

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 5

BUILDING INSPECTION	
PART B - SCHEDULE OF PHOTOGRAPHS	
1.	West elevation
2.	East elevation
3.	North elevation
4.	Ground floor collapse
5.	Ground floor collapse
6.	Ground floor collapse
7.	Dry rot to joinery
8.	Second floor corridor – South end
9.	Second floor corridor – North end
10.	Dry rot to joinery at second floor level

Outline Condition Survey Report Cane Hill Hospital – Building 5

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7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report

Cane Hill Hospital – Building 5

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4.0 Recommended Further Investigations

1. Buildings of this age are likely to contain asbestos and other deleterious substances. Detailed specialist surveys should be undertaken before work is undertaken to any part of the building.

It is a legal requirement that asbestos records must be produced and maintained so that the content can be made known to contractors before work is undertaken.

2. The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

5.0 Salvageable Materials

Element	Material
1. Roof	Roof slates may be salvageable for reuse.
2. Walls	External elevations may produce material for crushed aggregate. The cost of salvaging bricks intact may not be economic. Timber window units may be salvaged if a suitable use for the windows can be identified.
3. Floors	Limited materials are likely to be salvageable due to the dry rot attack.
4. Special features	Cast iron radiators, ceramic sanitary fittings and cast iron baths may have alternative uses. Copper wiring may be stripped out for salvage. Victorian timber doors in good condition may be salvaged for alternative uses.

6.0 Access Difficulties

Access to the building was restricted as follows:

Some rooms were locked, but otherwise access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from ground level.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 5

	Element Description	Condition
	Internally Ceilings are a mixture of modern plasterboard ceilings with original lath and plaster ceilings.	The ceilings are in fair condition generally although approximately 50% of the second floor ceilings have collapsed. The remaining ceilings have minor cracks but do not appear to be in danger of collapse.
	Internal walls are a mixture of modern stud partitions with plasterboard linings and original masonry walls with plaster finishes.	The partition walls are generally sound, subject to cosmetic damage and deterioration of finishes.
	Floors are generally of suspended timber construction with a variety of floor finishes. Stairs are of solid construction with a mixture of solid and timber landings.	There is evidence of extensive dry rot throughout the entire ground floor, extending to some sections of the upper floors. Approximately 50% of the ground floors have completely collapsed as a result of the dry rot attack, and the remainder of the timber structures are at risk of deterioration.
	Joinery The second floor has been partially converted into cellular units and this area has modern joinery no more than 30 years of age. The remainder of the joinery dates to the Victorian era, although doors have been boarded over to give the appearance of more modern manufacture.	The dry rot has caused extensive deterioration to approximately 20% of the doors and linings throughout the building. These elements are beyond repair or salvage.
	Landscaping A tarmacadam road is provided around the building. There is a dwarf brick wall to the east of the building.	The brick wall has been extensively damaged. The tarmac surfacing is in poor condition and unsuitable for use. Steps to the external entrance have been removed.
	Services Steel distribution pipework with a combination of modern steel panel radiators (part second floor) and cast iron radiators to the remainder. Ceramic sanitary fittings with cast iron baths.	The heating system is in poor condition although the cast iron radiators are in fair condition. The heating system will require replacement before re-commissioning can be considered. Sanitary fittings are soiled and in poor condition throughout.

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3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The main building has a pitched and slated roof with hipped ends. There is a small lead flat roof at the crown of the roof pitches.	The roof coverings are generally watertight and this has served to limit damage to the upper floors. The slate coverings are intact and are estimated to be approximately 25 years old. The lead flat roof, whilst not permitting water ingress at present, is showing signs of deterioration and is likely to be in poor condition.
	Rainwater gutters and downpipes are of cast iron manufacture.	There is significant corrosion of the gutters and one section has become detached, possibly caused by vegetation growing on the wall below. Gutter joints are generally failing. The rainwater pipes show signs of corrosion, cracks and mechanical damage, causing water to discharge onto the brick elevations.
	External Walls External walls are of London Stock brickwork built in lime based mortar. Feature red brick detailing is incorporated into the structure and at window lintel details.	The external elevations are in sound condition with little evidence of significant deterioration or defect. Vegetation has become established along half of the east-facing elevation.
	Windows & Doors Windows are of traditional sliding sash construction. Doors are of traditional timber construction.	Damage to windows has been sustained as a result of vandalism, particularly to the east-facing elevation which abuts the access road. Windows at ground level have been extensively destroyed and many are now boarded over. Approximately 20% of the windows are beyond repair. Generally, approximately 30% of the glazing throughout the building has been broken. There is evidence of natural deterioration of timber components as a result of exposure to the elements, although this is limited to the lower sections of the timber windows. Approximately 80% of the timber sash windows can be repaired by a skilled craftsman, although the cost of doing so may not be economically viable, particularly if the window units have to be removed from site. Decorations are in poor condition.
	Structure & Foundations	There is no evidence of structural distress. The roof structure is robust and in sound condition.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 5

BUILDING INSPECTION	Surveyor: Paul French
PART A – CONDITION REPORT & FINDINGS	Date: 2 November 2006
	Weather: Dry, sunny

1.0 Property Address & Brief

Building 5, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 5 is located within the grounds of Cane Hill Hospital. The building is a three storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally, the space is subdivided to provide accommodation for staff with shared washing and communal facilities.

Cane Hill comprises a late Victorian Hospital site. Capita Symonds surveys relate to Buildings 4 to 27 as shown in the plan in Part C.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. Building 5 was used for staff accommodation purposes, and has been refitted in the last 30 years or so in order to convert the semi-open plan second floor into individual bedrooms.

Summary Condition of Building 5

Overall the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration throughout.

Condition statements for each main element are included below.

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

Prepared by Paul French BSc MRICS

Authorised by David Cording MCIOSH AMRSH

Date.....

Date.....

CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

**Building 5
Cane Hill Hospital**

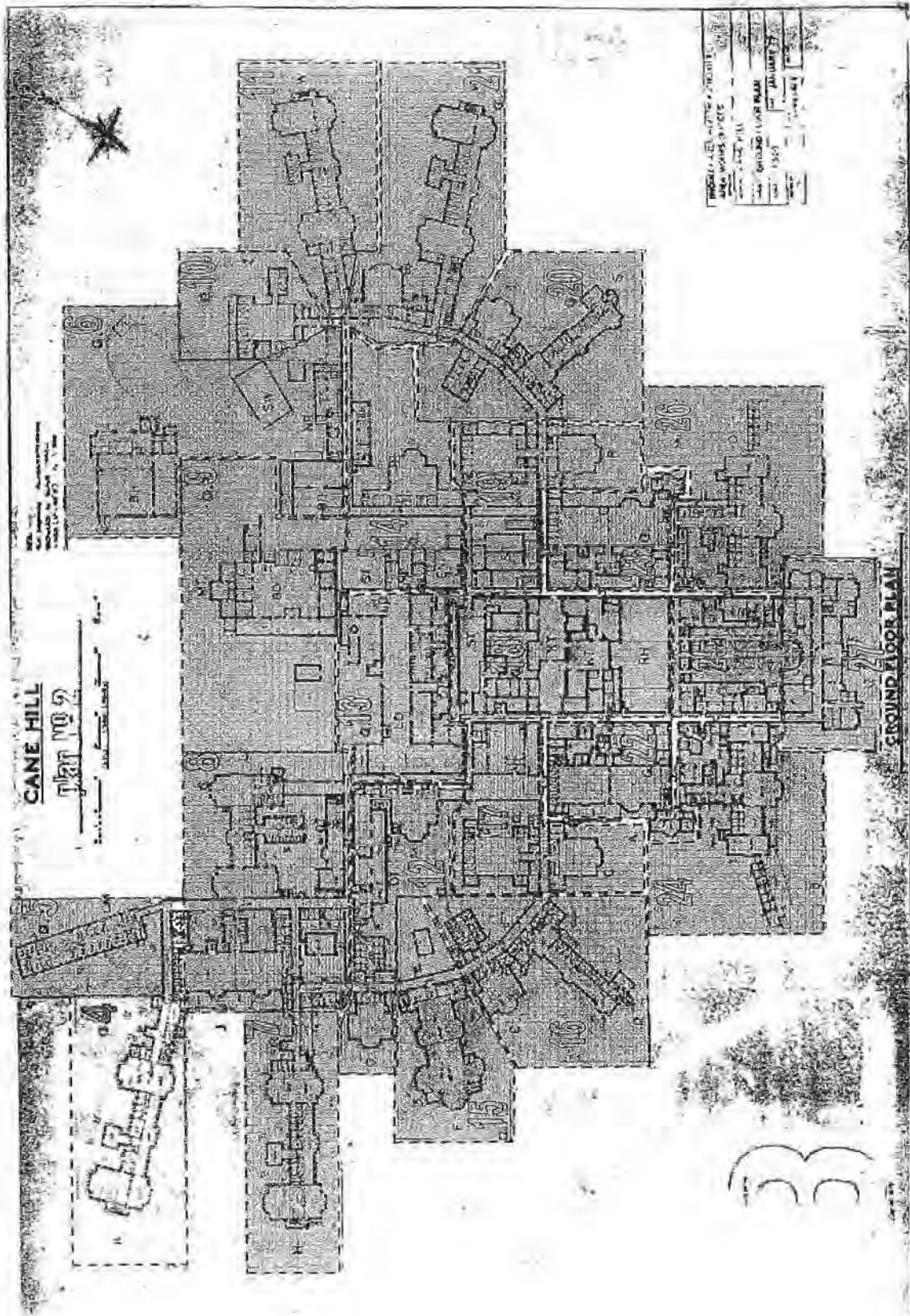
On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact: Paul French
Tel: 020 7492 0200
Fax: 020 7492 0157
Email: paul.french@capita.co.uk

File No: CS/022329
Date of Inspection: 2nd November 2006



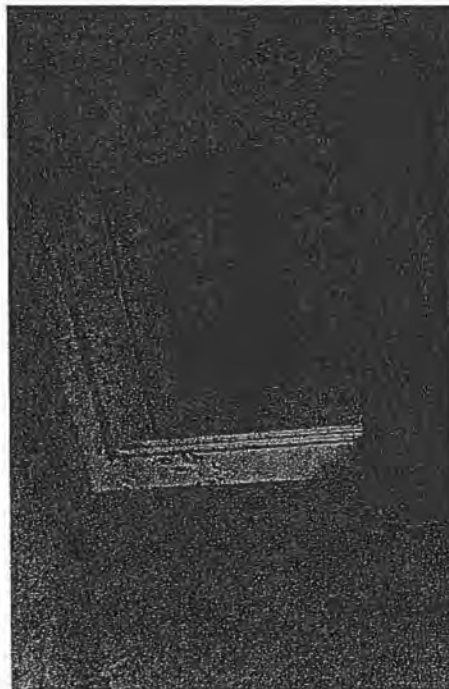
Outline Condition Survey Report
Cane Hill Hospital - Building 4

CAPITA SYMONDS

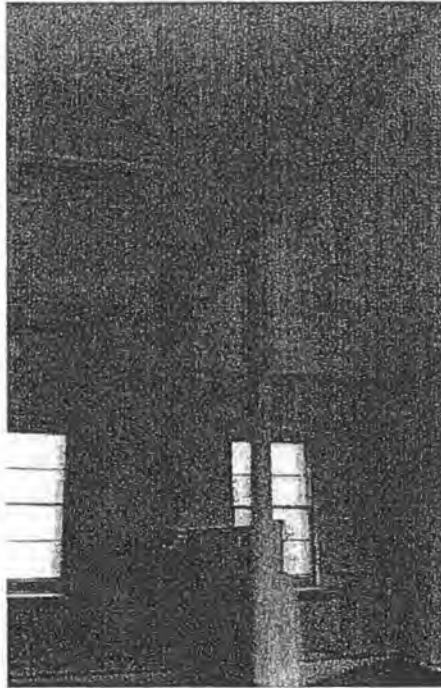
BUILDING INSPECTION
PART C – SITE LOCATION PLAN



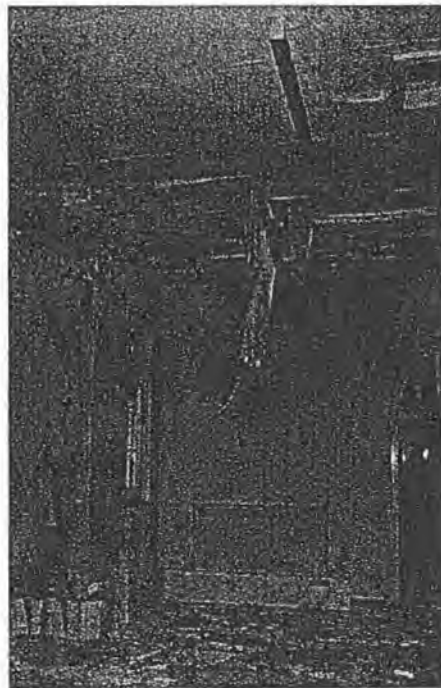
07 Second floor corridor- west end



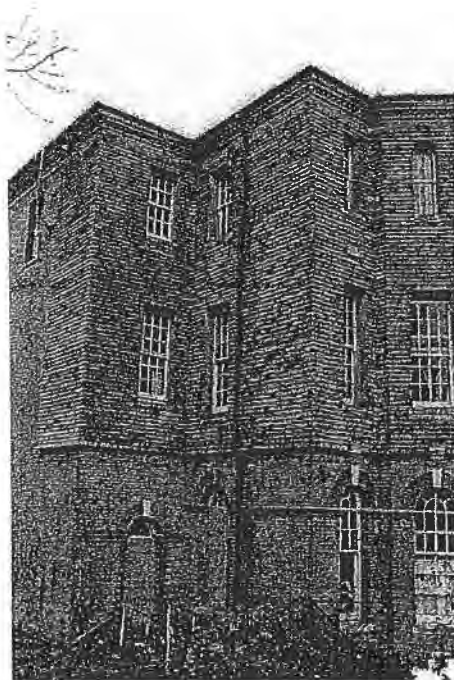
08 Lift motor room- west end



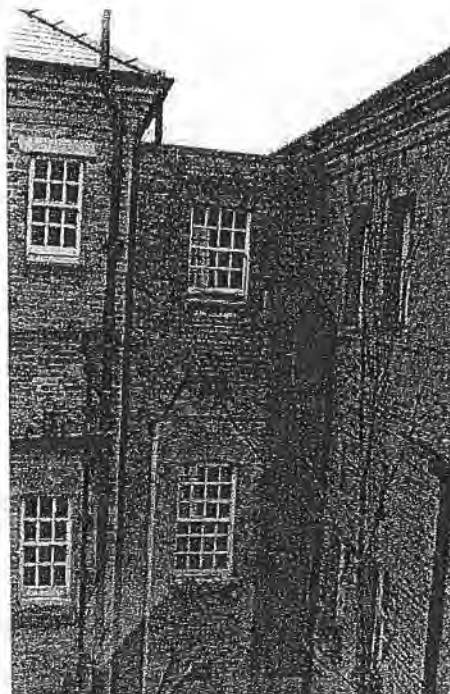
05 First Floor Bedroom



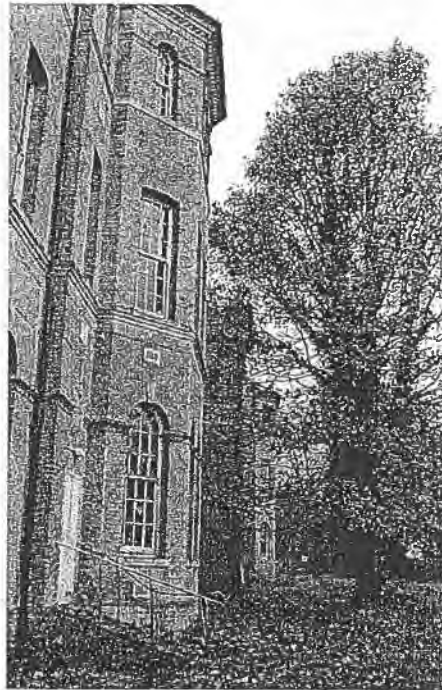
06 Second floor corridor- west end



03 West Elevation



04 Roof Level Elevation



01 North Elevation



02 South Elevation

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital - Building 4

BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

1. North Elevation
2. South Elevation
3. West Elevation
4. Roof Level Elevation
5. First Floor Bedroom
6. Second Floor Corridor- West End
7. Second Floor Corridor- West End
8. Lift Motor Room- Wet End

Outline Condition Survey Report Cane Hill Hospital - Building 4

CAPITA SYMONDS

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report **CAPITA SYMONDS**

Cane Hill Hospital - Building 4

4.0 Recommended Further Investigations

1. A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
2. The extent of water penetration could not be accurately assessed due to lack of access to the roof space and this should be investigated further.
3. The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

5.0 Salvageable Materials

Element	Material
1. Roof	Slates and lead detailing can be stripped to be re-used or sold for scrap.
2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse. Clay tiles maybe salvaged and re-used. Timber windows units maybe salvaged if a suitable use for the windows can be identified.
3. Floors	A limited number of floor boards may be salvageable.
4. Special features	Ceramic sanitary fittings may have alternative use. Copper wiring may be stripped out for salvage. Victorian timber doors in good condition may be salvaged for alternative uses.

6.0 Access Difficulties

Access to the building was restricted as follows:

Access was not possible to the lift motor room in the west wing and the room to the underside of the stairwell on the ground floor of the west wing.

Access to the remaining areas was generally freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed externally from ground level. Access was not possible to the internal roof space.

Outline Condition Survey Report Cane Hill Hospital - Building 4

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	Element Description	Condition
	Floors are a combination of traditional suspended timber with vinyl sheets or carpet finishes and solid concrete construction to the connecting corridors and stairwell with vinyl sheet finishes.	The suspended timber and concrete floors are generally in a sound condition throughout with no obvious damage to the floor members noted, however, due to excessive exposure to elements and water ingress this may have caused hidden timber floor boards to be affected by rot. Finishes are generally in very poor condition.
	Landscaping Tarmacadam path is provided around the curtilage. There is a dwarf brick wall to the south elevation.	The tarmac surface is in poor condition and is overgrown with vegetation. Extensive damage to the dwarf brick wall to the rear was noted. The ramp access with steel painted handrails is extensively damaged.
	Services Steel pipework feeding convector heaters is located in floor voids and perimeter boxing. There is a lift to the west wing which serves the three floors of the building. There is also an aluminium shoot for laundry to the north elevation. Ceramic sanitary fittings and baths with hot and cold water services.	The majority of the pipework running to underside of timber flooring was not accessible for closer inspection. The heating system is generally in poor condition and will require replacement before recommissioning can be considered. Sanitary fittings are out of commission, soiled and in poor condition throughout.

Outline Condition Survey Report Cane Hill Hospital - Building 4

CAPITA SYMONDS

	Element Description	Condition
	Windows & Doors Windows are of traditional timber sliding sash construction with timber restrictors to the first and second floors. Doors are of timber construction with Georgian wired glazing to common areas.	Timber sashes to the ground floor of the south elevation are missing due to vandalism. Frames below the flat roof are rotten due to a water penetration and require replacement. Approximately 50% of the windows are damaged through vandalism and exposure to the elements and require replacing. The remaining sash windows can be repaired by a skilled craftsman, although the cost of doing so may not be economically viable, particularly if the window units have to be removed from site. The majority of the timber doors have been previously patched repaired or damaged due to vandalism or exposure to the elements, with approximately 10% of the glazing having been damaged. Fire exit doors to the ground floor have been boarded over. Decorations to both windows and doors are in a very poor condition.
	Structure & Foundations No design drawings available on site.	There is no sign of structural distress to external elevations, however various brick repair works have been noted especially above the window openings to the 2nd floor of the west wing. Access to the roof space was not possible to examine the structural integrity of the roof timbers.
	Internally Ceilings are a mix of plasterboard on joists and original lath and plaster. The ceiling structure on the second floor is formed of steel beams and cast iron columns with clinker concrete infill between the beams.	Ceilings are generally in poor condition, with isolated areas of deterioration to ceiling finishes caused by water ingress, particularly to the second floor. No major structural cracking was noted. The timber boxing encasing the steel beams is showing signs of deterioration through rot. Decorations are in very poor condition throughout.
	Internal walls are of solid masonry construction with plaster and wallpaper finish. There is also timber boxing housing various pipework at the perimeter.	Internal walls are generally sound and no major structural distress or movement was noted, however there are isolated areas of impact damage evident. Decorations are in very poor condition throughout with areas of mould growth due to atmospheric exposure noted to a number of walls.

Outline Condition Survey Report

Cane Hill Hospital - Building 4

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The main building is of timber roof construction with pitched and slated coverings, hipped ends and lead flashing details. The flat roof to the connecting corridor linking the main building to the communal washing facilities is assumed to have asphalt or lead coverings. Access was not possible to verify this.	The slates are generally sound, however, a number of slates have slipped or have been damaged with a number of clips missing in various locations. There is a water leak to the west wing of the second floor corridor from the roof above. Access was not possible to the roof space to confirm the source. A roof hatch is missing to the 2nd floor of the main corridor. The flat roof to the connecting corridor, whilst not allowing water to penetrate internally, it is most likely to be in a poor condition due to its age.
	Rainwater gutters and downpipes are mixed cast iron and PVC.	The ogee cast iron gutters and original hoppers are showing considerable corrosion with various sections detached and extensive vegetation growth noted. The existing cast iron and plastic downpipes are generally satisfactory. However various sections of uPVC pipes are missing especially to the south elevation and are discharging water to the face of the brickwork elevation.
	External Walls External walls are of Yellow London Stock brick work built in lime based mortar. Feature red brick detailing is incorporated into the structure at eaves level and at window lintel details. The windows have concrete sub cills to them. The upper section of the south elevation is clad in vertically hung clay tiles.	The external elevations are generally in sound condition with no major structural distress or deterioration noted. The vertically hung tiles to the south elevation are generally sound, however there are a number of slipped or damage tiles. Isolated areas of repointing are required, particularly to the underside of the rainwater downpipes to the north elevation.

Outline Condition Survey Report

Cane Hill Hospital - Building 4

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 16 th November 2006
	Weather: Wet and cold

1.0 Property Address & Brief

Building 4, Cane Hill Hospital, Coulsden South, Surrey CR5 3YL.

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high-level descriptive comments rather than schedules of individual defects on a room-by-room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 4 is located within the grounds of Cane Hill Hospital. The Building is a three storey structure with pitched and slated roof, there is a flat roof with asphalt covering to the connecting corridor linking the main building to communal wash areas. The main building also has timber sash windows and solid brick masonry walls. Internally, the space is subdivided into individual cells, communal bedrooms and shared washing facilities. There is also a lift situated in the west wing of the building.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. Building 4 is split into 3 wards and comprises individual and shared bedrooms with communal washing facilities.

Summary Condition of Building 4

Overall, the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration throughout.

Condition statements for each main element are included below.

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

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Prepared by [REDACTED] MRICS

.....
Authorised by [REDACTED] MRICS

Date.....

Date.....

CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

**Building 4
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact: E
Tel: 0
Fax: 0
Email: e

File No: CS/022329
Date of Inspection: 16 November 2006

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 13

Element Description	Condition
Internally Ceilings are close timber boarded with a plasterboard finish and follow the profile of the pitched roof. There are no ceiling coverings to 13B and internal access to 13C was not possible.	The ceiling has generally deteriorated with isolated areas of collapse evident due to water ingress through the missing/slipped roof coverings and broken rooflights. The finishes to the ceilings have significantly deteriorated and are in need of replacement.
Internal walls are a mix of original masonry with painted finishes and timber stud partitions with glazed infill.	The masonry walls and partition walls are generally sound subject to cosmetic damage and extensive deterioration of finishes.
Floors are mainly of a concrete floor slab construction throughout. There are also areas of suspended timber construction to the rooms within 13A.	The concrete floor to the central area of the building is in a reasonable condition. There are localised areas of deterioration and damage to sections of the suspended timber floor as well as areas of partial collapse due to excessive fungal decay, particularly to the southern area of the main building.
Joinery Doors are a mixture of solid timber and timber construction with glazed panelling.	The majority of doors are missing or have been significantly damaged through vandalism and rot.
Landscaping Concrete hard standing area adjoins the north of the buildings.	Vegetation growth is evident to the hardstanding areas surrounding the building.
Services Redundant washing and drying machines and laundry press equipment. There is a boiler and associated plant within the Laundry complex which would have originally provided steam for the laundry equipment.	The services throughout the building are obsolete.

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection

Outline Condition Survey Report

Cane Hill Hospital – Building 13

CAPITA SYMONDS

5.0 Salvageable Materials		
	Element	Material
	1. Roof	A limited number of slate tiles may be stripped to be re-used or sold for scrap. Substantial timber and steel roof trusses not affected by fungal attack or corrosion can be reused.
	2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse.
	3. Floors	No materials are likely to be salvageable.
	4. Special features	Washing and Drying machines and other redundant equipment in the building may have alternative uses.

6.0 Access Difficulties

Access to the building was restricted as follows:

Internal access was not possible to Building 13B and 13C. The interior of Building 13B was viewed through an external window. Access to the main building was generally freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from ground levels.

