

# **WCP**

**THE WHITWORTH  
CO-PARTNERSHIP LLP**

## **SCHEDULE OF DILAPIDATION**

**on**

**HMS GANGES, BUILDING 15  
SWIMMING POOL  
(INCLUDING MAIN WORKSHOP AREA)**



**For**

**Haylink Ltd  
P O Box 206  
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AJR/awm/src/ss/S4346  
2nd December 2010

## REFERENCES



*Front/South*

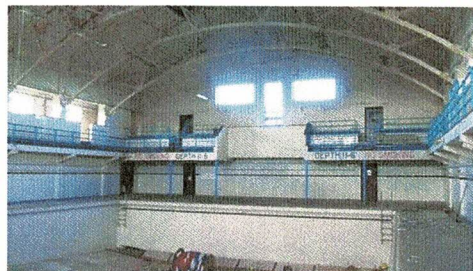
*No photo for  
West side*



*East side*



*North gable*



*Interior*

**HMS GANGES, BUILDING 15  
SWIMMING POOL (INCLUDING MAIN WORKSHOP AREA)**

**KEY:**

- A - Denotes work which should be urgently carried out to prevent further damage (2010)
- B - Denotes work which should be carried out next year (2011 – 2012)
- C - Denotes work which will be required in the next 2-5 years (2012 – 2015)
- D - Denotes work to be carried out after 5 years (2015)
- Maintenance - Denotes work of a minor or routine maintenance type which may be undertaken without a Faculty or further professional involvement.

**Date of inspection:** 12-13<sup>th</sup> October 2010

**Weather:** Fine and dry

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**1.0 DESCRIPTION OF THE BUILDING AND HISTORICAL ASSESSMENT**

- 1.1 A substantial brick built building, external brickwork in Flemish Garden wall bond, with decorative detail on the front elevation facing south, with tumbled brick gables, concrete caps to the wall, and a trussed steel roof structure with a full light roof light over, with metal window frames, concrete floors internally, comprising a swimming pool and associated boiler rooms and ancillary accommodation. The full length roof light has been covered in temporary corrugated steel with the lower slate roofs still in position. The property currently has group value, with the adjacent dormitory block and Nelson building. There is a commanding presence on the north side of the former parade ground, and I therefore give it a high group value, and as it is comparatively wind and water tight, a high condition value.

In heritage value the building could be considered to reflect the heyday of HMS Ganges, and I therefore give this a high value of 60%. There are some health and safety issues, particularly to do with asbestos, and we give this a low level. This is one of the most substantial buildings on this site, and has a significant landscape value although concealed from the village by other properties and from the Deben Estuary by landscaping.

- 1.2 **Date:** this does not show on the early photographs but is present in the 1952 photograph. Subsequently discovered, erected 1936, at the time regarded as the best pool in the whole of East Anglia.
- 1.3 **Condition:** 70%. The main structure is relatively sound, but the roofing is only partially watertight, partly due to the loss of the glazing in the lantern roof light and partly to decay in the roof finish generally. We have identified the desk costs for making the building wind and watertight and putting right lacks of routine maintenance.

This is a substantial facility, and retains its original equipment although now corroded and derelict. Although the main structure is sound, substantial investment will be necessary in order to update the facility and convert it into a swimming facility of contemporary quality. We have not attempted to identify the cost of this at this stage, but if this is not likely to be less than the equivalent cost of servicing a present day building of equal size.
- 1.4 **Heritage value:** in view of its history, we give this a moderate heritage value. The external detailing is of good quality for its date, although the architect is unknown.
- 1.5 **Health risks:** we anticipate there will be significant health risks associated with the refurbishment of this building, the refurbishment will need to include the removal of elements containing chlorine, and asbestos. The health risks associated with the redevelopment or demolition and therefore relatively high.
- 1.6 **Group value:** the building is a prominent building within the parade ground area, closing off the north east corner. It has good group value therefore with the Petty Officer's mess adjacent, Nelson (Building 13) and Anson (Building 11H). All these being grouped around the parade ground.
- 1.7 **Landscape value:** the building in our opinion has limited landscape value, although it forms good grouping with the aforementioned buildings, it is not immediately visible from beyond the parade ground being shielded by other buildings of lesser quality.
- 1.8 **Heritage value:** 60%.
- 1.9 **Health risks:** 20%.
- 1.10 **Group value:** 75%
- 1.11 **Landscape value:** 30%.



