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**EXECUTIVE SUMMARY
PRE ACQUISITION
SURVEY REPORT**

**OCKBROOK SCHOOL
THE SETTLEMENT
OCKBROOK
DERBYSHIRE
DE72 3RJ**



chartered building surveyors
and project managers

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For and on behalf of:

Over The Wall
Langstone Technology Park
Havant
PO9 1SA

Signed:



Crowther Turnbull Booth

EXECUTIVE SUMMARY

CLIENT NAME: Over The Wall

PROPERTY ADDRESS: Ockbrook School
The Settlement
Ockbrook
Derbyshire
DE72 3RJ

DATE OF INSPECTION: 31 August 2022

WEATHER AT TIME: Dry and bright



INTRODUCTION

Instructions were received from the client, via Raeburn Consulting, to undertake an inspection of the property known as Ockbrook School, The Settlement, Ockbrook, Derbyshire, DE72 3RJ, in advance of a leasehold acquisition.

The inspection of the property encompassed internal and external visual assessment of the structure and fabric of the site, along with a visual assessment and comment on the service installations.

No intrusive inspections nor testing of the services were undertaken. Similarly, whilst a walkthrough of the immediate environs of the school buildings was carried out, any environmental assessment of the site as a whole is excluded.

For orientation purposes we have taken the main access in to the site from The Settlement as being to the east, with property elevations referred to accordingly, in respect of each individual buildings.

We are advised from the marketing literature that the schools site area include the following schedule of properties. Also, subsequent to the original instruction, we have provided comment on the property known as The Mount.

The properties are of varying period styles and sizes. The accommodation schedule is as listed below:

NO.	NAME	M ²	FT ²
1	The Grange: Primary (Y3-6)	684	7,365
2	Main School: Senior (Y7-13)	1,944	20,920
3	Birthill Hall & Drama: Assembly Hall & Studios	515	5,538
4	Science Department	537	5,783
5	Mallelieu: Art, Food, Technology & Textiles	311	3,351
6	Sports Complex (indoor sports arena comprising a gym, dance hall, dance studios, observation platform)	824	8,869
7	Swallow's Rest: Teaching or residential accommodation	105	1,130
8	The Lodge: 2 bedroom bungalow	67	721
9	Liley House: Boarding House	289	3,112
10	Broadstairs: Boarding House	359	3,865
11.	The Mount	-	-
12.	Music Block	-	-

We have not been provided with any accommodation size in respect of The Mount nor the Music block.

We believe it is your intention to acquire the site on a full repairing leasehold basis with vacant possession.

We would expect that your legal search and title report will provide further confirmation with regards to the full extent of title in relation to the properties and the site wide areas.

Where areas were unavailable at the time of the inspection, these are stated within the individual property findings.

For ease of referencing, we have retained the above schedule numbering sequence.

PROPERTY DESCRIPTION

UNIT 1 - THE GRANGE

Structure

The superstructure comprises solid load bearing masonry walls to the elevations and inner cross walls supporting a series of suspended timber floors to the upper parts, with ground floor being part solid and part suspended timber.

The ridge line runs north to south of the main building, with a series of extensions to the West which are of varying ages of construction.

Roof

Main pitched roof weathered in slate and has a small balcony area at the ridge which has a felt covering and is secured by a paint decorated cast iron balustrade. Flashing to valleys and abutment details with chimneys are in lead with two timber rooflights noted to the rear pitch.

There are five brick masonry chimneys present to the main building with one further chimney noted to the north extension. These typically have cement flaunchings and clay pots.

Rainwater goods comprise paint decorated cast iron gutters and downpipes.

Roofs to the extensions comprise a combination of pitched slate and clay pantile, with one flat felt roof. Gutters typically being uPVC specification.

Elevations

Load bearing solid brickwork masonry with a series of decorative stone corbels to the underside of the guttering, and a stone ring beam spanning the perimeter between ground and first floor. Stone headers and cills are present to windows.

Various forms of DPC were noted with the main building having a stone plinth at ground level, with the extensions having a combination of engineering brick and slate reflective of the period of construction.

A chemically injected DPC has been retro installed in some isolated areas.

Fenestration typically comprises single glazed paint decorated timber sliding sash windows, with pedestrian access being formed by a large paint decorated hardwood door situated to the northeast corner of the building.

Access can also be gained directly to the basement via the north and to the west.

Air bricks are noted in some locations to provide airflow to the part suspended timber ground floor.

There is one large stone bay window to the southeast corner.

To the east elevation at first floor, there are a series of Juliet balconies with cast iron balustrade detail. Below this sits a decorative stone detail with infill ceramic tile.

An entrance porch exists covering the main pedestrian access, consisting of further decorative stonework including archways and stone columns with a stone flagged stepped entrance.

Internal Accommodation

Basement

Barrel vaulted ceiling with rendered brickwork supported by load bearing walls and a series of columns.

The basement is utilised as storage, with incoming mains gas and electrics.

Ground Floor

Accommodation typically comprises a central corridor providing access running north to south on the main building.

The main through corridors are separated to the remainder of the accommodation by a series of hardwood doors which have a paint decorated finish.

The internal accommodation is largely cellularised to provide mainly classrooms and WC facilities to the ground floor.

A large hardwood timber staircase exists providing main access between ground and first floor, however, secondary stair access is noted which is of a more modern single flight timber specification.

The main through corridor walls and internal cellular finishes, predominantly load bearing, are noted as having paint finished plasterwork, paint finished skirtings and painted joinery detail. Ceilings being paint finished, commonly having ornate cornice details to the perimeter.

Floor finishes throughout the main corridor are typically decorative ceramic tile with classrooms generally having a broadloom carpet covering.

WC's and changing areas having ceramic tile.

A series of chimney breasts through the property with brick stacks at roof level. These appeared to be predominantly blocked up with limited evidence of air brick to facilitate ventilation.

First Floor

Similar in layout to the ground floor comprising a main corridor spanning north to south with a series of rooms accessed directly off it, which again form classrooms, cloakrooms, an IT suite, an art room and various WC's.

Finishes are similar to ground floor level. Chimneys again appear to be blocked up with limited air ventilation provision. Walls are a combination of paint decorated plaster and paint decorated woodchip.

Some more recently installed floor coverings have been installed in the form of carpet to the main stair, corridor and IT classroom with vinyl present to the WC block.

Second Floor – Roof Void

Single flight stair access is provided to the second floor with this being formed by one large room with eaves roof voids being accessed through a series of hatches.

There is also access to roof level in the form of a steep timber stair leading to a roof hatch, however, this has been capped off and no access was available to roof level.

Finishes typically comprise paint decorated plaster to walls and ceilings with floor being exposed timber floorboards.

The roof construction to the main building comprises traditional construction with a series of rafters and purlins with some very limited loose laid mineral wool insulation, no sarking felt or membrane is present to the underside of the slates.

There are two timber rooflights, one to the main room and one to the rear storage room which is currently housing the water storage tanks.

In this location there is a rather obscure access door leading down into a lower room with no safe access apparent.

Services

The property is served with mains incoming gas, electric, water, data and comms. The mains gas intake and meter are located at basement level with two gas fired boilers located at ground floor level along with a water storage tank. These in turn serve a series of wet radiators throughout the space.

Mains incoming electric is also present to the basement and this of three phase specification.

Lighting provision is via a series of surface fixed florescent linear fittings, however, emergency lighting is also present.

A fire alarm panel is located within the main entrance to the northeast corner. This services a series of detections and sounders throughout the space with break glass call points also noted at the exit locations.

UNIT 2 - MAIN SCHOOL

Period property, with main east block set over three storeys, having ancillary two storey extensions to the west. A combination of styles and periods of construction to the west accommodation.

Structure

Superstructure comprises internal load bearing masonry walls supporting timber upper floors, spanning between the load bearing inner corridor and staircore walls and the external envelope.

There are two two-storey wing extensions to the west. Each of the northwest and southwest wings are of varying periods of construction, each comprising a combination of load bearing masonry and steel frame.

Roof

Roof areas are of pitched construction, with ridge lines spanning north to south, having a slate covering with slate effect ridge cappings bedded on cement mortar.

4 No. brick masonry chimneys present to this roof, typically finished with cement flaunching and clay pots, with lead abutment and flashing detail.

There is a small dormer present to the north, along with a further pitch with ridge line spanning east to west.

A series of large paint decorated steel flues are also present at ridge level and 7 No. glazed rooflights to the rear pitch.

Rainwater goods comprise a combination of half round cast iron gutters diverting to external downpipes.

To the north, a small single storey extension having a felt roof covering, with concrete coping stones to the perimeter parapet detail.

To the west, the two extended wings comprise a combination of slate pitched roofs with ridges spanning east to west, along with a series of 6no. flat roofs. 4no. of which have a felt roof covering and 2no. having a single ply covering, with lead flashings and valleys.

Rainwater goods again are typically paint finished cast iron.

To the central area, there is a pitched glazed atrium which appears to be of uPVC specification.

Elevations

The east elevation is 3-storey, comprising coursed masonry full height with a series of paint finished stone head and cill details to the window openings, with fenestration being paint finished single glazed timber units. There was limited inspection to the upper level windows.

Window reveals have either a mastic or cement fillet infill at the junction with the timber and brickwork surround.

Windows are a combination of sash style and outward opening casement.

There is a 2-storey projecting bay on the northeast corner having an ornate stone coping detail to the parapet.

Pedestrian stepped access is provided at two locations on the east side up to a set of paint finished manually operated doors, with further pedestrian access provided through to the single storey accommodation to the north wing.

The north elevation comprises solid course masonry, being 3-storey in height to the primary eastern block and then a 2-storey west extension along with a further single storey projecting block to the north side, having a flat roof, set behind a low level brick parapet with concrete copings.

Windows along the north elevation are a combination of timber sash style to the first floor and timber casement units to the ground level, all paint finished.

There is then an extended two storey northwest wing, having a pitched roof detail, to the east section and then what would appear to be flat roof detail to the west. Secondary means of escape is provided to the northwest corner via paint finished single flight steel staircase.

Elevations to the extreme west wing are of solid coursed masonry, windows being paint finished timber units with stone head and cills.

The rear west wings provide a horseshoe arrangement, with the original main block again three storey height with exposed stonework and solid masonry, part paint finished at ground level. Fenestration is again paint finished timber sash units with an element of opaque glazing to the toilet accommodation to the upper levels.

Rainwater goods throughout comprising half round eaves box gutters, being a combination of paint finished cast iron and uPVC, diverting to external rainwater downpipes to the below ground drainage.

Pedestrian access is provided to the ground floor north and south wings, along with access to the internal basement boiler room, albeit no access at the time of inspection.

The south elevation of the northwest wing has a projecting bay detail at first floor which provides corridor access internally to the 1st floor classroom, this being supported on brick piers down to ground supporting a perimeter cast concrete ring beam and interim steel beams. The soffit is cement render finished.

The remainder of the south elevation is again coursed masonry, as previously noted, with fenestration being

paint finished timber sash style to the predominantly period element. Windows to the corridor bay at first floor are open casement, providing the means of escape corridor. The glazing does not appear to be fire rated.

The north elevation of the south extended wing is a combination of period paint finished coursed masonry towards the east side and a more modern extension on the west. The period building appears to be a solid masonry wall whereas the more modern section on the west side is of cavity construction.

Gutter lines along here are period style uPVC diverting to uPVC downpipes to the below ground drainage.

Fenestration on the west extension is of single glazed aluminium, with a secondary exit door towards the northwest corner.

The west elevation of the south wing is again two storey height having a single paint finished steel stair flight up to first floor and a further pedestrian access at ground floor level.

Due to the topography of the site, there are various stepped access and egress points.

The upper level windows on the south wing are single glazed aluminium casement units, with the ground floor being paint finished timber, along with additional double door access.

Both the 2-storey west wing elevation and the gable of the 3-storey main block are of solid coursed masonry. Pedestrian access is provided to the two storey part on the west wing, with stepped access via a georgian wired glazed single outward opening timber door-set.

Internal Accommodation

Ground Floor

Generally, the accommodation comprises a central corridor, running north to south, in the period east block providing access to various staff rooms, welfare facilities and classrooms and through access to the north and south west wings.

The corridors are separated by a series of internal manually operated fire doors being either varnish or paint finished timber, generally having Georgian wired glazed vision panels and self-closing mechanisms, in accordance with good practice.

There is stair core access at four locations to the extreme south, two central and one to the north. There are various stepped levels through the accommodation due to the topography of the site overall.

The lower ground basement and plant room is located on the south wing, accessed from the external door on the southeast corner.

The main through corridor walls are predominantly load bearing, having paint finished plasterwork, paint finished joinery detail, with ceilings being plastered and paint finished.

Floor finishes to the main corridor comprising stone flags in the period block and then a terrazzo tile finish to the west wing.

There are a series of chimney flues at the interim spine walls of the property, supporting the external brick stacks at roof level. The fireplaces are predominantly blocked up, with limited evidence of airbrick to facilitate ventilation.

Within the classrooms themselves, the finishes are a combination of plastered and painted surfaces along with an element of woodchip wallpaper, with the floor coverings being a combination of vinyl and carpet tile.

The main dining room is located to the north wing and links through to kitchen. The dining room having a mineral tile suspended ceiling, with part plaster and part timber lined walls, along with varnish finished timber woodblock flooring, with secondary means of escape provision to the south elevation.

The kitchen is fitted out with a stainless steel work areas and commercial equipment to support the previous school dining use.

There is a mid-classroom off the period block having a lean-to glazed pitched rooflight. Evidence of some cracking through the walls on the south side, albeit this appeared historic in nature, with no evidence to suggest movement is ongoing.

Through access also provided to the south wing from the east block. The accommodation again providing further classrooms along with the computer suite and library.

Some areas have an exposed structure, being traditional loadbearing masonry supporting a series of timber joists, spanning north to south, these having supplemental internal steel support posts. Due to the differing construction, this area is likely to have been a differing historic accommodation use, which has now been

fitted out as the library. The outer walls are plasterboard dry lined, encapsulating the original wall fabric.

The through corridor to the west side provides further classroom areas and WC provision. Finishes within the WC's being a terrazzo tile flooring, paint finished walls and ceilings with dado ceramic tiling. Sanitaryware being vitreous china within a series of cubicles.

Stepped access to the upper ground level classrooms within the west wing, having plaster and emulsion paint finished perimeter walls and mineral tile suspended ceilings.

There is a secondary means of escape to the northwest corner.

Further WC accommodation is located off the corridor at the mid-point with similar finishes to other WC areas.

Various stair access up to the first floor accommodation having a combination of vinyl sheet finish to the stair to the south side, original stone steps with varnished handrail and paint finished balustrading to the mid-stair and then varnished timber and stone stairs to the period suite off the main access corridor.

First Floor

Similar layout to the ground floor area of the east block comprising a series of classrooms and staff rooms off the main central corridor. Finishes being a combination of terrazzo style floor finish, timber and carpet tile covering, with plaster and emulsion paint finished walls and ceilings. Again the majority of the fireplaces have been infilled, with limited air ventilation provision.

Door joinery is timber, being either paint or varnish finished, having Georgian wire glazed vision panels and the majority with self-closing mechanisms.

There are some further internal configured office suites towards the north, having stud partitioning full height providing the fire separation.

There is a further sweeping staircase to the north wing, being timber varnished balustrade and handrail up to the upper floor levels, having a broadloom carpet finish.

There is a through corridor at first floor to the north wing music room. This being the projecting bay corridor, as noted on the elevation section above, with finishes being vinyl sheet flooring, plastered and emulsion paint finished walls and single glazed timber framed windows, as previously noted.

The structure being a suspended concrete floor with carpet tile covering with plaster and emulsion paint finished walls and ceilings a combination of mineral tile and paint finished plasterboard. The east section of this north wing has a suspended timber floor indicating it is likely to be of an early period, as previously noted. Walls are plastered and emulsion paint finished with a lay-in grid ceiling.

The through corridor on the south side to the south wing, provides access to a further series of classrooms.; This block is of a more modern construction with floors likely to be suspended timber. Walls and ceilings are plaster and emulsion paint finished.

The computer suite to the extreme west indicates a steel frame construction with solid floors, plastered and emulsion paint finished walls and ceilings.

Limited access was provided to the roof pitch on this southwest side, the void is limited in height, and is uninsulated with numerous slipped slates noted.

Second Floor

The second floor is set within the main roof pitch, with part exposed paint finished or varnish finished timber trusses supporting the main roof detail.