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report Cane Hill Hospital – Building 13

CAPITA SYMONDS

BUILDING INSPECTION

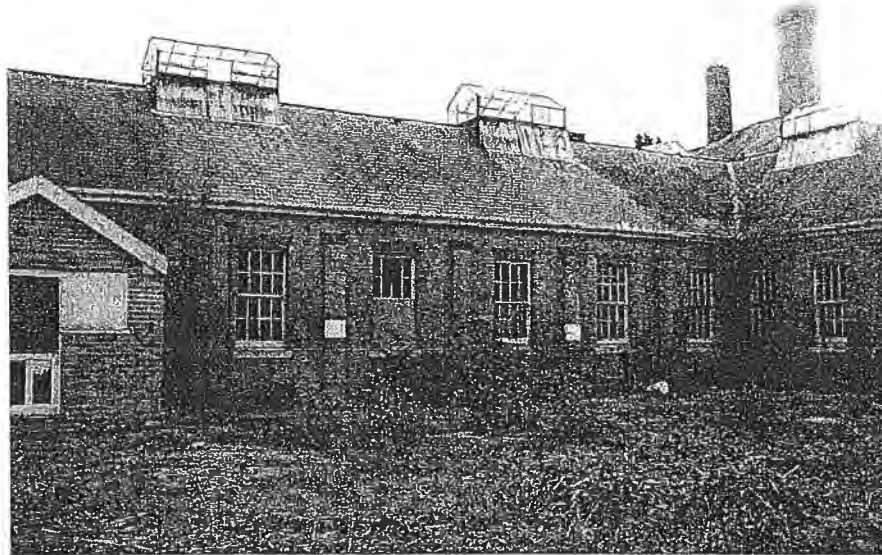
PART B - SCHEDULE OF PHOTOGRAPHS

1. North elevation of 13A
2. North elevation of 13B
3. South elevation of 13C
4. Interior of area 13A
5. Typical condition of walls within 13A
6. Typical condition of rooms within 13A
7. Typical condition of room in 13A

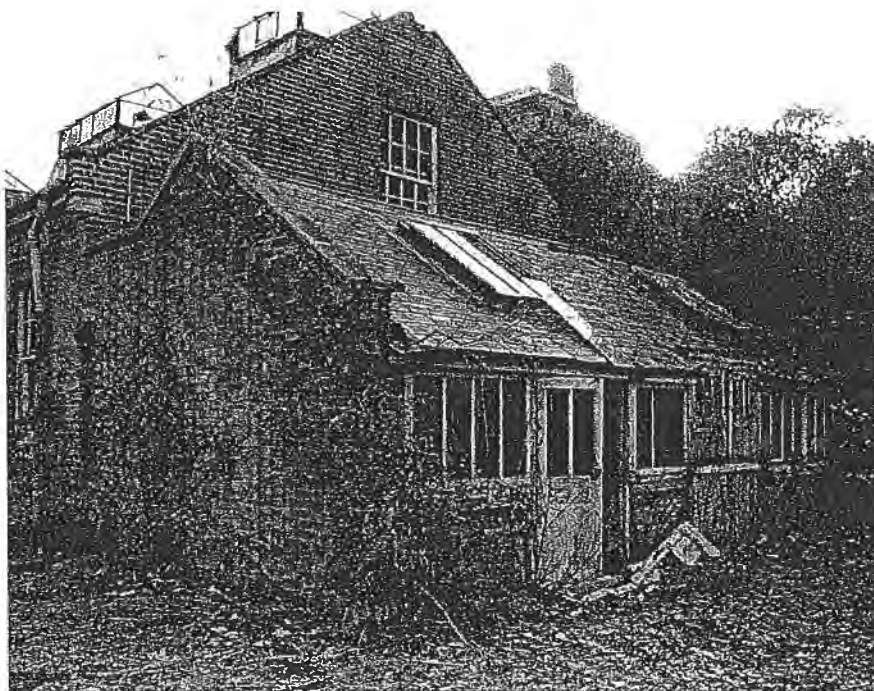
CAPITA SYMONDS

Building 13, Cane Hill Hospital

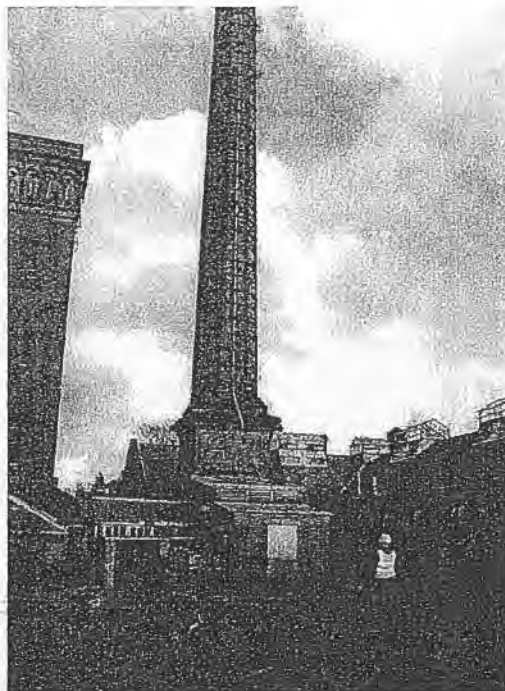
27 November 2006



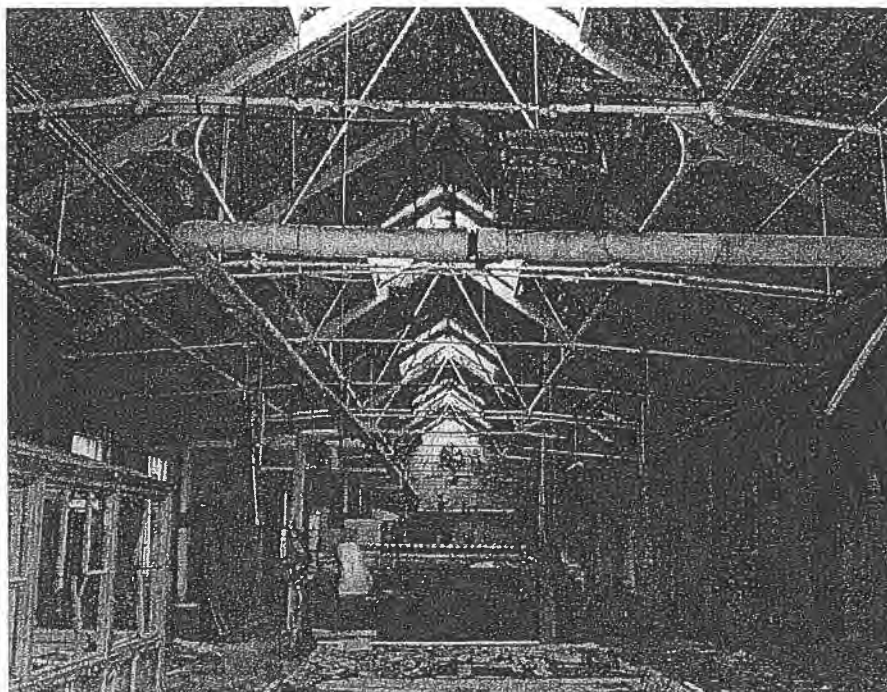
01 N elevation of 13A



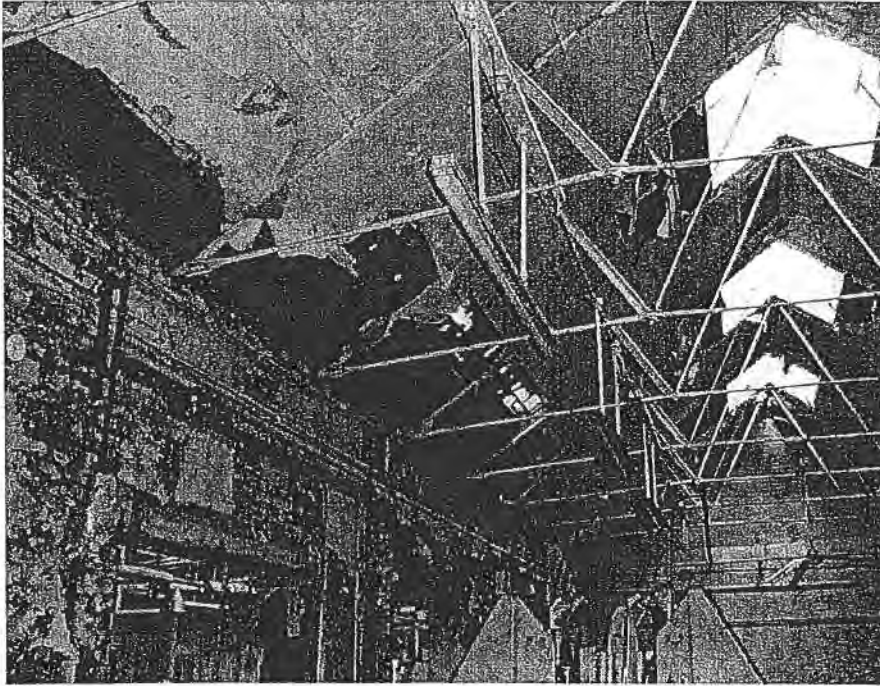
02 N elevation of 13B



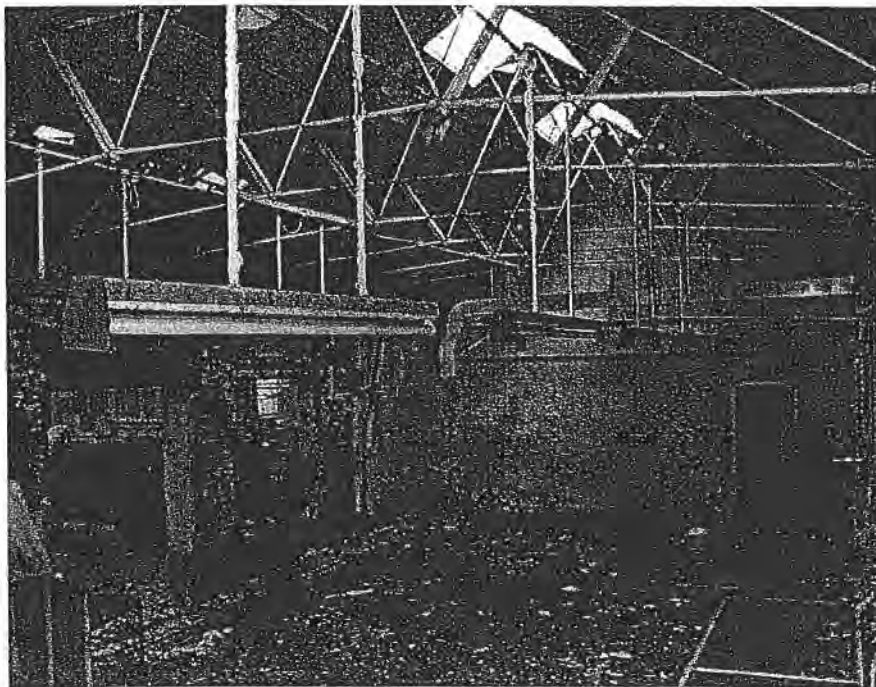
03 S elevation of 13C



04 Interior of area 13A



05 Typical condition of walls within 13A



06 Typical condition of rooms within 13A

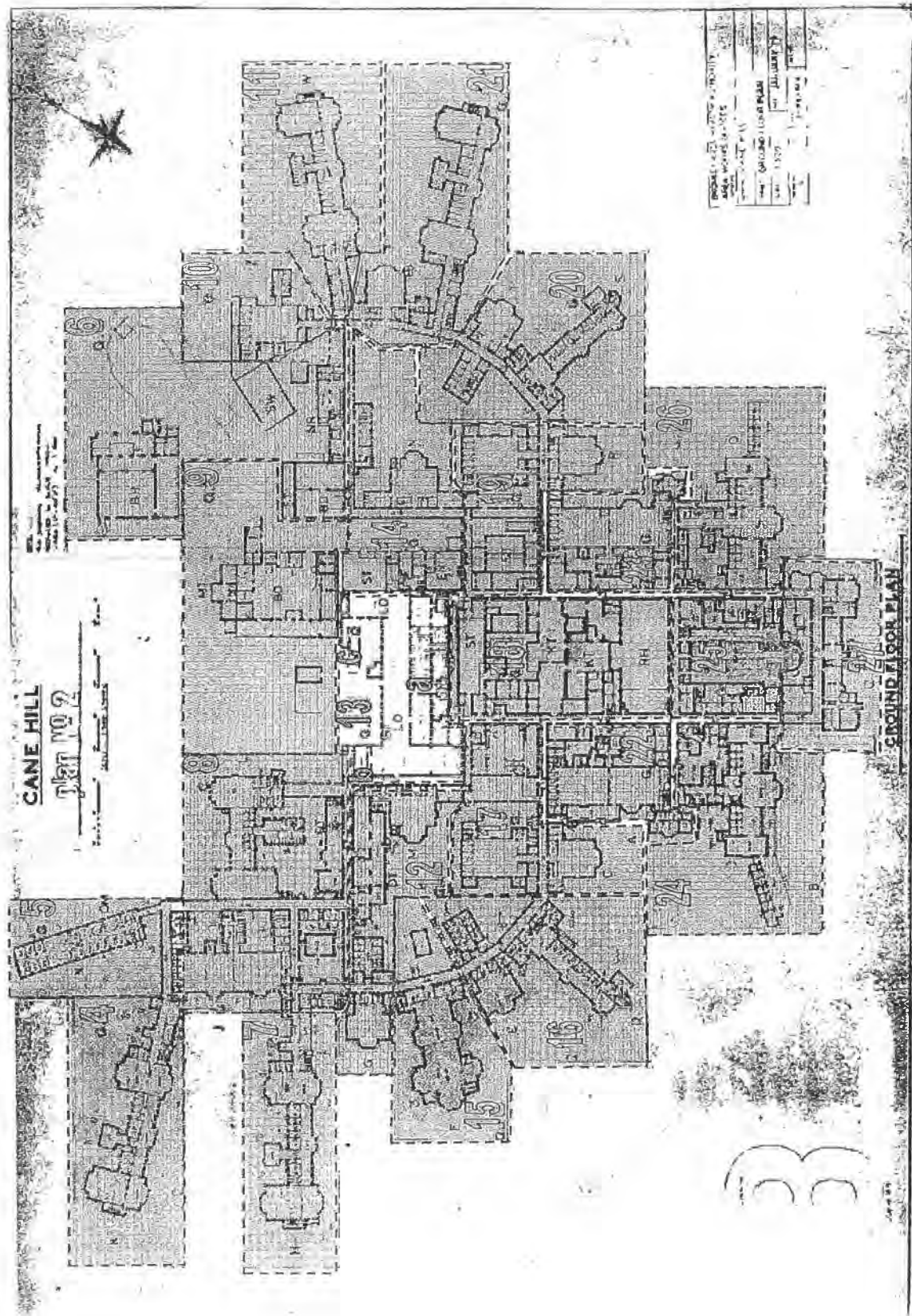


07 Typical conditions of rooms in 13A

Outline Condition Survey Report
Cane Hill Hospital – Building 13

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

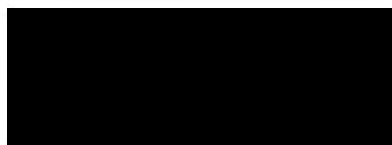
**Building 14
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 27 November 2006

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 14

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

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Prepared by [REDACTED] BSc (Hons) MRICS

.....
Authorised by [REDACTED] BSc (Hons)

Date.....

Date.....

Outline Condition Survey Report **CAPITA SYMONDS**

Cane Hill Hospital – Building 14

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 27 November 2006
	Weather: Wet & overcast.

1.0 Property Address & Brief

Building 14, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 14 is located within the grounds of Cane Hill Hospital. The main building, Building 14A is a two storey structure with mezzanine level, pitched and slated roof, timber sash windows and solid brick masonry walls. Internally the building is a mix of day rooms for patients, washing facilities and a small kitchen. Running to the west of the main building is a single storey link corridor with pitched and slated roof.

Building 14B is a collection of store houses situated to the west of the link corridor and the south of the water tower. These are a mixture of single and two-storey structures, with solid brick masonry walls, timber sash windows, the roof coverings have been extensively damaged through fire and the majority of coverings are missing, however there is evidence of steel structure with asbestos roof coverings. One section of buildings houses an electrical substation.

Building 14C is a three-storey structure to the north of the area and adjoins the link corridor serving part of Building 6. It has a pitched and slated roof, solid brick masonry walls. The 3rd floor has been added at a later time to the original structure. Internally the building probably provided living quarters for staff members of Cane Hill Hospital.

History

We understand that the buildings on the site have been vacant since the early 1990s or before.

Summary Condition of Building 14

Overall the buildings are in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The buildings could not be re-occupied without extensive restoration, particularly relating to:

- Building A which has areas affected by water ingress,
- Building B which has been extensively damaged by fire with sections of the building having been partially demolished, and
- Building C which has extensive areas of fungal decay.

Condition statements for each main element are included below.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 14

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof 14A has a pitched and slated roof with hipped ends. There is a small lead flat roof at the crown of the roof pitches. There is also a small lead flat roof with parapet wall above the bay window to the east elevation. The majority of roof coverings to 14B are missing due to extensive fire damage to these structures. Some steel framework remains and there were some asbestos roof coverings present. The roof coverings to 14C and the link corridor are pitched and slated. The underside of the roof coverings to 14C has been felted.	The roof coverings of 14A are generally watertight. However, there are isolated areas of slipped or missing tiles which have resulted in water ingress into parts of the building causing deterioration and decay. The lead flat roof, whilst not permitting water ingress at present, is showing signs of deterioration and is likely to be in poor condition. The lead flat roof above the bay window to the east elevation is also showing signs of deterioration and likely to be at the end of its useful life, with water ingress damaging the ceiling below. The roof coverings to 14C are generally in a sound condition, there are isolated areas of missing and slipped tiles. The roof coverings to the links corridor have been affected by fire damage and a high percentage of coverings are missing or damaged. This has lead to significant water ingress to this area causing deterioration and decay and the removal and replacement of coverings is required.
	Rainwater gutters and downpipes to the main building are of uPVC manufacture. Rainwater goods to 14C are cast iron.	Sections of gutters and downpipes to 14A are missing or broken and will require replacement. Extensive areas of corrosion were evident to the gutters and downpipes of 14C. Joints were also failing and replacement is required.

Outline Condition Survey Report **CAPITA SYMONDS**

Cane Hill Hospital – Building 14

	Element Description	Condition
	External Walls External walls to all buildings are of London Stock brickwork built in lime based mortar. Feature red brick stringer detailing is incorporated into the external structures and at window lintel details of the three buildings. There are concrete lintels above the windows of the 3rd floor of 14C. There is a steel fire escape stairwell to the east of 14C.	The external elevation to the main building is generally in a sound condition with little evidence of significant deterioration or defect. There are isolated areas of suspected vandalism to the external walls causing part collapse to the west elevation of 14A adjoining the link corridor. The elevations to 14B are in a dilapidated state and have been severely affected by fire damage. External walls have partially collapsed and the structure is generally in an unstable condition. Fire damage has also extensively damaged the walls and ceiling to the links corridor causing partial collapse of the roof structure.
	Windows & Doors Windows are of traditional sliding sash construction. Doors are of traditional timber construction.	The external elevations to 14C are generally sound with little evidence of significant deterioration or defect. There are isolated areas of cracking below window openings. The steel stairwell serving 14C is in poor condition with extensive corrosion occurring. Damage to windows of 14A has been sustained as a result of vandalism and through general deterioration caused by the elements. Overall, approximately 70% of the glazing has been broken. Approximately 40% of the windows to 14A are repairable by a skilled craftsman, although it may not be economically viable to do so. About 50% of the glazing to the windows of 14C has been broken although the windows are generally in reasonable condition with the majority of windows being repairable. Doors to all buildings are generally in poor condition or have been boarded over.
	Structure & Foundations	There is no evidence of structural distress to 14A & 14C. The structure of 14B is heavily dilapidated as a result of extensive fire damage and it is likely that this will be required to be demolished.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 14

Element Description	Condition
Internally Ceilings to all buildings and the link corridors are lath and plaster. There is a concrete ceiling with steel joists to the 1st floor of 14C; the 2nd floor of 14C has a plasterboard finish. The ceilings to 14B are missing.	The ceilings in 14A are in a fair condition and are supported by timber beams and steel columns, which span the building. There are isolated areas of failure and partial collapse of the ceilings as a result of localised water ingress throughout the structure. This has subsequently resulted in outbreaks of fungal rot. The ceiling to the link corridor is in very poor condition with large areas of collapse evident. The ceilings to 14C are generally in a reasonable condition although there are isolated areas of collapse due to water ingress and decay.
Internal walls are of original masonry with plaster finishes. There are timber stud partitions forming offices to the ground floor of 14A and subdividing areas of 14C.	The masonry walls to 14A & 14C are generally sound although some cosmetic damage has occurred and the finishes are deteriorating. There are isolated areas of live plaster due to water ingress in 14A. The partition walls to 14A & 14C are in fair condition although the finishes are deteriorating. Internal walls of 14B have generally collapsed or are in a dilapidated state.
Floors to all the buildings are of suspended timber construction. The link corridor has a concrete floor. There is a concrete floor on the 2nd floor of 14C. The stairs in 14A are of a concrete construction.	The suspended timber floors to building 14A & 14C are generally in a sound condition although there are some isolated areas of fungal decay resulting from water ingress. The floors to 14B are extensively damaged due to fire and demolition works. The concrete floor to the links corridor is in reasonable condition although there are isolated areas of fire damage.
Joinery Doors are a mixture of solid timber and timber construction with glazed panelling. A number of doors have been covered with a hardboard finish to give the appearance of more modern manufacture.	The majority of doors to building 14A are in fair condition, however a number of doors have been subject to vandalism and deterioration through rot. The doors of 14C are generally in poor condition with extensive deterioration of the doors and linings throughout the building.

Outline Condition Survey Report **CAPITA SYMONDS**

Cane Hill Hospital – Building 14

Element Description	Condition
Landscaping A tarmacadam road is provided serving Building 14. There is a courtyard of hard and soft landscaping to the east of the site which adjoins 14A, 14C and Buildings 20 & 21.	The tarmac surfacing is in poor condition and is generally overgrown, replacement is required. The courtyard area and areas of 14B are now extensively overgrown with vegetation.
Services Steel distribution pipework feeding a mixture of wall mounted convector heaters at high and low level and wall mounted gas fire heaters to 14A. There are cast iron radiators in 14C Ceramic sanitary fittings with cast iron baths and cast iron radiators in 14A & 14C.	The heating systems are in poor condition and will require replacement before recommissioning can be considered. Sanitary fittings are soiled and are in a poor condition throughout.

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

5.0 Salvageable Materials

Element	Material
1. Roof	A limited number of slate tiles and lead detailing may be stripped to be re-used or sold for scrap.
2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse. Architectural details such as brick fans over windows, stone window cills etc. can be reused.
3. Floors	No materials are likely to be salvageable.
4. Special features	Cast iron radiators and cast iron baths may have alternative uses.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 14

6.0 Access Difficulties

Access to the building was restricted as follows:

Parts of Building 14B were difficult to access due to the collapse of external walls and roof structures and heavily overgrown areas.

Some rooms were locked, but otherwise access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from ground level and from a limited inspection at first floor level.

