render system to the rear elevation and apply a breathable render suitable with a stone base.
- 4.6 Decoration required to timber windows to maintain longevity.

4.7 Anticipated budget costs

With the limited information available and extent of repairs unknown, we would consider the following budget cost to undertake the works:-

- Scaffold £25,000
- Roof £75,000 (assumed 50% replacement of the slates)
- Roof timbers £5,000
- Stone clean £2,000 (Joss system or equal)
- Repointing £2,000
- Replace RWG's £10,000 (deep flow rear, cast front)
- Decoration £8,000 (windows, RWP and render)
- Internal repairs £5,000
- Render £25,000
- Prelims £10,000
- Contingency 5% £5,000 (allowance for roof timber repairs)
- Professional fees say £8,000 (PM and QS)

BUDGET £180,000

5.0 LIMITATIONS

- 5.1 Where parts of the office were covered, or exposed, or inaccessible, close inspection was not possible, we are unable therefore to comment on the condition of such elements. It may be possible that damage arising from woodworm infestation, wood rot and decay or vermin infestation etc. may be present without our knowledge and become apparent subsequently.
- 5.2 Our report excludes any investigations into structural engineering design, compliance with legislation relating to buildings, or the unsuitable use of HAC cement or calcium chloride, calcium silica brickwork, calcium silica reaction in concrete, cavity wall tie failure, radon gas seepage, woodwool slab, permanent shuttering, asbestos or PCBP or other materials considered as deleterious in construction, except and so far as such matters may come to knowledge in normal course of inspecting the materials and the state of repair.
- 5.3 We have not made any enquiries with any Statutory authorities, but would point out that the Building Regulations and other legislation often have a material effect on the way in which the building is used and performed and upon the cost or consequential works.
- 5.4 The office has been considered in relation to Building Regulations, means of escape and related legislation` and we have reported in broad terms on any short comings in this regard. Nevertheless, we assume your legal advisors are investigating into the provision of Town and Country Planning Act, fire certificates, contaminated land registry and other Statutory matters. In respect of the latter, we must advise that no guarantee can be provided that the site will not, at a later stage be scheduled on this register, due to the imposition of stricter assessment criteria.
- 5.5 We have not carried out any research in connection with the presence of contamination on this site and cannot advise in this regard.

6.0 THIRD PARTY CLAUSES

- 6.1 In accordance with our standard practice, we would confirm that this report is for the sole attention and purpose of the addressee only and consequently this practice cannot accept any third party liability for the whole or any part of thereon.
- 6.2 Neither may the whole or any part of this report, or any reference, to be published in any way, nor included in any published documentation, circular or statements without prior written approval by Cube Property Services Ltd. Approval will also be required in the form and context in which it may appear.
- 6.3 In accordance with our standard practice, we must state this report is confidential to the party to whom it is addressed and their professional advisors.

APPENDIX 1
Photographs