The central corridor is of full height providing suitable fire compartmentation. Inner doors are georgian wired glazed, timber paint or varnish finished. There are a number of door sets without self-closing mechanisms.

A single flight staircase to the extreme south side provides access up to a small mezzanine area and roof void. This indicates the roof to have been re-roofed and felted at some point in the past.

Some historic movement was noted around the south hip of the northeast dormer detail. This appeared historic in nature, with no evidence to suggest movement is ongoing.

Suitable fire compartmentation again provided around the exit to the north stair core, comprising georgian wired glazed partitioning.

Lower Ground (Plant Room)

Primary access is from the southeast corner, off the tennis court. There are access points from the upper

ground levels, however, these are currently locked off. Access is via a paint finished timber louvre door.

Structure is of lime wash finished perimeter walls and ceiling soffit. The accommodation houses the main heating plant, with through access to ancillary storage. Floors are an open cobble stone finish, laid to falls to water gulley outlets.

Services

The property is served with mains incoming gas, electric, water, data and comms.

The main gas intake and meters are located within the lower ground plant room. 2 No. gas fired boilers, a series of flues, manifolds and pumps serving the wet radiator heating system throughout the space.

Within the main accommodation lighting provision is via a combination of recessed prismatic diffusers within the areas of suspended ceiling, but predominantly surface mounted florescent battens, with manual switching. Emergency lighting is provided at the exit positions.

Small power and data via a series of wall mounted switch socket outlets at regular locations. There is localised point provision for ancillary equipment such as projector screens etc.

A fire alarm panel is located within the main entrance on the east side. This serves a series of detectors and sounders throughout the space, with break glass call points at the exit positions.

UNIT 3 - BIRTHILL HALL & DRAMA

Structure

Comprising three buildings, all internally linked. To the north the original building comprises load bearing solid masonry brickwork which has a series of buttresses to both north and south elevations which support the roof. The roof structure is exposed internally and is in the form of steel truss which is tied into the buttresses.

The two buildings to the south are of more recent construction and comprise cavity wall with outer skin brickwork supporting a series of flat roofs.

Roof

Pitched roof to the north is weathered in slate, and appears to have previously had a glazed atrium present to the ridge, however, this has subsequently been over boarded and felted. The ridge itself has been capped with a metal sheet cladding and mechanically fixed.

Rainwater goods comprise uPVC gutters and downpipes. Timber bargeboards are present to both gables with a paint decorated finish.

Two large flat roofs exist to the main hall and central building, with a further small flat roof also being present to the single storey entranceway to Birthill Hall.

The main flat roof to Birthill Hall is covered in mineral felt with a perimeter parapet detail noted which has been capped in plastisol coated steel flat panel cladding. The single storey entrance roof below is of the same specification.

The central flat roof is covered in a single ply covering with rainwater discharging through a series of outlets to the northwest/rear into a series of uPVC hoppers. There are a series of GRP roof lanterns present to the north of the roof.

Elevations

Two forms of construction, the older building to the north comprising solid load bearing masonry, with a DPC present in the form of engineering brick. The remainder of the premises comprising cavity wall construction with outer leaf brickwork with a bitumen style DPC noted.

Fenestration is only present to the more recently constructed blocks and is typically of single glazed timber specification with a combination of paint decorated and stained finish.

Pedestrian access can be gained in multiple areas, however, main access is offered through a series of double entrance doors spanning the south elevation, one being a stepped entrance directly into Birthill Hall and a further two locations as you proceed north.

A below ground level plant room is present to the north of the building. No access was gained to this area at the time of inspection, however, we understand this building was formerly a swimming pool and this houses redundant plant etc.

We also assume that the main incoming electricity and gas terminate in this location.

Internal Accommodation

Set over ground floor only, the building provides accommodation in the form of a large theatre hall with performance stage, a large class room, a further drama hall and a series of welfare and WC's.

Finishes to the main hall typically comprise suspended ceilings, paint decorated plaster skim to walls and a lacquered hardwood plank floor. There did appear to be hatch access to lower ground level, however, this was not afforded at the time of our inspection.

Finishes to the classroom appear to be much the same, however, with broadloom carpet floor installed.

Finishes to the drama hall are minimalist in the form of exposed brickwork and exposed roof truss structure with vinyl plank flooring.

Doors are paint decorated timber specification with a series of means of escape access doors located to the north and west of the site.

WC accommodation is present to both the south and the north with finishes typically comprising paint decorated plaster skim to walls and vinyl floor coverings.

Services

The property is served with mains gas, electric, water, data and comms. We presume the main incoming gas and electric terminate to the external lower ground plant room of which no access was gained.

A fire alarm panel is located, however, not to the main entrance as is good practice, to the rear performance stage area. This serves a series of detectors and sounders throughout the space with call points noted at egress locations.

Production level lighting and speaker system is present to the main hall supported on a series of metal tubular frames. However, generally throughout the rest of the building lighting is provided in the form of integrated fittings, with florescent units surface fixed in the drama hall.

Heating is via a series of perimeter wet system radiators.

UNIT 4 – SCIENCE DEPARTMENT

Two storey self-contained property, constructed circa 2004.

Structure

Load bearing masonry structure supporting a concrete beam and block floor supported off the perimeter main envelope and the inner load bearing blockwork corridor wall. Roof structure being a timber pitched truss.

The floors appear to have a sand/cement screed incorporating a wet underfloor heating system.

Roof

Roof comprises a pitch roof with ridge lines running north to south, with slate covering complete with dry ridge system comprising mechanically fixed concrete ridge cappings. Valleys finished in lead with uPVC gutters and downpipes. Verges details are finished in cement pointing.

There is a small single storey canopy to the south, which is of the same specification as the main roof and dressed into the main building with a series of stepped lead flashings.

Elevations

Main elevations comprise coursed cavity brickwork, with evidence of damp proof course and air brick detailing, in accordance with good practice.

Fenestration is paint finished timber, double glazed, with side hung opening casements, having a stone head and cill detailing.

Secondary means of escape from the ground floor form the north side out onto a level threshold exit.

The main entrance is from the south, having a lean-to porch detail over the entrance, again having a slate finish with lead flashing abutment to the main façade. Paint finished timber soffits with inset compact florescent lighting supported on paint finished timber posts.

The main door access from the south, being double glazed paint finished outward opening double door units, with the secondary escape to the north of similar finish.

External Areas

The immediate external environs to the science block comprise a perimeter concrete flagged walkway to the north, south and west sides.

Level threshold access into the main entrance doors, albeit there is stepped access off the main estate road and then ramped access through from the north side. Low level landscaping around the south with a graded grass banking on the north to the adjacent sport pitches.

Internal Accommodation

Set over ground and first floor. South entrance into a small entrance lobby having access through to the ground floor corridor and a double dogleg stair flight up to first floor.

Finishes being plaster and emulsion paint finished walls, carpet tile floor coverings and lay-in grid suspended mineral tile ceilings.

Inner doors are of timber veneer with georgian wire glazed vision panels and self-closing mechanism, in accordance with good practice.

The accommodation extends to a series of classrooms, WC and welfare facilities, all off the main west corridor.

Each classroom is fitted out to provide science laboratory workspace, with fixed worktops, base units shelving, fume cupboards etc.

Finishes within the classroom areas are plaster and emulsion finished walls, mineral tile suspended ceilings and vinyl sheet flooring throughout.

Limited inspection above the suspended ceiling void indicating the main structure to be load bearing perimeter walls as previously noted.

There is a secondary stair access to the north wing, again having similar finishes, providing access to the first floor accommodation and a secondary exit out to the north.

First floor accommodation is of a similar layout and finish detail to the ground floor.

There is roof void access off the first floor cleaners store. The roof void indicates a timber roof truss, having a full height fire curtain separating the space. The roof void is well insulated throughout.

There is a plant room located to the southeast corner, having a separate external access via paint finished timber louvre doors.

Services

The property is served with mains incoming electric, water and gas located within the plantroom, with gas meter housing located externally.

Wall mounted gas fired combination boiler located within the plant room serving the manifolds and underfloor heating system. There is an unvented hot water storage providing the hot water.

Lighting comprises recessed louvre fittings set within the suspended ceiling, with emergency lighting at regular locations and at the exit positions.

A fire alarm panel is located within the entrance hall, serving a series of detectors and sounders throughout the space, with break glass call points at the exit position.

There is a PIR security installation throughout, with the access control located within the main lobby.

Main manifolds for the underfloor heating are located within the services cupboard at both ground and first floors.

UNIT 5 – MALLELIEU

Structure

Constructed circa 1899 as reflected on the date stone located to the front elevation, the building comprises solid masonry load bearing construction supporting a suspended timber first floor and a pitched roof.

The building appears to have undergone significant alterations and refurbishment with areas of modern brick masonry infill to the front elevation.

Roof

The main building comprises a 'U' shaped pitched roof with two smaller single storey pitched roofs to both the north and south projections.

Roofs are weathered in slate with clay three hole crested ridge tiles present. Valley and abutment flashings are finished in leadwork.

Rainwater goods comprise uPVC gutters and downpipes. A series of rooflights and lanterns exist to the rear roof pitch as well as 1 No. service flue.

A Georgian wired glazed canopy exists to the front elevation. This is supported via paint decorated RSJ's tied directly into the main fabric of the building, and one steel supporting column. Again, rainwater goods are of uPVC specification.

Elevations

Main access is afforded through a series of doors to the east elevation.

Masonry is of solid brickwork construction with a combination of slate DPC where original construction and a combination of engineering brick and modern membrane to the more recently altered areas. A retro fit chemically injected DPC is present to the perimeter.

Windows comprise single glazed paint decorated timber to the front elevation with some single glazed metal windows to the rear.

Doors comprise paint decorated timber hardwood doors with glazed infill panels, 1 No. exit door is noted at first floor level which offers means of escape to ground floor via a paint decorated steel emergency exit.

A boiler house in the form of a single storey extension is present to the north side.

Surrounds to windows generally in the form of stone headers and cills with some ornate brick detailing acting as a cornice detail at high level. Stone decorative copings noted at high level to front elevation feature.

Internal Accommodation

Ground Floor

The ground floor is accessed via 4 No. timber doors to the east/front elevation. The ground floor is split into three areas and access can only be obtained from the external doors, with no through access afforded.

The ground floor areas generally comprise classrooms, cooking schools/labs and welfare accommodation.

Finishes typically comprise suspended ceilings with grid and tile, walls being paint decorated plaster skim with joinery items typically gloss finished skirtings.

Internal doors are kept to a minimum as most space is accessed directly from the external doors, however, some painted timber doors with glazed infill panels are present to internal areas as well.

First Floor

The first floor is formed as art studios and with a central dividing load bearing brick wall, separating the two. Finishes in this area are lined ceilings and exposed brick masonry walls with a paint decorated finish.

A series of Velux rooflights exist to the rear pitch. Exposed timber Kingpost truss roof structure present as this area is at roof level.

An inspection hatch was present offering access to the roof void where it could be seen that no sarking felt is present to the underside of the roof and some loose laid mineral wool insulation present in areas.

Floors have a vinyl sheeting covering.

Services

The property is served with mains incoming gas, water and electricity. The main incoming gas is located to the rear of the external plant room which serves 3 No. gas fired boilers. We are advised that the main incoming electricity supply is directly fed from The Grange.

Hot water cylinder and incoming water supply also located in the boiler house extension.

A fire alarm panel is present in the WC lobby and can be viewed from the entrance. This serves a series of detectors and sounders throughout the space with call points noted at exit points.

Lighting is a combination of recessed units in the suspended ceiling and surface fixed to the first floor underside of roof.

UNIT 6 – SPORTS HALL

Single storey high bay unit comprising offices and changing/welfare facilities on the east side and then the main two storey height sports hall to the remainder on the west.

A section of first floor accommodation providing a dance studio and separate gym.

Approximate period of construction c1990.

Structure

The main superstructure comprises a portal frame having a height to ridge within the sports hall of 9m and to eaves of 6.6m.

The main office content on the east side comprises a full height blockwork wall between the office/welfare facilities and the main sports hall, this supporting a metal deck first floor.

Roof

Pitch roof with concrete interlocking tile and concrete ridge covering.

Slight projecting eaves detail with timber paint finished soffit and fascia boards. Rainwater goods comprising half round uPVC to the west and east, diverting to surface rainwater downpipes to the below ground drainage.

A series of service penetration flues are noted, particularly to the east pitch, serving the welfare accommodation.

Elevations

Main elevations comprise full height course cavity masonry, with evidence of damp proof course and weep hole in accordance with good practice, along with vertical movement joints and mastic infill at regular locations. Window openings having a soldier course cill detail and a soldier band at first floor.

Fenestration to the ground floor is of outward opening double glazed uPVC casement

There is a projecting canopy porch detail on the entrance, again having a concrete tile roof covering with eaves rainwater goods being uPVC down to below ground surface water pipework. There is a varnished finished fascia and soffit boarding supported on brickwork encapsulated piers and then a level flagged porched landing area.

External doors are paint finished outward opening double glazed having timber window panels.

There is a separate plant room area located off the east side.

Secondary exit provision from the first floor on the south via a dogleg galvanised steel staircase.

Lightning protection straps evident at regular positions to the below ground earth points.

External Areas

The immediate environs to the sports hall provide level flagged access into the main entrance and exiting out to the various exit positions.

The site is graded towards the southeast corner, having a gravel finish, with a graded landscape bank to the sports field to the west side.

Internal Accommodation

Pedestrian access from the east side into a small entrance lobby housing the disabled WC facilities and then through access to male and female changing accommodation, general office and then through into the sports hall.

Finishes are vinyl sheet flooring, plaster and emulsion paint finished walls and a paint finished artex ceiling. Note: artex may have an asbestos content.

Joinery is veneered timber, having georgian wired glazed vision panels and self-closing mechanisms, in accordance with good practice.

A timber stair flight provides access up to the first floor.

The ground floor changing room areas typically having vinyl sheet floor covering, plaster and emulsion paint finished walls and paint finished artex ceilings. The changing areas provide a series of standalone locker provision and shower facilities. There is also secondary means of escape provision.

The main office suite at ground floor has a further en-suite shower facility, albeit this appeared redundant. The internal partition walls are timber stud, non-structural.

The main envelope separating the welfare and offices from the sports hall is full height paint finished blockwork.

The timber dogleg stair flight up to first floor has a carpet tile covering compartmented to the remaining office areas. The first floor accommodation provides an open plan dance studio and separate gym area, each having a viewing platform over the sports hall.

Finishes being vinyl sheet floor coverings, plaster and emulsion paint finished walls and lay-in grid suspended tile ceilings.

Within the main sports hall, finishes are full height paint finished perimeter blockwork with ceilings being mineral tile suspended, following the roof pitch. There are double door exits at regular locations. There is a separate undercroft storage to the southeast corner, with direct access off the sports hall.

Services

Mains incoming gas, electric and water located within the east side plant room.

Heating within the main gym area is via gas fired roof mounted Ambirad units.

A split air conditioning unit is located within the gym, with a separate wall mounted condenser unit located externally.

The electric hot water cylinder within the plant room serves the hot water provision.

The property has a security installation throughout, with PIR detection and the access panel located within the inner lobby area.

A fire alarm panel is located within the inner lobby area, serving a series of detectors and sounders throughout the space and break glass call points at the exit positions. Emergency lighting provided at regular locations.

Lighting within the main hall area being a series of suspended halogen units, with surface mounted fluorescent batten fittings to the remaining accommodation.

UNIT 7 - SWALLOW'S REST

Structure

Load bearing solid brick masonry structure supporting suspended timber first floor and roof structure.

Due to the differing levels of the site, you enter the premises at street level from the north, with this being the first floor of the property, due to the topography of the site.

Roof

The main roof comprises pitched roof covered in a slate covering with small projecting canopy supported by a paint decorated timber column.

Ridge tiles are bedded on cement mortar and leadwork to both valleys and flashing details. There are two brick chimneys present to the centre of the roof complete with cement flaunchings and pots.

To the south of the building there is a small single storey extension and conservatory. The extension roof is mono pitched with a slate covering and a Georgian wired glazed rooflight is present.

Rainwater goods typically comprise a combination of cast and uPVC gutters and downpipes.

Elevations

Load bearing solid brick construction with a combination of slate and engineering brick DPC present, however, a retro fit chemically injected DPC has been subsequently installed in some areas.

Fenestration comprises paint decorated single glazed timber, either top opening or sliding sash specification with stone headers and cills.

Entrance doors comprise paint decorated timber to both front and rear elevation, however, there is a double set of uPVC French doors present to the conservatory.