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 14

BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

1. North elevation of 14A
2. South West elevation of 14A
3. North East elevation of 14B
4. South elevation of 14C
5. Condition within 14A
6. Failure of ceiling in 14A
7. Water ingress through ceilings in 14A
8. Fire damage to 14B
9. Condition of rooms in 14C
10. Failure of floors and ceilings in 14C
11. Failure of ceilings in 14C
12. Failure of ceilings in link corridor



01 NE elevation of 14A



02 SW Elevation of 14A



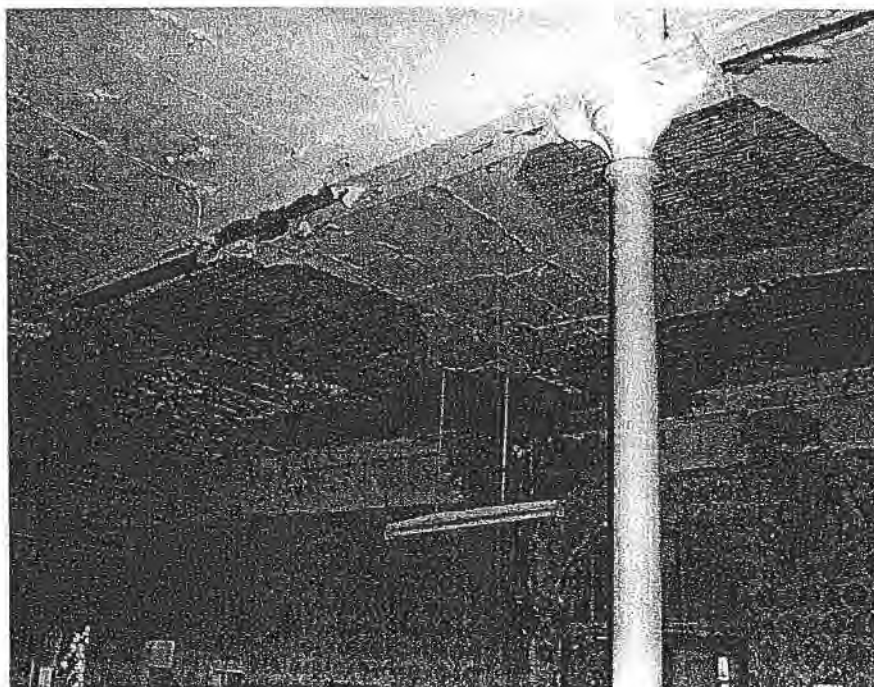
03 NE Elevation of 14B



04 S Elevation of 14C



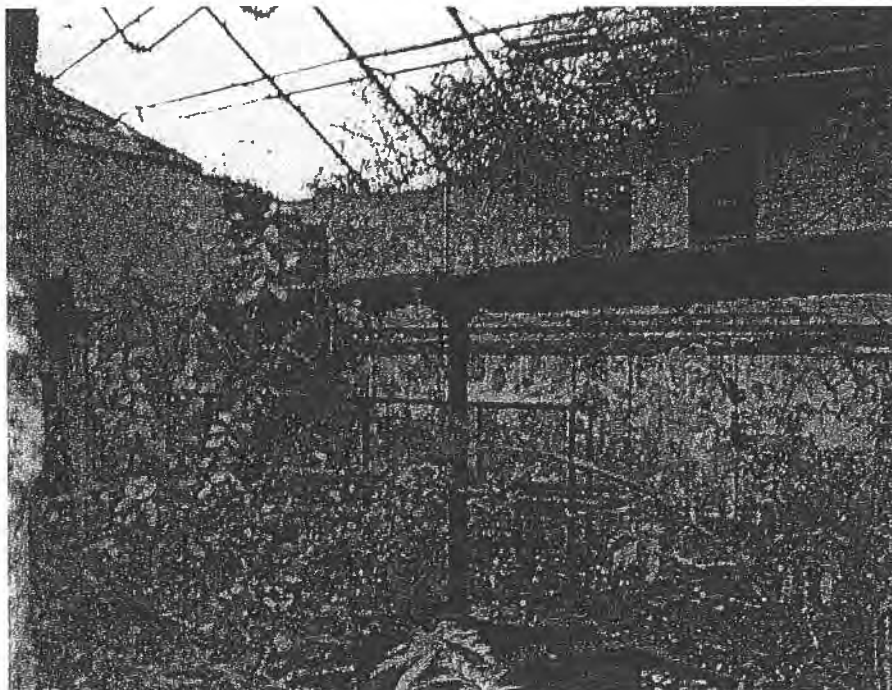
05 Condition within 14A



06 Failure of ceiling in 14A



07 Water ingress through ceilings in 14A

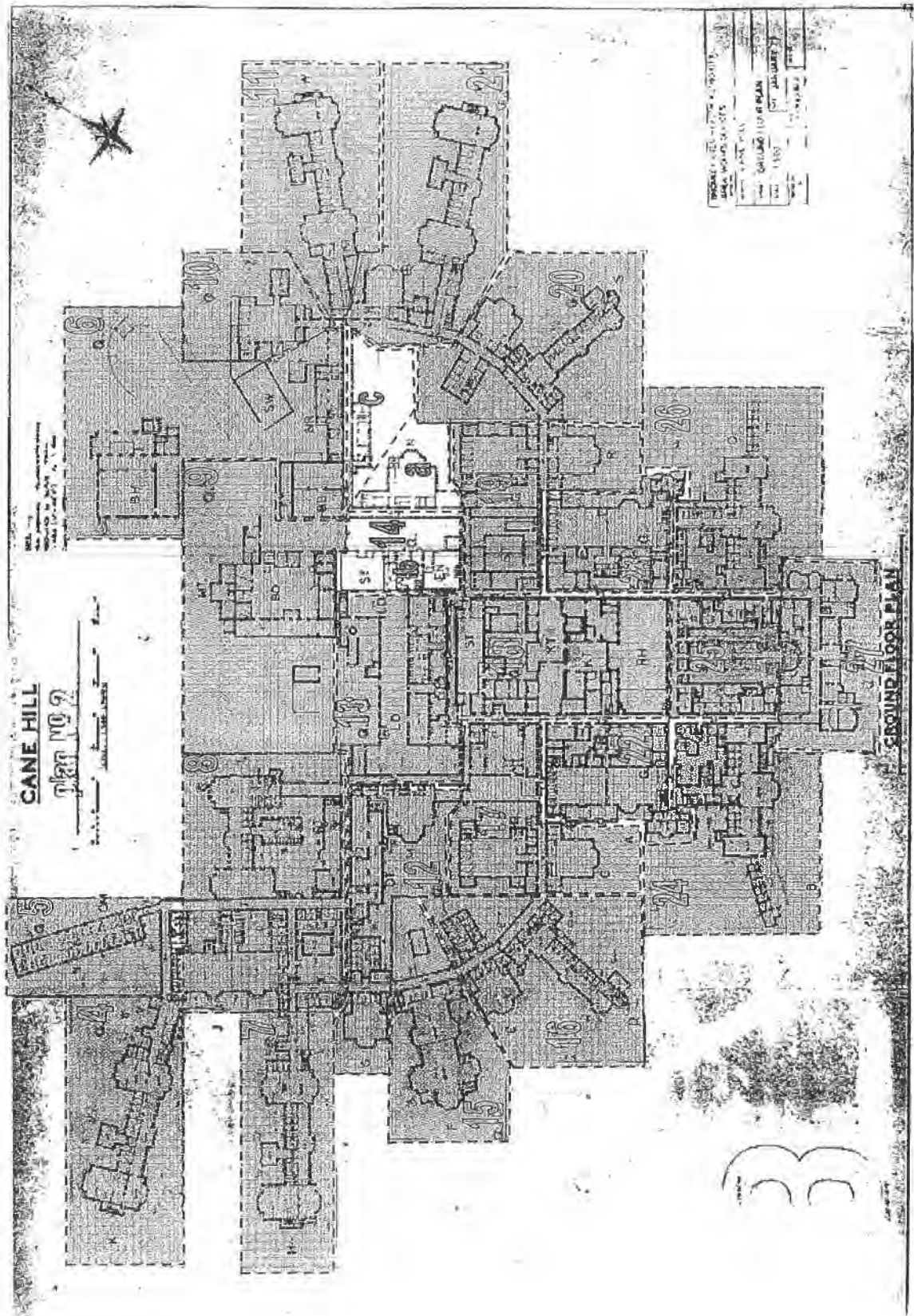


08 Fire damage to 14B

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 14

BUILDING INSPECTION

PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

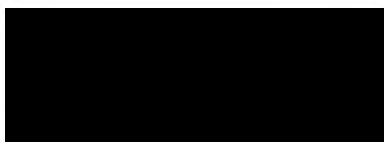
**Building 15
At Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 17 November 2006

Outline Condition Survey Report

Cane Hill Hospital - Building 15

CAPITA SYMONDS

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

Prepared by

BSc (Hons)

MRICS

Authorised by

BSc (Hons)

MRICS

Date.....

Date.....

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital - Building 15

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 17 November 2006
	Weather: Raining

1.0 Property Address & Brief

Building 15, Cane Hill Hospital, Coulsdon, Surrey, CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Buildings 15A and B are located within the grounds of Cane Hill Hospital. 15A is a three-storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally, the space is subdivided to provide classroom accommodation on the upper floors and residential accommodation on the ground floor. The building also benefits from single storey bays with flat roofs which are covered with asphalt.

15B is a small single-storey structure in the grounds to the rear of the main building. It is constructed with brick built cavity walls and covered with a flat roof. The structure was once used as a Plant Room and still contains boilers and calorifiers.

The main building is linked to the other parts of the hospital via a single storey enclosed corridor at the rear of the building which consists of a pitched slate roof, timber sash windows and solid brick masonry walls.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. 15A was used as a ward with dormitories situated at each end with small rooms used for administration housed in the linked corridors.

15B was used as a boiler plant room.

Summary Condition of Building 15

Overall the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration, particularly relating to localised areas of water ingress throughout the building causing damage to the floor structures and adjacent wall finishes

Condition statements for each main element are included below.

Outline Condition Survey Report

Cane Hill Hospital - Building 15

CAPITA SYMONDS

Element Description	Condition
Walls The internal walls to 15A are a mixture of modern stud partitions with plasterboard linings and original masonry walls with plaster finishes. There are tiled areas within wet rooms. The walls in 15B are bare. The solid brick walls in the links corridor have a plaster finish.	In the main the walls throughout all the buildings are in sound condition with isolated areas of cracking and impact damage. The decorative finishes are deteriorating.
Floors Floors in 15A are generally of a suspended timber construction with floorboards and either carpet or vinyl sheet finishes. The stairs in 15A are constructed of pre-cast concrete sections and the landings within the staircase are also constructed using concrete. The links corridor has a concrete floor with ornate clay tiles over. In the past this has been over laid with vinyl sheeting. 15B has quarry tiles laid throughout.	All appear sound except that the coverings are deteriorating.
Joinery The 2nd floor of 15A has modern joinery due to the conversion of the ward into classrooms. The remainder of the joinery is original, although doors have been over-boarded with hardboard to give the appearance of a more modern manufacture.	In the main all the doors are damaged and in a poor condition.
Landscaping A tarmac covered road is laid around the front of 15A. There are brick constructed stairs leading down towards the main entrance of the building.	The road surface is in poor condition. The stairs are becoming overgrown with vegetation.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital - Building 15

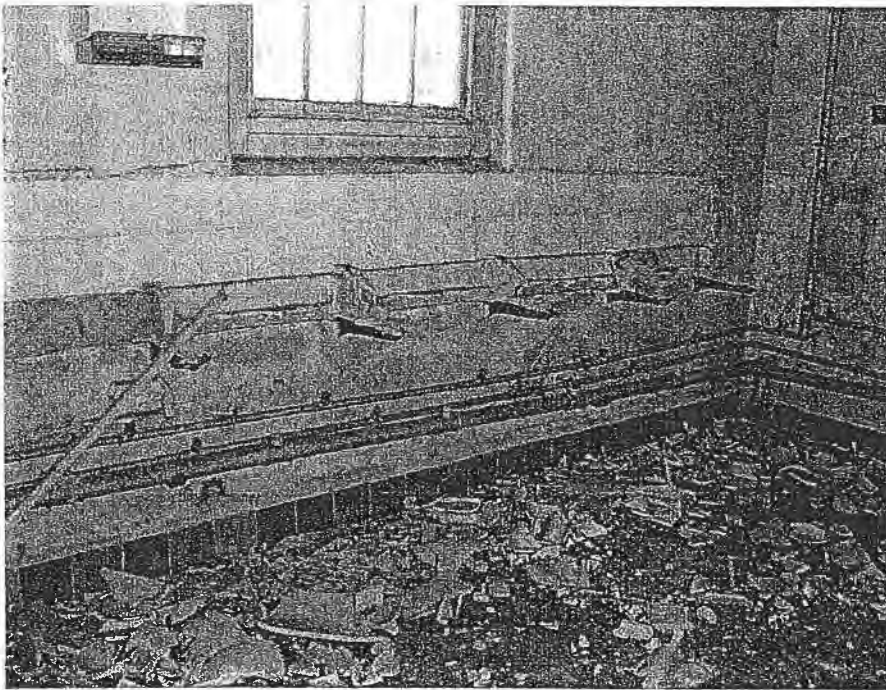
	Element Description	Condition
	Services Steel distribution pipework with a mixture of cast iron radiators and steel panel radiators. There are wall mounted convector heaters at high level. Ceramic sanitary fittings.	The heating system and convector heaters are in poor condition. Most of the sanitary ware has been vandalised.

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

5.0 Salvageable Materials

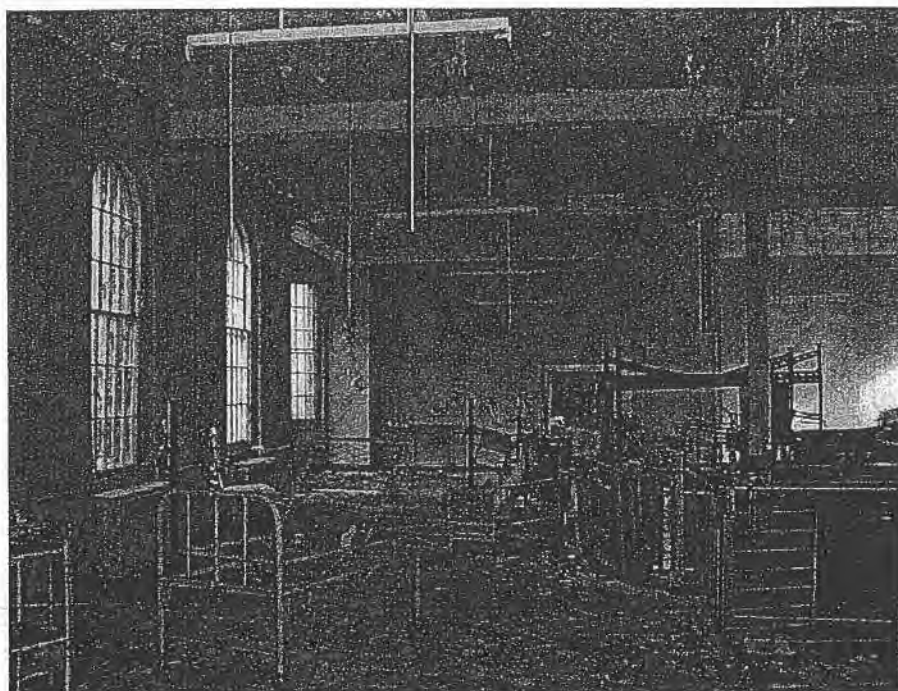
Element	Material
1. Roof	Slates and lead can be striped to be re-used or sold for scrap; substantial roof timbers not affected by fungal attack can be reused.
2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse. Architectural details such as brick fans over windows, stone window cills etc. can be re-used. Timber window units may be salvaged if a suitable use for the windows can be identified.
3. Floors	Timber elements such as joists and good quality floor boards that are not affected by fungal attack can be reused. The ornate tiles in the links corridor may be salvageable.
4. Special features	Cast iron radiators, ceramic sanitary fittings and cast iron baths may have alternative uses. Copper wiring, rainwater goods, steel piping, steel beams etc may be stripped out for scrap. Victorian panelled timber doors in good condition may be salvaged for alternative uses.



05 smashed sanitary ware on 1st floor



06 1st floor dormitory



07 Ground floor dormitory



08 Head of structural steel column



09 Rot decay to end of timber beam



10 Collapse of roof structure to corridor



11 15B side elevation



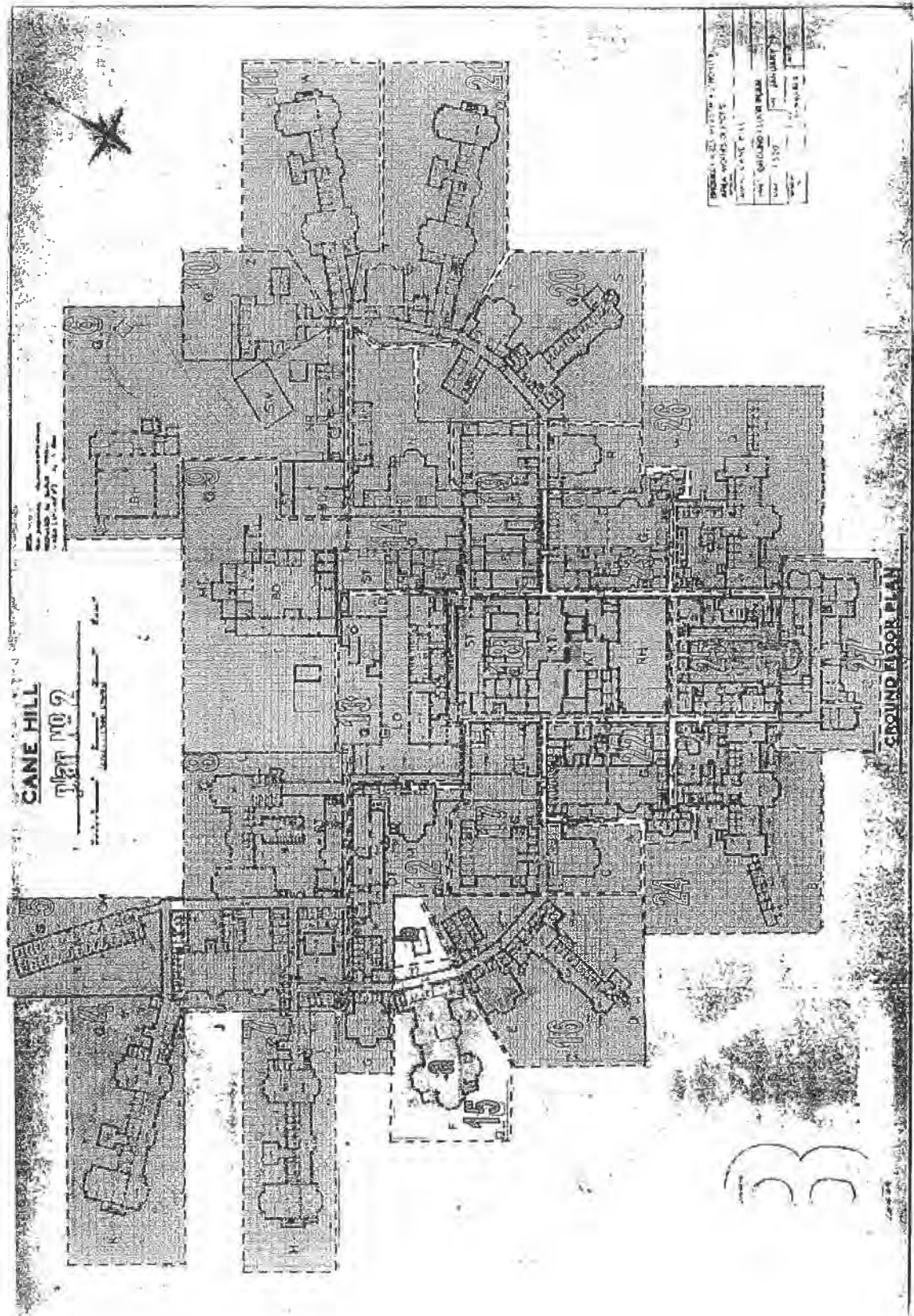
12 15B roof coverings

Outline Condition Survey Report

Cane Hill Hospital - Building 15

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

**Building 16
At Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:

File No: CS/022329
Date of Inspection: 17 November 2006

Outline Condition Survey Report

Cane Hill Hospital – Building 16

CAPITA SYMONDS

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

.....
Prepared by [REDACTED] BSc (Hons)
MRICS

.....
Authorised by [REDACTED] BSc (Hons)
MRICS

Date.....

Date.....

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 16

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 17 November 2006
	Weather: Raining
1.0 Property Address & Brief Building 16, Cane Hill Hospital, Coulsdon, Surrey, CR5 3YL Brief Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis. The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.	

2.0 Overview	
Location	Building 16A & B are located within the grounds of Cane Hill Hospital. Building 16A is a three-storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally, the space is divided into residential accommodation and associated rooms including WCs, washrooms and kitchen areas. The building also benefits from single storey bays with flat roofs which are covered with asphalt. Building 16B is a two-storey building adjacent to the main building. The structure is on either side of the links corridor and bridges the corridor at first floor level. The building is linked to the other parts of the hospital via a single storey enclosed corridor at the rear of the building.
History	We understand that the buildings on the site have been vacant since the early 1990s or before. 16A was used as a ward with dormitories situated at each end with small rooms used for administration housed in the linked corridors. 16B was used as a day room access from the link corridor.
Summary Condition of Building 16	Overall the buildings are in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today. The buildings could not be re-occupied without extensive restoration, particularly relating to Building B where slipped slates have allowed extensive water ingress causing partial collapse of the floor structure below and deterioration of the adjacent wall finishes. Condition statements for each main element are included below.

Outline Condition Survey Report Cane Hill Hospital – Building 16

CAPITA SYMONDS

3.0 Condition of Main Elements

	Element Description	Condition
	Roof 16A has a pitched and slated roof with hipped ends. The single storey bays are covered with asphalt. There are 2, single-storey bays to the west elevation. One has a mono pitched roof covered with slate tiles and the other is a flat roof with asphalt coverings. 16B has a pitched roof with lead covered hipped ends. Part of the roof structure has a lead flat roof at the crown of the roof structure. The links corridor has a pitched and slated roof and glazed roof lights.	In the main, the roof coverings are generally watertight. The slate coverings are mainly intact although there are some slipped and damaged tiles in isolated areas. The rear addition roof to 16B has slipped and damaged slates and an isolated section of the lead covered hipped ends has slipped resulting in severe water ingress and resultant damage to the interior. The asphalt roof to the bay has deteriorated with blisters and cracks evident.
	Rainwater gutters and downpipes are a mixture of cast iron and plastic goods.	The plastic guttering and downpipes are generally in a poor condition with the plastic goods suffering from UV degradation, and sections broken or blocked. The cast iron goods are very badly corroded and failing in sections.
	External Walls Generally, the walls are of London Stock brickwork built in lime based mortar. Feature red brick detailing is incorporated into the structure at eaves level, at window lintel level and to the window heads. 16A has sections of vertical clay tile cladding on its south elevation.	The external brickwork is generally in sound condition with little evidence of significant deterioration or defect. The vertical tile cladding is in reasonable condition. Some tiles are broken and some are missing in isolated areas.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 16

	Element Description	Condition
	Windows & Doors Windows are of traditional sliding sash construction with hardwood frames and single glazing to all buildings.	Damage to windows has been sustained due to acts of vandalism on every floor of 16A but in particular at ground floor level. Generally approximately 30% of the glazing has been broken on the upper levels and 75% on the ground floor level. Approximately 30% of the windows will need to be renewed. The windows to the south elevation of 16B have been affected by vandalism with approximately 50% requiring renewal with the remainder requiring extensive repairs. The windows to the rear addition of 16B have generally avoided being vandalised and as a result only general repairs are required to the windows. Natural deterioration of the timber components as a result of exposure to the elements has also occurred. The affected windows can be repaired by a skilled craftsman, although the cost of doing so may not be economically viable, particularly if the windows have to be removed from site to be repaired.
	Structure & Foundations	There is no evidence of structural distress to 16A & B. The roof structure to the links corridor is badly decayed and has structurally failed.
	Internally Ceilings are original lath and plaster ceilings.	There are isolated areas of failure and partial collapse of some of the ceilings resulting from localised water ingress throughout the buildings. There is isolated cracking to the remaining areas of the ceilings and the decorative finishes have deteriorated.
	Walls Internal walls are masonry walls with plaster finishes. There are tiled areas within wet rooms.	In the main the walls throughout all the buildings are in reasonable condition with isolated areas of cracking and impact damage. Where water ingress has occurred the integrity of the plaster has seriously deteriorated. The decorative finishes are also deteriorating generally throughout the buildings.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 16

	Element Description	Condition
	Floors Floors are generally of a suspended timber construction with floorboards and either carpet or vinyl sheet finishes. The stairs are constructed of pre-cast concrete sections and the landings within the staircase are also constructed using concrete. The links corridor has a concrete floor with ornate clay tiles over. In the past this has been over laid with vinyl sheeting.	In the main the floors are in reasonable condition. However, where water ingress has occurred, the integrity of the floor structures has deteriorated and in particular within the bays of 16A and to the 1st floor within the rear addition of 16B. All the floor coverings are deteriorating throughout the buildings and there is an extensive amount of pigeon guano throughout the upper floors of 16A.
	Joinery The joinery throughout the buildings is original, although doors have been over-boarded with hardboard to give the appearance of a more modern manufacture.	In the main all the doors are damaged and in a poor condition. Outbreaks of rot were noted to skirting boards and to panelled sections of walls to the bays suggesting that the hidden floor structures are also affected by various forms of rot.
	Landscaping A tarmacadam covered road is laid around the front of the main building. There are brick constructed stairs leading down towards the south elevation of 16B.	The road surface is in poor condition. The soft landscaped areas surrounding the buildings are overgrown with vegetation. The stairs are overgrown with vegetation and are slippery under foot.
	Services Steel distribution pipework with a mixture of cast iron radiators and steel panel radiators.	The heating system and convector heaters are in poor condition.
	There are wall mounted convector heaters at high level.	
	Ceramic sanitary fittings.	Most of the sanitary ware is sound but in a poor condition.

Outline Condition Survey Report

Cane Hill Hospital – Building 16

CAPITA SYMONDS

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.
- 3 The roof voids were not accessible and it would be prudent to investigate these areas to accurately assess their condition.

5.0 Salvageable Materials

Element	Material
1. Roof	Slates and lead can be stripped to be re-used or sold for scrap; substantial roof timbers not affected by fungal attack can be reused.
2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse. Architectural details such as brick fans over windows, stone window cills etc. can be re-used. Timber window units may be salvaged if a suitable use for the windows can be identified.
3. Floors	Timber elements such as joists and good quality floor boards that are not affected by fungal attack can be reused. The ornate tiles in the links corridor may be salvageable.
4. Special features	Cast iron radiators, ceramic sanitary fittings and cast iron baths may have alternative uses. Copper wiring, rainwater goods, steel piping, steel beams etc may be stripped out for scrap. Victorian panelled timber doors in good condition may be salvaged for alternative uses.