		PRIORITY	BUDGET COST
2.0	GENERAL CONDITION		

2.1	In general terms the building is relatively water tight, and capable of salvage. The main structural fabric of the swimming pool is generally presented in fair condition, isolated repairs noted around the elevations which are as follows;
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The main roof covering has been recovered in recent times and it was again presented in fair condition although defects were noted.

3.0	ROOFS
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3.1	<p><b>Main roof to swimming pool area:</b> the roof slopes to the east and west slopes comprise of natural slate tiles. The top ridge section noted to have been constructed and clad in metal sheet cladding. The slates to the east roof slope was presented in fair condition although some slipped tiles were noted to the southernmost end. Four sections of corrugated sheeting were also noted to be missing on this slope. The slates on the westernmost roof slopes to the main roof were generally presented in fair condition. Sheet metal cladding again was noted to be in fair condition on this elevation along with the lead flashings at the parapet to roof abutments on both roof slopes. The gable ends to the raised metal sheet roof sections again were noted to be in poor condition.</p>
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Repair.

ITEM	A	40,000
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3.2	<p><b>Flat roofs to the single storey additions:</b> around the perimeter of the property were noted inspected in detail but were thought to be in poor condition from the limited ground floor inspection. They are likely to need complete renewal. The lantern lights to the flat roof on the westernmost side again was noted to be defective and needing replacement. The two lantern lights to the single storey outcrop on the east elevations again are noted to be in a poor state of repair and in need of renewal.</p>
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Renew.

ITEM	A	25,000
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C/F		65,000
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		PRIORITY	BUDGET COST
		B/F	65,000
4.0	<b>RAINWATER DISPOSAL</b>		
4.1	<b>To the main roof:</b> cast iron large gauge gutters, in poor condition on both the east and west elevations and in need of renewal.		
	ITEM	A	6,000
4.2	<b>Rainwater downpipes and hopper heads:</b> around the perimeter of the main building and single storey and two storey outcrops have all been undertaken in cast iron pipework, taking the water from the secret gutters to the flat roofs. The downpipes and hopper heads where visible from the front elevation are generally presented in a serviceable condition although access was prohibited by the presence of foliage and the like. With this in mind you are advised to budget for the overhaul of these goods.		
	Repair.		
	ITEM	A	6,000
4.3	<b>Downpipes and hopperheads to the east elevation:</b> generally presented in a fair condition but in need of redecoration and rodding and cleaning out.		
	Repair.		
	ITEM	A	2,000
4.4	<b>Hopperheads and downpipes visible on the north elevation:</b> generally presented in a serviceable condition although need to be cleaned out and some redecoration will be required.		
	Repair.		
	ITEM	A	5,000
4.5	<b>Downpipes and hopperheads to the west elevation:</b> generally presented in serviceable condition although defective downpipe and hopperhead was noted to the north end of the westernmost outcrop. This will need to be replaced in its entirety.		
	Replace.		
	ITEM	A	1,800
4.6	<b>General:</b> the rainwater goods around the perimeter of the property will need to be refurbished. Although not completely dilapidated they are not re-salvageable.		
	Renew.		
	ITEM	A	1,800
	C/F		87,600

