

# **Chartered Surveyors Report**

**Prepared on**

**Thurloxtton Village Hall  
Thurloxtton  
Somerset**

**Prepared for  
the  
Village Hall Committee**

**Inspected and Prepared by:  
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## **1.00 INTRODUCTION**

### **1.01 Brief**

I confirm that you are considering the future of the village hall and require me to inspect the buildings and advise you on the nature and condition of its structure, fittings, finishes and services. I will also advise on the suitability of the building and its fabric in terms of energy use and functionality and advise on improvements that can be made together with budget costs for such works as well as repair works.

### **1.02 The Inspection**

The inspection was undertaken by the undersigned on 27th September 2016. During the inspection weather conditions were overcast but dry. No unusual restrictions were imposed on the inspection although as is our usual practice I confirm that some concealed elements such as foundations were not exposed. Accordingly I comment on these elements from surface evidence only. If this gives rise to concern then I recommend further investigations take place.

### **1.03 Brief Description of the Property**

This building dates to the middle of the 19<sup>th</sup> century. It was originally the school house. It was extended in the 1960's via a flat roof rear addition and at a similar time became the village hall.

Accommodation comprises the main hall with a kitchen in a lean to on the west side. At the rear of the main hall is the rear extension. This houses a secondary room off which there is a single block of toilets.

The hall has a rear courtyard with stone boundary walls topped with fencing and a concrete base.

At present the hall can accommodate up to 50 people although the kitchen and WC facilities are inadequate for this. Uses comprise gardening club, coffee mornings, band practice, yoga, dog training and the like. No sports events occur at the hall.

On a general note there is inadequate facilities for general storage.

There is an external WC adjacent to the rear extension. This is best demolished.

## **2.00 STRUCTURE**

### **2.01 Structural Concept**

#### **a) The Main Hall and Kitchen Lean to**

These comprise solid brick walls which support the floor structures and the roof structures. The floor to the main hall is a raised timber floor comprising timber joists supported off perimeter wall plates fixed to the walls. The joists are lined with traditional pine floor boards.

The kitchen floor is lined in vinyl on chipboard on a concrete slab floor.

The roof to the main hall comprises timber trusses built off timber wall plates and supporting timber purlins which carry timber rafters. The rafters support battens and the tiled roof surface.

The kitchen lean to roof is of timber rafters supporting battens and the tiled roof surface.

**b) Rear Extension**

This is of solid stone and solid breeze block walls which support a flat roof of timber joists and chipboard. The floor is of solid concrete slab construction.

**2.02 Foundations**

There are no signs to suggest that the foundations have suffered from subsidence or similar failure, this despite the presence of nearby mature trees. Given the age of this property it is likely that the foundations are inadequate by modern standards. This absence of concerns is probably explained by the fact that the foundations to these walls bear on to rock.

**2.03 Discussions on Floor Structures**

**a) Raised Timber Floor**

There is rot in the wall plate and joists of the main hall floor by the entrance to the rear extension. This raised floor is well ventilated by air bricks so I am surprised at the presence of this rot. I believe that the rot has developed due to standing or ponding rainwater adjacent to the external walls. The rot has extended into the skirting board of the rear elevation. This raised floor offers little by way of thermal insulation.

The issues to address here are therefore;

- i. Treat/replace rotten elements of the floor
- ii. Deal with issues of ponding water externally
- iii. Consider appropriate ways to insulate the floor
- iv. Consider final treatment of floor surface for long term wear.

**b) Solid Concrete Floor**

These floors are damp and offer no thermal insulation. In addition, finishes are now tired. There are no signs to suggest the concrete floor slabs are inadequate, so the issues to address are;

- i. Damp proofing the floors
- ii. Insulating the floors
- iii. New floor finishes

**2.04 Discussions on Wall Structures**

All the walls here suffer a degree of damp from both condensation and rising damp. The walls also offer little by way of thermal insulation.

Externally the walls are in a reasonable condition but require some re pointing whilst internally the rear addition walls need re-plastering. Notwithstanding this, all walls are structurally sound.

The issues to address with the walling are therefore as follows;

- i. Re-pointing
- ii. Damp proofing
- iii. Re-plastering operations combined with thermal insulation
- iv. Demolition of external WC

## 2.05 Discussions on Roof Structures

### a) Flat Roof

This roof has suffered rainwater ingress leading to decay of the roof structure and the ceiling beneath.