Outline Condition Survey Report

Cane Hill Hospital – Building 16

CAPITA SYMONDS

6.0 Access Difficulties

Access to the building was restricted as follows:

Some rooms were locked, but otherwise access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from ground level and from a limited inspection at second floor level.

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report Cane Hill Hospital – Building 16

CAPITA SYMONDS

BUILDING INSPECTION

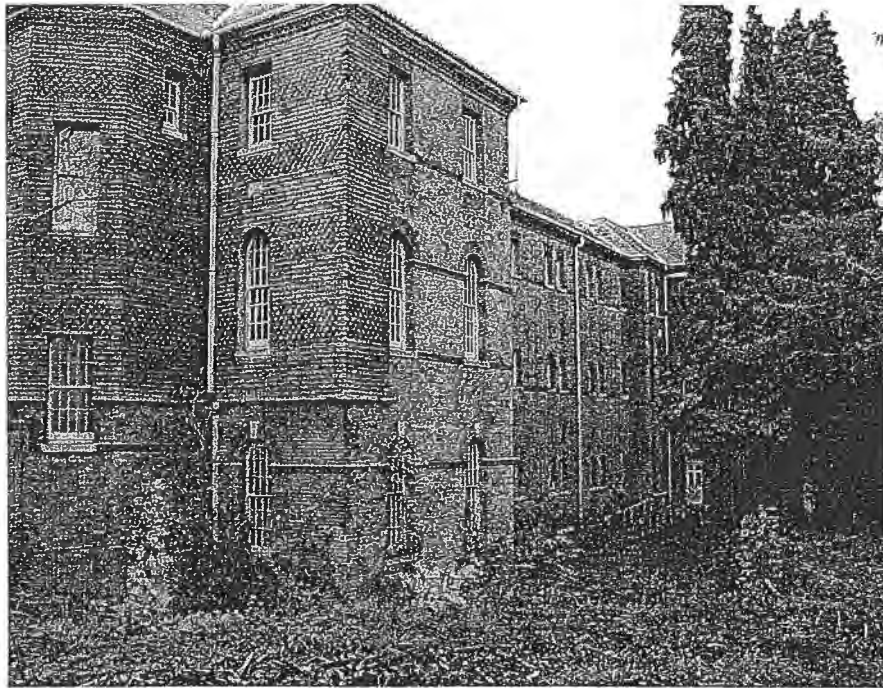
PART B - SCHEDULE OF PHOTOGRAPHS

1. Parts of south & east elevation of Building 16A
2. West elevation
3. South elevation of 16B
4. West elevation of rear addition of 16B
5. Slipped tiles to rear addition of 16B
6. Damaged rain water goods to rear addition of 16B
7. Links corridor
8. Typical view of links corridor
9. Decay to floor in rear addition of 16B due to water ingress
10. Damage to ceiling and walls below bay roof.
11. Damage to ceilings due to water ingress
12. Ground floor of 16A
13. General condition of windows
14. General condition of room in 16B

CAPITA SYMONDS

Building 16, Cane Hill Hospital

17 November 2006



01 Parts of S & E elevation of 16A



02 West elevation



03 South elevation of 16B

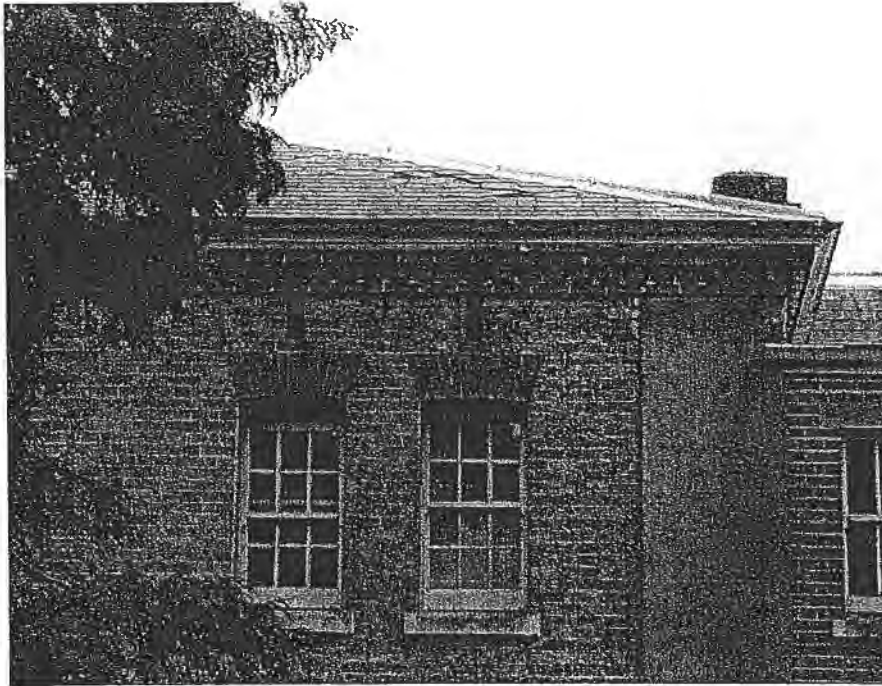


04 W. elevation of rear addition of 16B

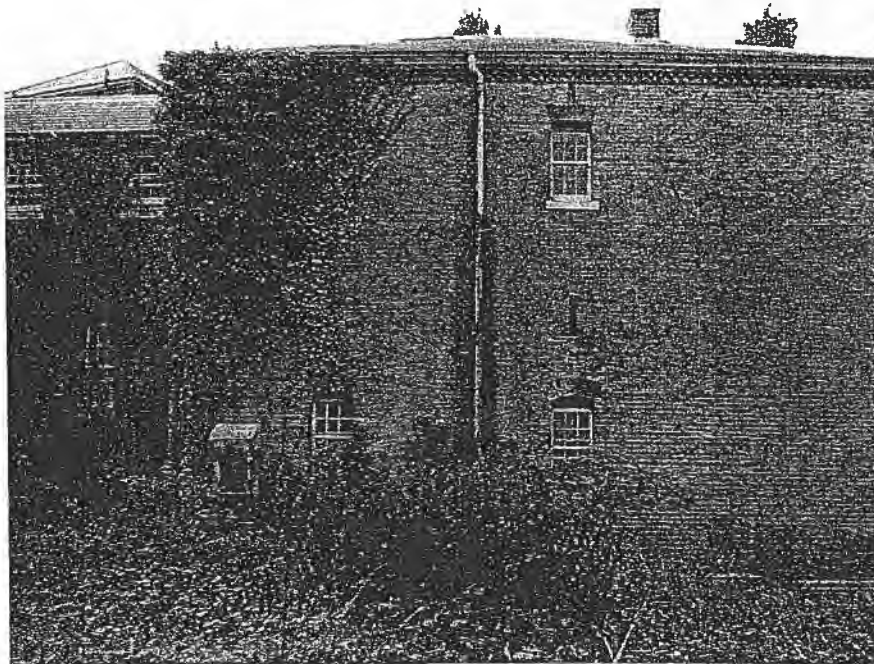
CAPITA SYMONDS

Building 16, Cane Hill Hospital

17 November 2006



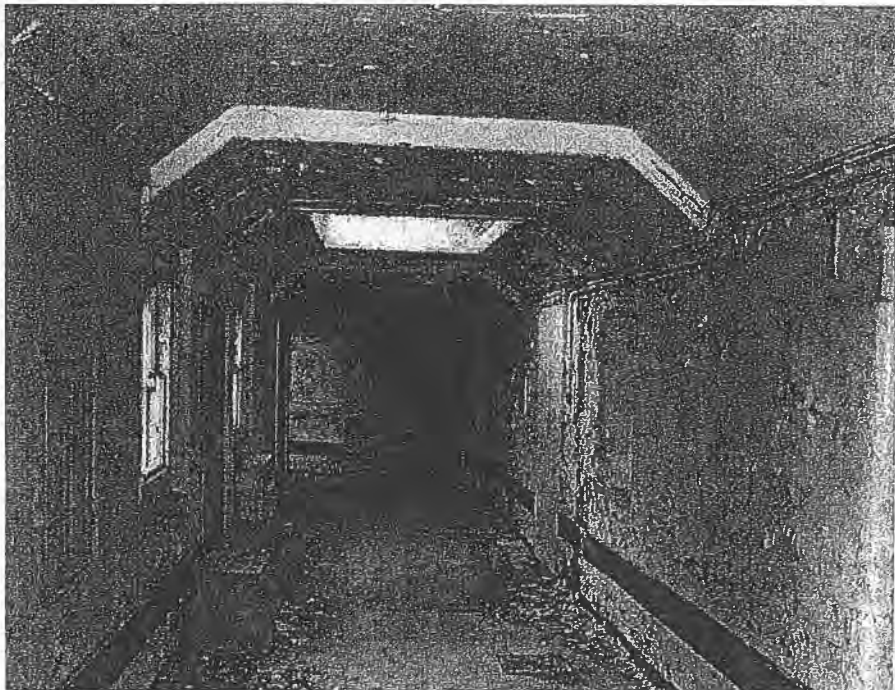
05 Slipped tiles to rear addition roof of 16B



06 Damaged rainwater goods rear additon of 16B



07 Links corridor



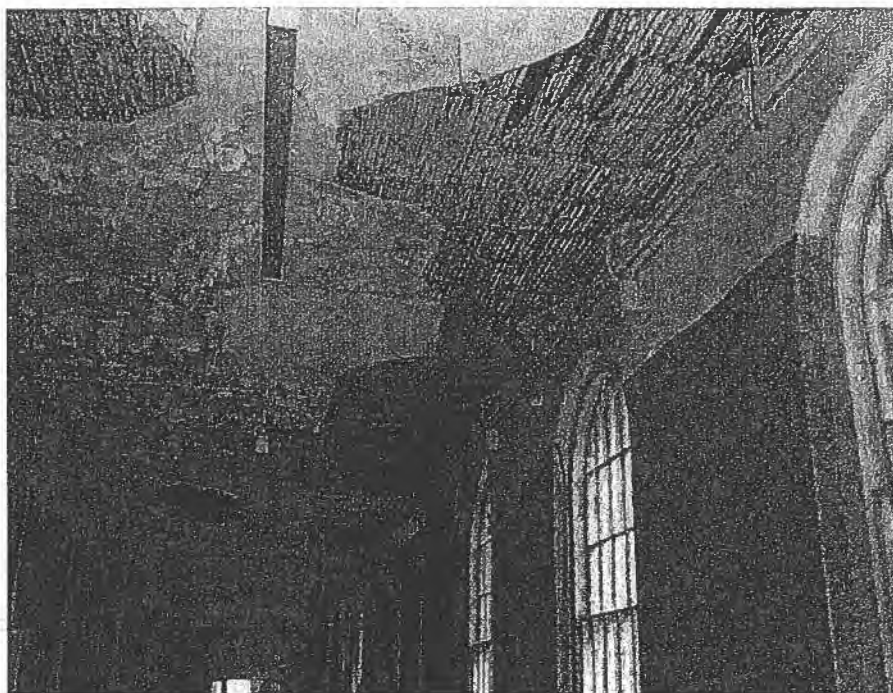
08 Typical view of links corridor



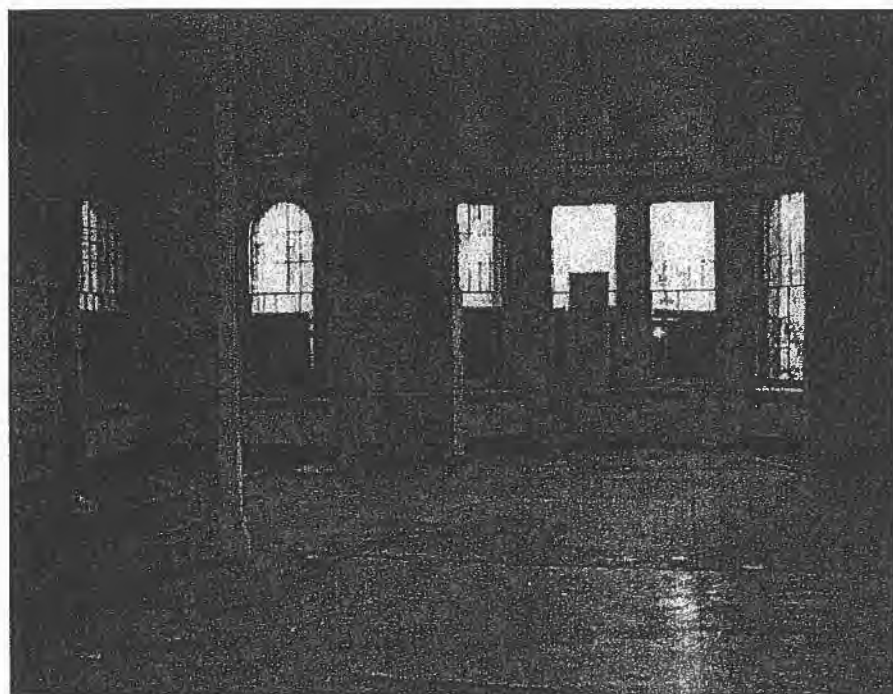
09 Decay to floor due to water ingress



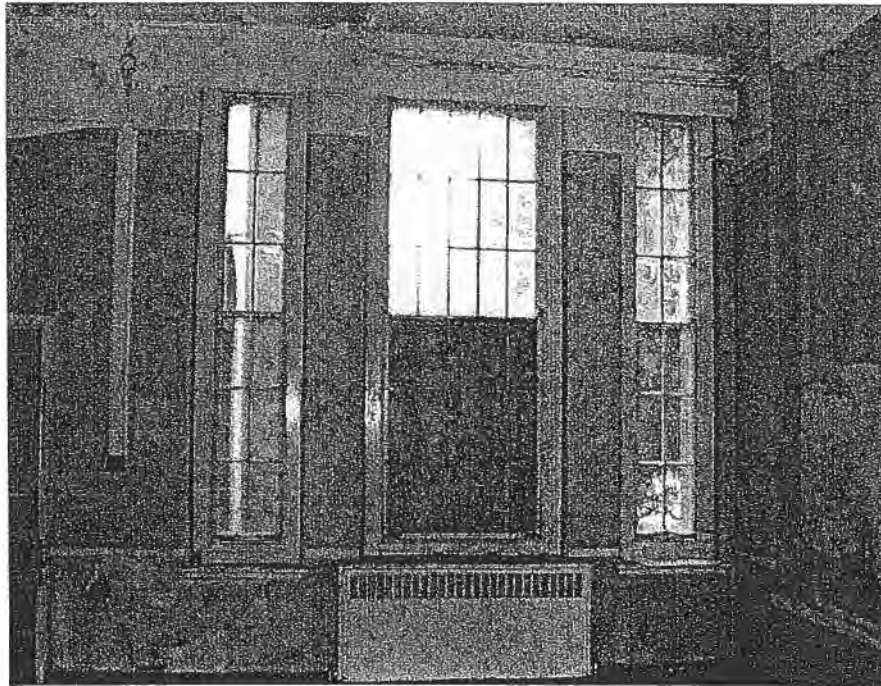
10 Damage to ceiling and walls below bay roof



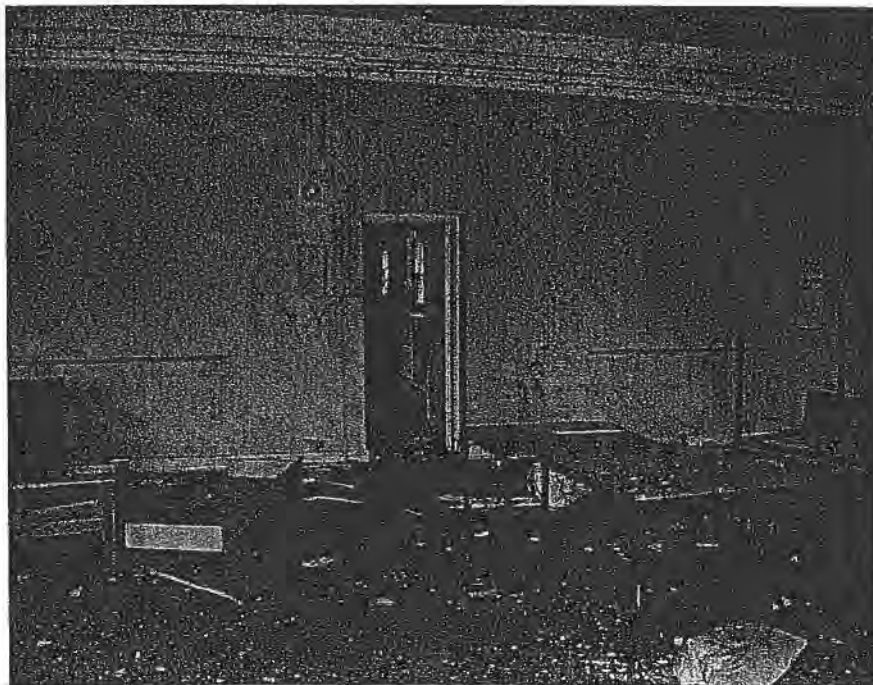
11 Damage to ceilings due to water ingress



12 Ground floor of 16A



13 General condition of windows



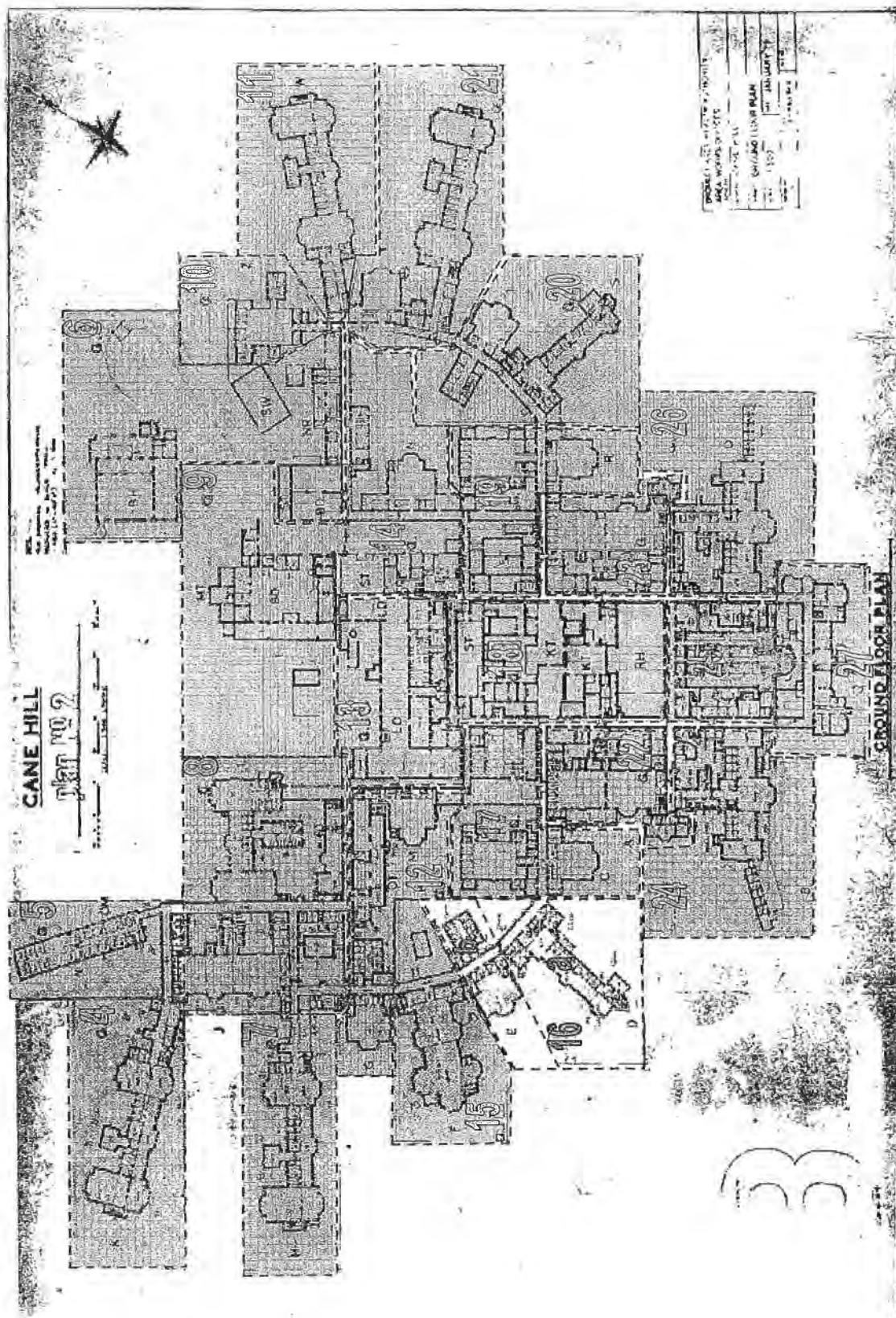
14 General condition of room within 16B

Outline Condition Survey Report
Cane Hill Hospital – Building 16

CAPITA SYMONDS

BUILDING INSPECTION

PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

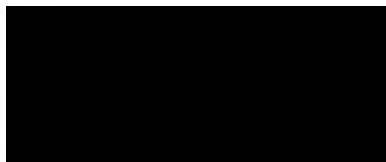
**Building 17
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 1 December 2006

Outline Condition Survey Report CAPITA SYMONDS

Cane Hill Hospital – Building 17

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3.0 <i>Condition of Main Elements.....</i>	<i>2</i>
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6.0 <i>Access Difficulties.....</i>	<i>4</i>
7.0 <i>Limitations</i>	<i>4</i>

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

.....
Prepared by [REDACTED] (Hons) MRICS

.....
Authorised by [REDACTED] MCIQB AMRSH

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 17

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor:
PART A – CONDITION REPORT & FINDINGS	Date: 1 December 2006
	Weather: Rainy & cloudy

1.0 Property Address & Brief

Building 17, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high-level descriptive comments rather than schedules of individual defects on a room-by-room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 17 is located within the grounds of Cane Hill Hospital. The building comprises two connected blocks comprising:

The west block is a two storey Victorian structure with pitched and slated roof. The building has suffered very extensive fire damage to roof and internal structures. The roof and floor structures have collapsed.

The east block comprises a single storey extension with asphalt flat roof with aluminium skylights and single storey corridor with pitched and slated roof.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. This building appears to have been used for patient's accommodation and activity workshops.

Summary Condition of Building 17

Overall, the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration, particularly relating to the West Block, which has been damaged significantly by fire.

Condition statements for each main element are included below.

Outline Condition Survey Report

Cane Hill Hospital – Building 17

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The west block has a pitched and slated roof. The east block comprises a mixture of flat asphalt roof covering with skylights and series of pitched and slated roofs.	Roof to the west block has collapsed due to extensive fire damage. Very little remains as a result. The flat roof has suffered extensive deterioration to the roof structure and roof coverings are deteriorated and leaking extensively. The majority of lead flashings and brickwork to low level gable walls were missing due to vandalism with extensive damage to skylights and glazing.
	Rainwater gutters and downpipes are a mixture of cast iron and uPVC type.	The majority of roof gutters to the west block are missing. There is an asbestos flue to the North elevation. Cast iron gutters and down pipes to the east block have suffered extensive corrosion with sections detached and missing. Sections of plastic downpipes are missing defective.
	External Walls External walls are of London Yellow Stock brickwork built with lime-based mortar. There is a red brick decorative plinth to the underside of the roof and around window heads.	The external elevations are in sound condition with no evidence of significant structural distress. Extensive vegetation growth, especially to the west block was noted internally and externally.
	Windows & Doors Windows are of traditional timber sash construction. Doors are of traditional timber panelled construction.	There is significant deterioration to both windows and doors to the west block due to the fire damage and exposure to the elements. These will probably not be salvageable. Windows and doors to east block have suffered from vandalism and water ingress.
	Structure & Foundations	The west wing has suffered extensive fire damage and the structural condition of the building which remains is unsafe.
	Internally Ceilings to the west block have collapsed due to fire damage. Ceilings to the east block comprise traditional lath and plaster.	Ceilings to the east block have suffered from significant water ingress and deterioration to finishes.
	Internal walls to the west wing have mostly collapsed as a result of the fire. Internal walls to the east block are solid masonry with plaster finish.	Internal walls to east block have isolated areas of collapse or water penetration. The wall decorations are in very poor condition.

Outline Condition Survey Report Cane Hill Hospital – Building 17

CAPITA SYMONDS

	Element Description	Condition
	Internal floors to west block have collapsed. Floors to east block are traditional timber construction.	Majority of the west block upper floors are collapsed. Although the some of the ground floor remains, it is likely to have deteriorated as a result of exposure to the elements. East block flooring suffer from extensive dry and wet rot with extensive areas of collapse.
	Joinery Windows and doors to the west block have been destroyed by fire. The East block has traditional timber sash windows and panelled doors.	Joinery to the east wing is in poor condition, with glazing broken throughout.
	Landscaping A tarmacadam road is provided around the building. There is a dwarf brick wall to the East elevation.	The tarmac surface is in poor condition with extensive shrubs and weeds growth noted.
	Services Heating to the east block is provided by cast iron radiators. The East block has ceramic sanitary ware.	The heating system is in poor condition and inoperable. Sanitary fittings are mostly damaged and unserviceable.