		PRIORITY	BUDGET COST
		B/F	87,600
4.7	<b>Gulleys:</b> the gulleys around the perimeter of the property comprise of concrete upstands, with cement benching draining into cast iron grills. Generally presented in fair condition but in need of overhauling to ensure they are in full working order.  Overhaul.		
	ITEM	B	3,000
4.8	<b>Drainage:</b> the manhole covers around the property were not lifted as they were securely fastened or hidden below undergrowth. The soil and vent pipes around the perimeter of the property are of cast iron construction and would appear generally to be in a serviceable condition although the out-pipe to the south elevation of the easternmost outcrop was noted to be missing the top section and this needs to be reinstalled accordingly.  Renew.		
	ITEM	B	2,000
5.0	<b>MAIN WALLS</b>		
5.1	<b>South elevation:</b> of face brickwork construction laid in Flemish bond with concrete coping stones to the parapets of the first and second floor outcrops. The walls were generally presented in a fair condition although a stress fracture and crack was noted to the westernmost corner single outcrop. This ran up through the brickwork one course below the soldier course towards the concrete plinth and runs the full length of the small section of extension. This will need to be repaired accordingly.  Repair.		
	ITEM	A	2,500
5.2	A number of isolated stress fractures were noted to a number of bricks on the elevations, these are general maintenance issues.		
	ITEM	C	1,000
5.3	<b>East elevation:</b> comprises of face brickwork laid in Flemish Bond, generally presented in a serviceable condition. The majority of the elevations to the higher and lower sections are presumed in good condition. A small stress fracture was noted to the right hand side of the southernmost reveal and this crack will need to be repaired accordingly. A small stress fracture noted on the brickwork to the southernmost doors going up through the tops of lintels to the open stairs above.  Repairs.		
	ITEM	A	1,000
	C/F		97,100

		PRIORITY	BUDGET COST
		B/F	97,100
5.4	Friable brick noted to the right hand side of the first hopperhead located from the southernmost corner and towards the north. General areas of friable brickwork were noted to the single storey additions but is not deemed significant at this stage.		
	ITEM	B	800
5.5	<b>North elevation:</b> face brickwork laid in Flemish bond generally in good condition throughout the main walls and the rear additions. Stress fractures were noted either side of the rear entrance door at ground floor level. Damp staining was noted to the side of the reveals to the rear entrance door where the hopperhead was noted to be missing. A large hole where service pipes enter the single storey extension on the easternmost side. Repair.		
	ITEM	C	1,000
5.6	<b>East elevation:</b> face brickwork laid in Flemish bond with concrete lintels and concrete coping stones and the top of the single storey elevations. Generally presented in a serviceable condition with no significant defects noted.		
5.7	<b>Concrete copings:</b> the concrete copings to the single storey extension around the perimeter of the property are concrete construction and well presented. A small chip was noted within the coping stones to the two storey addition on the north elevation. Repair.		
	ITEM	C	450
5.8	<b>Concrete lintels:</b> the concrete lintels on the south elevation were generally presented in fair condition although some defect was noted to the lintel above the westernmost single storey outcrop and again to the right hand side of the main entrance door to the single storey outcrop. The majority of the other lintels were again presented in fair condition from a limited inspection. The majority of the cills around the perimeter of the property are of concrete construction and were generally presented in fair condition although some minor repairs will need to be undertaken in isolated areas. Repair.		
	ITEM	B	3,000
	C/F		102,350



		PRIORITY	BUDGET COST
		B/F	102,350
6.0	<b>EXTERNAL JOINERY: FASCIAS, SOFFITS, WINDOWS, AND DOORS</b>		
6.1	The fascias and soffits to the plinths of the property were generally presented in a serviceable condition although visual inspection was limited. All need to be overhauled.		
	Overhaul (no scaffolding incorporated).		
	ITEM	B	5,500
6.2	Areas of timber decay are likely to exist where the guttering is missing. No defects were noted from the ground floor inspection.		
6.3	<b>Windows:</b> the windows and doors around the perimeter of the property all comprise of Crittal metal casement windows which have been single glazed and painted. All were generally presented in a poor condition with numerous amounts of glazing noted to be broken. These will need to be fully refurbished and some reglazing works will need to be undertaken.		
	Repair.		
	ITEM	A	50,000
6.4	<b>External doors:</b> to the south elevation are a pair of three panelled timber framed doors with raised insert panels with a glazed lighting section above. Generally in a poor decorative condition, will need to be completely refurbished and it may be prudent to replace it in its entirety.		
	Replace.		
	ITEM	B	1,800
6.5	To the easternmost elevation there is a small timber framed door with three glazed panels with top light to the southernmost single storey extension facing face. Generally in good condition but will need overhauling. The second external door was of timber framed construction, timber door with glazed lights, generally presented in poor condition and needs to be refurbished.		
	Refurbish.		
	ITEM	B	4,500
	C/F		164,150