Access to the basement is gained via the east elevation through a paint finished timber door.

Internal Accommodation

Ground Floor

The ground floor accommodation provides kitchen, studies, WC and conservatory with stairs leading up to first floor.

Finishes are predominantly paint finished woodchip ceilings and walls with vinyl flooring and broadloom carpet to the floor coverings.

Within the kitchen accommodation there is a double base unit positioned under a stainless steel sink along with a tiled splashback.

Doors are paint finished timber.

Small single WC noted to south side.

The ground floor has change in levels with stepped access up to the kitchenette and back down to the WC and rear office, rooflight noted to corridor adjacent to WC.

First Floor

The first floor finishes remain the same with the accommodation being a series of offices and stores, directly accessed by a central corridor which ultimately gives access back out to the main street.

Walls and ceilings being paint finished woodchip with broadloom carpet floor covering.

Services

The property is served with mains incoming gas, water and electricity. The main incoming gas is at basement level connected to a combination boiler serving a wet radiator installation.

Mains incoming electricity is noted at first floor to the office area to the north below a window, boxed in single phase metered supply is present along with fuse board.

A PIR sensor intruder alarm is present throughout.

Although manual call points are present to exit routes, no fire alarm or emergency lighting is present.

Lighting throughout the space is surface fixed florescent units. Heating is controlled by thermostatic control located at first floor level.

UNIT 8 – THE LODGE

Single storey self-contained unit set under a series of slate covered pitched roofs, having a separate external outhouse.

Structure

Load bearing superstructure, having a combination of suspended timber and concrete floors.

Roofs

Series of slate covered pitched roofs with clay ridge detailing and mechanically fixed hip detail. 2 No. masonry chimney stacks having a stone coping, cement flaunching detail and clay pots. Primarily lead flashings at the abutment detailing, with flashband detail in part.

Paint finished timber fascia boards and gutter boards with perimeter eaves gutter diverting to uPVC downpipes.

Elevations

Main elevations are solid coursed masonry with sub-void ventilation, with evidence of an injected damp proof course.

Fenestration being uPVC sash style with double glazed opening casement lights.

The main doors are varnished timber.

There is stepped access up to the main entrance, set within an external porch on the south side, with secondary access from the east patio area into the kitchen.

External Areas

Within the immediate environs there is a tarmacadam walkway, having a small flagged patio graded to a

dished surface water drainage channel.

There is a separate outhouse access available in part, having a slate covered pitch roof and coursed masonry envelope, with paint finished timber joinery and a concrete floor.

Internal Accommodation

Comprises kitchen/dining area, bathroom, lounge and 2 No. bedrooms.

Finishes throughout the living accommodation being laminate wood effect flooring, plaster and emulsion paint finished walls and ceilings. Joinery paint finished door, no self-closing mechanisms. The bathroom and WC have tiled walls and floors.

The kitchen is fitted with electric appliances and a series of base and wall cabinets.

Services

The property is served with mains incoming electric, gas and water.

The gas meter is located externally.

Heating from a gas fired combination boiler serving the perimeter wet radiator heating system and hot water facility.

Lighting is from a series of pendant and bulkhead fittings throughout the space.

UNIT 9 – LILEY HOUSE

Comprising 3-storey accommodation, plus a basement area, all set under a pitched roof with ridge lines running north to south.

Structure

Comprises load bearing masonry supporting suspended timber upper floors with small sized lower ground floor accommodation within the basement.

Roof

The main roof pitch has a slate covering, with ridge tiles bedded in cement mortar. Ridge lines running north to south with 2 No. brick masonry chimneys at either end. Chimneys have cement flaunching and combination of clay pots. Valleys and flashings are finished in leadwork. Rainwater goods comprise paint decorated cast iron gutters and downpipes.

A single storey extension projecting westwards forms the two buildings which are finished in slate with ridge tiles and cement pointed verge details, rainwater goods comprising cast iron paint decorated specification, along with a small section of flat roof.

Elevations

East elevation is of coursed masonry, full height, with stepped access to the main entrance door. The door being paint finished timber, inward opening, with digital access control entry with additional key lock ironmongery.

Limited inspection of the ground floor level due to the extent of low level landscaping and vegetation. The accommodation to the upper levels, at the south abutment to the adjoining property, is set over the external through corridor. Lightning protection straps are evident, connected to the below ground earth points.

Windows are paint finished timber sash, with openings having paint finished cills and part heads.

The corridor side elevation is coursed masonry with a cement rendered soffit to the underside, supported off exposed timber joists spanning the two adjoining properties.

At ground level, paint finished timber glass lightwells, provide natural light to the small internal basement space.

There is a single storey extension to the rear, again having a pitched roof, and again evidence of lightning protection. Elevations are coursed masonry, paint finished, with fenestration being part paint finished timber casement.

To the upper level of the main building, there is a double door exit at second floor, providing egress out onto a suspended paint finished steel staircase down to ground level.

To the extension to the west, elevations are a combination of paint finished stipple render to the mid-section

and then a paint finished masonry on the splayed extreme west accommodation, albeit part rendered at ground floor. Windows are casement paint finished timber.

The west wing accommodation provides a laundry room, accessed from the west elevation. Internally finishes comprise lime washed finished walls and ceilings with a combination of concrete flagged and ceramic tile floor coverings.

Limited access to the ceiling areas but would indicate that this element of the property has been re-roofed at some point in the past, now incorporating sarking felt to the underside of the slate covering, in accordance with good practice.

External Areas

Immediate environs comprise stone flagged pathways, generally graded from north to south. To the front entrance, gravel paths, with low level landscaping.

To the rear, stepped stone access up to the car parking facility, which seems to be used jointly with the adjoining properties.

Internal Accommodation

Ground Floor

Entrance corridor provides through access to the various living areas, being the kitchen, lounge, WC facilities along with the housemaster bedroom accommodation, with further bedrooms to the upper floors, accessed via the central staircase.

Finishes predominantly paint finished woodchip ceilings, paint finished embossed wallpaper to the walls with vinyl sheet flooring and broadloom carpet to the stair flights.

Within the kitchen accommodation there are a series of base and wall units along with ancillary white goods appliances.

Doors are timber paint finished with georgian wired glazed vision panel, where required. A number of doors to the rear single storey, did not have self-closing mechanisms. We believe that each of these would be deemed a fire door along the means of escape route and therefore, would require self-closers.

At ground floor, the rear extended accommodation provides housemaster accommodation, storage suites, WC facilities and medical rooms, with a secondary means of escape out onto the yard.

Finishes to the rear accommodation is generally plastered and emulsion painted walls and ceilings and quarry tile floor coverings throughout.

There is stone stair flight accessed down to the lower ground basement areas. Finishes through here are lime washed stone walls, barrel vault brick roof and brick floors.

A dogleg stair flight provides access up to the upper parts. The mid-point half landing having a WC suite to the projecting outtrigger.

First Floor

At first floor level the finishes throughout are similar to the ground floor. Accommodation comprises a series of bedrooms and welfare facilities all accessed off the main core.

Within the bedroom suites, finishes are paint finished woodchip walls, broadloom carpet tile finishes, plastered and emulsion paint finished soffit ceilings.

There is then further dogleg stair flight access having a timber broadloom carpet finish to the upper second floor. Double exit doors on the half landing provide secondary means of escape to the external stairflight. We did note that the exit has a keyed lock. This should be keyless to provide emergency exit provision.

Second Floor

The accommodation at second floor again provides a series of bedrooms with ancillary welfare facilities and a medical bay.

Cellular non-structural stud partitioning provides suitable compartmentation around the staircore to configure the accommodation layout.

The bedroom areas have an open pitched ceiling, with exposed roof truss detail supporting the main roof structure. The ceiling hatch within the front bedroom, was unable to be accessed.

A small ceiling hatch within the bathroom area provides access to a small roof void, being the location for the

main water storage and header tanks. The void area is part insulated.

Services

The property is served with mains incoming gas, water and electric, located within the basement.

Lighting is via a series of surface mounted bulkhead fittings. There is emergency lighting at the exit locations.

A security system is installed with PIR detection, with the access control panel located within the ground floor entrance.

A fire alarm is present, with the panel located in the ground floor corridor, serving a series of detectors and sounders throughout the space, with break glass call points at the exit positions.

Pressed steel radiators provide the perimeter heating.

UNIT 10 – BROADSTAIRS HOUSE

The boarding house is interlinked to the Moravian Manse and Church accommodation located on the north side. The Manse and Church do not form part of the report.

It would appear that Broadstairs has been constructed as a later addition to the Manse. As such the accommodation comprises the stepped entrance towards the south east corner and then wraps around the west and part north. The delineation between Broadstairs and the Manse is denoted with a vertical cement pointed movement joint.

Structure

The main structure comprises load bearing masonry supporting a series of upper level timber floors, all set under a pitched roof, having ridge lines running north to south.

Roof

Comprises main pitched roof with slate covering complete with bedded ridge tiles and 1 No. chimney breast of brick masonry construction with cement flashing and 1 No. clay pot. Rainwater goods comprise uPVC.

The two storey extension to the west side having slate pitched roof.

To the west, rainwater goods are again uPVC, however, at the abutment detail with the main building to the east a lead valley/parapet gutter is present enclosed with stone copings. Soil vent pipe provision is also uPVC.

Elevations

The main entrance is to the southwest, from stepped access into an ornate paint finished timber porch detailing with paint finished door access at ground floor, having a rolled lead flat roof covering.

The property comprises coursed masonry full height three storey ground and upper accommodation, with a two storey block towards the rear west side, having a foam filled movement joint at the abutment to the east and west block returns. There is a part basement area. No evidence of a damp proof course.

Windows are paint finished timber sash style with ornate paint finished stone head window heads and cills.

Windows on this west side are paint finished top hung casement.

To the north elevation, similarly combination of paint finished sash style units.

External Areas

The immediate external areas provide a combination of tarmac finish, along with a series of block pavers towards the northwest corner and stone flags to the north.

There are then further stone walkways to the southeast from the main exit, running around towards the senior block on the south side.

Internal Accommodation

The property is set over part basement, ground and two upper floors.

Lower Ground Floor

Access through to the lower ground floor basement area is from the ground floor WC. It provides a brick envelope and stone flagged stairs, load bearing internal walls supporting brick barrel vaults ceilings, all with a lime wash finish.

Open lightwell is located to the north side resulting in extensive rainwater ingress which has generally brought debris and soiling to the floors throughout.

Ground Floor

The ground floor areas comprising welfare and living accommodation, dining areas, kitchen, medical rooms and WC facilities. Floor construction is combination of suspended timber and concrete.

The main hallway has a ceramic tiled floor finish, staircase being carpet tile with aluminium nosings and uPVC inserts. Walls are plastered and a combination of emulsion paint or woodchip finish with paint finished plastered ceiling.

Doors off the main staircore are paint or varnish finished timber with Georgian wired glazed vision panels and self-closing mechanisms on the exit routes.

Within the front lounge to the east side, evidence of possible infilled opening above the radiator at the party wall with the adjacent Manse building, indicating the two properties were possibly connected at some time in the past.

Two WC suites are located to the northwest corner, off the kitchen corridor. The finishes being vinyl sheet flooring, ceramic tiled wall coverings and plaster and emulsion ceilings.

The kitchen areas comprise a series of floor and base units, with existing appliances and additional plumbing for washing machines etc. Finishes being vinyl sheet flooring and plaster and emulsion finished walls and ceilings.

There is then a through corridor from the kitchen into the medical suite which comprises a small bedroom area and adjacent en-suite providing electric shower and WC facilities. Finishes are of vinyl sheet flooring, plastered and emulsion paint finished walls and ceilings.

Secondary means of escape provision is located on the west side.

First Floor

Accessed off the main central staircore, with a secondary means of escape to the north west corner.

The accommodation extends to a series of bedroom suites, along with additional welfare facilities. Finishes being plastered and emulsion paint finished walls and ceilings, with carpet tile covering to the bedrooms and corridors and vinyl sheet flooring to the communal shower areas.

A number of doors on the exit routes do not have self-closing mechanisms.

Chimney breasts again appear to have been infilled with the lack of air ventilation provision to the flue.

Second Floor

Again, accessed off the main central staircore, with a secondary means of escape to the north west corner. Accommodation again providing a series of bedrooms and welfare facilities, with similar finishes to the first floor.

Services

The property is served with mains incoming gas, water and electricity. The main incoming gas is located at basement level serving the gas fired boiler located within the ground floor kitchen. The main incoming power is located within the incoming switch cupboard to the ground floor corridor.

The incoming water is located in the basement. This indicated pipework from the stop tap to the property as compliant MDPE pipework, however, the incoming water to this location appeared to be of lead and suggest that the water company be contacted to have this upgraded.

Lighting is a combination of surface mounted bulkhead or linear florescent fittings, with emergency lighting at regular locations and at the exit positions. WCs have a combination of florescent and spot lighting.

Heating throughout is via a series of perimeter gas fired wet single pressed steel radiators with limited valve controls, served from a gas boiler located within the kitchen.

Fire alarm installation throughout, with the fire panel located within the ground floor hallway serving a series of detectors and sounders throughout the space and break glass call points at the exit locations.

The shower facilities are via a series of wall mounted instantaneous electric shower units, within individual cubicles.

UNIT 11 - THE MOUNT

There are two properties. The larger block defined as the main building and the smaller block, defined as the 'Mews'.

Structure – Main building

Load bearing masonry envelope with suspended timber upper floors supported on the various internal masonry ground floor walls. Roof access void confirms to be a timber roof of traditional construction with a series of rafters supported on main purlins.

The modern extension to the north appears to be of steel frame, supporting hollow rib metal deck with cast concrete slab floors.

Structure – Mews House

Load bearing brick masonry supporting suspended timber upper floors.

Roof - Main Building

A large pitched roof with a series of alternating ridge lines weathered in slate with matching cement bedded ridge tiles.

Rainwater goods to the perimeter in the form of uPVC, with leadwork to valleys and abutment details.

The north extension has a flat roof with mineral felt covering and a slate covered mansard, with 4 No. polycarbonate roof lanterns.

Plastisol coated steel trims have been used to cap the abutment detail where the flat roof meets the mansard style slate covering, mechanically fixed with bolt fixings.

A uPVC glass conservatory is present to the west complete with uPVC gutters.

To the south, a stone bay window, which spans full height of the building, has a small flat roof which appears to have been covered in lead and is enclosed by a stone castellated parapet.

Some ornate paint decorated timber bargeboards are present to the gables.

Roof - Mews Building

A series of pitched roofs comprising clay tile covering with a single storey extension to the east with a slate covering. Gutters typically appear to be paint decorated cast iron specification.

1 No. brick masonry chimney is present complete with cement flaunching and clay pots with stepped lead flashing dressing into the main pitched roof.

A small flat roof to the east of the site is present in a mineral felt covering which abuts a series of pitched roofs.

Elevations - Main Building

Traditional load bearing solid brick masonry walls comprising stone plinth at low level concealing likely engineering brick DPC.

Stone detailing in the form of stone headers and cills to window surrounds as well as quoin stones to corners and 2 No. large stone bay windows to the south elevation at ground and first floor.

Fenestration typically in the form of paint decorated single glazed timber sliding sash windows, however, some other variants are present to the rear.

Access is gained through a double paint decorated hardwood set of doors to the south or mainly through a single paint decorated hardwood door to the east. Access can also be gained via the northeast conservatory through a double set of double glazed uPVC patio doors.

Elevations - Mews House

Of varying construction ages, but typically solid load bearing brickwork construction windows with part brick and stone surrounds, cills and DPC's in the form of engineering brick and slate both noted.

Windows comprise paint decorated single glazed timber specification with doors the same.

Access can be gained from various points off the main courtyard to the south and west elevations but also from the east.

External Areas

The immediate environs comprise a joint playground courtyard with the adjacent nursery mews, having soft landscaping throughout. The perimeter boundary comprising a low varnished finished fence.

To the immediate environment around the property are some stone stepped access with stepped access through into the main doors. The perimeter pathways having a tarmacadam finish.

There is a conservatory to the west side. The site is bounded by a full height masonry wall on the west side with stone coping detail.

Internal Accommodation - Main Building

Period property set over ground and two upper floors having a modern two storey extension to the north wing, and part basement to the period block. Secondary entrance on the east side out into the play area, with the primary entrance into the main staircore off the south.

Ground Floor

Comprises a series of corridors being loadbearing masonry supporting the upper suspended timber floors. The ground floor appears to be of solid concrete. There is also a small basement area accessed via a single stone stair flight.