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 17

5.0 Salvageable Materials	
Element	Material
1. Roof	No materials are likely to be salvageable due to extensive fire damage and life expired condition.
2. Walls	External elevations may produce material for crushed aggregate. The cost of salvaging bricks intact may not be economic.
3. Floors	It is unlikely that floor material will be salvageable due to dry rot.
4. Special features	Cast iron radiators, ceramic sanitary fittings, and cast iron baths may have alternative uses.

6.0 Access Difficulties	
	Access to the building was restricted as follows: There was no access provided to the west block due to extensive fire damage.

7.0 Limitations	
	Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults, which may become apparent at a later date due to a concealed defect. No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested. The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only. We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses. Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents. This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report Cane Hill Hospital – Building 17

CAPITA SYMONDS

BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

1. North elevation to west block
2. South elevation to west block
3. South elevation to west & east blocks
4. East block's roof
5. Skylights to east block
6. East elevation
7. Vandalism to east block
8. West block internally
9. East block's corridor



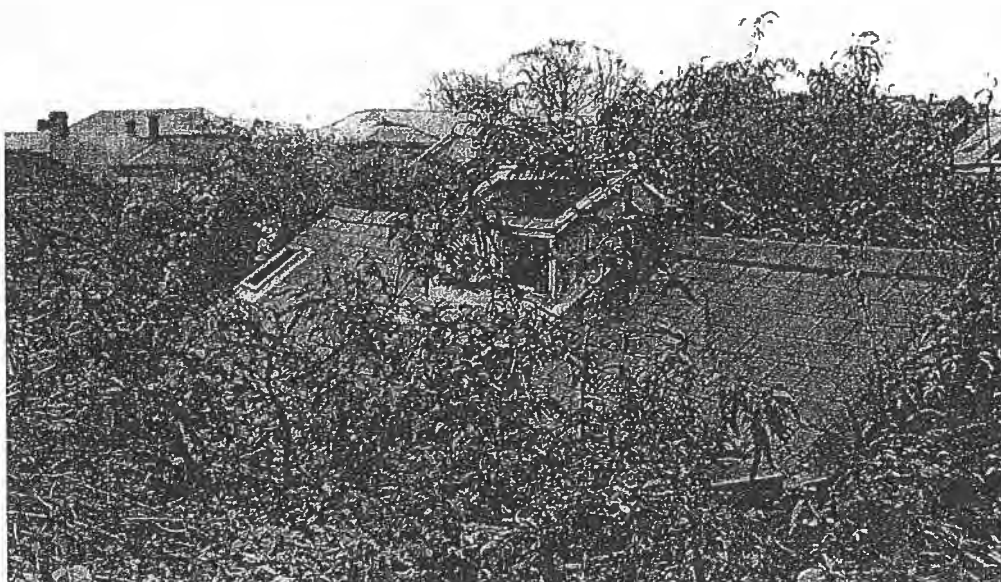
01 North elevation to west block



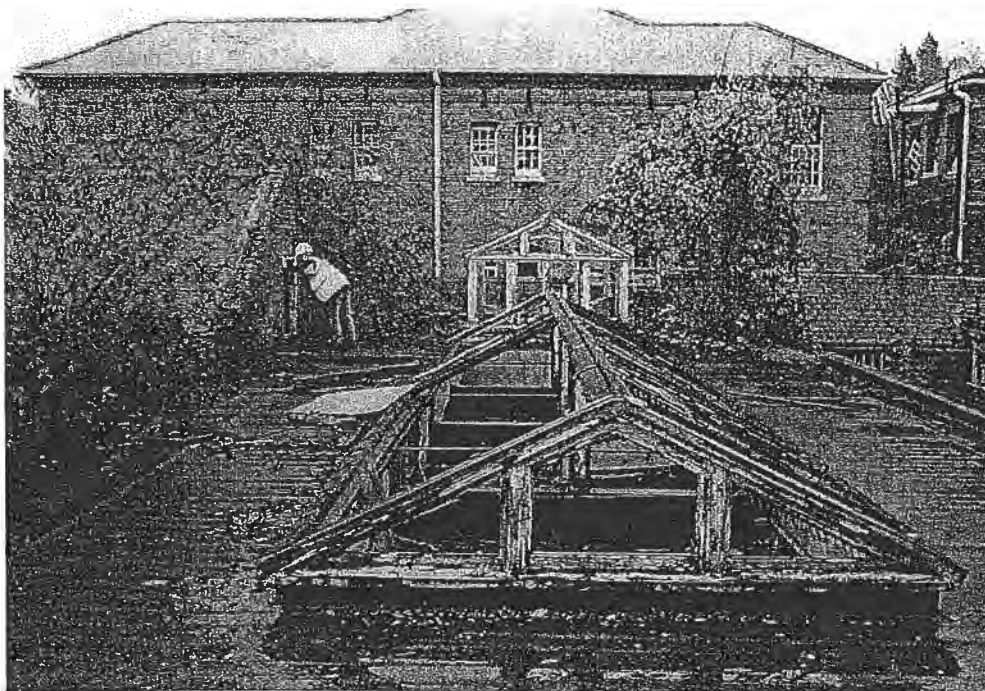
02 South elevation to west block



03 South elevation to west & east blocks



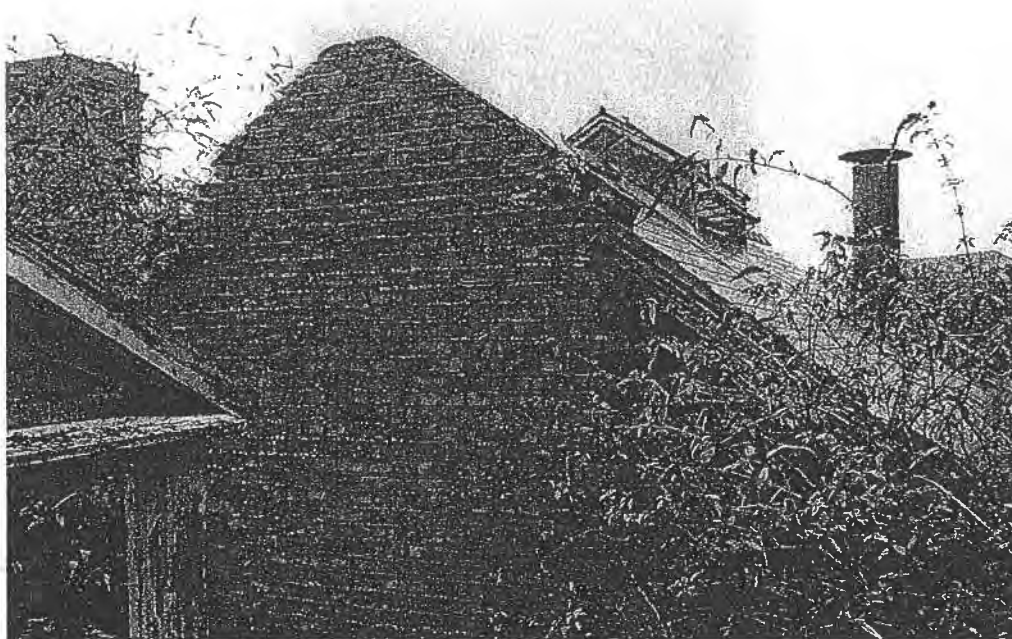
04 East block's roof



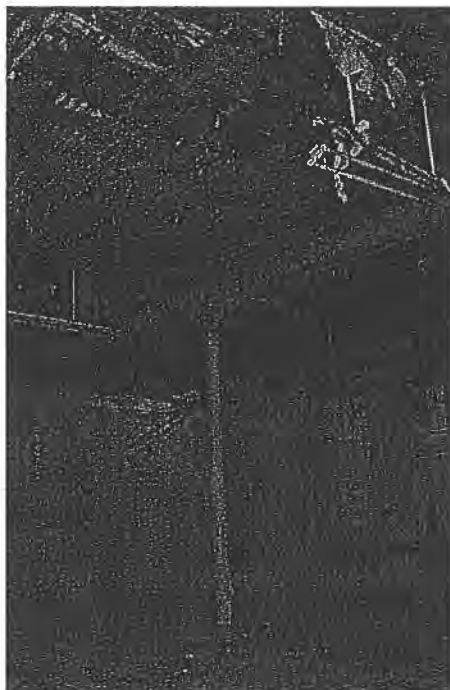
05 Skylights to east block



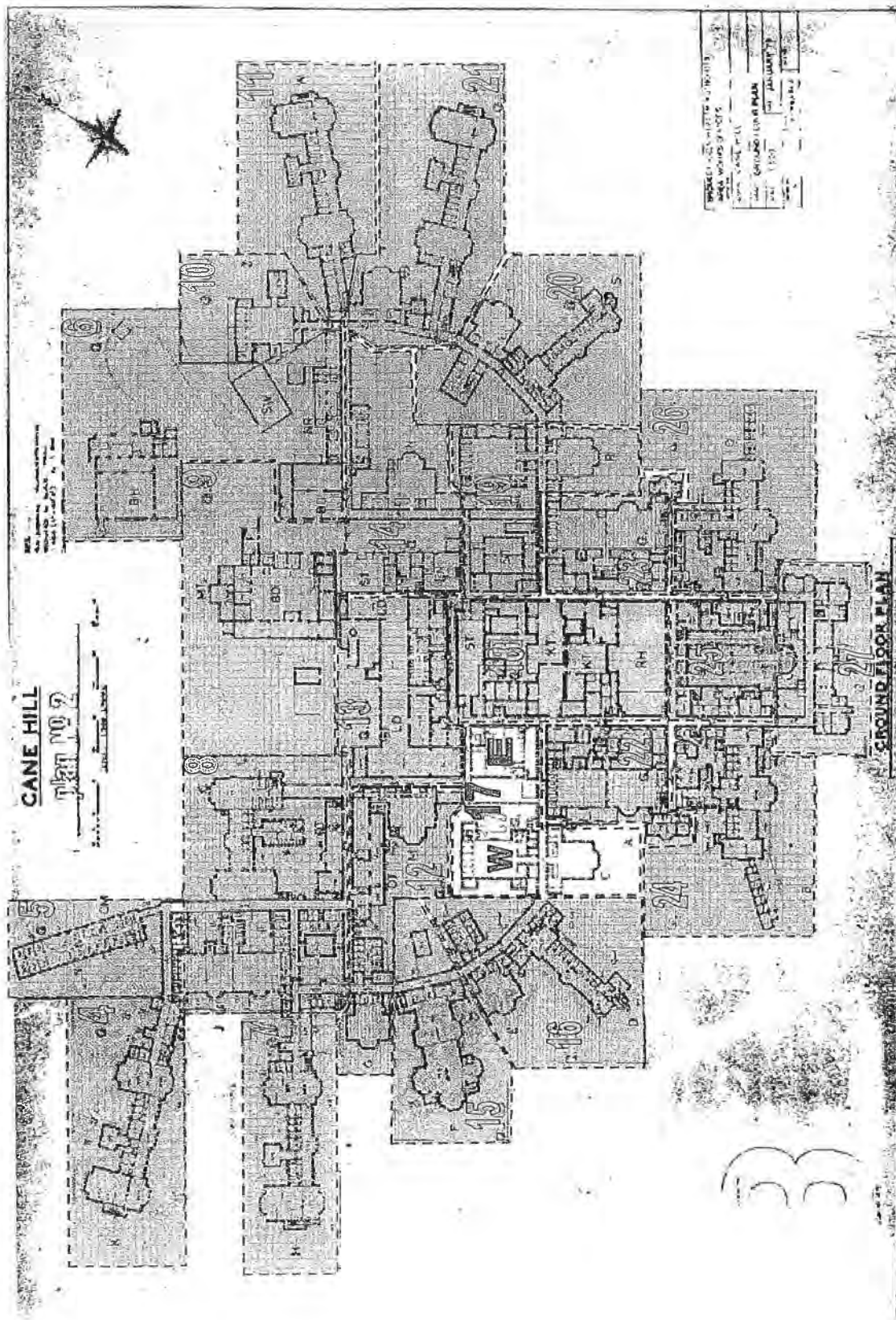
06 East elevation



07 Vandalism to east block



08 West block internally



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

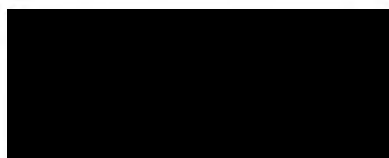
**Building 18
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 1st December 2006

Outline Condition Survey Report Cane Hill Hospital – Building 18

CAPITA SYMONDS

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4.0 <i>Access Difficulties.....</i>	<i>2</i>
5.0 <i>Limitations</i>	<i>3</i>

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

Prepared by [REDACTED] BSc MRICS

Authorised by [REDACTED] MCIQB AMRSH

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 18

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 1 December 2006 Weather: Rainy & Cloudy

1.0 Property Address & Brief

Building 18, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 18 is located within the grounds of Cane Hill Hospital. This area is located within the centre of the site and has circulation corridors, which run around all four boundaries. The site comprises a number of buildings and types and has been developed over a number of years by infilling space with a variety of roof structures and coverings in order to create space for cooking, food preparation, storage and other ancillary uses. The curtilage also contains a main function suite, which would have had a large span pitched roof and a dividing floor between basement and ground floor levels. This function suite is located immediately north of the main chapel.

Summary Condition of Building 18

Overall, the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration throughout since Building 18 is to a large extent, fire damaged.

Due to the overall poor condition of the buildings in this area, particularly because of the extensive fire damage at the north and south ends of the curtilage, it is not appropriate or possible to complete a detailed analysis of the structure and condition of the buildings. Therefore, the following overview provides as much information as it is possible to provide.

The main function building has been destroyed by fire and the roof structure and floor structure no longer exist. Internal masonry walls have also been destroyed and all that remains are the main external elevations which themselves are in poor condition.

The south circulation corridor adjacent to the main function suite has also been affected by fire damage and little remains of the roof structures in this area.

The connecting corridor to the east of the curtilage has been partially destroyed by fire around the main hall area and completely been destroyed by fire to the north end of the corridor. The brickwork walls in this area have also been destroyed.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 18

	To the north of the function suite a range of food preparation and kitchen areas have been created and the roofs and coverings in this area have been destroyed or severely damaged. The roof structures indicate this section of the site has been infilled at various times and utilises steel trusses supporting a variety of roof finishes but mainly slate. To the north of the food preparation and kitchen areas, there is a cloistered garden area. The buildings in this area have been affected by fire damage and the north end of this area is completely destroyed. In summary, approximately 75% of this entire infill area comprising building 18 has been destroyed by fire and several sections have been partially or totally demolished. It is unlikely that this central section of the site could be rebuilt based on what remains.
--	---

3.0 Recommended Further Investigations	
	1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings. 2 The building could not be surveyed as stated above.

4.0 Access Difficulties	
	Access to the building was restricted as follows: The building could not be surveyed as stated in item 2 above..

Outline Condition Survey Report

Cane Hill Hospital – Building 18

CAPITA SYMONDS

5.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults, which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

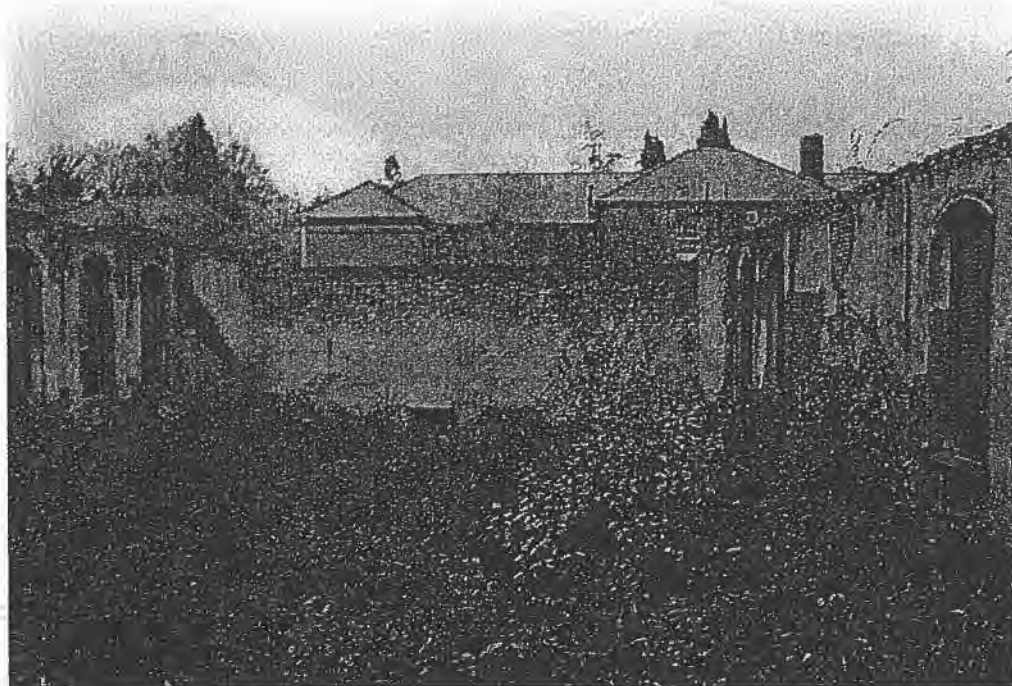
This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report

Cane Hill Hospital – Building 18

CAPITA SYMONDS

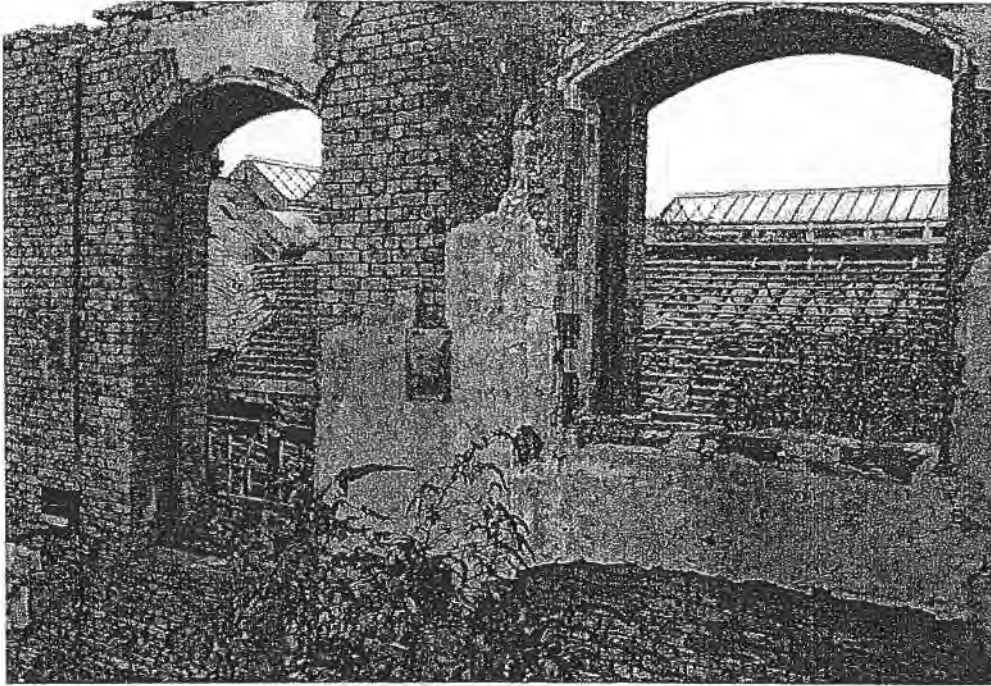
BUILDING INSPECTION	
PART B - SCHEDULE OF PHOTOGRAPHS	
1.	Main function suite
2.	Main function suite
3.	Fire damage to Building 18
4.	Linking corridor
5.	Cloister garden area
6.	Fire damaged internal floors
7.	Collapsed internal floors
8.	Fire damaged corridor



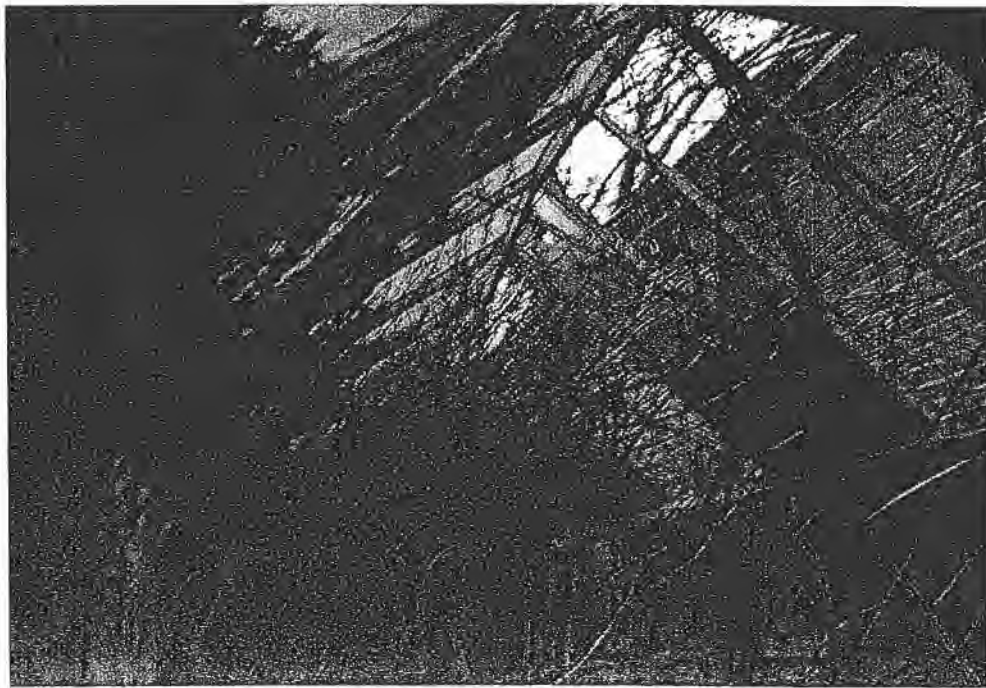
01. Main function suite



02. Main function suite 2



03. Fire damage to Building 18



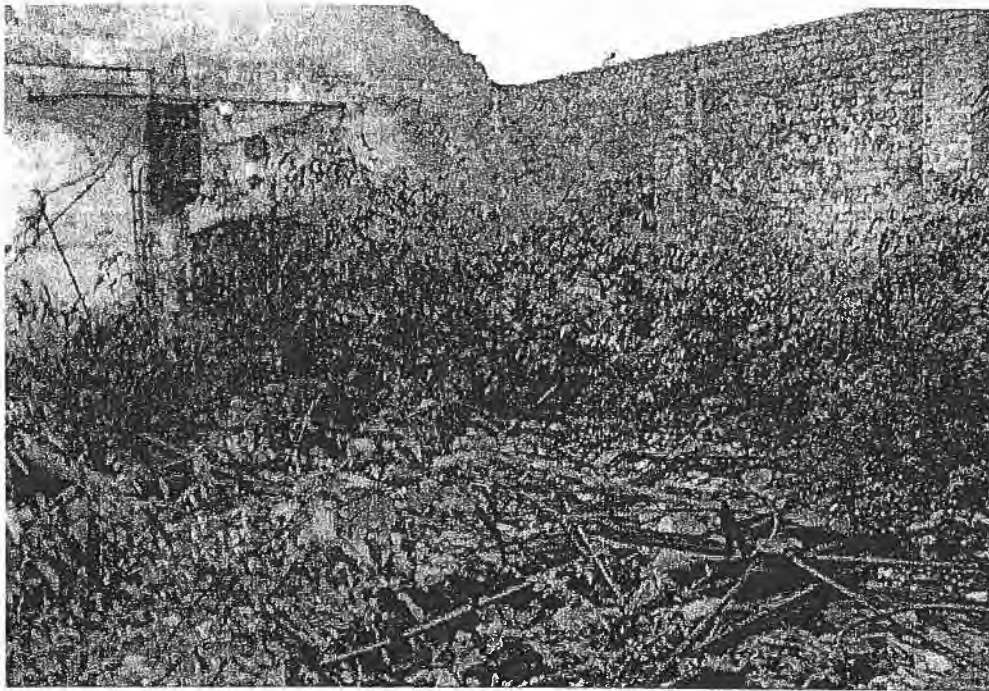
04. Linking corridor



05. Cloister garden area



06. Fire damaged internal floors



07. Collapsed internal floors

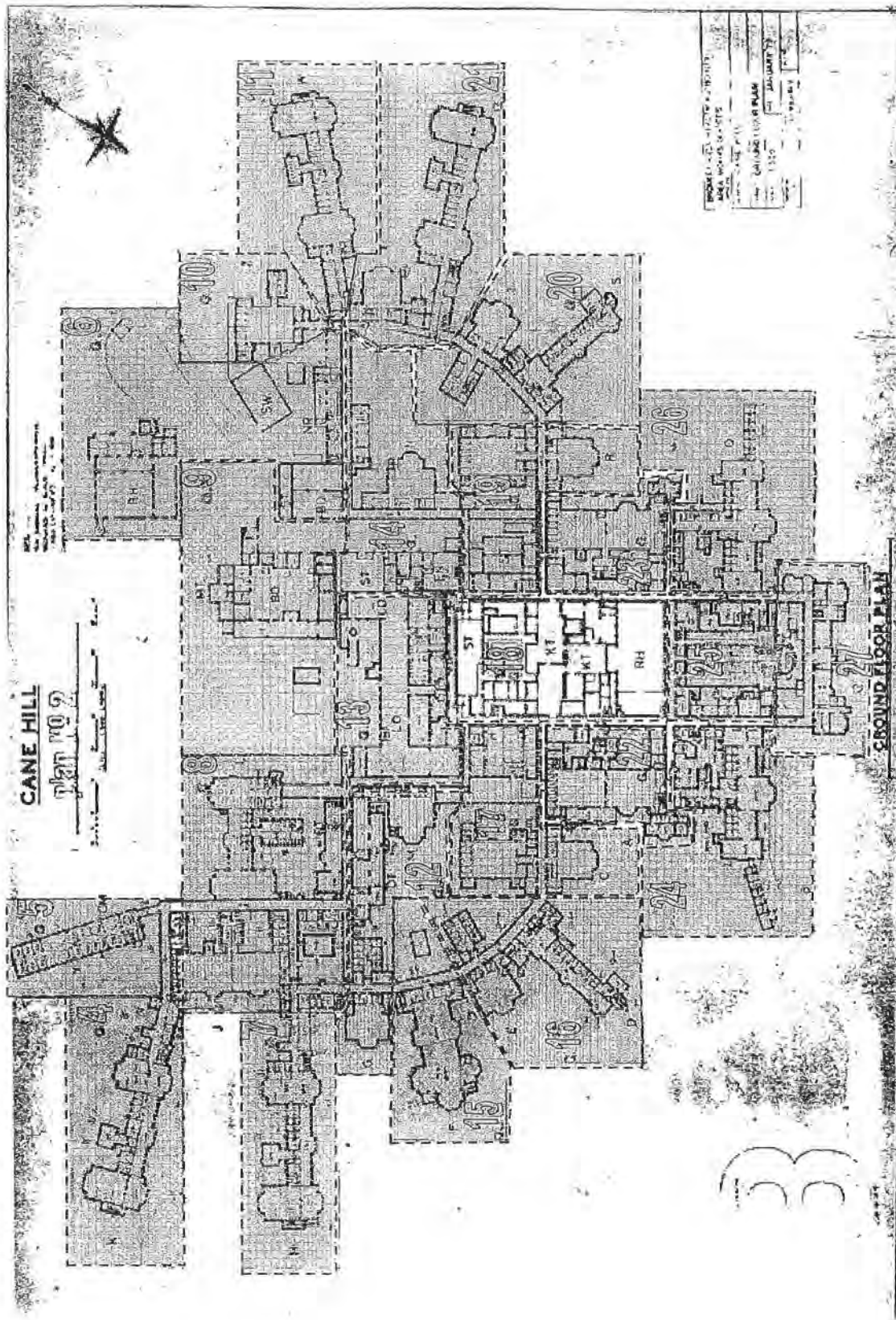


08. Fire damaged corridor

**Outline Condition Survey Report
Cane Hill Hospital – Building 18**

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

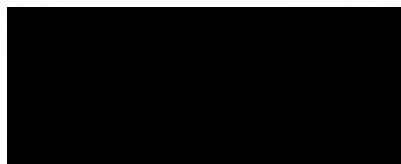
**Building 19
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 27 November 2006