		PRIORITY	BUDGET COST
		B/F	164,150
6.6	<b>Double doors leading to main storage area:</b> comprise of double timber framed doors, glazed top lights, hung on cast iron T hinges with three raised panels generally presented in serviceable condition but in need of complete overhaul. Overhaul.		
	ITEM	B	500
6.7	<b>Second pair of doors in the centre of the single storey elevation:</b> again of similar construction, presented in poor condition. Refurbishment required. Refurbish.		
	ITEM	B	500
6.8	<b>Second set of doors to the southernmost end:</b> again timber framed construction, T hinges, noted in poor condition and in need of replacement. Replace.		
	ITEM	A	6,000
7.0	INTERNALLY		
7.1	PLANT ROOM AREA SOUTHWEST CORNER:		
7.1.1	<b>Ceilings:</b> the ceiling comprises of precast concrete slabs supported on precast concrete beams, plastered and painted. Generally presented in poor condition with damp staining noted due to the missing panes of glass to the cast iron roof light, which again was presented in poor condition with a number of panes missing and was also rusting. Make watertight.		
	ITEM	B	900
7.1.2	<b>Walls and partitions:</b> the internal walls were of solid masonry construction, plastered and finished in paintwork, generally noted to be in a poor decorative state of repair. A minor step crack was noted above the doorway leading into the second plant room area. Fill and stitch.		
	ITEM	B	600
	C/F		172,650

		PRIORITY	BUDGET COST
		B/F	172,650
7.1.3	<b>Windows:</b> the lantern light installed within the roof is of cast iron construction fitted with Georgian wire glass and was presented in poor condition with a number of panels noted to be missing and rusting noted. This would need to be overhauled. Overhaul.		
	ITEM	A	10,000
7.2	The window in the east elevation is of Crittall frame construction, single glazed, presented in poor condition and in need of overhaul. Overhaul.		
	ITEM	A	500
7.1.4	<b>Floors:</b> concrete floor finish presented in good structural condition although covered with debris. Clean.		
	ITEM	A	300
7.1.5	<b>Doors:</b> large double doors with top light punctuating the east elevation, generally presented in a serviceable condition but in need of significant overhaul. Glazing missing to top light. The door leading into the swimming pool area was in a softwood frame with three panelled, painted in gloss, hung on hinges and was presented in poor condition. The door leading from this plant room into the second plant room again comprised of a timber frame with three panelled door and was presented in a serviceable condition.		
7.1.6	<b>Electrics:</b> ceiling mounted fluorescent lights, metal conduit containing the cabling, surface mounted switch plates and sockets and consumer units, all of which were noted to be dated, in poor condition and in need of renewal. Full replacement needed.		
	ITEM	B	500
7.1.7	<b>Internal pipework:</b> the internal pipework would appear to be of steel and copper construction and again was presented in poor condition. Full replacement.		
	ITEM	B	800
7.1.8	These areas have been used for storing chemicals and the like and maybe contaminated.		
	C/F		184,750

		PRIORITY	BUDGET COST
		B/F	184,750
7.2	<b>SECOND PLANT ROOM TO EAST ELEVATION MIDDLE SECTION</b>		
7.2.1	<b>Ceilings:</b> precast concrete slab supported on precast concrete beams, painted in emulsion and presented in a poor decorative state although would appear to be relatively structurally sound; however this has been affected by water ingress over a number of years due to the failure of the lantern light. In need of a significant overhaul. Structural.		
	ITEM	A	600
7.2.2	<b>Walls and partitions:</b> internal partitions of external walls are of solid masonry construction, plastered and finished emulsion. Generally noted to be structurally sound although in a poor decorative condition due to the water ingress. Cosmetic repairs		
	ITEM	B	500
7.2.3	<b>Windows:</b> the windows in the external elevation comprise softwood timber frames with Crittall opening casements, generally presented in a serviceable condition although the majority of the glazed panels would need to be replaced and the windows overhaul if to be retained. The windows in the partition walls separating the room from the internal corridor is fitted with timber framed, single glazed fixed panel windows which were generally presented in a serviceable condition but in need of an overhaul. The cast iron roof light punctuating the roof was noted to be in poor condition, the majority of the glass missing and the cast iron frame was noted to be rusting and in poor order. Major overhaul/replacement.		
	ITEM	A	600
7.2.4	<b>Doors:</b> the door leading into the third plant room on the east elevation comprises of softwood frame fitted with a three panel single frame door hung on hinges with chrome furniture and overhead door closer. Just about presented in a serviceable condition although in need of a significant overhaul. The door to the small shower cubicle was noted to comprise of a softwood frame painted in gloss and fitted a ply flush door, hung on hinges with a key handle and generally presented in a fair condition but in need of general overhaul. General overhaul.		
	ITEM	A	500
	C/F		186,950