The accommodation generally comprises a series of classrooms, dining room and welfare facilities. Finishes throughout tend to be carpet tile floor coverings, plastered and emulsion paint finished walls and ceilings with ornate plastering and rose work around the ceilings.

Windows are paint finished timber sash or casement units.

Timber paint finished doors with Georgian wired glazed vision panels. Some doors having hold-back maglock facilities connected to the fire alarm for emergency release, whilst others having no self-closers nor smoke seals.

There is through access to the modern extension towards the north. This having suspended lay-in grid ceiling tiles, plastered and emulsion paint finished walls and laminate style flooring. This provides further welfare accommodation, along with the canteen and dining areas and plantroom

Access down to the basement again brick construction having limewashed wall finish. Limited access due to the extent of stock items.

First Floor

Stair access up to the first floor providing a further suite of classrooms off the half landing and then through access to the modern block on the north side.

Secondary means of escape provision with a keyless exit out via a paint finished stair flight.

The small ceiling hatch in the staffroom provides access up through to the main roof void.

The roof is of traditional timber rafter and purlins and appeared well ventilated. There was evident of bat infestation. The void is poorly insulated.

Internal Accommodation – Mews House

The accommodation generally comprises living accommodation with associated welfare facilities. Finishes throughout tend to be carpet tile floor coverings, plastered and emulsion paint finished walls and ceilings.

Windows are generally paint finished timber sash or casement units with timber paint finished doors.

Further bedrooms are present to 2 No. small first floor areas located to both the north and south sides, accessed by separate timber staircases.

Finishes are generally to a serviceable standard.

Services – Main Building

Fire alarm provision provided with a series of detectors and sounders throughout the space with break glass call points at the exit positions and emergency lighting.

Heating is via a series of pressed steel radiators with valve controls served from the gas fired boiler located in the plantroom off the dining room.

The main incoming electrical switch room located in plantroom along with the mains gas intake with the gas meter provision externally.

Lighting throughout is a series of suspended or bulkhead florescent fitting arrangements being florescent units, generally operable.

Services – Mews House

Fire alarm panel located adjacent to the east exit door, with a series of detectors and sounders throughout the space with break glass call points at the exit positions and emergency lighting.

2 No. gas combination boilers are present which provide heating via a series of pressed steel radiators.

2 No. single phase metered electric supplies were located, one at ground and one at first floor.

Lighting is typically in the form of suspended fluorescent fittings.

BLOCK 12 - MUSIC BLOCK

Roof

The roof is pitched timber with ridge lines running east to west having a green mineral felt finish, diverting to half round uPVC guttering on the north and south eaves then to external uPVC rainwater downpipes.

The porch has a lean-to corrugated fibre cement sheet roof, likely to have an asbestos content.

The main structure likely to be steel frame supporting the roof frame.

Elevations

Main elevations comprise fibre cement panelling, likely to have an asbestos content, having a series of inset paint finished timber single glazed window units.

There is a projecting entrance porch on the south side, having stepped access, with manual paint finished timber door.

The exit door is on the north east corner off the east classroom. The extreme west side appears to be further storage, or possible plant room area accessed from the door externally. Access was not available at the time of our inspection.

Overall, the main envelope is sat on a low level brick perimeter.

External Areas

Within the immediate environs a tarmac finish along the south side with graded falls towards the south and stepped access into the unit itself. Graded grassed landscaping on the west and north sides.

Internal Accommodation

Comprises two music suites to the east and west wing. The east wing having a lay-in grid mineral tile suspended ceiling with surface mounted florescent batten units, floors having a carpet tile covering and walls being paint finished emulsion.

The west classroom has an open pitch having a softboard lined finish, painted surfaces indicating timber purlins supporting the main roof rafters.

A full height partition then separating the accommodation of the plant room on the west side.

Services

Mains incoming power with surface mounted sockets around the perimeter.

There is a single fire alarm sounder within the porch area, which appears to be linked through to the adjacent accommodation.

Lighting is a combination of recessed units in the suspended ceiling and surface mounted florescent fittings on the pitched exposed apex.

SUITABILITY FOR PURCHASE

The extent of properties vary in age and period styles. You will note from the 'principle survey findings' that finishes throughout, whilst commensurate with the age and use of the buildings are generally tired and worn.

There are certain items of capital expenditure recommended and budget costs are summarised in the 'Schedule of Repairs' below, with an itemised schedule attached at Appendix 2.

In the main, the properties are watertight, however, there are instances of loose and defective slating to the

pitch roofs, where remedial works and areas of roof overhaul are recommended. Similarly, to the period properties, the masonry and stonework is heavily weathered and again remedial repairs are required.

There has been some movement noted through the main envelope, which, in the main is historic, with no evidence that movement is ongoing, with the exception of the settlement cracking noted to the Grange, where a period of movement monitoring is advised.

Window fenestration was in a fair condition, albeit there were isolated areas of decay noted to some of the window units and evidence of previous timber repairs along with some sill replacement. The windows were, in the main, single glazed, so thermally inefficient and redecoration recommended in the short to medium term.

Internally finishes are generally aged and tired, with localised instances of low level penetrative damp. Also, considering the proposed future occupier, there may be requirements to improve areas of floor surface to negate trip hazards and upgrade wayfinding through the buildings, as a number of the original hard stone and terrazzo flooring is worn and undulated.

Each of the properties are independently served and metered with incoming services, which generally was operable.

The lighting was dated, and will be inefficient when comparing to modern LED installation.

Heating again, was antiquated, particularly in the larger blocks, comprising cast iron radiators with limited valve control. Medium to long term consideration should be given to providing a more sustainable method of heating and cooling.

Subject to the comments and findings set out in this report, then from a technical perspective, we see no reason why you cannot proceed with the leasehold acquisition.

PRINCIPAL SURVEY FINDINGS

UNIT 1 – THE GRANGE

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground sub-structure.

Some movement was noted to the northeast corner of the building adjacent to the main entrance. A significant vertical crack spanning the full height of the building noted both internally and externally.

This has also effected the entrance porch stonework with this appearing to be misaligned and displaced. We have attributed this to ground movement most likely caused by neighbouring large trees, foliage and below ground root system.

We recommend tell-tales are installed as directed by a structural engineer to monitor the cracking and assess whether any movement is still ongoing.

To the east elevation some minor structural movement was noted to the brick pier at ground floor level central to the two large sliding sash windows. When viewed side-on, it could be seen that the brick pier is being pushed outwards and structural advice should be sought on this matter as well.

To the rear yard, a concrete section of paving has been pushed upwards significantly, again possibly indicating the presence of tree roots in the vicinity.

Roof

Multiple slipped and missing slates noted across all roofs which require general maintenance to ensure in full report.

A general covering of moss growth and vegetation to the roof coverings with gutters including valley gutters and the flat roof at ground floor level all heavily soiled with vegetation and require cleaning down.

To the southwest two storey extension no hip tiles have been installed, this is a poor detail leaving the joint exposed and we recommend hip tiles are installed as part of the wider roof overhaul.

Cement flashings to brick chimneys are generally cracked and friable with 1 No. chimney to the south side being in particularly poor condition, again these should be renewed in line with the planned maintenance works.

The timber rooflights to the rear roof pitch are suffering from extensive wet rot and should be replaced on a like for like basis.

Felt roof covering to the apex of the main roof appears in serviceable condition.

Elevations

Regarding structural points please see section above. Generally brickwork in satisfactory condition, however, significant frost erosion noted at low level, particularly to the east elevation.

Some redundant fixing holes present, particularly to the northeast corner.

Timber single glazed sliding sash windows generally appear to have been decorated recently, however, repairs undertaken appear largely inadequate and wet rot with failing mastic surrounds being common. Splice repairs should be undertaken to remove any soft timber and made good upon completion.

At first floor to the east elevation, some ceramic tiles have become loose and are missing. To the west elevation there is evidence of patch repairs to the brickwork in areas. There is some minor cracking noted to the furthest projecting gable with 1 No. loose brick to the corner at low level.

To the west some undulation is noted at roof level with 3 No. windows and stone headers appearing to be uneven and 1 No. section of guttering missing completely.

To the south elevation areas of open pointing are noted and 1 No. large area of frost erosion adjacent to the lightning strip at low level.

Retrofit chemically injected DPC to the single storey extension is noted at low level, despite this having a DPC in the form of an engineering brick.

To the stone bay window to the south elevation, some of the stonework has spalled and blown at low level and stone repairs are suggested/advised.

Internal Accommodation

Finishes throughout are generally tired, albeit commensurate with the age and use.

Ceramic tile floor covering to the entrance corridor is worn but in satisfactory and serviceable condition.

WC's are fairly tired with discoloured grouting and worn finishes.

At second floor level, various areas of water ingress located resulting in blown plaster.

Limited levels of insulation also noted at joist level with no sarking membrane present to the underside of roof, some areas of daylight present.

Evidence of damp and staining to timber roof structure and we would advise that a timber specialist survey is undertaken.

Some evidence of damp staining to chimneystacks likely due to the lack of ventilation provided to the main flues and salt contamination.

Movement as described in structure section can be seen internally at both ground and first floors.

Services

Overall, lighting and power generally appear to be in working order. The main incoming switch gear at basement level serving a series of main and sub main distribution boards around the space. It should be noted that the main incoming supply is surfaced fixed to a timber board in the basement, this has been saturated and is suffering from significant infestation resulting in complete loss of structural integrity. This should be replaced in the short term to provide a good fixing to the wall and ensure safety of the installation.

Small power being a combination of surface mounted or dado skirting trunking throughout the space. As previously noted there is emergency lighting at regular positions.

The heating arrangement comprises a gas fired cast iron wet radiator system, largely antiquated with limited valve controls and therefore inefficient. Thought should be given to a new heating regime for a more economic and efficient system. It would appear that the boilers were last serviced on 22 April 2022, however, we have not had sight of any testing or servicing documentation.

Although appearing sufficient in specification, it was noted that there was one zone in fault on the fire alarm panel in the ground floor entrance.

We would advise that all services are fully tested to ensure in working order.

UNIT 2 – MAIN SCHOOL

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground sub-structure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

There were nominal areas of surface cracking noted through a number of arched door openings internally, and within the mid classroom inner wall to the south west wing, however, these appeared historic in nature with no evidence to suggest movement was ongoing.

Roof

The main pitched roof with slate covering has multiple displaced and missing slates along with some that are heavily chipped and appear friable. The ridge bedding appears cracked and friable in part and similar to the cement verge detail to the south gable which is heavily cracked.

The flaunching to the chimney on the south gable has suffered from frost damage and again is cracked and friable. Chimney to the North has cracking and open pointing noted to the brickwork.

Evidence of patch repairs across the roof, with differing coloured slates noted. Paint decorated steel flues to ridge require redecoration.

We recommend that this roof is fully overhauled to ensure adequate slating and ridges lifted and re-bedded.

Rainwater goods appear aged and in disrepair.

Timber snow guard is suffering from extensive decay and should be removed completely or replaced.

Flat roofs to rear appear in satisfactory order, however, single ply coverings appear to have fared better than those in felt. Consideration may be given to the felt covering to apply an overlay system or similar.

Small felt roof covering to single storey extension to the north has had bitumen patch repairs. These appear inadequate and surface crazing is noted to both patch repair and main roof substrate. Consideration should be given to an overlay system or similar in this location.

Elevations

The brickwork throughout was generally weathered, commensurate with the age and use of the property, a number of redundant ferras fixings are still present within the brickwork.

The majority of the windows would appear to have been redecorated within the last couple of years and are painted shut, so would require easing and overhaul. There is evidence of some patch wood fill repairs which show ongoing decay and there is evidence of some replacement timber cills.

The windows throughout are generally single glazed units and are therefore thermally inefficient. Consideration should be given to the introduction of secondary glazing to improve thermal efficiency

Further isolated frost damaged brickwork, notably at low level, particularly on the south elevation is extensive.

Shrinkage cracking was noted around the main perimeter at the reveals of the cement fillets and the window heads and mastic repointing would be recommended.

To the projecting bay on the northeast corner, there is evidence of spalled brickwork below the copings suggesting some historic issues of water ingress. There is also further cracking noted to the cement fillet detail to the two dormer units and again localised repairs are recommend.

Isolated decay noted to the bay window to the ground floor northeast.

To the north elevation single storey extension, open jointing noted to the coping stones of the flat roof perimeter parapet and localised repointing repairs are recommended.

There is evidence of general vegetation to the gutter lines and suggest that these be fully cleared out and the downpipes rodded through.

Timber fascia boards in poor decorative to the two storey north wing.

There is evidence of some open spalling and cracking around the high level chimney head on the extreme west side and to the north, and localised pointing works recommended along with further brickwork repairs around the main flaunching and chimney pots.

Salt staining was noted below a number of the gutter joints suggesting that leaks are present.

Further evidence of frost damage and an isolated movement joint along the horizontal pointing lines below the main parapet on the north side.

Within the ground floor lightwell area, to the north side, again evidence of frost damaged brickwork at lower level and extensive vegetation growth. We suggest that these be cleaned out.

Deteriorated surface finishes to the paint finish of the steel exit staircase on the northwest side and redecoration is recommended.

Within the north and south west wings, the brickwork is weathered to the original finish on the west elevation. Evidence of some cracking through the first floor window cill suggesting there has been some historic movement, albeit this does not appear to be ongoing.

To the projecting walkway to the south face of the north wing, deteriorated finishes to the soffit deck but generally structurally sound. There is an exposed steel beam end, which requires treating and re-render.

To the southwest wing, again the brickwork is generally weathered with evidence of areas of salt staining to the lower level as a result of rising damp. There is also evidence of some repairs to the lintel heads to the period element of the east side.

To the south extension, again surface deterioration to the steel stair flight and redecoration is recommended in the short term.

To the south elevation on the west wing there are isolated areas of spalled and weathered brickwork, again commensurate with the age. This is more noticeable at lower level below the ground floor slab, which is extensive along the full length. There is a heavily weathered lintel detail over the open window to the lower ground floor plant room.

Defective mastic noted to the stair core window on this south side and there is heavy weathering to the brickwork to the apex gable to the upper levels.

Internal Accommodation

Finishes throughout are generally tired, albeit commensurate with the age and use.

The floor finishes in the main corridor of the period block comprising stone flags, are worn and undulating throughout.

Some evidence of damp staining within the main chimney stacks due to the lack of ventilation provided to the main flues, albeit this is relatively minor.

Some rising damp was also noted within the period block, similarly evidence of rising damp through the inner load bearing walls, again generally commensurate with the age and use, albeit again relatively limited when testing with a damp meter.

Isolated settlement cracking noted in the walls within the south wing on the west block, being the two storey height computer and library areas. Appears to have been some historic movement, again no evidence to suggest that this is ongoing. The outer walls have now been dry lined from the original elevation fabric.

Classrooms to the northwest of the west wing, again isolated high level damp readings around the main perimeter, predominantly on the inner party wall on the south side and also to the north elevation, again when testing with a damp meter.

Within the mid-classroom off the period block below the lean-to glazed pitched rooflight, further evidence of some cracking through the walls on the south side, again this appeared historic and no evidence to suggest it is ongoing.

At first floor level there is evidence of some water leakage on the extreme east side. Further water ingress also noted to the extreme south side classroom on the east above the main window heads, likely to be as a result of defective external perimeter pointing.

There is evidence of some localised staining within the two-storey bay unit on the northeast side, suggesting some remedial repairs required to the flat roof above.

Within the computer suite to the west wing, evidence of water ingress to the ceiling soffit. Small ceiling hatch provides access into the roof void of the adjacent office room, indicates the void to be uninsulated, plus numerous slipped slates evident resulting in water ingress and a full re-strip is required to this small roof section.

At second floor level there is evidence of some water staining in and around the rooflights themselves. The central vertical flues remain insitu above the ridge line but are capped off internally and supported by steel

trimmer joists.

There is evidence of movement at the junction of the main south gable and roof pitch, which is historic, along with movement around the window heads, again historic in nature.

Within the small mezzanine store, on the extreme south side, indicates the roof to have been re-roofed and felted at some point in the past.

Some further evidence of water staining within the roof soffits over the mid-stair core area.

Some movement noted around the south hip of the northeast dormer detail.

Overall, particularly at the second floor, a number of cill heights are below the statutory protection of 800mm and suggest that for future refurbishment toughened glazing or handrailing detail be incorporated.

To the basement, there is extensive efflorescence to the surfaces, generally commensurate with age and use, but structurally sound.

