

Report by a local surveyor Upton Town Public Toilets, Lower High Street

The aforementioned property has been inspected on the 15th November 2005, the purpose of the survey being to investigate the general condition of the building and any recommendations in terms of refurbishment, upgrading etc, and we now detail our report findings and recommendations.

REPORT FINDINGS

GENERAL OBSERVATIONS

The building is a detached, brick built structure in solid 9" elevation and a flat, lead roofing with parapet surround.

The standard of the general building construction is good with pointing and general brickwork in sound condition.

The overhead lead roof requires a general cleaning and overhaul and checking for any seam expansions following a fairly hot summer, but in general terms the lead work is good and shows a reasonable fall to the drainage points, and likewise, the parapet, is in sound condition.

AREAS THAT WOULD BENEFIT FROM UPGRADING

1. Existing cast iron down pipe is showing corrosion and can easily be replaced with UPVC or to keep within the style, a cast iron section can equally be supplied and fitted.
2. The all-metal windows are well corroded and would benefit from replacement
3. General cleaning out of the flat bed roof and checking & resealing any jointing

IMPROVEMENT IN VENTILATION

One of the most off-putting things in a building of this type is a general odour problem but with the introduction of recirculatory fans, this can be easily overcome by installing a wall mounted recirculation fan unit, ideally one each side, this then works on a very simple, automatic process, being a continuous low trickle feed operation of taking internal air to atmosphere, but returning external fresh air back into the internal areas, therefore preventing any build up of any stagnant fumes.

Even with windows open, with lack of air movement, the problems will continue unless there is some form of controlled mechanical ventilation.

INTERNAL REFURBISHMENT

From viewing the standard of internal fittings, noting that most surfaces are tiled, and noting this is to good standard, it would seem that a very good 'spring clean' would be of particular benefit and also recoating of the actual floor area. We believe this would make quite a significant difference to the overall impression of this building.

GUIDELINE PRICE STRUCTURE

1. To replace existing down pipes in matching cast iron: £300
2. To remove existing metal windows and replace in UPVC double glazing: £1,500
3. Overhaul of lead roofing, including skylights: £1,500
4. Supply & fit, including electrics of 2 Stadium Eclipse recirculation fan systems: £1,100

Net cost: £4,900

REPORT CONCLUSION

This completes our technical report. The areas we have reported on are those inspected in accordance with your specific survey instructions. If there are other areas requiring examination or if you believe we have misinterpreted your instructions, please let us know at once. A further survey will be carried out and a supplementary report submitted.

We hope you find our report and quotation acceptable and look forward to hearing from you, either to arrange a convenient date for work or to answer any queries you may have.