		PRIORITY	BUDGET COST
	B/F		186,950
7.2.5	The main external double doors punctuating the south elevation are of timber frame ledged brace construction with glazed light over and generally presented in a poor state of repair. This may be able to be salvaged but more likely to require renewal. General overhaul.		
	ITEM	A	500
7.2.6	The swimming pool plant machinery is located in this area and is generally old and dated and in need of renewal. All need to be significantly overhauled if to be reused. Replacement.		
	ITEM	A	300,000*
7.2.7	<b>Electrics:</b> fluorescent strip lighting supported off brackets fixed to the ceilings with metal conduit taking electric to the units, with surface mounted sockets and switch plates, all of industrial nature and presented in a poor condition throughout. Replacement.		
	ITEM	B	600
7.2.8	<b>Heating:</b> as previously mentioned the plant machinery for the swimming pool is located in this area and is likely to be in need of significant overhaul or renewal depending on the use of the swimming pool. It is likely that these areas are contaminated with chlorine and other chemicals. Replacement.		
	ITEM	B	300,000
7.3	<b>THIRD PLANT ROOM (LOCATED IN THE WEST ELEVATION NORTHERNMOST END)</b>		
7.3.1	<b>Ceilings:</b> precast concrete slabs supported on precast reinforced beams. The underside of the concrete slab has been painted and was generally presented in a good structural order; however water ingress was noted as a result of the missing lantern light. Emergency repairs.		
	ITEM	A	300
	C/F		788,350

		PRIORITY	BUDGET COST
		B/F	788,350
7.3.2	<b>Walls and partitions:</b> the internal and external walls are of solid masonry construction painted in masonry paint and presented in a structurally sound condition although in need of decorative attention. Redecorate.		
	ITEM	A	500
7.3.3	<b>Windows:</b> the cast iron framed lantern light punctuating the roof was noted to be in poor condition and was rusting. The majority of the Georgian wire glass noted to be missing. The window to the east elevation was noted to comprise of a softwood frame with Crittall style windows which are in a serviceable condition but in need of significant overhaul. Reglaze/overhaul.		
	ITEM	A	500
7.3.4	<b>Floors:</b> the floors are of concrete construction with recessed pits hiding the pipework to the plant machinery. Generally presented in sound condition although may be contaminated with chemicals and the like. Remove.		
	ITEM	A	300
7.3.5	<b>Doors:</b> a set of double doors punctuating the east elevation comprise of softwood framework, glazed top right with two double doors noted to be of ledged and braced construction with louvre panel to the bottom and generally presented in poor condition. Renew.		
	ITEM	A	600
7.3.6	The plant machinery located in this area has been subject to vandalism in the last number of years and is likely to need complete replacement. Asbestos lagging may be present and this should be considered. Remove.		
	ITEM	A	200,000
	C/F		990,250