The main boiler flues exit vertically into the chimney breast. The flues are fibre cement material, possibly having an asbestos content.

Overall the plant room areas are of the original construction, therefore, will have no damp membrane or insulation to the floor build-up. There are some inset surface water gulley outlets which are blocked.

Services

Overall lighting and power generally appeared in working order, as previously noted emergency lighting at regular positions.

The main incoming switch gear at basement level serving a series of main and sub-main distribution around the space.

Small power being a combination of surface mounted dado and skirting trunking throughout the space.

The heating arrangement comprises a cast iron wet radiator system served from the basement level gas fired boilers. The installation is antiquated with limited valve controls and therefore inefficient. A number of valves are missing and there is evidence of corrosion to a number of the radiators.

Thought should be given to a new heating regime for a more economic and efficient system.

UNIT 3 – BIRTHILL HALL & DRAMA

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground substructure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

Roof

Older pitched roof with slate covering to the north, generally in satisfactory condition, albeit with some non-standard alterations made in the form of a felt overlay system to what was presumed previously to be a glass atrium.

There is overgrown foliage to the north pitch and this should be trimmed back to reduce ongoing maintenance issues with regards to blocked gutters and roof debris. Timber bargeboards to gables in need of decoration.

Some very minor split tiles noted to rear pitch and these should be replaced as necessary.

Lead flashing to abutment detail with felt covered atrium appears aged, particularly to rear pitch and overhaul should be considered.

Single ply covering to central roof generally appears in satisfactory condition in the main, however, some blistering and lifting of the membrane is noted to the perimeter upstands and parapet details. These areas should be cut out and renewed and renewed on a like for like basis.

Some vegetation build-up is noted around outlets and this should be cleared to ensure free flowing.

1 No. hopper detail to the rear is in disrepair and leading to saturation of the surrounding brickwork.

Main hall felt roof covering again appears in satisfactory condition with some minor vegetation build-up noted to the perimeter. Parapet trims are plastisol coated steel cladding and paint, in satisfactory condition, save

for soiling to the surface.

The felt roof covering to the single storey extension to the front entrance generally appears slightly more aged and weathered, 2 No. grp roof lanterns heavily soiled and UV degraded. Consideration should be given to an overlay system with replacement roof lanterns.

Elevations

Efflorescence noted below DPC level. Some spalling and frost eroded brickwork to solid brick construction section.

Windows suffering from wet rot, particularly to lower cills, 1 No. cill has lost all structural integrity and has split. We suggest all windows are overhauled undertaking splice repairs to remove any soft timber and decorated upon completion.

To the northeast elevation to the older construction, significant ivy growth and foliage is noted. This should be cut back to ensure no deterioration of the brickwork.

To the east elevation, 1 No. timber emergency exit door is suffering from wet rot to the frame at low level.

Main pedestrian access is gained through a series of concrete steps with paint decorated steel handrail to either side, the paint finish to this is generally failing and requires redecoration.

Some minor hairline stepped cracking noted adjacent to right hand side of main entrance doors.

Secondary access is gained to the south elevation through a more recently installed glazed canopy structure, generally in good condition, save for some blown seals to the perimeters.

Adjacent to the stepped access to the basement/plant room, there is a series of timber boxing in which is heavily decayed and suffering from wet rot. This should all be replaced to ensure weathertight.

1 No. cracked cast iron downpipe to the north gable.

Internal Accommodation

Finishes are generally in serviceable condition, however, some rising damp noted to the plasterwork internally and also 1 No. area of ingress adjacent to central corridor window.

1 No. area of water ingress to rear stage area of main hall, with internal downpipe likely having been blocked with repairs attempted in this location.

To the central building rooflights appear soiled and marked.

Generally multiple redundant fixing holes to plasterwork along with marks and abrasions.

Services

Lighting and power appear to be in working order, however, we could not locate the main incoming switch gear or incoming gas due to this likely being in the plant room externally and no access was afforded.

Heating comprises a series of steel pressed wet radiators omitting heat into the space.

Production lighting and sound system is afforded in the main hall, none of which was tested at the time of inspection but appeared in satisfactory condition.

A fire alarm is present; however, the panel is to the rear of the stage area and consideration should be given to relocating this to the entranceway as is good practice and in line with building regulations.

UNIT 4 – SCIENCE BLOCK

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground substructure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

Roof

Pitched roof with slate covering and dry ridge system generally in satisfactory condition save for minor moss and lichen growth particularly to ridge cappings.

Some evidence of minor patch repairs in the form of lead tingles securing slates. One slipped slate to the southwest valley. Gutters generally filled with vegetation and debris and would benefit from thorough

cleaning to ensure free flowing.

To the single storey canopy roof staining is noted to the lead flashing to the abutment detail with the main building.

Elevations

Masonry in fair condition throughout. Some evidence of early stages of surface deterioration to the joinery finishes.

Internal Accommodation

Fair condition throughout.

Isolated water stain noted to the ceiling within the main corridor on the west side. We would suspect that this will be related to a services leak and appeared to be historic.

Isolated settlement crack noted within the southeast corner within the first floor stock room. This is likely to be historic, from initial settlement, with no evidence to suggest this is ongoing.

Services

All appeared in good condition and operable. The gas boiler indicates service record of February 2022.

UNIT 5 – MALLELIEU

Structure

More recent structural alterations are evident with patched infill brickwork noted in large areas to the right wing and centre of the front elevation to facilitate new entrance doors and windows.

Roof

Large 'U' shaped pitched roof with a slate covering generally in serviceable condition commensurate with age and locality.

The rear roof pitch is typically in poorer condition with multiple slipped slates noted. Crested clay ridge tiles generally appear uneven and mortar bedding cracked and friable and would benefit from being lifted and re-bed.

Foliage build-up present to lead valleys and rainwater goods. Evidence of patch repairs to lower single storey roof with the presence of lead tingles.

Soiling and vegetation build-up to conservatory roof with 1 No. section of glazing impact damaged and cracked.

Elevations

Slate DPC present where brickwork is original, however, to the more recent construction a modern membrane equivalent has been used. There are still, however, areas that have had a chemically injected DPC retrofit which would appear largely redundant.

Areas of wet rot noted to localised timber windows and these areas should be cut out with necessary splice repairs being undertaken and decorated upon completion. Some atmospheric staining noted to the metal windows to the rear.

Pedestrian access is gained through ground floor entrance doors to the front, however, secondary access is afforded to the rear at first floor level in the form of a steel fire escape, some corrosion is noted and paint delamination across the surface. Overhaul is recommended to ensure the emergency exit is in safe condition.

To the small extension, housing the boiler room and incoming water mains to the north elevation, flight holes were evident to the timber roof structure and we recommend a timber survey by a specialist is commissioned to ensure the infestation is historic.

Efflorescence noted, particularly to the south elevation, along with frost damage to brickwork. Some moss growth and staining noted to stone headers and cills to window surrounds. Redundant fixings and penetrations also present.

Internal Accommodation

The suspended ceiling to the majority of the ground floor areas appears to be undulating and has possibly

suffered from significant moisture levels. We recommend this is replaced in full in the medium term.

The ground floor appears to be solid load bearing slab with suspended timber to first floor.

There is approximately 75mm of loose laid quilt insulation above the suspended ceiling void and we would advise that this is upgraded upon replacement of the ceiling.

Finishes internally are vinyl floor coverings with paint decorated walls and joinery items with finishes being generally worn albeit commensurate with the age and the use of the premises.

The accommodation forms a series of labs and art studios to the upper floor.

Access was afforded into the roof void at first floor level through a series of hatches. It was noted that no sarking felt or membrane was present to the underside of the roof covering and insulation was only present to some areas in the form of mineral wool.

Services

The electricity is supplied from The Grange, so no incoming main present to this building.

An independent gas supply and meter is located to the rear boiler house serving 3 No. standard gas boilers which in turn provide hot water for steel pressed wet radiators. The incoming water main is also located in the plant room along with hot water cylinder.

Lighting is of linear florescent units and appears to be antiquated.

A fire alarm panel is present to the ground floor WC lobby and an intruder alarm with motion sensors also noted.

UNIT 6 – SPORTS HALL

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground substructure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

Roof

Concrete interlocking tiled roof covering generally in satisfactory condition with minor moss, vegetation and lichen growth to the surface.

Rainwater goods appear to be heavily blocked with vegetation due to neighbouring trees and we recommend these are cut back to minimise ongoing maintenance liability/schedule.

Elevations

Brickwork was generally in a fair condition. Surface deterioration noted to the joinery finishes and redecoration recommended.

There is 1no. damaged rainwater downpipe section to the northeast corner, which will require replacement.

The threshold to the plantroom is decayed and requires replacement.

Internal Accommodation

Generally tired and marked in part, but commensurate with the age and use.

Services

Appeared to be in working order.

UNIT 7 – SWALLOWS REST

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground substructure.

To the east elevation, patch repairs are evident with approximately 25% of the area being more recent infill. At low level the brickwork is uneven, possibly indicating some structural movement upon installation of new brickwork with some minor bowing noted.

Roof

Slate covering is generally soiled and marked with moss growth and lichen. Some slipped and chipped slates noted to the single storey rear extension which should be resecured.

Two chimneys to the central area appear in satisfactory condition, however, vegetation and moss growth noted to higher levels and flourishing.

Timber finial to the front entrance porch appears to have suffered from extensive wet rot and should be removed and replaced.

Rainwater goods, including lead valley, are heavily blocked with vegetation and nesting foliage.

Timber rooflight to the single storey rear extension is suffering significantly from wet rot and requires replacement in full.

The glazed conservatory to the rear appears in satisfactory condition, however, heavily soiled and large build-up of vegetation noted with end trims appearing to be loose and have positioned themselves to the gutters.

Elevations

To the main envelope there is a combination of engineering brick and bitumen type DPC present at varying levels due to the ground level being higher to the front than the rear.

A chemically injected DPC has been retro fit as evidenced by the small holes spanning the length of the elevation which appears somewhat redundant. Some minor cracking noted to the southeast corner with stepped cracking below the right hand side window.

Timber windows generally appear in satisfactory condition, commensurate with the age and locality of the building, however, the small WC window adjacent to the conservatory is suffering from significant wet rot and would benefit from wholesale replacement.

Directly above the window, the timber fascia is also suffering from extensive wet rot and this section requires replacement in full.

uPVC guttering is also loose and requires resecuring in this location.

Ground levels to the west elevation appear extremely high and could be contributing to damp ingress internally, despite additional render system and belcast present at low level.

To the front elevation the timber porch generally appears in good condition, however, cast iron gutters above are in poor condition and require overhaul. Stone entrance steps appearing to be delaminating to the surface slightly.

Internal Accommodation

The basement is accessed directly from external door to the east elevation and houses main incoming gas supply and boilers.

Walls typically a combination of exposed brickwork with heavily efflorescence and salting noted and some areas of infilled blockwork.

The ceiling is exposed timber suspended ground floor with some areas covered with original lath and plaster.

Suspended ground timber floor appears to have been replaced or have undergone significant refurbishment with new timber spanning alongside some original decay. We recommend a specialist timber report commissioned to establish that infestation and decay is historic and no longer ongoing to prevent the spread to new timbers.

Ground floor finishes generally comprise paint decorated woodchip wallpaper to ceilings and walls with gloss painted joinery and skirtings. Floor coverings typically carpet with part vinyl.

Some evidence of rising damp noted, however, generally not affecting internal plaster finishes significantly.

There is evidence of 1 No. roof leak to the single storey extension as eaves level resulting in blown and damp plasterwork with 1 No. hairline crack directly below this.

First floor finishes remain much the same with accommodation comprising operations manager's office, a series of studies, WC & kitchen.

Services

Incoming mains gas and boiler present to basement which in turn serves a series of steel pressed wet

radiators.

Single phase mains electric is present to first floor office along with fuse board to the opposite side of the room. The gas supply is noted to have been tested on 27 April 2022, however, no testing information was seen regarding the incoming electrics.

Chubb security system is present with motion sensors, however, no emergency lighting or fire alarm present.

UNIT 8 – THE LODGE

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground substructure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

Roof

General vegetation growth to the gutter lines. Numerous slipped slates. Internal inspection indicates the covering is original, as such, renewal is likely in the medium term. Some patch flashband repairs noted, these should be replaced with permanent lead detailing. Isolated repointing repairs required to the cement flaunching.

Evidence of leaks through the main gutter lines. Repairs required.

Elevations

Weathered brickwork. Cracked rainwater downpipe adjacent to the main entrance requires replacing.

Internal Accommodation

Tired finishes throughout. Evidence of water staining within the bathroom, remedial repairs required to external roof covering as previously noted.

Settlement cracking noted to the head of the internal door opening. Appeared historic in nature, with no evidence to suggest movement is ongoing.

Services

Appeared in working condition. Within the kitchen lobby 1no. fire detector cap has been removed. This should be replaced.

UNIT 9 – LILEY HOUSE

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground substructure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

Roof

Main pitched roof in satisfactory condition, however, soiling and lichen growth noted towards the ridge line.

Chimneys again appear in satisfactory condition, albeit with some minor hairline cracking noted to the cement flaunching.

Rainwater goods appear in poor condition with undulations and corrosion noted, these are most likely at the end of their lifespan and full replacement is recommended.

Rear single storey extension in similar condition with slating typically appearing sound. Moss and lichen growth present and some very minor chipped slates evident. Guttering in this location is in poor condition with leaking joints and delamination. Wholesale replacement is likely in the medium term.

The small flat roof with a felt roof covering appeared watertight but would benefit from a clean down.

Elevations

The masonry is weathered in part, commensurate with the age of the property, however, isolated areas of patch repointing would be recommended.

Windows have been painted shut and require easing and overhaul. Evidence of localised areas of decay to

sills and timber beads, with some sills having been replaced.

Evidence of water staining to the cement soffit of the south alleyway, possibly from service pipework within the WC/bathroom accommodation above. This appeared historic.

Surface corrosion noted to the rear secondary external staircase and redecoration is recommended, along with isolated repairs.

Internal Accommodation

Fair condition, but again dated, albeit commensurate with the age and use.

Low level damp ingress noted within the west wing laundry room plasterwork, and furthermore, whilst not visible with the naked eye, high damp readings taken above skirting level in the main lounge.

Further isolated areas of damp noted within the housemaster bedroom at low level and also damp noted at the junction of the west extension and the original period building, albeit this appeared historic.

General efflorescence noted within the basement areas, commensurate with the age and construction. The area was structurally sound.

Services

Appeared in working condition.

UNIT 10 – BROADSTAIRS BOARDING HOUSE

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground sub-structure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

Roof

Comprising pitched roof with two storey extension to the west, again both covered in slate. Generally in satisfactory condition, some difference in the form of slating used to the main roof with differences in colouration and a central band noted to south pitch. Minor build-up of moss and lichen growth.

Ridge tiles to extension appeared to undulate slightly and mortar bedding is cracked and friable. This would benefit from lifting and re-bedding in fresh cement mortar.

Gutters typically appear free flowing, save for a lead valley to abutment detail of the two buildings.

Chimney breast to the main building roof appears in satisfactory condition save for some efflorescence and staining.

There is evidence of flashband repairs over the rolled lead detailing to the porch roof and we suggest that permanent repairs be undertaken here.

Elevations

Worn surface finishes to the stone stepped access.

The elevation brickwork is generally frost damaged at low level with elements of weathering to the upper parts, commensurate with the age of the property. Extensive weathering and surface damage noted to the upper section of the chimney breast on the east elevation, with isolated repointing work recommended. There is a foam filled movement joint at the abutment of the east and west block return.

Evidence of repairs to the window units themselves, particularly to the cill detail and to some of the beading detail to the window surrounds.

Shrinkage cracking and blown cement fillets to the window reveals at the junction with the frame and the brickwork surround.

There is no evidence of a dpc which does result in damaged brickwork at lower level through rising damp.

General vegetation growth was noted to the hopper outlets on the west side and suggest that these be cleaned out.

Deteriorated surface finishes to the windows on the north elevation. There is some mismatch pointing to the upper levels and surface deterioration to the paint finish to the downpipes.

External Areas

Surface finishes generally undulating and cracked, particularly on the west side, possibly as a result of tree roots.

Considering the future occupancy, thought needs to be given to localised areas of repair to prevent trip hazards and we suggest a thorough assessment be undertaken, once the full use of the property has been determined with regards to wayfinding etc.

Internal Accommodation

Finishes throughout are tired but generally serviceable. Doors off the main staircore are Georgian wired glazed with vision panels and where relevant, self-closing mechanisms.