Outline Condition Survey Report

Cane Hill Hospital – Building 19

CAPITA SYMONDS

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6.0 Access Difficulties.....	5
7.0 Limitations	6

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

Prepared by [REDACTED] BSc (Hons) MRICS

Authorised by [REDACTED] BSc (Hons)

Date.....

Date.....

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 19

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 27 November 2006 Weather: Wet & overcast.

1.0 Property Address & Brief

Building 19, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 19 is located within the grounds of Cane Hill Hospital. The main building, Building 19A has a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally the building is sub-divided into a mixture of residents' rooms, communal areas and shared washing facilities.

There is a single-storey links corridor that divides the main building into a north and south wing. The 1st floor of the main building bridges over the links corridor.

There are two, single-storey corridors running parallel to each other at the north and south edge of the site.

Building 19B is single-storey store room to the west of the area. The building has a pitched and slated roof, timber sash windows and solid brick masonry walls.

Building 19C is a collection of single-storey rooms and structures used as storage facilities adjoining Building 19B to the north and west. They are constructed with solid brick masonry walls with a pitched and slated roof which incorporates roof lights to provide natural lighting below.

History

We understand that the buildings on the site have been vacant since the early 1990s or before.

Summary Condition of Building 19

Overall the buildings are in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The buildings could not be re-occupied without extensive restoration, particularly relating to:

- Buildings A & B where water ingress through the roof coverings has resulted in varying degrees of deterioration throughout these buildings, and
- Building C has been extensively damaged by fire.

Condition statements for each main element are included below.

Outline Condition Survey Report

Cane Hill Hospital – Building 19

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof Building 19A has a pitched and slated roof with hipped ends. There is a small lead flat roof at the crown of the roof pitches and another small flat roof to the west elevation, with lead sheet coverings. Buildings 19B & C, and the two connecting link corridors, also have pitched and slated roofs which also incorporate roof lights into the roof structure.	The roof coverings of building 19A are generally watertight. However, there are isolated areas of slipped or missing tiles which has resulted in water ingress into parts of the building causing deterioration and decay to isolated parts of the building. The lead flat roof at the crown of the roof pitches, whilst not permitting water ingress at present, is showing signs of deterioration and is likely to be in poor condition. The roof coverings to 19B and the links corridor are generally in a poor condition with areas of missing and slipped tiles. 19B also has broken/missing glazing to roof lights. This has led to significant water ingress to these areas resulting in deterioration of the structural elements below. The roof coverings to Buildings 19C are in a poor condition or are missing due to extensive fire damage that has affected these structures.
	Rainwater gutters and downpipes to the main building are a mix of cast iron ogee guttering and cast iron and uPVC downpipes.	The cast iron gutters are failing, with corrosion evident and joints worn and these require replacement. The cast iron downpipes are also failing and require replacement. The plastic downpipes are generally in a reasonable condition.
	External Walls External walls to all buildings are of yellow London Stock brickwork built in lime based mortar. In Building 19A feature red brick stringer detailing is incorporated into the structure and at window lintel details There is an additional 2 storey brick staircase used for fire egress located at the rear of the east elevation of Building 19A.	The external elevation to the main building is in sound condition with little evidence of significant deterioration or defect. The two-storey fire escape is in sound condition. Isolated areas of repointing are required to the main building, particularly to the northern elevation. The external elevations to 19C have suffered from extensive fire damage. The elevations are likely to have been demolished under controlled conditions for safety reasons. The external elevations to 19B generally appear in reasonable condition.

Outline Condition Survey Report

Cane Hill Hospital – Building 19

CAPITA SYMONDS

Element Description	Condition
Windows & Doors Windows are of traditional sliding sash construction. Doors are of traditional timber construction.	Extensive damage to the ground floor windows of 19A has been sustained as a result of vandalism and the majority of the windows need replacing. The windows to the 1st floor are generally in a reasonable condition with approximately 20% of the glazing having been broken. Approximately 40% of the timber sash windows throughout the building can be repaired by a skilled craftsman, although the cost of doing so may not be economically viable, particularly if the window units have to be removed from site.
Structure & Foundations	19A and parts of 19B appear to be in a structurally sound condition. However, 19C is heavily dilapidated as a result of extensive fire damage.
Internally The ceilings to all the buildings and the link corridors are lath and plaster. Internal walls to 19A are original masonry with plaster finishes. 19B and 19C have a combination of original masonry and timber stud partitions with a mix of tile and plaster finishes.	The ceilings to the main building are generally in fair condition and are supported by timber beams and steel columns, which span the building. There are isolated areas of collapse on both the ground and 1st floor due to water ingress and decay. The ceiling to 19B is in poor condition with isolated areas of collapse. Water Ingress has caused extensive deterioration to ceiling finishes in both buildings; this is particularly evident in 19B. The ceiling to the links corridor is in very poor condition as a result of the missing roof structure and coverings caused by fire damage. The ceiling to 19C is in very poor condition with significant areas missing.
Walls	The masonry walls to 19A are generally sound subject to cosmetic damage and deterioration of finishes. There are isolated areas of live plaster due to water ingress. The walls to 19B are generally in a poor condition with extensive deterioration to finishes. Internal walls to 19C have been extensively damaged due to fire

Outline Condition Survey Report

Cane Hill Hospital – Building 19

CAPITA SYMONDS

Element Description	Condition
Floors to the main building are of suspended timber construction. The link corridor, communal wash rooms & stairs and landings are of solid concrete construction. 19C has a suspended timber floor. Floors in 19B are a combination of suspended timber and concrete construction. Joinery Doors are a mixture of solid timber and timber construction with glazed panelling. A number of doors have been covered with a hardboard finish to give the appearance of more modern manufacture. Timber skirting board is present in 19A.	The suspended timber floors to 19A are generally in a sound condition. There are isolated areas of fungal decay due to water ingress to the first floor, with areas of partial collapse evident at ground level. The suspended timber floor under where the chimney stack has been removed on the ground floor of the rear of the east elevation has been infilled with concrete. The floor of 19C has extensively decayed due to dry rot and fire damage causing areas to collapse and there is likelihood of concealed damage to remaining sections. The concrete floor to 19B and the link corridor are generally in reasonable condition. The suspended timber floor to 19B is in very poor condition with extensive fungal decay and rot present. The majority of doors to 19A are in poor condition a number of doors have been significantly damaged through vandalism and rot. The doors to the remaining buildings are missing or significantly damaged. The timber skirting is in poor condition with extensive decay.
Landscaping A perimeter tarmacadam pathway serves the rear of 19A & B. The adjoining land is predominantly soft landscaping.	The tarmac surfacing is in poor condition and requires replacement. The soft landscaping areas are heavily overgrown.
Services Steel distribution pipework feeding a mix of hot water convectors and wall mounted gas fire heaters to the main building. Ceramic sanitary fittings with cast iron baths & cast iron radiators.	The heating system is in poor condition and will require replacement before recommissioning can be considered. Sanitary fittings are soiled and in poor condition throughout. Cast iron baths and cast iron radiators may be salvageable.

Outline Condition Survey Report **CAPITA SYMONDS**

Cane Hill Hospital – Building 19

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended.

5.0 Salvageable Materials

Element	Material
1. Roof	A limited number of slate tiles and lead detailing may be stripped to be re-used or sold for scrap.
2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse. Architectural details such as brick fans over windows, stone window cills etc. can be reused.
3. Floors	No materials are likely to be salvageable.
4. Special features	Cast iron baths and cast iron radiators may have alternative uses.

6.0 Access Difficulties

Access to the building was restricted as follows:

Some rooms were locked to areas of 19C, and demolished walls and ceilings made access difficult at times. Access to all other areas was generally freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from ground levels.

Outline Condition Survey Report

Cane Hill Hospital – Building 19

CAPITA SYMONDS

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report Cane Hill Hospital – Building 19

CAPITA SYMONDS

BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

1. South elevation of 19A
2. South East elevation of 19A
3. South East elevation of 19A
4. Part of the demolished sections of 19C
5. General condition of links corridor
6. General condition of dormitories in 19A
7. General condition of dormitories in 19A
8. Corridor linking North & South wings of 19A
9. Water ingress from roof to 19A
10. Fruiting bodies to ceiling finishes in 19A
11. Condition of walls in parts of 19B
12. Condition of floor in parts of 19B
13. Condition of walls in parts of 19B



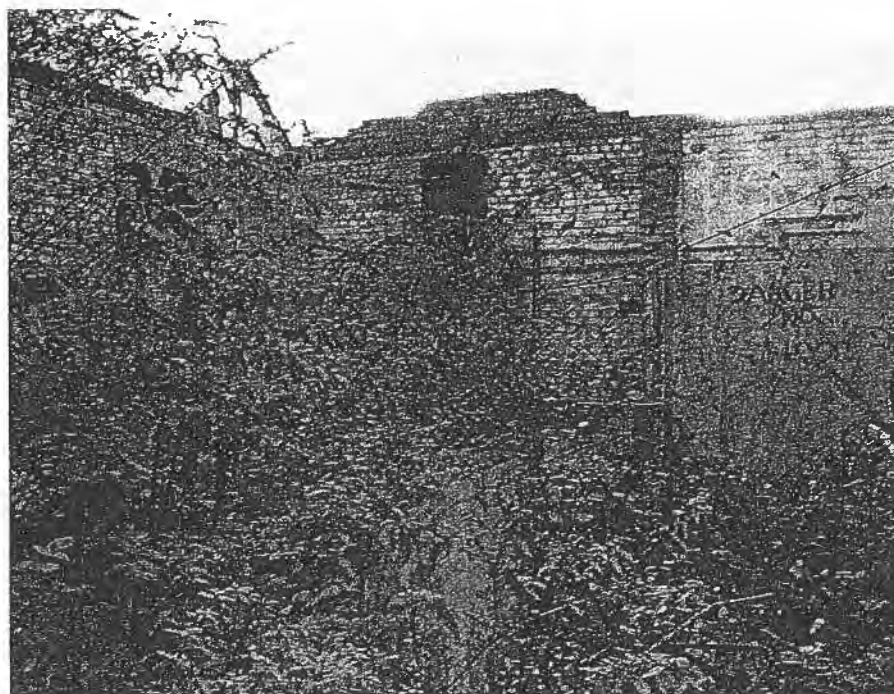
01 S Elevation of 19A



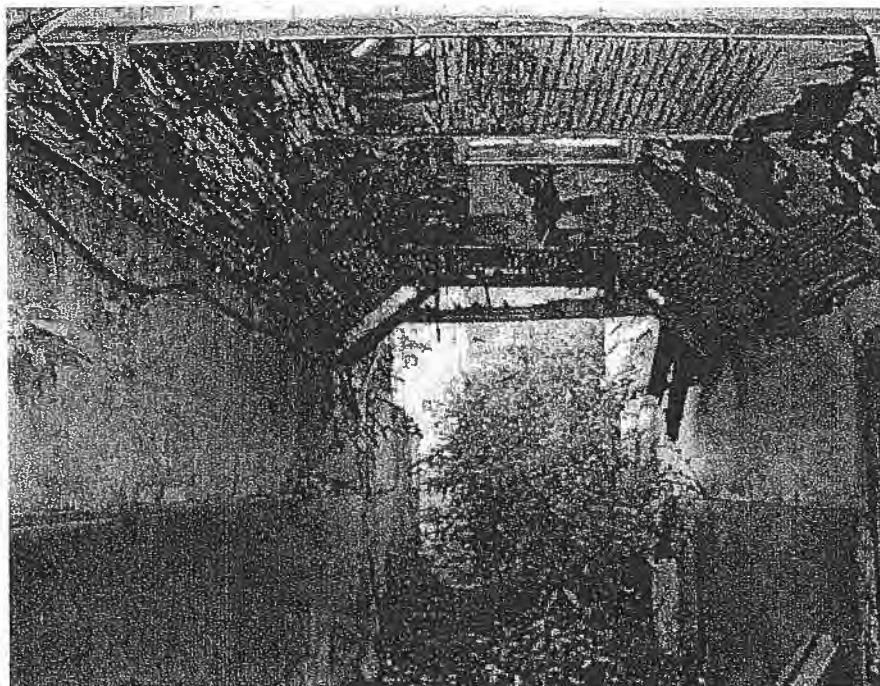
02 SE Elevation of 19A



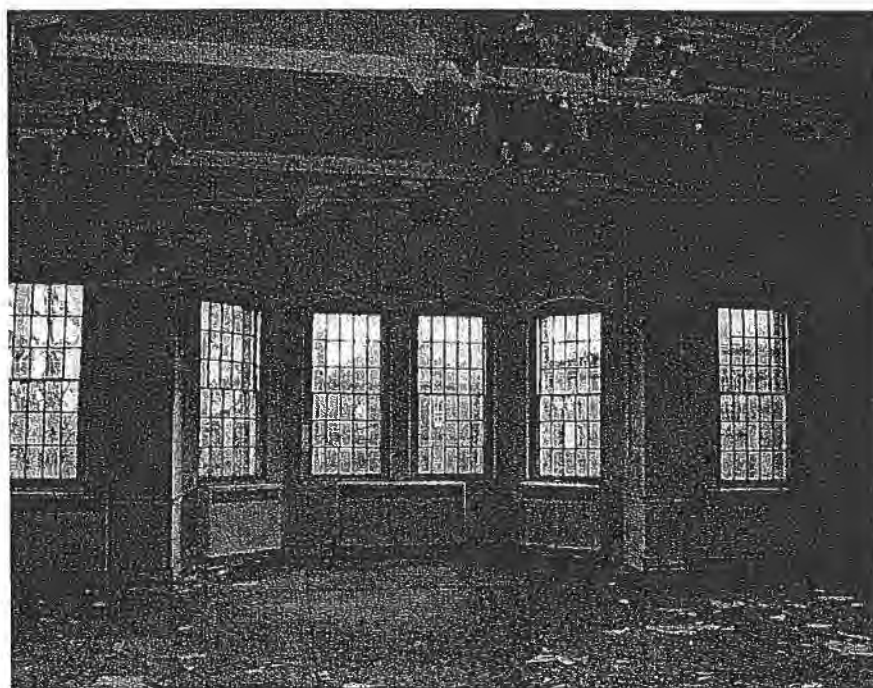
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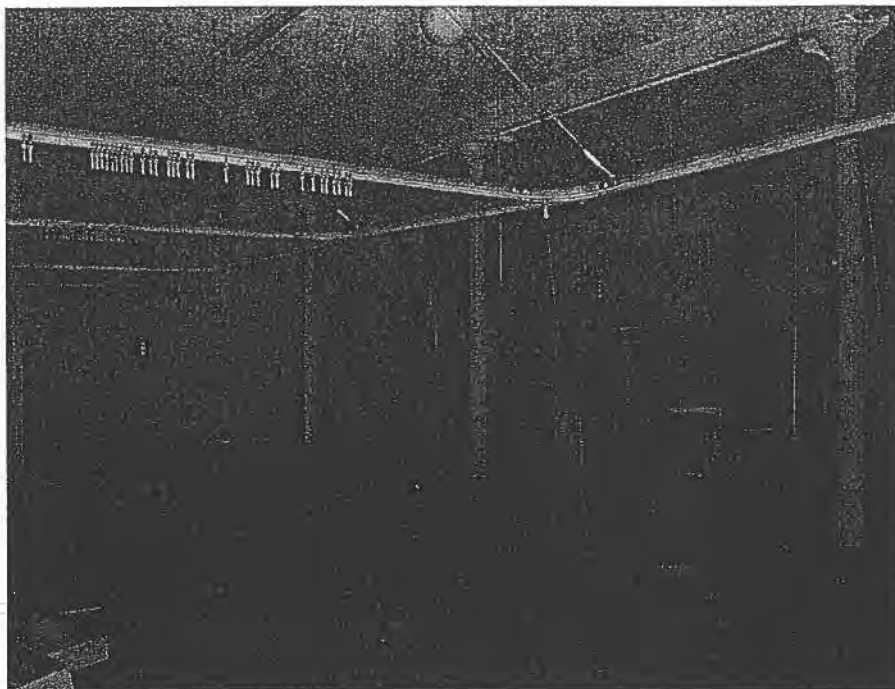
04 Part of the demolished sections of 19C



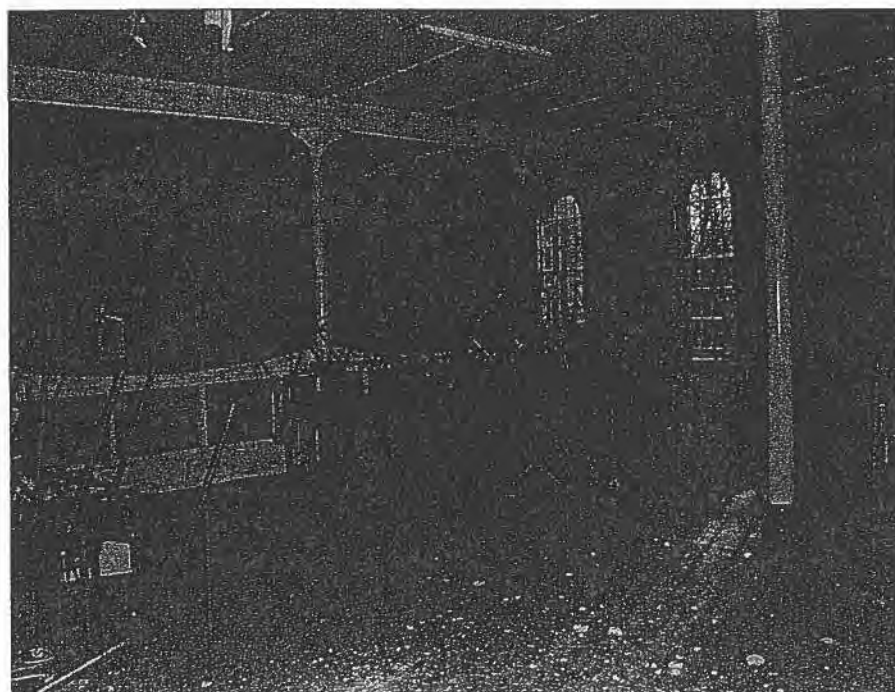
05 General condition of links corridor



06 General condition of dormitories in 19A



05. Patient's accommodation



06. Deterioration to ceiling finishes

CAPITA SYMONDS

Building 23, Cane Hill Hospital

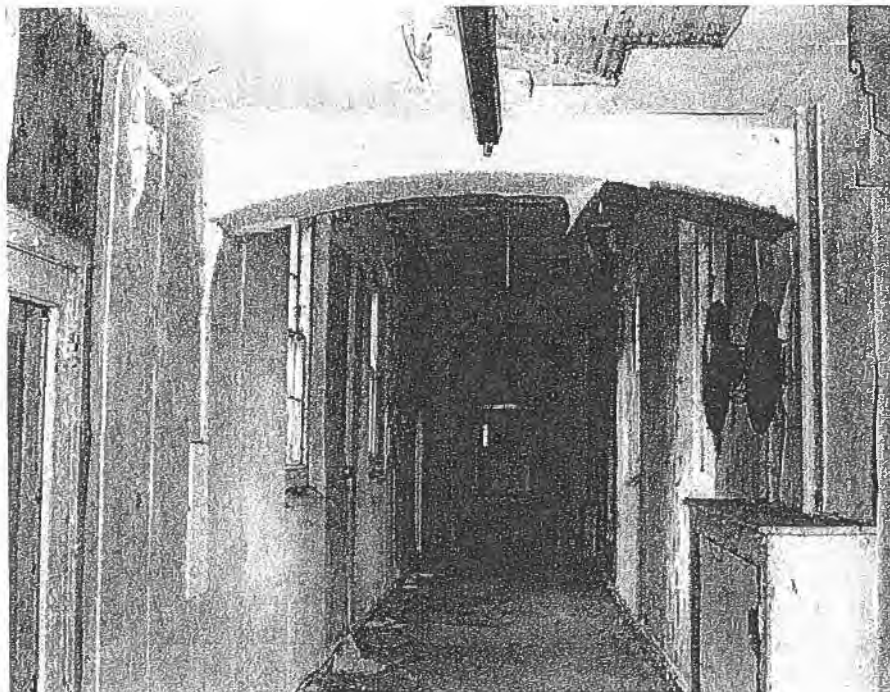
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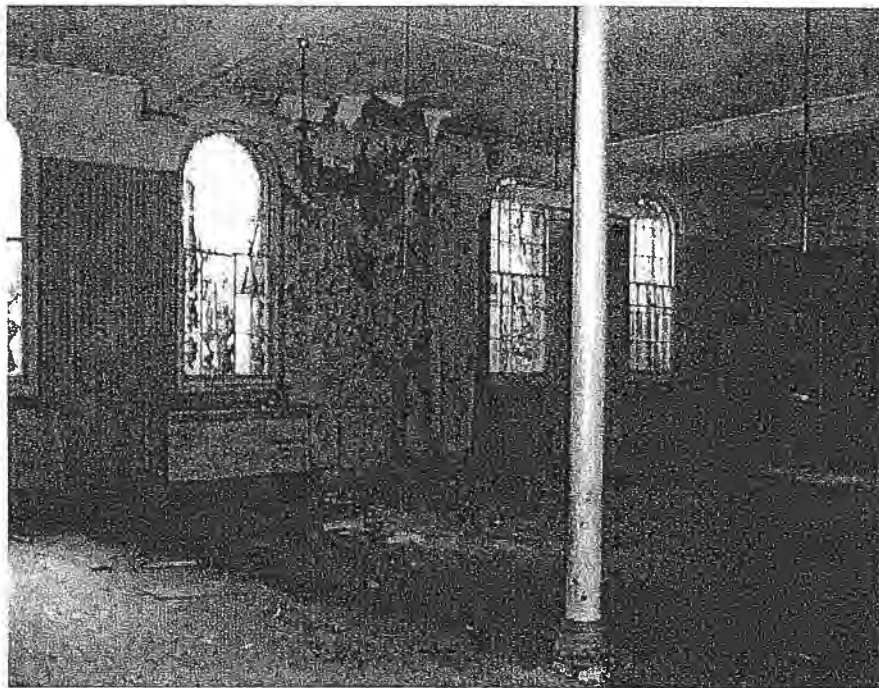
07. Collapsed timber floor