	PRIORITY	BUDGET COST
	B/F	990,250
7.3.7 <b>Electrics:</b> the electrics comprise of fluorescent strip lighting fitted to the underside of the ceiling with the cables run in metal conduits, industrial style surface mounted switch plates and sockets along with consumer unit and electricity supply board all of which were noted to be in poor condition and in need of complete renewal. Renew.		
	ITEM A	600
7.3.8 <b>Pipework:</b> the pipework throughout the plant machinery is all of steel and possibly some of lead and all presented in a poor condition throughout.		
7.3.9 There are a number of sumps that were not inspected at the time of the inspection which house the pipework to the central heating system for the swimming pool area.		
7.4 <b>CORRIDOR BETWEEN PLANT ROOM AND SWIMMING POOL</b>		
7.4.1 <b>Ceilings:</b> precast concrete ceilings with pre-stress concrete beams generally presented in a sound structural condition although in poor decorative condition due to water ingress.		
	ITEM A	600
7.4.2 <b>Walls and partitions:</b> internal walls and partition are solid nature in construction, plastered and painted and generally structurally sound but presented in a poor decorative condition due to moisture and water ingress.		
	ITEM A	500
7.4.3 <b>Windows:</b> the windows installed within the dividing wall between the plant room and corridor are of timber frame construction, single glazed and all presented in a serviceable condition although in need of significant overhaul.		
	ITEM A	600
7.4.4 <b>Floors:</b> concrete floors with concrete steps leading up to the swimming pool, generally structurally sound but in need of cleaning.		
	ITEM A	300
7.4.5 <b>Doors:</b> to the north side a timber frame door ply flush finished in gloss and presented in a poor condition and likely to need renewal as the locks have all been removed. This may be able to be salvaged.		
	ITEM A	500
	C/F	993,950

		PRIORITY	BUDGET COST
	B/F		993,350
7.4.6	A second door is located at the southern end and comprising of a softwood timber frame painted in gloss fitted with a three panelled door with the locks noted to be missing, hung on hinges and generally presented in a serviceable condition but will require significant overhaul.		
	ITEM	A	500
7.4.7	The room underneath the swimming pool has not been accessed as there is a sign saying that this has asbestos present.		
	ITEM	A	10,000*
7.4.8	<b>Pipework:</b> the central heating pipework for the swimming pool appears to be of steel construction and would appear to be lagged in what would appear to be asbestos. Generally presented in poor condition and will probably need to be renewed.		
7.4.9	<b>Electrics:</b> the lighting comprises of 3 no. strip lights with plastic diffusers fitted to the ceilings using metal conduit with industrial surface mounted switch plates and socket outlets and consumer units and switch boards, all of which were presented in poor order.		
	ITEM	A	30,000
7.5	<b>SWIMMING POOL AREA</b>		
7.5.1	<b>Underside of roof:</b> would appear to be finished in a woodwool slab which has been installed between steel rafters and was painted and in a poor decorative state of repair throughout. The under sections have been replaced with corrugated sheeting and the underside was noted to be in good order although 3 no. panels to the east elevation south were noted to be missing.		
	ITEM	A	15,000
7.5.2	<b>Roof structure:</b> the roof structure comprises of 10 no. steel principal rafters overlaid with metal purlins which support the roof structure above. These have been presented in sound condition from the limited ground floor inspection and supported off individual brick piers which are built into the east and west walls of the swimming pool which are of masonry construction.		
	C/F		1,048,850



		PRIORITY	BUDGET COST
		B/F	1,048,850
7.5.3	<b>Walls:</b> the walls around the perimeter of the swimming pool area are of solid masonry construction with piers noted to the east and west elevations which support the pre-cast concrete gallery at first floor level, also support the principal roof rafters and corbelled brickwork. The majority of the brickwork has been finished in ceramic tiling which would all appear to be in a sound condition with only one or two areas noted to need attention. The south and north elevations at high level have been plastered and finished in paintwork which was noted to be in a poor decorative condition but sound structurally.		
		ITEM A	25,000
7.5.4	<b>Windows:</b> the windows to the elevations comprise of softwood frames fitted with Crittal framed opening sash windows, all of which were presented in a poor decorative state of repair. The majority of the glazing was noted to be broken and in need of significant overhaul if they are to be retained.		
		ITEM A	10,000
7.5.5	<b>Floors:</b> the floors around the perimeter of the swimming pool are of concrete construction finished with small mosaic tiles with a concrete drainage gulley at the northern end. All presented in good structural condition but will require cleaning as it is full of pigeon mess.		
		ITEM A	6,000
7.5.6	<b>Swimming pool:</b> an Olympic size swimming pool of concrete construction finished with small glazed tiles the majority of which were presented in a serviceable condition from the limited inspection. There were 4 no. chrome entrance ladders noted, and stainless steel ducts to the south end where a wave machine once existed. The swimming pool changing rooms are in good condition although full of debris and the like.		
		ITEM A	3,000
7.5.7	<b>Electrics:</b> lighting would have been provided by 19 no. strip lights, all of which were presented in a poor condition. The electrical wiring has been laid in surface mounted conduit with industrial surface mounted switch plates and sockets. All of which were presented in a poor state of repair.		
		ITEM A	8,000
		C/F	1,100,850