Evidence of some possible infill window detail above the radiator in the front lounge at the junction with the Moravian Manse next door.

It was noted that a number of the cill heights were lower than 800mm, as such, recommend that the glazing be toughened or balustrade supports introduced.

There is evidence of some water staining below the cill to the hall window, likely to be as a result of defective pointing externally.

Medium to high readings were taken via the use of the damp meter to the inner walls, notably on the north side. The north elevation to the kitchen corridor appears to have been dry lined adjacent to the exit door.

Evidence of some settlement and shrinkage cracking through the soffit plasterwork to the upper levels and general undulations through the floors and ceilings.

The fireplaces again appear to have been infilled with the lack of ventilation being introduced.

Services

Services generally in working order.

The incoming water is located in the basement. This indicated pipework from the stop tap to the property as compliant MDPE pipework, however, the incoming water to this location appeared to still be of lead and suggest that the water company be contacted to have this upgraded.

The heating systems throughout are pressed steel radiators with thermostatic valve controls, in fair condition.

UNIT 11 – THE MOUNT

Structure – Main building

Displacement and cracking was noted to the stone surround of the bay to the window Southwest corner, although this appeared historic with some attempts made at remedial repairs, we would recommend structural monitoring tell-tales are installed.

Structure – Mews House

Single storey extension to the East does not appear to have been tied into the original structure correctly and a small void is noted to the abutment between the two.

Further cracking noted in multiple areas to the West elevation when viewed from the courtyard, spanning from the ground and first floor window surrounds.

Roof – Main building

Slating generally has a build up of vegetation and lichen growth to surface, particularly towards the ridgeline.

Mortar to ridges is cracked and friable with undulations noted, suggesting these require lifting and rebedding on fresh cement mortar.

Some slipped and chipped slates noted but generally covering in satisfactory condition commensurate with age and locality.

Felt covering to flat roof is in satisfactory condition with no significant defects noted save for vegetation build up and soiling. Roof lanterns appeared in good condition.

Rainwater goods including lead valleys are blocked with build up of vegetation.

Roof – Mews House

Clay covering generally in poor condition with multiple slipped tiles particularly to hip details.

Patch repairs have been undertaken in one location to the east pitch in rosemary clay tile. Moss and lichen growth is noted to all areas.

Cement flashing to the chimney is cracked and friable and should be replaced in line with the main roof works. Some frost erosion present to brick masonry.

Rainwater goods are blocked with vegetation and foliage.

Full overhaul required in the medium term.

Elevations – Main building

Delamination and spalling present to stone plinth and brickwork at low level, likely due to frost erosion.

Cracking/movement as noted in 'structure' section above.

Decay noted to timber windows, despite appearing to have been decorated fairly recently, lower cills are soft and splice repairs will be required in the short term.

Conservatory is soiled and suffering from UV degradation to the uPVC frame.

Elevations – Mews House

Open pointing and frost erosion to brickwork particularly to the South gable, evidence of retrofit chemically injected DPC in this location as well.

Cracking/movement as noted in 'structure' section above.

Wet rot noted to timber windows, despite appearing to have been decorated fairly recently, lower cills are soft and splice repairs will be required in the short term to ensure longevity.

3 No. timber doors opening into the courtyard area with timber frames suffering from wet rot at low level one of which is significantly decayed.

Internal accommodation – Main building

Finishes throughout generally tired and marked, commensurate with the age and use.

Settlement cracking noted to the bay window surround at ground and first floor of the south bay, as noted in the elevations.

Evidence of bat infestation into the roof void. Suggest an ecologist provides report to manage and resolve. Extensive bat guano evident throughout the space. The void is also uninsulated.

Internal accommodation – Mews House

Internal accommodation has been refurbished to a serviceable standard. Wear and tear noted to both wall decoration and floor coverings.

WC and shower areas again in a reasonable condition with mechanical extract noted.

Roof membrane and fibre quilt insulation noted at joist level to the roof void.

Services – Main Building

Whilst antiquated, did appear in working order.

Services - Mews House

Incoming electrics served from the main building, two separate single phase supplies noted, one of which should be disconnected and removed, in line with good practice.

Mains gas served from incoming supply located in the external hatch on 'muddy lane'. Two gas boilers present both of which appear to have last been serviced on 03/05/2022, however we have not had sight of any testing documentation.

The property is served by hard wired fire alarm with the panel located adjacent to the front door to the east elevation with the panel suggesting there is one zone in fault.

Lighting and emergency lighting all appears functional.

UNIT 12 - MUSIC BLOCK

Structure

No intrusive investigations were undertaken to the structure and therefore we are unable to confirm the extent and design of the below ground sub-structure. However, from inspection of the above ground superstructure, where available, there is no suggestion of any below ground failure.

Roof

Mineral felt surfaces appeared in fair condition, albeit early stages of brittleness to the lap joints. General vegetation through the eaves gutters and suggest these be cleared out and the downpipes rodded through.

Elevations

Paint finished timber single glazed windows, all generally in poor condition throughout. Evidence of decay to the timberwork itself and evidence of some damaged panels on the main elevations.

Paint finished timber boards on the east and west gables, again decayed and in poor decorative order.

The exit door to the northeast corner is delaminated, decayed and beyond reasonable repair.

Frost damaged brickwork around the main perimeter at low level along with decayed and part missing beading. General repairs required.

Internal Areas

There is evidence of some damp staining to the ceiling tiles, suggesting water ingress through the main roof fabric. The finishes throughout are tired.

Services

The incoming power is located to the southeast corner. This appears antiquated. Suggest that a full intrusive test be undertaken.

There appears to be a lack of emergency lighting.

EXTERNAL AREAS

Comment on the immediate environs of the property have been referred to within the main principle findings.

The overall grounds extend to a series of walkways and paths around the perimeter of the buildings, with the main vehicular access off the Settlement into the school grounds and car parking areas.

The overall site being bounded by a combination of timber and mesh fencing and course masonry walls.

The walls to the Settlement are extensively weathered and remedial treatment will be required in the short term.

There are undulations to a number of the pathways, tarmacadam and stone flagging, resulting in open cracks where tarmac has settled and therefore split, along with loose stone corbels, pavements and worn stone flags around the rear of Broadstairs, the Music Room and Liley House and to the front of the Main Block and the Grange. Localised repairs are recommended to avoid future trip hazards.

STATUTORY AND ASSET MANAGEMENT ISSUES

FIRE SAFETY

The Regulatory Reform (Fire Safety) Order 2005 applies to all non-domestic premises and replaces Fire Certificates prescribed by the Fire Precautions Act 1971 and the Fire Precautions (Workplace) Regulations 1997. The regulations are based on a risk assessment approach maintained by the "responsible person" who will usually be the employer/tenant or in multi-let buildings a number of responsible people including the landlord for common parts. Accordingly appropriate risk assessments are required for all such premises.

In this case, should you proceed with your leasehold acquisition OTW will be liable to commission a fire risk assessment for the site as a whole. The findings and recommendations of the risk assessment will be dependant upon occupancy numbers and the use of the space.

Each of the properties do have fire alarm cover, via a series of detectors and sounders and emergency lighting.

The majority of the main access corridor doors have self-closing devices, however, there are certain deficiencies in respect of fire rated vision panels, lack of self-closing door mechanisms and fire rated glazing

to exit corridors.

Where relevant, these are referred to within each of the property sections.

HEALTH & SAFETY

Subject to specific points raised within the principle findings, there are no immediate concerns with regards to health & safety within the properties.

DILAPIDATIONS

We are in receipt of a travelling V3 draft of the proposed occupational lease. We believe that the demised premises are as per the lease extract below:

Ockbrook School, The Settlement, Ockbrook, Derby DE72 3RJ on the Estate shown edged red on the Plan including:

- 1 *the interior facing and plaster of:*
 - (i) *any walls which form a boundary of the Premises; and*
 - (ii) *any load-bearing walls within the Premises;*
- 2 *any non-load-bearing walls wholly within the Premises;*
- 3 *the doors and door frames in or leading into the Premises;*
- 4 *the glass in the windows (but not the windows nor the window frames) of the Premises;*
- 5 *the floors and ceilings of the Premises including their plaster and surface finishes (but not the joists or other structural parts supporting them);*
- 6 *the plaster and surface finishes on the staircases (if any) within the Premises but not any other part of the staircases;*
- 7 *the Landlord's fixtures and fittings in the Premises ;*

including all Service Media and Landlord's plant and equipment within and exclusively serving the Premises and including the Tenant's fire detection, alarm and sprinkler systems (if any) up to the point of connection with the Landlord's fire detection, alarm and sprinkler systems

but excluding the roof and the roof space, the foundations, all load-bearing structures and staircases, main floors and floor slabs, main walls, structural and main columns, beams and joists and all other external and structural parts of the Building, including the windows and window frames, and any Service Media that do not exclusively serve the Premises.

You will note from the 'principle survey finding' that there are various fabric repairs recommended, predominantly commensurate with the age and use of the properties.

We are aware that there is likely to be a period of refurbishment and/or reconfiguration of the space.

When taking on an extensive site such as this, the findings are fairly typical.

Consideration should be given to the agreement of a schedule of condition, however, when taking a view as to the longer lease term proposed, which we are advised will be c30 or 40 years, then immediate and ongoing maintenance and repairs will be required, which will require repair and improvement, and hence in practical terms supersede any schedule of condition findings.

The properties currently have significant chattels and equipment throughout. We are not aware as to whether it is your intention to take occupation with vacant possession.

ACCESSIBILITY ISSUES

The primary entrances to the buildings require stepped access. There are secondary areas that allow a ramp and therefore grade threshold access.

DELETERIOUS MATERIALS AND RECOMMENDATIONS FOR FURTHER TESTING

We have been provided with a 'certificate of reoccupation' in relation to historic asbestos removal to areas defined as the main boiler room and storage.

Similarly, we have been provided with a limited four page summation of identified asbestos containing materials (ACM). A copy is attached at Appendix 5. We would expect a more concise asbestos register for

the site as a whole and the vendor/landlord should be obligated to provide this, as duty holder.

In respect of further deleterious materials, we did not note any evidence of such that would warrant further intrusive investigation at this time.

SUSTAINABILITY

Energy Performance Certificate

We have not had sight of an EPC for the property and cannot comment further at this stage.

As you will note from the findings of the report, there are properties vary in period and therefore style of construction, as such EPC ratings will differ.

The service installations, notably to the period blocks are antiquated and inefficient.

LEGAL ISSUES FROM SURVEY

The following matters should be addressed by your solicitor:

- Confirmation of full extent of proposed demise areas
- Occupational lease details & confirmation of vacant possession
- Connection to utility infrastructure, drainage services search enquiries
- Any existing guarantees for injected damp proof works

SCHEDULE OF REPAIRS

We set out below budget costs for repairs required which include a contractor's preliminaries @ 10% and professional fees @ 8%. The budgets, however, exclude any VAT (which would be applied at the applicable rate) and are based on current prices. No allowances have been made for inflation. Access costs for high level works have been included. Short term repairs are deemed to be required in years 1-2, medium term repairs in years 3-5. The itemised schedule is attached at Appendix 2. We have split the costs between landlord and tenant liability based around our understanding of the proposed demise, as summarised in the section entitled 'dilapidations'.

		LANDLORD COSTS £			TENANT COSTS £		
DESCRIPTION		IMMEDIATE	SHORT TERM	MEDIUM TERM	IMMEDIATE	SHORT TERM	MEDIUM TERM
	The Grange	2,550	10,800	30,000	1,000		
	Main School	3,250	32,500	113,750	2,500		3,000
	Birhill Hall & Drama	4,500	3,350		750	2,000	
	Science Block	750		16,500	500		1,500
	Mallelieu	1,000	3,000	15,000	750	1,500	7,500
	Sports Hall	4,125			1,225		
	Swallows Nest	5,500	2,500	7,500	500		
	The Lodge	8,750			500		
	Liley House	5,500	5,000		2,000		
	Broadstairs	750	17,750			1,000	
	The Mount	1,000	1,500	30,000	750		
	Music Block	7,250			500		
	External Areas	12,000					
	Preliminaries	5,693	7,640	21,275	1,098	450	1,200
	Professional fees	5,009	6,723	18,722	966	396	1,056
	TOTAL £	67,627	90,763	252,747	13,038	5,346	14,256

CONCLUSION

We have inspected the premises known as Ockbrook School, The Settlement, Ockbrook, Derbyshire, DE72 3RJ, in advance of a leasehold acquisition.

The extent of properties vary in age and period styles. Whilst commensurate with the age and use, the buildings are generally tired and worn.

There are certain items of capital expenditure recommended and budget costs are summarised in the 'Schedule of Repairs' below, with an itemised schedule attached at Appendix 2.

In the main, the properties are watertight, however, there are instances of loose and defective slating to the pitch roofs, where remedial works and areas of roof overhaul are recommended. Similarly, to the period properties, the masonry and stonework is heavily weathered and again remedial repairs are required.

There has been some movement noted through the main envelope, which, in the main is historic, with no evidence that movement is ongoing, with the exception of the settlement cracking noted to the Grange, where a period of movement monitoring is advised.

Window fenestration was in a fair condition, albeit there were isolated areas of decay noted to some of the window units and evidence of previous timber repairs along with some sill replacement. The windows were, in the main, single glazed, so thermally inefficient and redecoration recommended in the short to medium term.

Internally finishes are generally aged and tired, with localised instances of low level penetrative damp. Also, considering the proposed future occupier, there may be requirements to improve areas of floor surface to negate trip hazards and upgrade wayfinding through the buildings, as a number of the original hard stone and terrazzo flooring is worn and undulated.

Each of the properties are independently served and metered with incoming services.

The service installations whilst operable are, in the main, aged and inefficient.

We expect that there will be a period of refurbishment and intended improvement throughout site. Consideration should be given to upgrade/replacement of the service installations, notably the heating systems, and general improvements to the thermal efficiency of the main envelope via roof insulation and secondary window glazing.

Similarly, due to the extensive grounds, there are various options for a sustainable heating regime, via say, ground or air source heat pumps. We would be pleased to review and discuss the various feasibilities, if this is of interest.

We trust that our report includes all the information you require, and we would be pleased to answer any other queries that may arise. If you feel that there is any aspect of your original instruction that we have not covered, please contact us and we will discuss with you what further arrangements may be necessary.