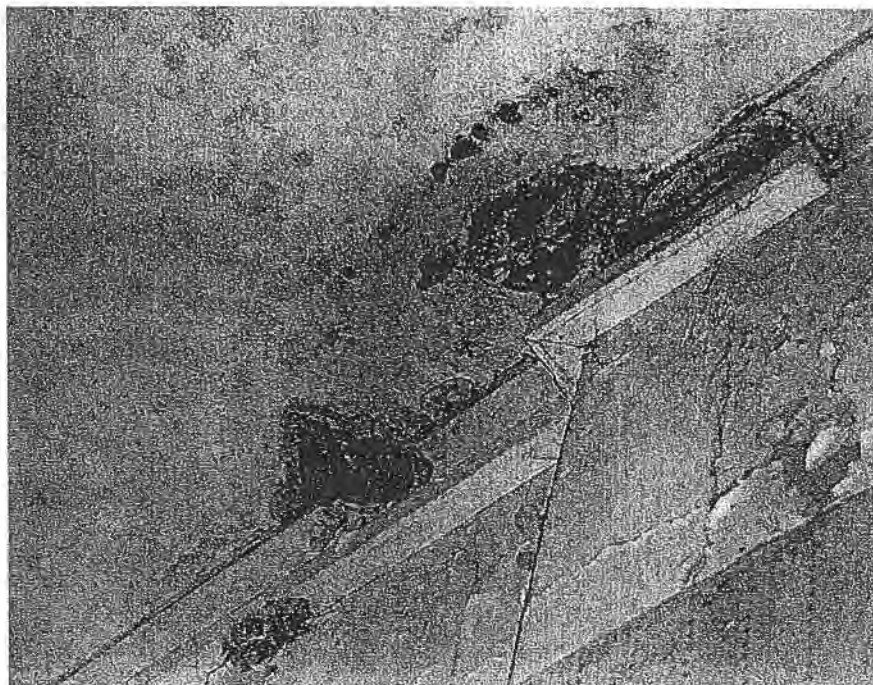
07 General condition of dormitories in 19A



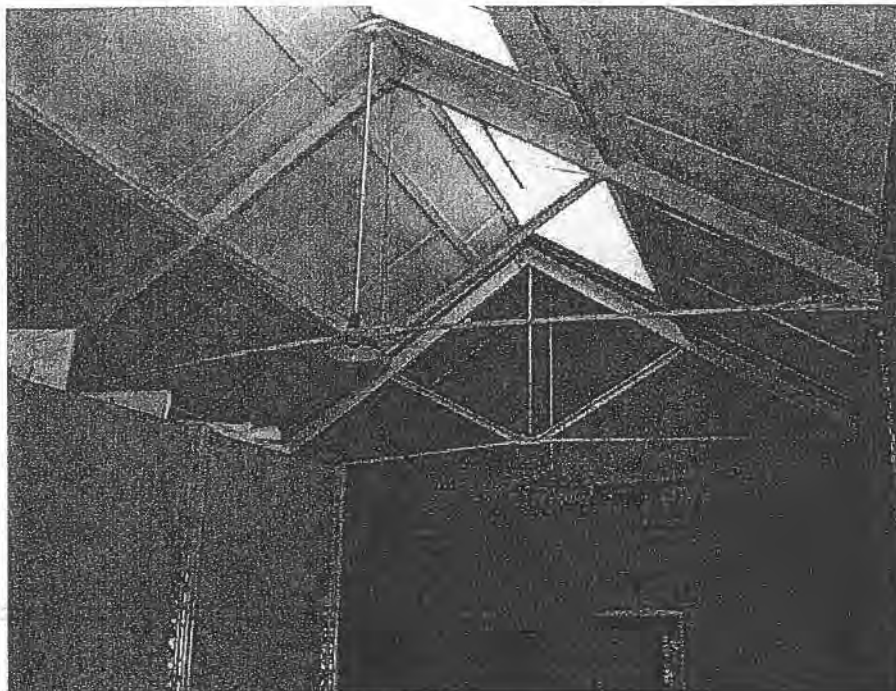
08 Corridor linking N & S Wings of 19A



09 Water ingress from roof to 19A



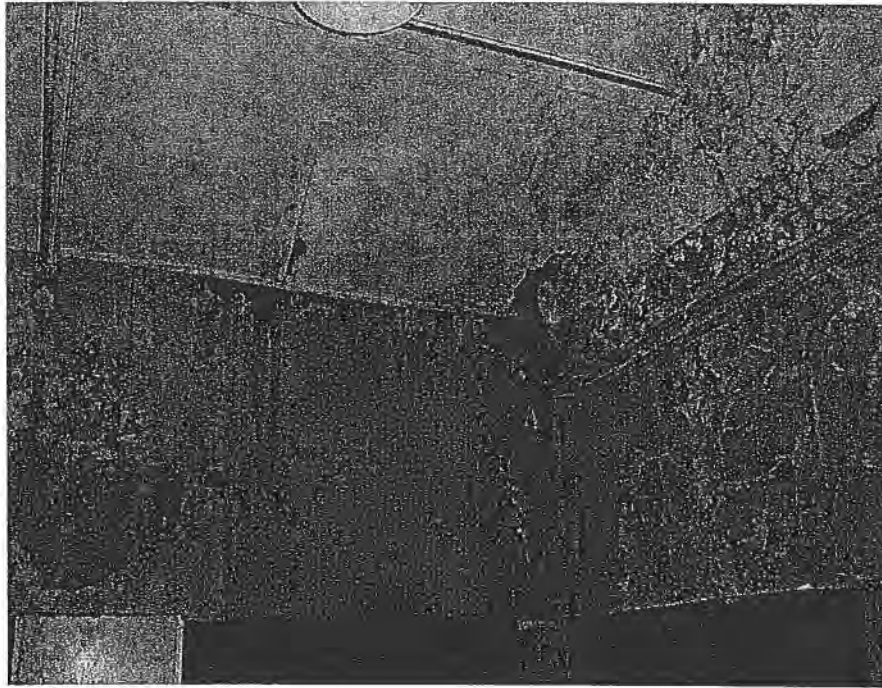
10 Fruiting bodies to ceiling finishes in 19A



11 Condition of walls in parts of 19B



12 Condition of floor in parts of 19B

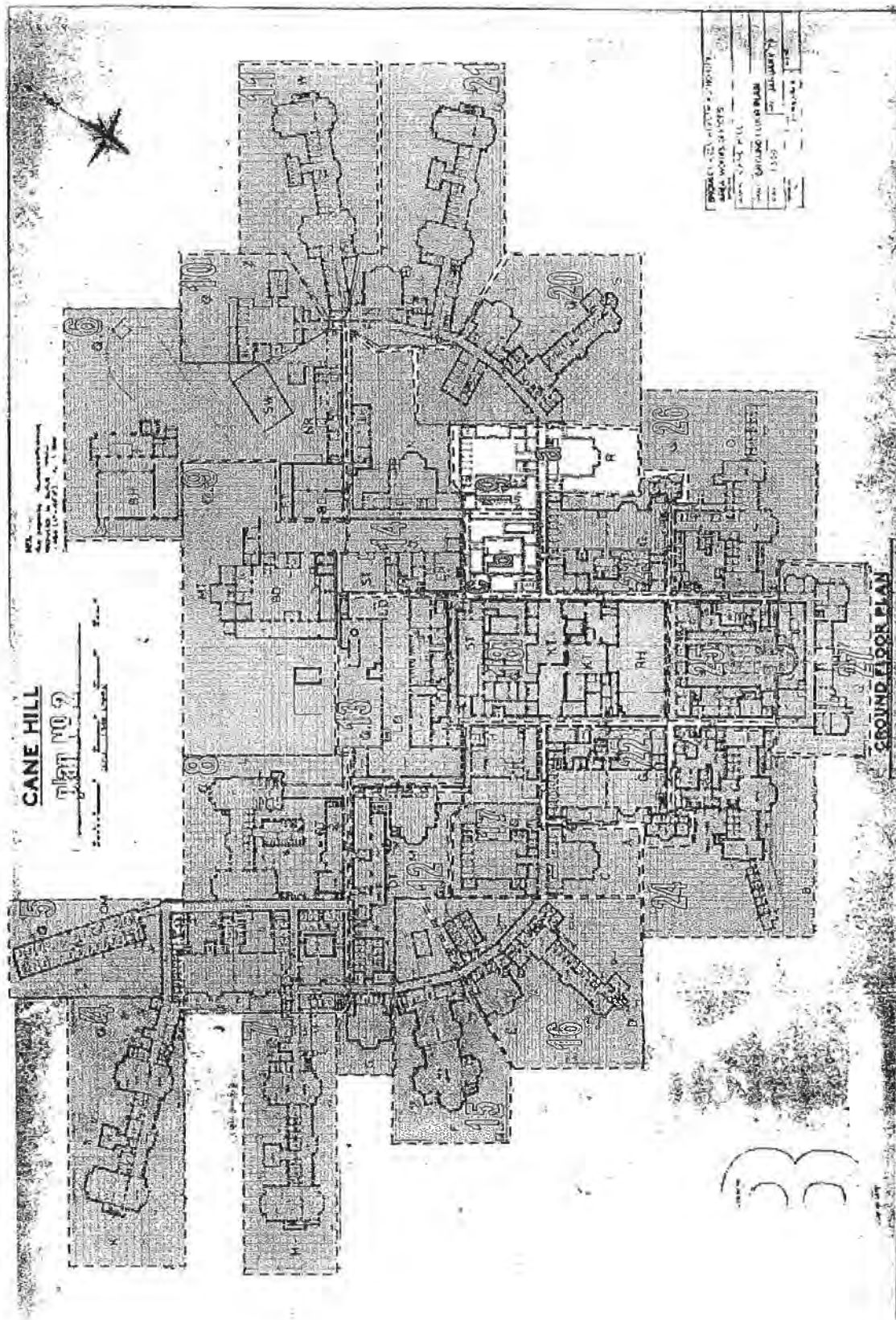


12 Condition of walls in parts of 19B

Outline Condition Survey Report
Cane Hill Hospital – Building 19

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

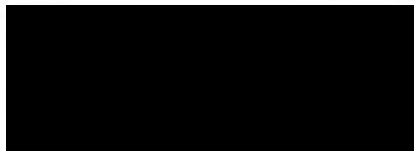
**Building 20
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 16th November 2006

Outline Condition Survey Report Cane Hill Hospital – Building 20

CAPITA SYMONDS

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5.0 <i>Salvageable Materials</i>	4
6.0 <i>Access Difficulties.....</i>	5
7.0 <i>Limitations</i>	5

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

.....
Prepared by [REDACTED] (Hons) MRICS

.....
Authorised by [REDACTED] BSc (Hons)
MRICS

Date.....

Date.....

Outline Condition Survey Report

Cane Hill Hospital – Building 20

CAPITA SYMONDS

BUILDING INSPECTION		Surveyor:
PART A – CONDITION REPORT & FINDINGS		Date: 16 th November 2006
		Weather: Wet & Overcast.
1.0 Property Address & Brief		
Buildings 20A, 20B & 20C Cane Hill Hospital, Coulsden, Surrey CR5 3YL		
Brief		
Undertake an Outline Condition Survey to broadly identify the condition of the buildings and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.		
The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.		

2.0 Overview	
	Location
	Building 20A, 20B & 20C is located within the grounds of Cane Hill Hospital. 20A is a three storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally, the space opens out to large open plan rooms at both ends with central core areas consisting of link corridors and individual cells, there is a separate bathroom block building of similar construction linked to the main building on each level. 20B is a two storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally, the space opens out from the link corridor into large open plan rooms. Both buildings are linked via the ground floor by a covered walkway consisting of a pitched slated roof, timber sash windows and solid brick masonry walls. 20C is a single storey metal framed building with a pitched roof, this is a temporary building. History We understand that the buildings on the site have been vacant since the early 1990s or before. Building 20A was used as a ward with dormitories situated at each end with small rooms used for administration housed in the linked corridors. Building 20B was used as a day room access from the link corridor. Building 20C was used for administration and open plan therapy room. Summary Condition of Building 20 Overall the buildings are in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today. The buildings could not be re-occupied without extensive restoration, particularly relating to Building A where extensive water ingress through the roof coverings has resulted in structural failure of the floor structures and ceilings below, with consequent deterioration of the adjacent elements. Condition statements for each main element are included below.

Outline Condition Survey Report Cane Hill Hospital – Building 20

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof Buildings 20A & 20B both have pitched and slated roofs with hipped ends. There is a small lead flat roof at the crown of the roof pitches. 21A also has a flat lead roof linking the bathroom accommodation. Building 20C has profile sheeting.	The roof coverings to 20A are defective and as a result extensive water damage has occurred to the floors below. 20B roof is generally watertight The slate coverings are intact with isolated areas of slipped and missing tiles. The lead flat roof, whilst not permitting water ingress at present, is showing signs of deterioration and is likely to be in poor condition. Access was not gained into 20C to determine the condition of the roof structure.
	Rainwater gutters and downpipes are a mixture of cast iron and plastic manufacture.	There is significant corrosion and UV damage to gutters and pipework, sections are either missing, incorrectly aligned or cracked, combined with blocked gutters this is allowing water to discharge down the elevation and in isolated areas supporting plant growth
	External Walls External walls are of London Stock brickwork built in lime based mortar. Feature red brick stringer detailing incorporated into the structure and at window lintel details.	The external elevations of 20A, B and C are generally in a sound condition. There is an area of brickwork which is severely spalling to the north elevation of 20B at ground floor level. Vegetation has become established around the perimeter of both buildings.
	Windows & Doors Windows are of traditional sliding sash construction. Doors are of traditional timber construction.	Damage to windows has been sustained in both 20A & 20B as a result of vandalism. Windows at ground floor level have been extensively damaged with some now boarded over. Approximately 40% of the windows are beyond repair. Generally, approximately 60% of the glazing throughout the building has been broken. There is evidence of natural deterioration of timber components as a result of exposure to the elements, although this is limited to the lower sections of the timber windows. Approximately 60% of the timber sash windows can be repaired by a skilled craftsman, although the cost of doing so may not be economically viable, particularly if the window units have to be removed from site. Decorations are in poor condition.

Outline Condition Survey Report

Cane Hill Hospital – Building 20

CAPITA SYMONDS

Element Description	Condition
Structure & Foundations	There is no evidence of structural distress to the building.
Internally Ceilings original lath and plaster ceilings.	The ceilings are in a poor condition throughout 20A & B with areas of rot and decay to the ceiling structures due to water ingress. Approximately 50% of the second floor ceilings have collapsed in 20B and the remainder are continuing to deteriorate. The decorative finishes have deteriorated.
Internal walls are original masonry walls with plaster finishes.	The walls throughout 20A & B are in a poor condition and there is extensive damage to the plaster finishes. The remaining internal walls are generally sound but decorations are deteriorating.
Floors are generally of suspended timber construction with a variety of floor finishes. Stairs are of solid construction with a mixture of solid and timber landings.	There is also evidence of extensive dry and wet rot throughout the entire ground and first floors in buildings 20A, 20B & 20C. Approximately 50% of the ground floors in Building 20B have completely collapsed as a result of the dry rot attack, and the remainder of the timber structures are at risk of deterioration.
Joinery The majority of the joinery dates to the Victorian era, although doors have been boarded over to give the appearance of more modern manufacture.	The dry rot has caused extensive deterioration to approximately 80% of the doors and linings throughout the buildings. These elements are beyond repair or salvage.
Landscaping A tarmac road is provided around the main buildings with perimeter paving around 20C, leading to a grassed lawn area. There is a dwarf brick wall and ramp to the day room Building 20B.	The brick wall has been extensively damaged and the steel handrails badly corroded. The tarmac surfacing is over grown and covered with foliage.
Services Steel distribution pipework from a district heating entering the building via the link corridor supplying a combination of modern steel convector panel radiators. Ceramic sanitary fittings with cast iron baths supplied via hot and cold water services.	The heating system is in poor condition although modern steel convector panel radiators are in fair condition. The heating system will require replacement before recommissioning can be considered. Sanitary fittings are soiled and in poor condition throughout.

Outline Condition Survey Report

Cane Hill Hospital – Building 20

CAPITA SYMONDS

4.0 Recommended Further Investigations	
	1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings. 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

5.0 Salvageable Materials		
	Element	Material
	1. Roof	Slates and lead can be striped to be re-used or sold for scrap; substantial roof timbers not affected by fungal attack can be reused.
	2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse. Architectural details such as brick fans over windows, stone window cills etc. can be re-used. Timber window units may be salvaged if a suitable use for the windows can be identified.
	3. Floors	Timber elements such as joists and good quality floor boards that are not affected by fungal attack can be reused.
	4. Special features	Cast iron radiators, ceramic sanitary fittings and cast iron baths may have alternative uses. Copper wiring, rainwater goods, steel piping, steel beams etc may be stripped out for scrap. Victorian panelled timber doors in good condition may be salvaged for alternative uses. Central cast iron posts supporting floors can be reused.

Outline Condition Survey Report

Cane Hill Hospital – Building 20

CAPITA SYMONDS

6.0 Access Difficulties

Access to the building was restricted as follows:

- 1 Some rooms were locked and/or boarded over, but otherwise access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.
- 2 Floor voids were not accessed due to asbestos contamination stickers and access hatches fixed down.
- 3 Roof areas were viewed from ground level and where possible from open loft hatches.
- 4 Building 20C was not inspected internally due to access restrictions.

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

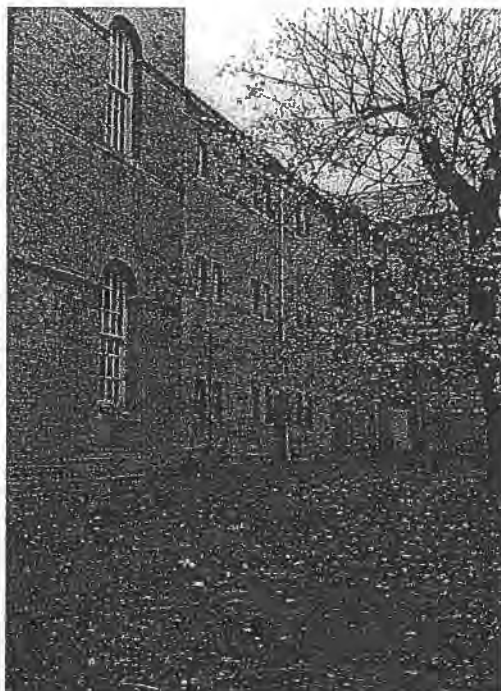
Outline Condition Survey Report Cane Hill Hospital – Building 20

CAPITA SYMONDS

BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

1. North elevation of 20A
2. East elevation of building 20B
3. East elevation of 20A
4. Building 20A
5. West elevation of 20C
6. Link corridor to 20A
7. Extent of water damage in 20A
8. Slipped tiles to roof of 20B
9. Condition of ground floor rear addition to 20B
10. Condition of stairwell to 20B
11. Spalling brickwork to 20B



01 N elevation of 20A

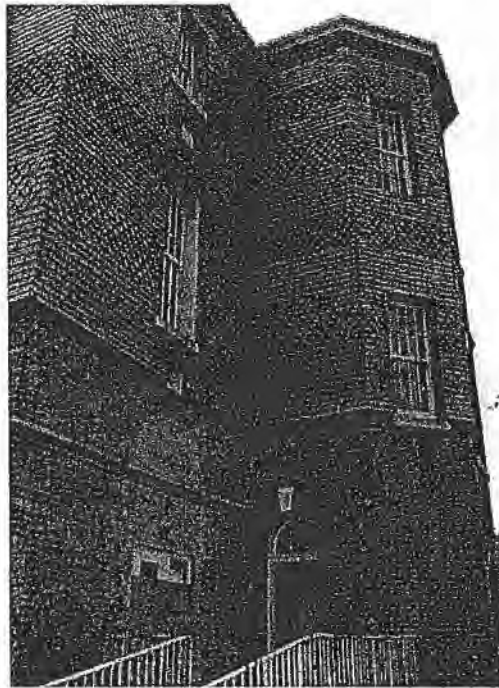


02 E elevation of Building 20B

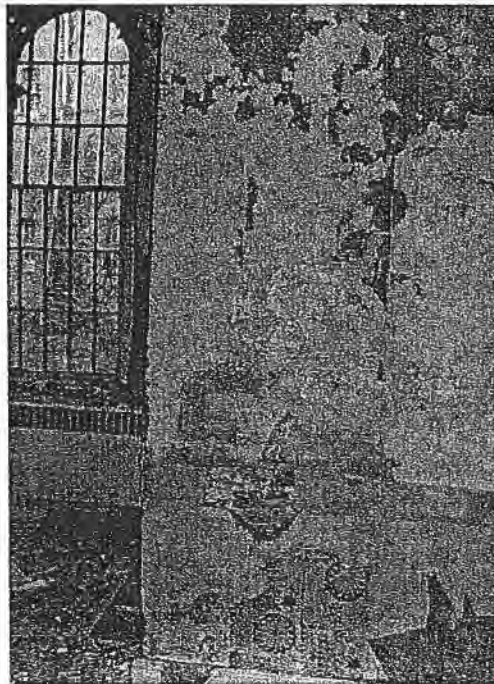
CAPITA SYMONDS

Building 20, Cane Hill Hospital

16 November 2006



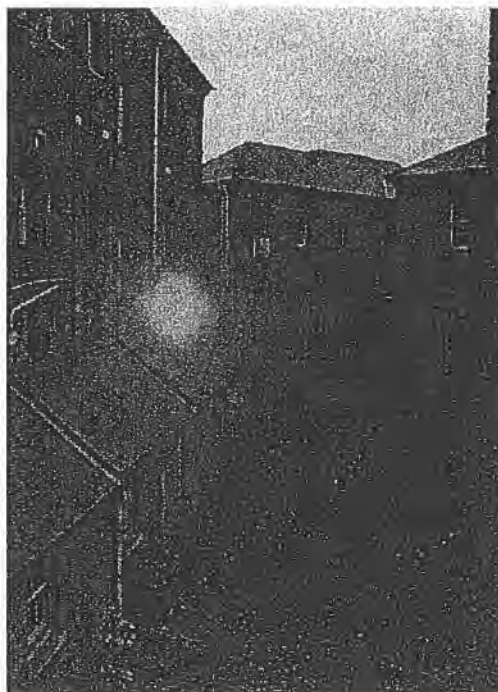
03 E elevation of 20A



04 Building 20A



05 W elevation of 20C



06 Link Corridor to 20A

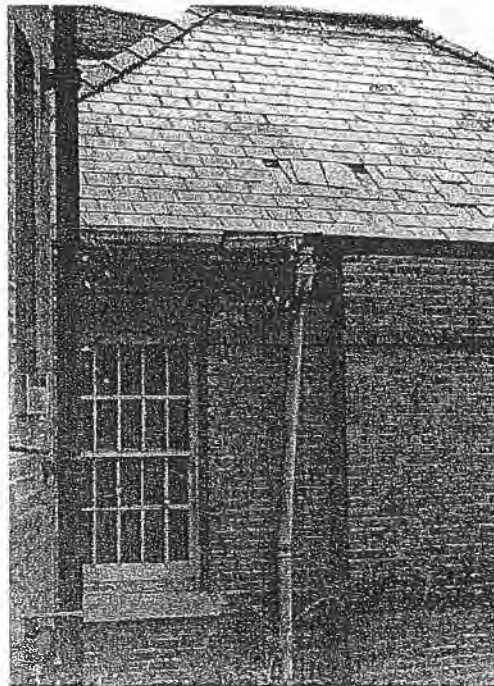
CAPITA SYMONDS

Building 20, Cane Hill Hospital

16 November 2006



07 Extent of water damage in 20A



08 Slipped tiles to roof of 20B



09 Condition of Grd floor rear addition to 20B



10 Condition of stairwell to 20B

CAPITA SYMONDS

Building 20, Cane Hill Hospital

16 November 2006

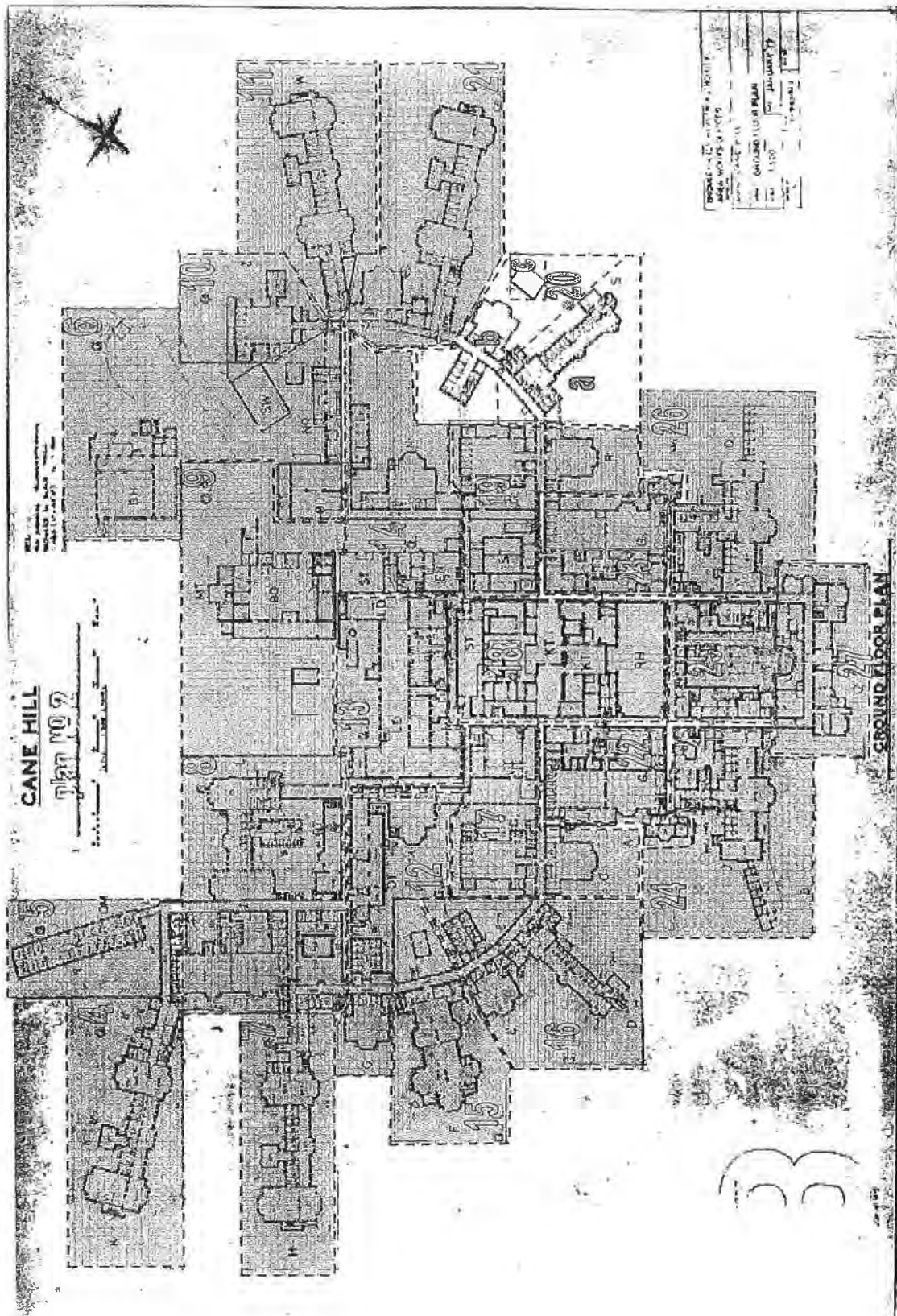


11 Spalling brickwork to 20B

**Outline Condition Survey Report
Cane Hill Hospital – Building 20**

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

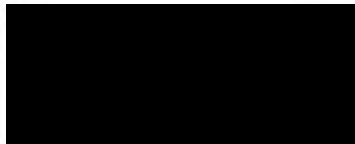
**Building 21
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 16th November 2006