	PRIORITY	BUDGET COST
B/F		1,100,850
7.5.8 <b>Pipework and central heating:</b> surface mounted pipework noted around the perimeter of the building all in steel painted in emulsion and generally presented in poor decorative condition and likely to require renewal depending what kind of heating system is later installed.		
ITEM A		30,000
7.5.9 <b>Internal doors:</b> from the north end 4 no. softwood frames, stained and fitted with 3 panel doors all of which were presented in a serviceable condition but in need of significant overhaul.		
ITEM A		500
7.5.10 The doors to the north end again comprise of 4 no. softwood frames with 4 no. two panel doors, all of which would have been glazed top and bottom, some of the glazing is noted to be missing and defective.		
ITEM A		500
7.5.11 Main double doors comprise of a softwood frame with 2 no. three panelled doors with top glazed panels noted to be in poor condition but may be salvageable.		
ITEM A		250
7.5.12 <b>Doors to the east elevation:</b> softwood door frames, stained, fitted with a pair of double three panelled doors, top glazed lights. Generally presented in a serviceable condition but in need of significant overhaul.		
7.5.13 The doors leading into the changing room areas comprise of cast iron and strip metal frames with plastic sheeting in poor condition.		
ITEM A		250
7.6 <b>SHOWER AREA</b>		
7.6.1 <b>Located on the west side of the swimming pool:</b> the underside is presented in a sound condition although poor decorative order where water ingress has occurred due to leaking roofs. Punctuated by a roof light which is timber framed and glazed with polycarbonate roof sheeting. This is in serviceable condition although the polycarbonate sheeting would benefit from being replaced.		
ITEM A		250
7.6.2 <b>Walls and partitions:</b> are of solid masonry construction finished with ceramic wall tiles. The male and female shower cubicle areas are defined by two temporary screens with metal poles spanning from floor to ceiling.		
C/F		1,132,600

		PRIORITY	BUDGET COST
	B/F		1,132,600
7.6.3	<b>Windows:</b> metal framed construction fitted with Georgian wire glass, in serviceable condition from the limited inspection, but would benefit from being overhauled.		
	ITEM	A	350
7.6.4	<b>Floors:</b> concrete floors finished with ceramic tiles, all of which were presented in a serviceable condition although slightly worn and tarnished.		
	ITEM	A	250
7.6.5	<b>Internal doors:</b>		
7.7	<b>NORTH EAST CORRIDOR TO WEST ELEVATION</b>		
7.7.1	<b>Ceilings:</b> pre-cast concrete ceilings, painted and presented in a poor decorative condition due to water ingress.		
	ITEM	A	1,500
7.7.2	<b>Walls and partitions:</b> all in masonry construction, gloss painted, in sound structural condition but poor decorative order.		
	ITEM	A	2,000
7.7.3	<b>Windows:</b> comprise of timber casement windows fitted with a Crittal opening light, generally presented in poor condition but in need of refurbishment.		
	ITEM	A	500
7.7.4	<b>Floors:</b> concrete floors in good condition although tarnished.		
7.7.5	<b>Doors:</b> doors between the two lobbies are comprised of softwood frame, fitted with two double doors both of which are three panelled doors with top glazed lights, in serviceable condition but in need of refurbishment to be reused. External door punctuating the west elevation is timber framed, 2 no. three panel doors, top glazed panels presented in poor condition and in need of refurbishment.		
	ITEM	A	1,500
7.7.6	<b>Electrics:</b> fluorescent strip lighting, metal conduit, industrial style, surface mounted switch plates and sockets all presented in poor condition.		
	ITEM	A	1,500
7.7.7	<b>Pipework:</b> all steel/lead in poor condition.		
	ITEM	A	5,000
	C/F		1,145,200