Surveyor: Andrew Crowther MRICS

APPENDIX 1

PHOTOGRAPHS

UNIT 1 THE GRANGE

THE GRANGE



1. The Grange.



2. Overview of roof areas.

THE GRANGE



3. Overview of roof areas.



4. Vegetation build up to rainwater goods.

THE GRANGE



5. Missing hip tiles, slipped slates generally.



6. Foliage build up to roof covering.

THE GRANGE



7. Cracked and friable cement flaunching.



8. Cracking noted to Northeast corner.

THE GRANGE



9. Bowing noted to brick pier to East elevation.



10. Wet rot to lower window cill.

THE GRANGE



11. Concrete pathway damaged by root system.



12. General classroom.

THE GRANGE



13. Roof void.



14. Damp ingress and blown plaster.

THE GRANGE



15. Incoming mains electric and gas.



16. Gas fired boilers.

UNIT 2 MAIN SCHOOL

UNIT 2 – MAIN SCHOOL



17. Main School.



18. East elevation.

UNIT 2 – MAIN SCHOOL



19. Overview of roof areas, primary east block.



20. Overview of roof areas, west extensions.

UNIT 2 – MAIN SCHOOL



21. Light well/atrium.



22. Cracked flaunching to chimney.

UNIT 2 – MAIN SCHOOL



23. Redundant flues



24. Evidence of patch repairs to flat roof.

UNIT 2 – MAIN SCHOOL



25. Cracking to chimney breast.



26. East elevation, weathered brickwork.

UNIT 2 – MAIN SCHOOL



27. Spalling to window surround.



28. Timber windows.

UNIT 2 – MAIN SCHOOL



29. Southeast corner.



30. Cracking to chimney breast.

UNIT 2 – MAIN SCHOOL



31. North elevation, projecting single storey extension.



32. North elevation, west wing.

UNIT 2 – MAIN SCHOOL



33. Spalling to soffit.



34. West elevation/courtyard.

UNIT 2 – MAIN SCHOOL



35. West elevation, south wing.



36. West elevation, south wing.

UNIT 2 – MAIN SCHOOL



37. South elevation, west wing.



38. South elevation, east block.

UNIT 2 – MAIN SCHOOL



39. Frost erosion to brick masonry.



40. Decay to lower window cill.

UNIT 2 – MAIN SCHOOL



41. Frost erosion to brick masonry.



42. East block, central corridor
43. .

UNIT 2 – MAIN SCHOOL



44. Isolated areas of damp ingress present at low level.



45. Staircase from ground to first floor.

UNIT 2 – MAIN SCHOOL



46. Isolated areas of damp ingress present at low level.



47. West extension, south wing, interim steel support to timber floor.

UNIT 2 – MAIN SCHOOL



48. Typical WC block and finishes.



49. Mid west classroom, off main corridor.

UNIT 2 – MAIN SCHOOL



50. Light well, settlement cracking to inner wall.



51. Dining room.

UNIT 2 – MAIN SCHOOL



52. Wet radiator heating system.



53. First floor central corridor.

UNIT 2 – MAIN SCHOOL



54. North extension, single storey flat roof.



55. Leaning chimney.

UNIT 2 – MAIN SCHOOL



56. Typical classroom finishes.



57. Computer suite. West extension, south wing.

UNIT 2 – MAIN SCHOOL



58. Defective valve to radiator.



59. Roof void to west extension.

UNIT 2 – MAIN SCHOOL



60. Support joists for roof cowels.



61. Open roof pitch to 2nd floor classrooms

UNIT 2 – MAIN SCHOOL



62. Localised water staining around rooflight.



63. Gas boilers to basement area.

UNIT 2 – MAIN SCHOOL



64. Ground floor structure.



65. Damp ingress to basement.

UNIT 3 BIRTHILL & DRAMA

BIRTHILL HALL & DRAMA



65. Birthill Hall & Drama



66. Overview of roof areas.

BIRTHILL HALL & DRAMA



67. Single ply membrane lifting.



68. Pitched roof to North.

BIRTHILL HALL & DRAMA



69. Wet rot to window cill.



70. Wet rot to window cill.

BIRTHILL HALL & DRAMA



71. Wet rot to timber service housing.



72. Main hall.

BIRTHILL HALL & DRAMA



73. Damp ingress to West elevation window reveal.



74. Drama hall.

BIRTHILL HALL & DRAMA



75. Ingress noted internally from internal outlet.

UNIT 4 SCIENCE DEPARTMENT

SCIENCE DEPARTMENT



76. Science department.



77. Slipped slate to valley gutter.

SCIENCE DEPARTMENT



78. Overview of roof.



79. South elevation.

SCIENCE DEPARTMENT



80. Internal labs.



81. Internal labs.

SCIENCE DEPARTMENT

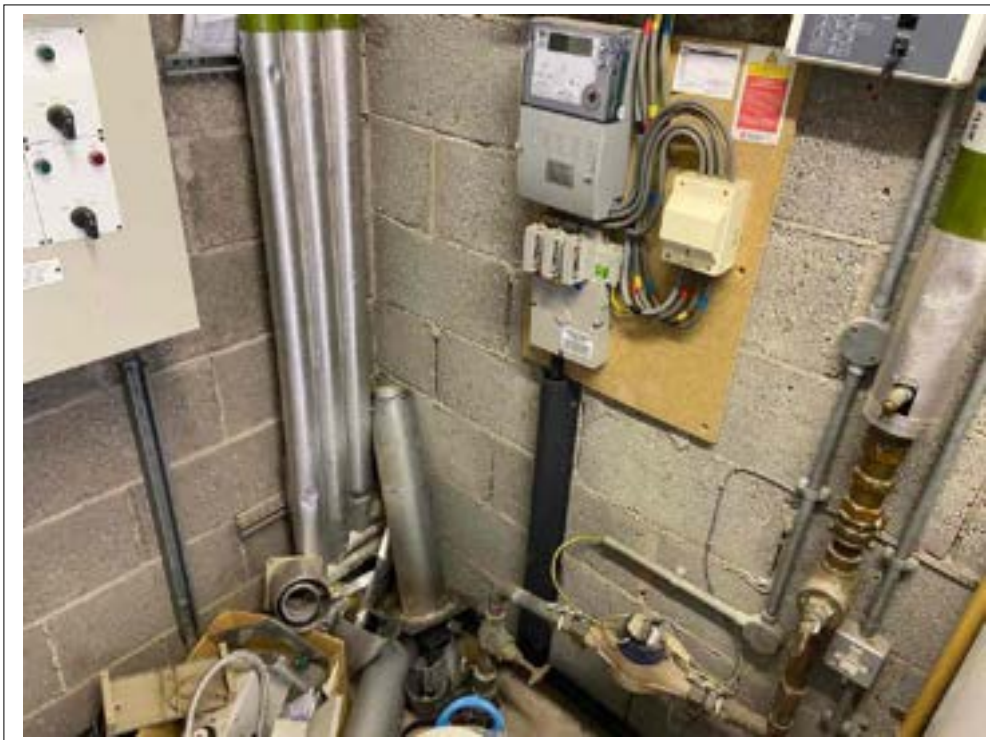


82. Settlement cracking to south east corner.

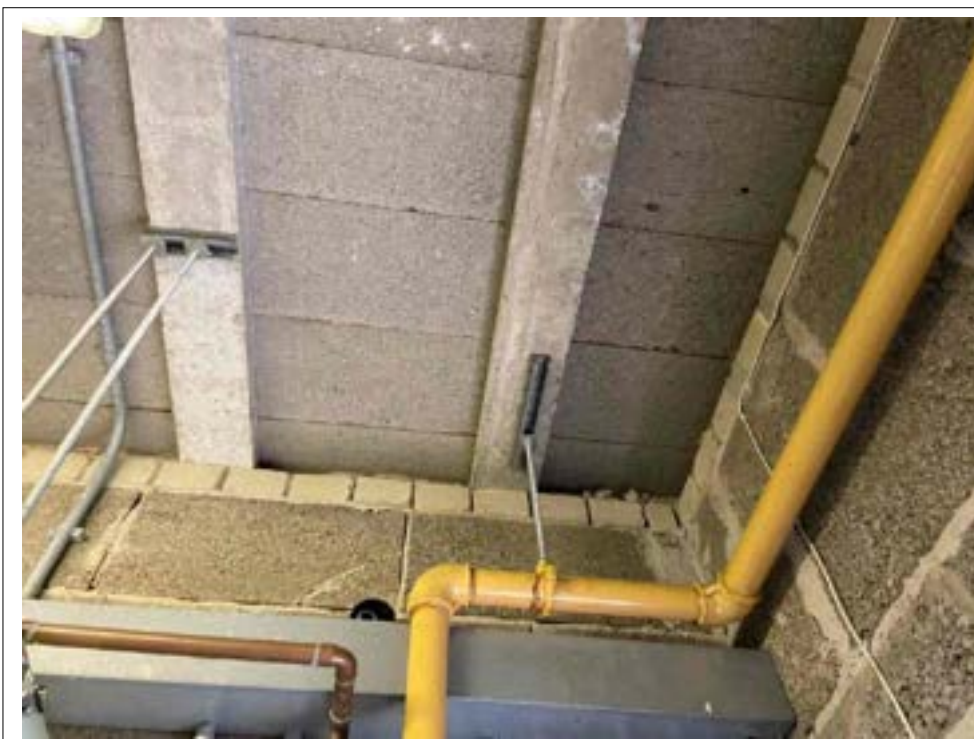


83. Roof void.

SCIENCE DEPARTMENT



84. Incoming electric.



85. Beam and block superstructure to first floor

SCIENCE DEPARTMENT



86. Stepped access to east elevation.

UNIT 5 MALLELIEU

MALLELIEU



87. East elevation.



88. Slipped slates to roof covering.

MALLELIEU



89. Cracked and friable mortar bedding to ridge tiles.



90. West elevation first floor steel fire escape.

MALLELIEU



91. Wet rot to lower cills and frame.



92. Cracked glazing to glazed canopy.

MALLELIEU



93. Cracked ceiling tiles with undulations noted generally.



94. First floor studio.

MALLELIEU



95. Roof void.



96. Gas boilers.

MALLELIEU



97. Flight holes noted to plant room roof structure.

UNIT 6 SPORTS COMPLEX

SPORTS COMPLEX



98. Main entrance, east elevation.



99. Overview of roof covering.

SPORTS COMPLEX



100. Foliage to roof covering.



101. East elevation.

SPORTS COMPLEX



102. First floor studio.



103. Sports hall.

SPORTS COMPLEX



104. South elevation means of escape.



105. Boiler room.

UNIT 7 SWALLOW'S REST

SWALLOW'S REST



106. Swallows rest.



107. Overview of roof.

SWALLOW'S REST



108. Slipped slates to South extension, decayed rooflight.



109. Chimney stacks.

SWALLOW'S REST



110. Movement noted to low level brickwork.



111. West elevation.

SWALLOW'S REST



112. Wet rot to timber window.



113. Wet rot to timber fascia.

SWALLOW'S REST



114. Retrofit chemically injected DPC.



115. Water ingress to rear extension.

SWALLOW'S REST



116. Decay noted to suspended ground floor timbers,



117. Gas fired boiler to basement.

UNIT 8 THE LODGE

THE LODGE



118. The Lodge.



119. Decay to gutter lines.

THE LODGE



120. Overview of roof.



121. Mechanically fixed hip flashing.

THE LODGE



122. Rear of outhouse, efflorescence noted to brickwork.



123. Rear entrance to north elevation.

THE LODGE



124. Frost erosion to brickwork to outhouse.



125. Internal accommodation.

THE LODGE



126. Crack noted internally.



127. Roof void.

THE LODGE



128. Incoming electrics.

UNIT 9 LILEY HOUSE

LILEY HOUSE



129. Liley House.



130. Overview of roof.

LILEY HOUSE



131. Cracking to cement flaunching.



132. Overview of roof.

LILEY HOUSE



133. Leadwork to front parapet.



134. Soiling and lichen growth to ridge.

LILEY HOUSE



135. Single storey extension roofs.



136. Single storey extension roofs.

LILEY HOUSE



137. Corrosion to flue cage resulting in staining to elevation.



138. Cracking noted to alleyway soffit.

LILEY HOUSE



139. Single storey extension.



140. Roof void to west extension.

LILEY HOUSE



141. Entrance corridor.



142. Kitchen/dining room

LILEY HOUSE



143. Gas boiler and plant room.



144. Paving to yard, weathered brickwork to elevation.

LILEY HOUSE



145. Damp ingress to ceiling.



146. Basement and incoming gas.

LILEY HOUSE



147. Flat roof to west extension.



148. Water storage tank to roof void plant room.

LILEY HOUSE



149. Isolated damp ingress to west extension laundry room.



150. Main communal lounge.

UNIT 10 BROADSTAIRS BOARDING HOUSE

BROADSTAIRS BOARDING HOUSE



151. Main entrance.



152. Overview of roof.

BROADSTAIRS BOARDING HOUSE



153. Overview of roof.



154. Overview of roof.

BROADSTAIRS BOARDING HOUSE

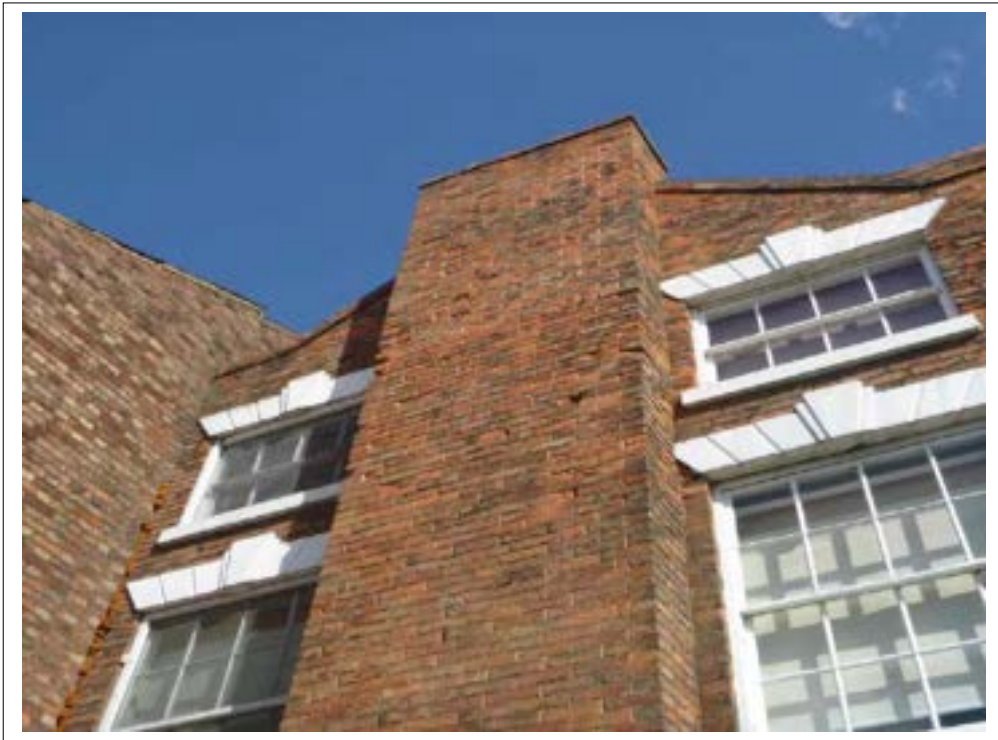


155. West elevation.



156. Missing mastic surround to window.

BROADSTAIRS BOARDING HOUSE



157. South elevation, weathered brickwork to high level.



158. South elevation.

BROADSTAIRS BOARDING HOUSE



159. Frost erosion to brickwork.



160. Undulating paving surface to rear pathway

BROADSTAIRS BOARDING HOUSE



161. Basement and incoming gas supply.



162. Entrance lobby and staircore.

BROADSTAIRS BOARDING HOUSE



163. Typical bedroom suite finishes.



164. Incoming electrics.

BROADSTAIRS BOARDING HOUSE



165. Main lounge. Infill former window opening to party wall.



166. Internal accommodation.

UNIT 11 THE MOUNT

THE MOUNT



167. The mount.



168. Felt flat roof covering.

THE MOUNT



169. Overview of roof.



170. Overview of roof.

THE MOUNT



171. Overview of roof.



172. Mews House chimney.

THE MOUNT



173. Poor slating to Mews House.



174. Overview of roof.

THE MOUNT



175. Overview of Mews House roof.



176. Overview of Mews House roof.

THE MOUNT



177.