This, combined with the lack of insulation in the roof suggests this roof is best replaced with an insulated pitched roof.

### b) Pitched Timber Roof Structures

These structures are quite sound, but suffer from a lack of thermal insulation. The issues to address here therefore;

- i. How best to insulate the roof
- ii. The consequences of insulation in the existing ceiling and on the roof void ventilation.

## 3.00 EXTERNALLY

### 3.01 Roof Surfaces

We note above that the rear flat roof needs resurfacing/renewal.

The pitched roofs are lined with clay double roman tiles with associated ridge and hip tiles bed in mortar.

At the gable ends are timber capping boards and verges which are rotten.

At the front are two attractive bonnet hipped dormer roofs. Where these meet the main roof there are lead lined valley gutters.

The roof tiles sit on battens fixed directly to the rafters. Below the rafters is the original lathe and plaster ceiling. There is no sarking felt beneath the tiles.

Inset into the roof surfaces are some glass tiles that act as roof lights and some replacement tiles. The roof surfaces have accumulated moss and debris from the surrounding trees.

Fascia boards around the dormers and at the eaves are in a poor decorative condition.

Gutters and rainwater down pipes are of upvc. These are distorted and in a poor condition. The down pipes drain to the ground which will contribute to ponding water against the walls.

- i. Due to the lack of insulation and sarking felt the pitched roofs will need re-surfacing. The existing tiles can be mainly re used.
- ii. Capping boards need replacing
- iii. Lead valleys need replacing
- iv. Fascia's need redecorating
- v. Gutters and down pipes need replacing

### 3.02 Elevations Externally

I have already noted the need for re pointing of the external walls.

Windows are single glazed timber units set on stone sub cills. At the front the openings are formed with timber lintols and at the rear with brick arch lintols. The windows form an attractive feature of the building and you should avoid replacing them. The window form comprise fixed casements with opening fan lights above for ventilation.

- i. New putties are needed for much of the glazing and all windows need redecoration
- ii. Consideration should be given to renewing the glass with modern glass that has better thermal performance.

The rebates in these windows are of insufficient depth to accommodate double glazing whilst secondary glazing would ruin the appearance of the windows.

The window to the rear extension should be replaced but this is likely to be blocked in by a new storage block.

- i. External doors are painted timber in timber frames
- ii. That to the rear extension is rotten and this frame should be replaced.
- iii. All doors require redecoration.

### **3.03 Landscaping Considerations**

It is possible to raise the courtyard perimeter walls to create a lean to structure for barbeques and the like.

The concrete base to the courtyard is cracked and will attract weed growth but it is serviceable.

## **4.00 INTERNAL FITTINGS AND FINISHES**

### **4.01 General redecorations**

The issues concerning the thermal upgrade of this property will inevitably result in redecorations and in re- plastering being required throughout this building.

### **4.02 Kitchen Accommodation**

The existing kitchen accommodation is cramped and dated. The walls are mainly in painted brick but with some tiled splash backs. The ceiling in this area is of taped plasterboard only and needs renewal.

The waste from the kitchen runs to a soakaway which is environmentally unsound.

This kitchen accommodation is best moved to the rear extension where a kitchen of sufficient size can be accommodated and where the waste drainage can link to the sceptic tank that already exists.

This proposal will also allow an old window opening which has been blocked up to be reopened as a servery between the hall and the rear extension.

### **4.03 Toilet Accommodation**

At present, three WC cubicles and a single basin exist within the single WC suite. There is no female/male separation and no disabled facility. The room is damp and has suffered from roof leaks.

All of this WC accommodation needs re configuring to create new male, female and disabled facilities.

The WC's could be reused to save money, but the seats should be replaced.

## 5.00 DRAINAGE ISSUES

### 5.01 Rainwater Drainage

As stated earlier the gutters and downpipes should be replaced.

Down pipes should drain to gullies and then soakaways to help prevent ponding water.

### 5.02 Foul Drainage

I note above that the kitchen waste needs re-routing. I understand that the septic tank serving the WC's is free from problems and as such I propose no changes to this.