		PRIORITY	BUDGET COST
	B/F		1,145,200
7.8	<b>MAIN ENTRANCE LOBBY (NORTHERN END)</b>		
7.8.1	<b>Ceilings:</b> concrete slab supported off pre-cast concrete lintels, painted and finished in emulsion and presented sound condition but poor decorative order.		
	ITEM	A	1,500
7.8.2	<b>Walls and partitions:</b> the internal walls and partitions are all solid masonry construction, plastered and painted at high level and finished with ceramic tiles at low level, all presented in sound structural condition, although in need of replastering and internal decoration. Damp staining noted where water ingress has occurred.		
	ITEM	A	2,500
7.8.3	<b>Windows:</b> the glazed top right of the main entrance door was noted to be in a serviceable condition although in need of refurbishment.		
	ITEM	A	500
7.8.4	<b>Floors:</b> concrete floors and concrete stairs. The floors were noted to be covered in ceramic floor tiles and again were presented in good condition although tarnished and worn.		
	ITEM	A	600
7.8.5	<b>Doors:</b> double doors, softwood frames, comprise of 4 no. oak panel door to top glazed lights, door furniture was in good condition but ideally need refurbishment. Doors leading into the front offshoot rooms comprise softwood timber frames, fitted with three panel door, fitted with door furniture, serviceable but in need of refurbishment.		
	ITEM	A	600
7.8.6	<b>Electrics:</b> surface mounted wiring, industrial style junction boxes, with industrial style surface mounted switches and socket outlets all of which appear to be dated and in a poor condition.		
	ITEM	A	1,500
7.8.7	<b>Heating pipework:</b> this is of steel construction, metal radiators fitted to the underside of the ceiling. All the pipework is in a poor condition and radiators would benefit from being replaced and renewed.		
	ITEM	A	2,500
	C/F		1,154,900



		PRIORITY	BUDGET COST
	B/F		1,154,900
7.9	<b>CHANGING CUBICLES TO THE SOUTH WEST CORNER</b>		
7.9.1	<b>Ceilings:</b> pre-cast concrete ceilings supported on pre-cast concrete beams painted. Presented serviceably sound but in need of decorative treatment due to staining from water ingress.		
	ITEM	A	2,500
7.9.2	<b>Walls and partitions:</b> walls and partitions are of solid masonry construction with ceramic tiles, again in serviceable condition.		
7.9.3	<b>Windows:</b> the windows around the perimeter of the walls comprise of timber frame windows with Crittal opening casements which have internally been fitted with Perspex sheeting. In poor condition, in need of overhaul. The roof light to the subject property is of cast iron construction fitted with Georgian wire glass in need of complete refurbishment/renewal.		
	ITEM	A	5,000
7.9.4	<b>Floors:</b> concrete floors with concrete drainage channels at either end. In good condition although tarnished.		
7.9.5	<b>Doors:</b> internal doors to the cubicles comprise of timber frame three panel doors all of which were in a good serviceable condition. The door to the lobby area comprises timber framed three panelled door in good order. The door to the toilet comprises of timber frame door with three panels, softwood door painted gloss in good condition.		
7.9.6	<b>Sanitaryware:</b> the wash hand basin at the end of the wall was noted to be in a poor condition, the toilet seat and cast iron cistern was in a serviceable condition. The urinals were also in good order.		
7.9.7	<b>Electrics:</b> provided by strip light with surface mounted wiring and switch plates all of which were presented in a poor condition.		
	ITEM	A	2,500
7.9.8	<b>Central heating:</b> comprises of steel pipes and steel radiators all of which were presented in poor condition and probably out of date and In need of renewal.		
	ITEM	A	6,000
7.10	<b>SHOWER AREA TO THE SOUTH EAST CORNER</b>		
7.10.1	The remainder of the rooms at ground floor level were not accessed as the doors were securely fastened. Rooms are assumed to be in the same good structural condition but poor decorative order. All the services, the sanitary fittings and the like in poor condition.		
	C/F		1,170,900

		PRIORITY	BUDGET COST
		B/F	1,170,900
8.0	FURNITURE AND FITTINGS		
8.1	The electrics around the perimeter of the property, the external wiring around the perimeter of the building including the lighting above the doorways. Generally dated and in poor condition throughout and will need to be replaced in their entirety.		
		ITEM A	30,000*
			<u>£1,200,900</u>