178. Cracking noted to stone window surround.

THE MOUNT



179. Courtyard.



180. Internal accommodation.

THE MOUNT



181. Dining room



182. Roof void to Mews House.

THE MOUNT



183. Roof void with rigid board insulation present.



184. Internal accommodation.

THE MOUNT



185. Cracking noted internally to front bay.



186. Internal accommodation.

THE MOUNT



187. Gas boiler.



188. Gas boiler to Mews House.

THE MOUNT



189. Internal accommodation to main building.



190. Cracking noted internally.

THE MOUNT



191. Roof void to main building.



192. Internal accommodation the Mews House.

UNIT 12 MUSIC BLOCK

MUSIC BLOCK

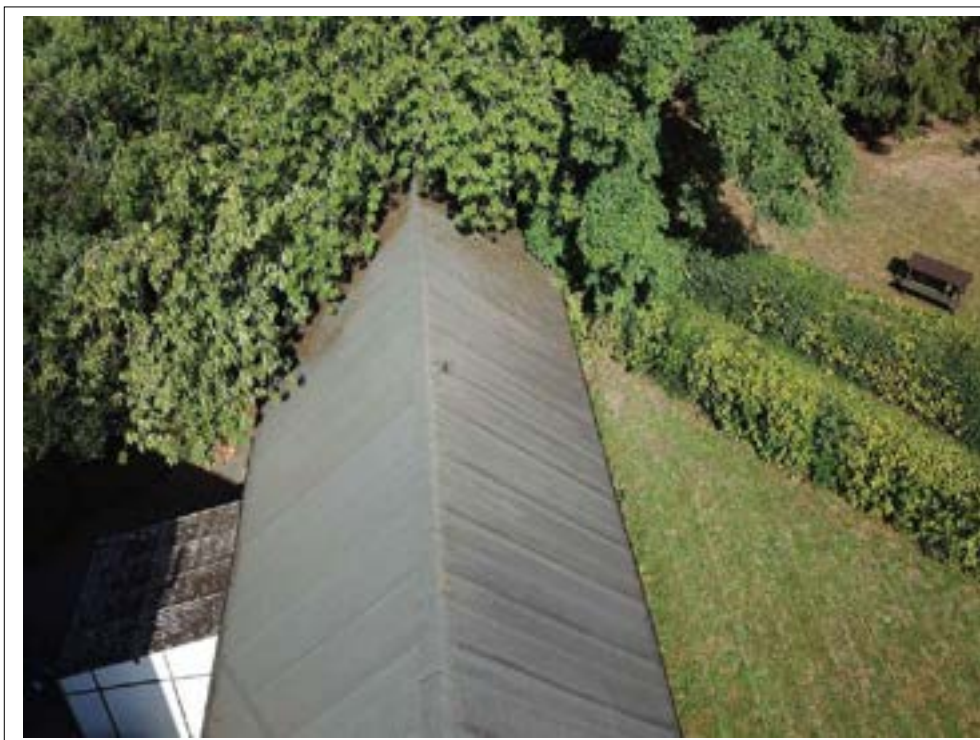


193. Music Block.



194. Overview of roof.

MUSIC BLOCK



195. Overview of roof.



196. West elevation.

MUSIC BLOCK



197. North elevation.



198. Internal accommodation.

MUSIC BLOCK



199. Internal accommodation.



200. Staining noted to ceiling tiles.

MUSIC BLOCK



201. Ingress noted to ceiling.

EXTERNAL AREAS

EXTERNAL AREAS



202. Main entrance road.



203. Car parking.

EXTERNAL AREAS



204. Seating area to gardens.



205. Rear playing field.

EXTERNAL AREAS



206. Wall leaning.



207. Retaining wall to tennis courts and hardstanding.

EXTERNAL AREAS



208. View looking up The Settlement.



209. Car parking.

EXTERNAL AREAS



210. Drive leading to Mallelieu.



211. Boundary wall.

APPENDIX 2

SCHEDULE OF REPAIRS

DESCRIPTION		LANDLORD COSTS £			TENANT COSTS £		
		IMMEDIATE (12 mths)	SHORT TERM (1-2 yrs)	MEDIUM TERM (3-5 yrs)	IMMEDIATE (12 mths)	SHORT TERM (1-2 yrs)	MEDIUM TERM (3-5 yrs)
	<u>The Grange</u>						
1.	Roof overhaul (inc access)			20,000.00			
2.	Gutter clean.				1,000.00		
3.	Renew rooflights.			3,500.00			
4.	Undertake timber survey to timber roof structure.	750.00					
5.	Patch plaster repairs to localised areas of damp to second floor.			1,500.00			
6.	Undertake structural monitoring as described.	1,000.00					
7.	Isolated brickwork repairs and repointing.			5,000.00			
8.	Isolated timber window splice repairs.		10,000.00				
9.	Replace heavily decayed timber board to main	300.00					
10.	Introduction of air-brick ventilation to infilled		800.00				
11.	Repair fault to fire alarm panel.	500.00					
	Sub Total	2,550.00	10,800.00	30,000.00	1,000.00	0.00	0.00
	<u>Main School</u>						
12.	Roof overhaul (inc access)			60,000.00			
13.	Gutter clean				2,500.00		
14.	Patch repairs to north elevation single storey flat			5,000.00			
15.	Patch repairs to exposed beam end to underside of projecting north extension bay.	250.00					
16.	Isolated brickwork repairs and repointing		15,000.00				
17.	Isolated timber window repairs. Ease and		13,500.00				
18.	Repointing/mastic to window reveal surrounds			6,750.00			
19.	External redecoration to steel exit stairflights, door & other non window related joinery (undertake along with roof works)			42,000.00			3,000.00
20.	Patch plaster repairs to localised areas of ground floor damp ingress		4,000.00				
21.	Introduction of air-brick ventilation to infilled	3,000.00					
	Sub Total	3,250.00	32,500.00	113,750.00	2,500.00	0.00	3,000.00
	<u>Birhill Hall & Drama</u>						
22.	Repair lifting single ply membrane and internal	3,000.00					
23.	Gutter clean.				750.00		
24.	Prune adjacent trees.					2,000.00	
25.	Patch plaster repairs to localised areas of ground floor damp ingress.		350.00				
26.	Timber window and door repairs.		3,000.00				
27.	Re-position fire alarm panel in accordance with building regulations.	1,500.00					
	Sub Total	4,500.00	3,350.00	0.00	750.00	2,000.00	0.00
	<u>Science Block</u>						
28.	External redecoration. Tenant to redecorate all non-window related joinery.			16,500.00			1,500.00
29.	Re-align loose roof tile	750.00					
30.	Gutter clean				500.00		
	Sub Total	750.00	0.00	16,500.00	500.00	0.00	1,500.00
	<u>Mallelieu</u>						
31.	Overhaul roof areas.			15,000.00			
32.	Gutter clean.				750.00		
33.	Replace cracked glazing to canopy.	250.00					
34.	Isolated splice repairs to timber windows.		3,000.00				
35.	Undertake specialist timber survey to plant room	750.00					
36.	Decoration to rear fire escape.					1,500.00	
37.	New suspended ceiling to ground floor.						7,500.00
	Sub Total	1,000.00	3,000.00	15,000.00	750.00	1,500.00	7,500.00
	<u>Sports Hall</u>						
38.	External redecoration. Tenant to redecorate all non-window related joinery.	4,000.00			1,000.00		
39.	Replace damaged section of rainwater downpipe	125.00					
40.	Replace decayed plant room door threshold				225.00		
	Sub Total	4,125.00	0.00	0.00	1,225.00	0.00	0.00

DESCRIPTION		LANDLORD COSTS £			TENANT COSTS £		
		IMMEDIATE (12 mths)	SHORT TERM (1-2 yrs)	MEDIUM TERM (3-5 yrs)	IMMEDIATE (12 mths)	SHORT TERM (1-2 yrs)	MEDIUM TERM (3-5 yrs)
	Swallows Nest						
41.	Roof overhaul.			7,500.00			
42.	Gutter clean.				500.00		
43.	Renew timber rooflight.	1,500.00					
44.	Isolated splice repairs to timber windows.		2,000.00				
45.	Patch plaster repairs to localised areas of ground floor damp ingress.		500.00				
46.	Undertake specialist timber survey to basement	4,000.00					
	Sub Total	5,500.00	2,500.00	7,500.00	500.00	0.00	0.00
	The Lodge						
47.	Roof overhaul	3,000.00					
48.	External redecoration. Tenant to redecorate all non-window related joinery.	3,500.00			500.00		
49.	Isolated brickwork repairs	2,000.00					
50.	Renew fire detector	250.00					
	Sub Total	8,750.00	0.00	0.00	500.00	0.00	0.00
	Liley House						
51.	Renew rainwater goods		5,000.00				
52.	Isolated external timber repairs	4,000.00					
53.	Redecoration to rear exit stairflight				2,000.00		
54.	Plaster repairs to areas of low level damp ingress	1,500.00					
	Sub Total	5,500.00	5,000.00	0.00	2,000.00	0.00	0.00
	Broadstairs						
55.	Lead repair to porch roof		1,500.00				
56.	Isolated brickwork repairs		3,000.00				
57.	Cut back foam filled movement joint & repoint		750.00				
58.	Renew window perimeter cement pointing		2,500.00				
59.	External redecoration. Tenant to redecorate all non-window related joinery.		10,000.00			1,000.00	
60.	Close up basement pavement light to basement	750.00					
	Sub Total	750.00	17,750.00	0.00	0.00	1,000.00	0.00
	The Mount						
61.	Roof Overhaul.			30,000.00			
62.	Gutter clean.				750.00		
63.	Undertake structural monitoring as described.	500.00					
64.	Disconnect one of the two incoming electrical supplies to Mews House.		1,500.00				
65.	Repair fault as described to fire alarm panel to	500.00					
	Sub Total	1,000.00	1,500.00	30,000.00	750.00	0.00	0.00
	Music Block						
66.	Repair damaged elevation panels	4,000.00					
67.	External redecoration. Tenant to redecorate all non-window related joinery.	2,500.00			500.00		
68.	Replace decayed rear exit door	750.00					
	Sub Total	7,250.00	0.00	0.00	500.00	0.00	0.00
	External Areas						
69.	Isolated paviour and stone flag repairs and realignment	4,000.00					
70.	Settlement boundary wall repairs	8,000.00					
	Sub-total	12,000.00	0.00	0.00	0.00	0.00	0.00
	TOTAL £	56,925.00	76,400.00	212,750.00	10,975.00	4,500.00	12,000.00
	Preliminaries @ 10%	5,693	7,640	21,275	1,098	450	1,200
	Professional fees @ 8%	5,009	6,723	18,722	966	396	1,056
	GRAND TOTAL £	67,627	90,763	252,747	13,038	5,346	14,256

APPENDIX 3

DELETERIOUS MATERIALS

DELETERIOUS MATERIALS

Certain materials used in building construction in the past years are no longer considered suitable. It is usual for your solicitor to make enquiries to ascertain whether any such materials were likely to have been used in the construction of the property.

- High alumina cement [HAC]
- Woodwool slabs used as permanent formwork to concrete or in structural elements
- Calcium chloride additive in reinforced concrete
- Aggregates for use in reinforced concrete which do not comply with the requirements of British Standard Specifications 882:1992 and aggregates for use in concrete which do not comply with the relevant provisions of British Standards Specifications 8110:1985 and sea dredged aggregates, save where those sea dredged aggregates have been tested in accordance with British 812:1975 and 812:1976 and conform in all respects to British Standard 881:1983
- Urea formaldehyde, foam or materials that may release formaldehyde.
- Alkali silica reaction [ASR]
- Calcium silicate bricks or tiles
- Asbestos or asbestos containing materials "fibres".
- Materials which are generally composed of mineral fibres either man-made or naturally occurring which have a diameter of three microns or less and a length of two hundred microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented
- Lead based paints, and other lead products or products/ materials containing lead, which maybe ingested, inhaled or absorbed, or be specifically in contact with potable water
- Chlorofluorocarbons
- Masonry/ stone/ brick slip or panel cladding systems without mechanical fixings and/ or mechanical support
- Other substances generally known at the time of use to be deleterious to health and safety or to the durability of buildings and/ or structures and/ or finishes and/ or plant and machinery or in any part thereof in the particular circumstances in which they are specified or authorised for use

APPENDIX 4

EXTENT OF SURVEY AND LIMITATIONS

EXTENT OF SURVEY AND LIMITATIONS

Inspection: This report is based on a visual examination of the property and covers all parts of the building which were normally and safely accessible on foot without the use of ladders. Where inspection of roof areas by use of access hoists is required this will be agreed with you prior to inspection.

Concealed Parts: Parts of the structure were not opened up for further investigation. Those parts of the building that are concealed, inaccessible or covered have not been inspected and confirmation that such parts are free from defects cannot be provided. Where we feel further investigation is merited, reference has been made in our report.

Occupied Buildings: Where buildings were occupied at the time of our inspection access to some areas may have been restricted or denied although these areas will be noted in our report. Regardless of occupation, we did not lift fitted carpets, nor disturb any part of the fabric or fittings which were fixed or would have caused damage.

Deleterious and Hazardous Materials: We have advised you if we consider there is a significant possibility that deleterious or hazardous materials exist at the property, although we have not undertaken or commissioned specific inspections, laboratory testing or reports unless this possibility has been raised by us as a concern and further instructions received. Where composite cladding panels have been noted in our report we confirm no intrusive testing has been undertaken to determine the type of insulant or whether this is approved by the Loss Prevention Certification Board unless instructed otherwise.

Services Installations: Inspection of the services installations is based on a visual examination for comment on the condition and quality of the installations. We have specifically excluded tests relating to the performance of any heating, air conditioning, ventilation systems, pipe pressure tests, electrical or drainage tests. No inspection or comment is made on the below ground drainage installations unless instructed otherwise.

Compliance with Legislation: Our inspection will involve a general review of the state of compliance with Statutory Requirements such as the Building Regulations, Workplace Regulations, Fire Regulations, Disability Discrimination Act and other relevant matters. Please note that compliance with these Regulations often requires a more detailed study and/or the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of this report. It should be noted the requirements under the Disability Discrimination Act are based on reasonableness, the meaning of 'reasonable adjustment' have yet to be determined by the Courts and our advice represents our interpretation of the Act at this time.

Budget Costs: Where approximate budget costs have been included in this report, costs are for guidance purposes only and have not been calculated from measured quantities but are based on knowledge and experience of similar repair or replacement situations. Costs are exclusive of contractor's preliminaries, contingencies, builders work in connection with services, professional fees and VAT. They are based on current prices and no allowances have been made for inflation. Access costs for high level works have been included.

Liability and Confidentiality: This report is for the attention and purposes of the Addressee only and consequently we cannot accept any third party liability for the whole or any part hereof. Neither may the whole nor any part of this report, nor any reference thereto, be published in any way nor included in any published document, circular or statement without our prior written approval of the form and context in which it may appear.

APPENDIX 5

ASBESTOS MANAGEMENT PLAN

(PART)

Aug 18 - Feb 19 - Oct 20

ASBESTOS MANAGEMENT PLAN - SECTION 2

OCKBROOK SCHOOL
THE SETTLEMENT
OCKBROOK
DERBY DE72 3RJ

LOCATION OF ACM'S	PRODUCT TYPE	DATE CHECKED	ACTION TAKEN IF ANY	DATE CHECKED	ACTION TAKEN IF ANY	DATE CHECKED	ACTION TAKEN IF ANY
MAIN BUILDING	REAR BOILER ROOM	/	/	/	/	/	/
	MAIN BOILER ROOM	/	/	/	/	/	/
	ICT ROOM ROOF LIGHTS	Aug 18	None taken	Feb 19	None	Oct 20	No action taken
	KITCHEN OFFICE CEILING	"	"	"	"	"	"
	NOSING STRIPS IN MAIN ENTRANCE LOBBY	"	"	"	"	"	"
THE PAVILION	WALL CLADDING AND CORRUGATED ROOF	"	"	"	"	"	"
BIRTILL HALL	NOSING STRIPS UP TO STAGE	"	"	"	"	"	"
SWALLOW'S REST	FLOOR TILE ADHESIVE IN CORRIDOR SINK PAD IN KITCHEN	"	"	"	"	"	"
MALLALIEU	BLACK PLASTIC TOILET CISTERN	"	"	"	"	"	"

THE MOUNT	PANEL TO STAFF ROOM DOOR	Aug 18	None	Feb 19	None	Oct 20	None
	BITUMEN SINK PADS	Aug 18	None	"	"	"	"
	ROOF UNDER TILE BOARDS	"	None	"	"	"	"
THE GRANGE	BASEMENT	"	"	"	"	"	"
	TOILET CISTERN 236	"	"	"	"	"	"
	ROOF LIGHTS IN TOILET 237	"	"	"	"	"	"
	NOSING STRIP IN ROOF SPACE IN CORRIDOR 216	"	"	"	"	"	"

JILL BUCKLEY
OPERATIONS MANAGER

JB/

JB/

JB/

Jan 2022

ASBESTOS MANAGEMENT PLAN - SECTION 2

OCKBROOK SCHOOL
THE SETTLEMENT
OCKBROOK
DERBY DE72 3RJ

LOCATION OF ACM'S	PRODUCT TYPE	DATE CHECKED	ACTION TAKEN IF ANY	DATE CHECKED	ACTION TAKEN IF ANY	DATE CHECKED	ACTION TAKEN IF ANY
MAIN BUILDING	REAR BOILER ROOM	Jan 22	Comp				
	MAIN BOILER ROOM	Jan 22	"				
	ICT ROOM ROOF LIGHTS	Jan 22	"				
	KITCHEN OFFICE CEILING	"	"				
	NOSING STRIPS IN MAIN ENTRANCE LOBBY	"	"				
THE PAVILION	WALL CLADDING AND CORRUGATED ROOF	"	"				
BIRTILL HALL	NOSING STRIPS UP TO STAGE	"	"				
SWALLOW'S REST	FLOOR TILE ADHESIVE IN CORRIDOR SINK PAD IN KITCHEN	"	"				
MALLALIEU	BLACK PLASTIC TOILET CISTERN	"	"				

THE MOUNT	PANEL TO STAFF ROOM DOOR	Jan 22	none				
	BITUMEN SINK PADS	"	"				
	ROOF UNDER TILE BOARDS	"	"				
THE GRANGE	BASEMENT	"	"				
	TOILET CISTERN 236	"	"				
	ROOF LIGHTS IN TOILET 237	"	"				
	NOSING STRIP IN ROOF SPACE IN CORRIDOR 216	"	"				

JILL BUCKLEY
OPERATIONS MANAGER

10/11/22
JY