## 6.00 SERVICES

### 6.01 Electrics

#### a) Intake

There are two meters and numerous distribution boards which are all rather cumbersome.

#### b) Power

The provision of power points is poor with much surface wiring and ad hoc extension leads throughout.

#### c) Lighting

Lighting is dated and unsightly with surface wires and a lack of low energy fittings. Consideration needs to be given to external lighting in the courtyard.

#### d) Emergency lighting and fire precautions.

The facilities provided are good and suitable for the premises.

#### e) Heating

Space heating is via electric storage heaters and overhead electric bar heaters. The storage heaters are inappropriate for ad hoc usage whilst the bar heaters are uneconomic.

#### f) Hot Water

Hot water is via instantaneous electric water heaters. These are adequate but should be improved upon.

#### g) Conclusion

Whether this property is refurbished or extended or not, at some stage soon, this property needs to be rewired with new power and lighting arrangements and improved mechanical extraction to the kitchen and WC's. Consideration also needs to be given to renewing the heating and hot water systems with an electric boiler and traditional radiators.

## 7.00 CONCLUSION

In this report I have underlined the main defects and concerns that exist to this property. I now explore these in more detail with recommendations and budgets. The budgets exclude VAT and fees.

### Timber Floor

This floor is best kept in it's current form, but with the rotten elements renewed and the remainder treated. The floor should be insulated with insulation placed between the joists. The existing floor boards can be reinstated, sanded down and treated with a varnish for hard wear.

**BUDGET £5,000**

### Solid Floors

The solid floors can be lined with damp proof membranes, insulation and screed. Whilst this would create steps between these floors and the timber floors this could be avoided by adding packing timbers to the timber floor joists thus raising this floor level at the same time.

**BUDGET £3,000**

### Perimeter Walls

- The walls need to be repointed externally.
- Internally the walls need to be treated with a chemical damp proof course, insulated and then dry lined with plasterboard and skim.
- New skirting boards will be required to the base of the walls.
- The external WC should be demolished.

**BUDGET £6,200**

### Flat Roof

The flat roof needs to be removed entirely. If it is replaced with a pitched tile clad roof that extends into the courtyard then the covered courtyard element can be enclosed for storage. The existing accommodation below this roof should provide for the kitchen & Wc's. The space above this can provide further storage accessed from an open platform and stair to the side of the new storage facility.

**BUDGET £10,000**

### Pitched Roofs

The pitched roofs need to be stripped of tiles, insulated between and over the rafters and then resurfaced with a breathable sarking felt, new battens and tiles reusing the existing tiles wherever possible. This work needs to include the provision of eaves ventilation to avoid condensation problems. With such a system the existing ceilings can be retained.

**BUDGET £6,000**

### External Woodwork

Various repairs and redecorations are needed to capping boards, verge boards, doors and windows.

**BUDGET £3,000**

### Rainwater Goods

Gutters and down pipes need to be renewed with down pipes draining to soakaways.

**BUDGET £3,000**

### Windows

As well as redecorating the windows they should also be re glazed to improve their thermal performance. Trickle vents should also be added to help prevent condensation problems.

**BUDGET £2,000**

**Landscaping**

A lean to structure in the courtyard would provide a place out of the rain for outdoor functions.

**BUDGET £5,000**

**Kitchen**

Relocate to rear extension, including new fittings and appliances

**BUDGET £10,000**

**WC's**

Provide new male, female and disabled facilities

**BUDGET £10,000**

**Redecorations**

Allow for redecoration throughout the extension.

**BUDGET £4,000**

**Electrics**

Allow for rewiring the whole including a new electric boiler and cylinder for space heating and domestic hot water and new radiators. To save space this plant can be located in the loft proposed over the rear extension.

**BUDGET £8,000**

**TOTAL £79,200.00**

**SUB TOTAL**

To this total we should allow a contingency sum plus an allowance for builders profit and over heads. I therefore anticipate a total expense of £90,000 plus say £8,000 in fees with VAT on both of these sums.

This compares with a likely cost of a knockdown and rebuild of £200,000 + vat

Signed: Michael Shepherd  
M.J. SHEPHERD B.Sc. M.R.I.C.S.  
for Shattock Associates

Dated: 28/9/16