Outline Condition Survey Report CAPITA SYMONDS

Cane Hill Hospital – Building 21

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7.0 <i>Limitations</i>	<i>6</i>

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

.....
Prepared by [REDACTED] (Hons) MRICS

.....
Authorised by [REDACTED] BSc (Hons)

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 21

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 16 th November 2006
	Weather: Wet & Overcast.

1.0 Property Address & Brief

Buildings 21A & 21B, Cane Hill Hospital, Coulsdon, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the buildings and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 21A & 21B are located within the grounds of Cane Hill Hospital. 21A is a three storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally, the space opens out to large open plan rooms at both ends with central core areas consisting of link corridors and individual cells, there is a separate bathroom block building of similar construction linked to the main building on each level.

21B is a two storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally, the space opens out from the link corridor into large open plan rooms.

Both buildings are linked via the ground floor by a covered walkway consisting of a pitched slated roof, timber sash windows and solid brick masonry walls.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. Building 21A was used as a ward with dormitories situated at each end with small rooms used for administration housed in the linked corridors.

Building 21B was used as a day room access from the link corridor.

Summary Condition of Building 21

Overall the buildings are in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The buildings could not be re-occupied without extensive restoration, particularly relating to:

- Building A which has been extensively damaged by fire, and
- Both buildings suffering from severe water ingress resulting in partial failure of the floor structures, and adjacent ceiling and wall finishes.

Condition statements for each main element are included below.

Outline Condition Survey Report

Cane Hill Hospital – Building 21

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof Both 21A & B buildings have pitched and slated roofs with hipped ends. There is a small lead flat roof at the crown of the roof pitches. 21A also has a flat lead roof linking the bathroom accommodation.	21A roof coverings and roof structure have been destroyed by fire, leaving only the bathroom block intact this is the only section of roof that is generally watertight. 21B roof is generally watertight The slate coverings are intact with isolated areas of slipped and missing tiles The lead flat roof, whilst not permitting water ingress at present, is showing signs of deterioration and is likely to be in poor condition. The link corridor roof whilst not permitting water ingress at present was suffering from isolated areas of slipped and missing tiles.
	Rainwater gutters and downpipes are a mixture of cast iron and plastic manufacture.	There is significant corrosion and UV damage to gutters and pipework, sections are either missing, incorrectly aligned or cracked, combined with blocked gutters is allowing water to discharge down the elevation and in isolated areas supporting plant growth.
	External Walls External walls are of London Stock brickwork built in lime based mortar. Feature red brick stringer detailing incorporated into the structure and at window lintel details.	The majority of the external elevations of 21A & 21B are in sound condition. However there are isolated areas of horizontal cracking to the link corridor brickwork of 21A.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 21

	Element Description	Condition
	Windows & Doors Windows are of traditional sliding sash construction. Doors are of traditional timber construction.	Damage to windows has been sustained in both 21A & 21B as a result of vandalism. Generally, approximately 60% of the glazing throughout the building has been broken. The fire damage within 21A has contributed to the windows at ground floor level being extensively damaged. Approximately 40% of the windows are beyond repair. There is also evidence of natural deterioration of timber components as a result of exposure to the elements. Approximately 60% of the timber sash windows can be repaired by a skilled craftsman, although the cost of doing so may not be economically viable, particularly if the window units have to be removed from site.
		Decorations are in poor condition.
	Structure & Foundations	There is no evidence of structural distress to the building, but stability would have been severely affected due to fire damage.
	Internally Ceilings original lath and plaster ceilings.	The ceilings are in fair condition generally although approximately 50% of the second floor ceilings have collapsed. The remaining ceilings have minor cracks and the decorations have deteriorated.
	Internal walls are original masonry walls with plaster finishes. The 2nd floor ceilings adjacent to the roof void is constructed from steel beam and clinker concrete in fill.	The fire damage within 21A has caused extensive damage to the plaster and decorative finishes to about 50% of the internal walls. The remaining walls are generally sound with minor damage in isolated areas although the decorations have deteriorated.
	Floors are generally of suspended timber construction with a variety of floor finishes. Stairs are of solid construction with a mixture of solid and timber landings.	Approximately half of the floors have been destroyed by fire damage in 21A. There is also evidence of extensive dry rot throughout the entire ground and first floors in buildings 21A & 21B, Approximately 50% of the ground floors in Building 21B have completely collapsed as a result of the dry rot attack, and the remainder of the timber structures are at risk of deterioration.

Outline Condition Survey Report Cane Hill Hospital – Building 21

CAPITA SYMONDS

Element Description	Condition
Joinery The majority of the joinery dates to the Victorian era, although doors have been boarded over to give the appearance of more modern manufacture.	The dry rot has caused extensive deterioration to approximately 20% of the doors and linings throughout the buildings. These elements are beyond repair or salvage.
Landscaping A tarmacadam road is provided around the building, leading to a grassed lawn area. There is a dwarf brick wall and ramp to Building 21B.	The brick wall has been extensively damaged and the steel handrails badly corroded. The tarmac surfacing is over grown and covered with foliage. Vegetation has become established around the perimeter of both buildings.
Services Steel distribution pipework from a district heating entering the building via the link corridor supplying a combination of modern steel convactor panel radiators. Ceramic sanitary fittings with cast iron baths supplied via hot and cold water services.	The heating system is generally in poor condition although the cast iron radiators are in a reasonable state of repair. The heating system will require replacement before recommissioning can be considered. Sanitary fittings are soiled and in poor condition throughout.

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

Outline Condition Survey Report

Cane Hill Hospital – Building 21

CAPITA SYMONDS

5.0 Salvageable Materials	
Element	Material
1. Roof	Slates and lead can be striped to be re-used or sold for scrap; substantial roof timbers not affected by fungal attack can be reused.
2. Walls	External elevations may produce material for crushed aggregate. Salvaging bricks after demolition for reuse. Architectural details such as brick fans over windows, stone window cills etc. can be re-used. Timber window units may be salvaged if a suitable use for the windows can be identified.
3. Floors	Timber elements such as joists and good quality floor boards that are not affected by fungal attack can be reused.
4. Special features	Cast iron radiators, ceramic sanitary fittings and cast iron baths may have alternative uses. Copper wiring, rainwater goods, steel piping, steel beams etc may be stripped out for scrap. Victorian panelled timber doors in good condition may be salvaged for alternative uses. Central cast iron posts supporting floors can be reused.

6.0 Access Difficulties

Access to the building was restricted as follows:

Some rooms were locked and/or boarded over, but otherwise access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.

Floor voids were not accessed due to asbestos contamination stickers and access hatches fixed down.

Roof areas were viewed from ground level.

Outline Condition Survey Report Cane Hill Hospital – Building 21

CAPITA SYMONDS

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

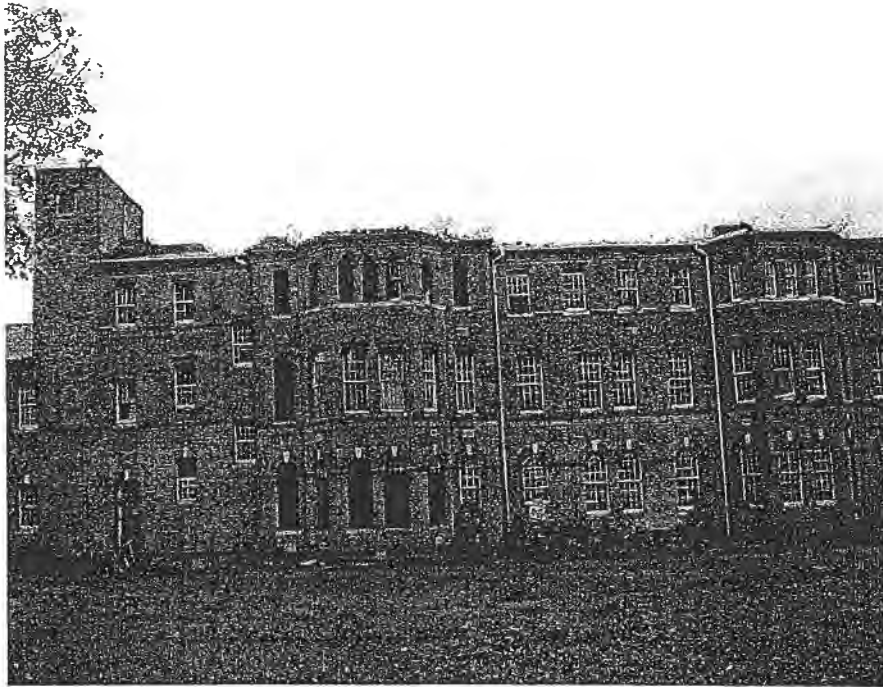
Outline Condition Survey Report Cane Hill Hospital – Building 21

CAPITA SYMONDS

BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

1. East elevation of 21A.
2. West elevation of 21A
3. North elevation of 21B
4. Fire damage within 21A
5. Failure of ceiling within 21A
6. Failure of ceiling within 21A
7. Damage to ground floor ceilings in 21A
8. Upper floor of 21A
9. Extent of water damage in 21B
10. Typical condition within 21B
11. Failure of 1st floor due to water ingress
12. View of links corridor



01 East Elevation of 21A



02 West elevation of 21A



03 North elevation of 21B

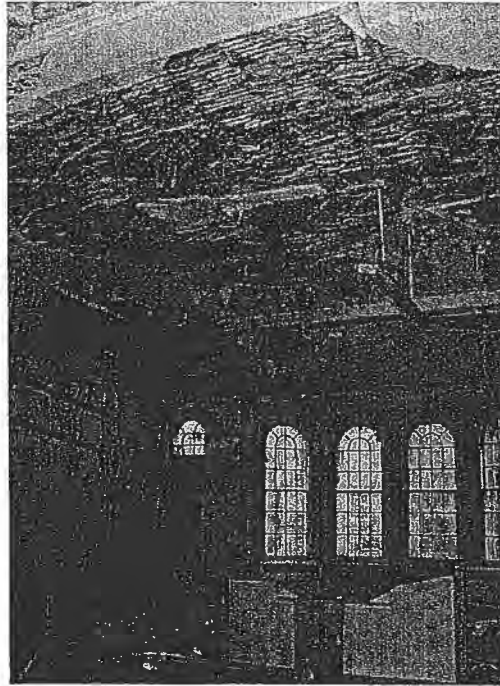


04 Fire damage within 21A

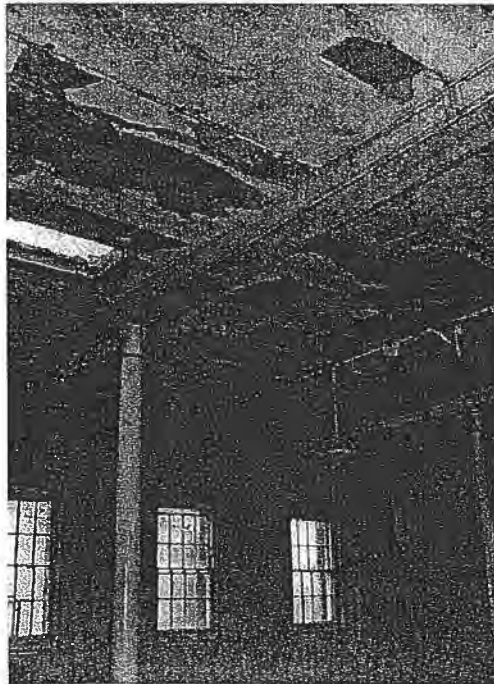
CAPITA SYMONDS

Building 21, Cane Hill Hospital

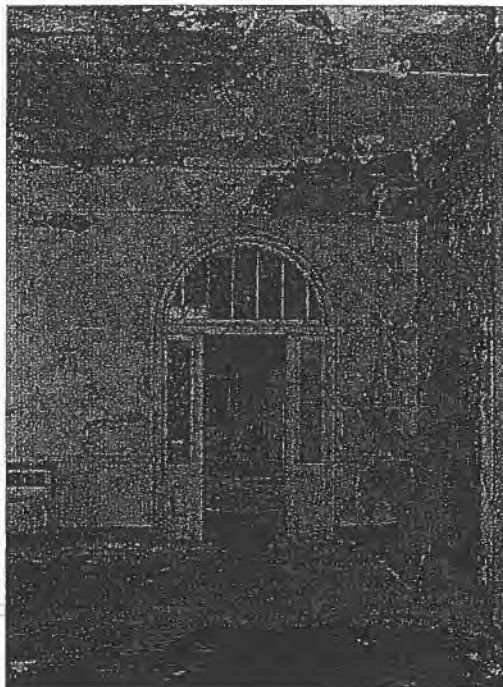
16 November 2006



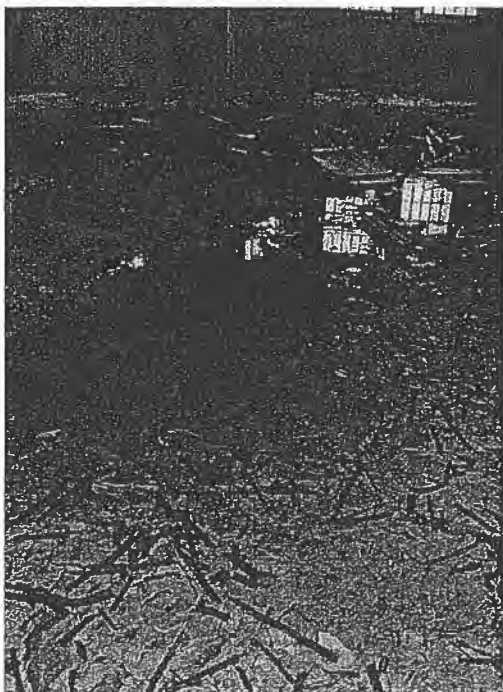
05 Failure of ceilings within 21A



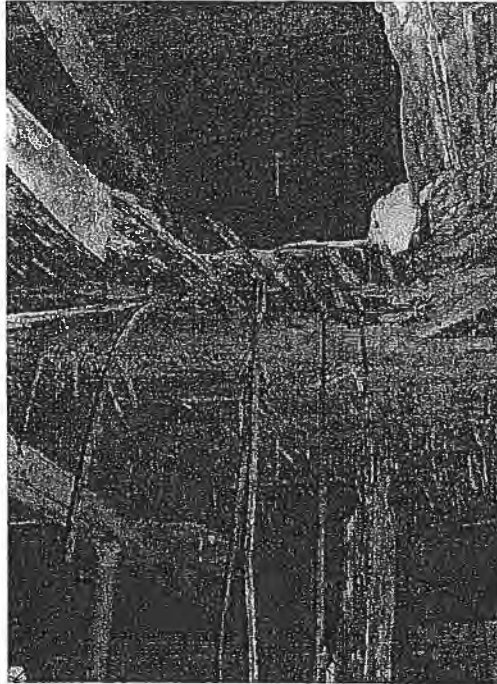
06 Failure of ceiling finishes



07 Damage to ground floor ceilings in 21A



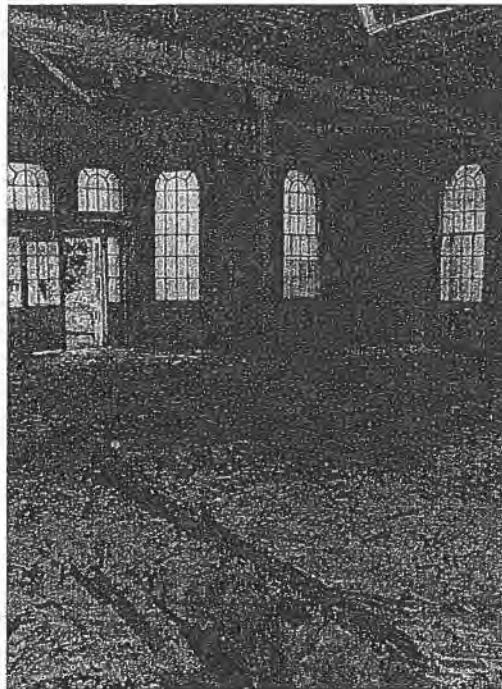
08 Upper floor of 21A



09 Extent of water damage in 21B



10 Typical condition within 21B



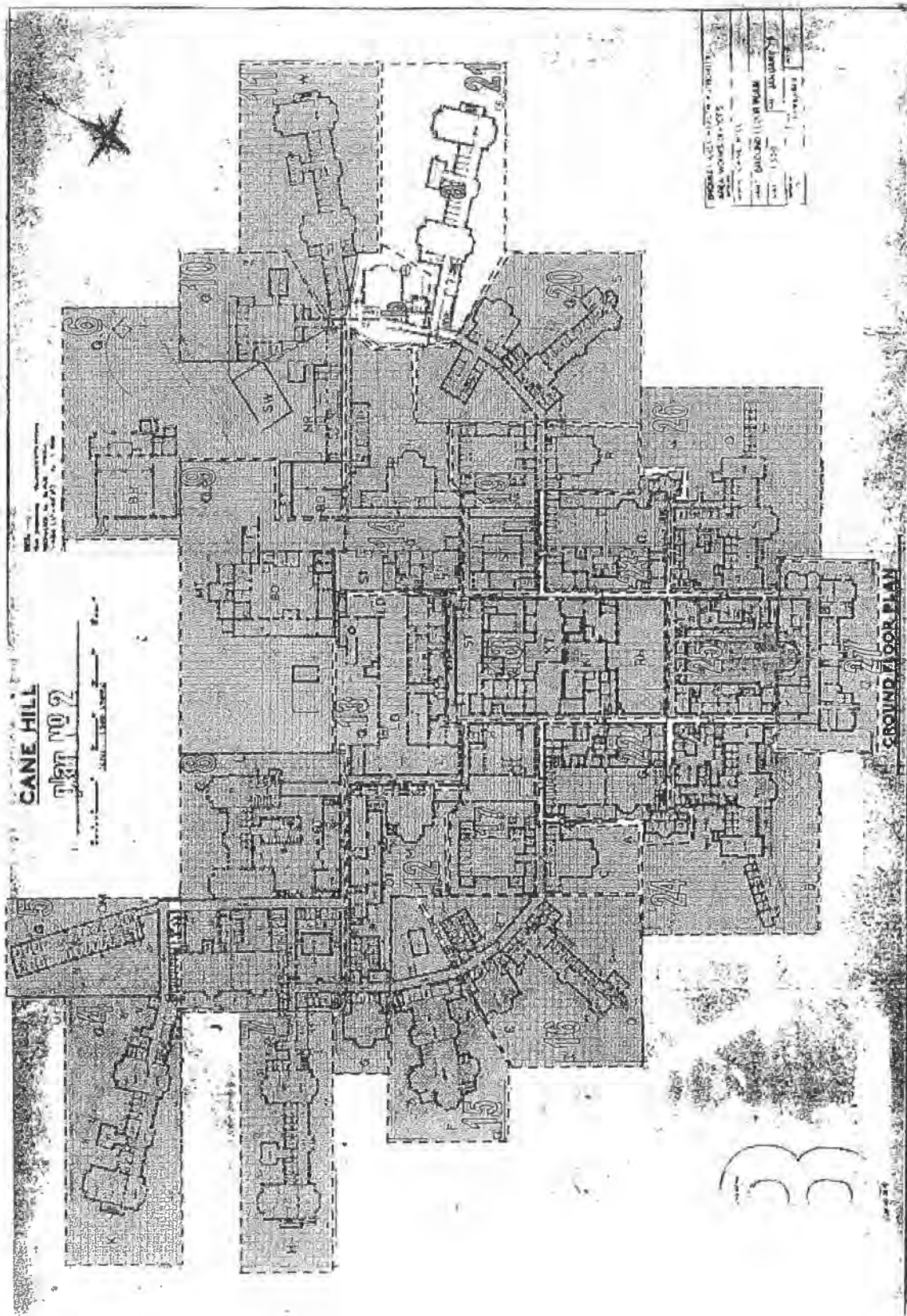
11 Failed 1st flr ceiling due to water ingress



12 View of links corridor

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 21

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

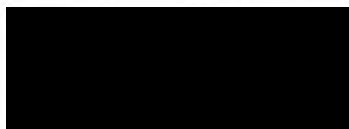
**Building 22
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 1st December 2006

Outline Condition Survey Report Cane Hill Hospital – Building 22

CAPITA SYMONDS

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4.0 Recommended Further Investigations.....	4
5.0 Salvageable Materials	4
6.0 Access Difficulties.....	4
7.0 Limitations	5

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

.....
Prepared by [REDACTED] BSc MRICS

.....
Authorised by [REDACTED] MCIOB AMRSH

Date.....

Date.....

Outline Condition Survey Report

Cane Hill Hospital – Building 22

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 1 December 2006
	Weather: Overcast & Rain

1.0 Property Address & Brief

Building 22, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 22 is located within the grounds of Cane Hill Hospital. The main building within the curtilage is a two storey structure with a pitched and slated roof, timber sash windows and solid brick masonry walls. Internally the space comprises a range of single bedroom and open plan floor areas typical of the residential accommodation provided throughout the site.

There are a number of low level single storey buildings with in the curtilage together with link corridors which connect this building to the adjacent structures. These buildings predominantly have pitched and slated roofs, however, a small number have flat roofs.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. Building 22 was used predominantly for residential patient purposes and appears not to have been refurbished significantly for approximately 30 years.

Summary Condition of Building 22

Overall, the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration throughout.

Condition statements for each main element are included below.

Outline Condition Survey Report

Cane Hill Hospital – Building 22

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The main building has a pitched and slated roof with a lead covered crown. The single storey structures and corridors are covered with pitched and slated roofs with patent glazed rooflights located at intervals.	The roof coverings are in fair condition although there are several areas of defect which allow water penetration into the building below. There is a patent glazed conservatory style roof to the west elevation of the main building which is in poor condition and leaks extensively. The slated roofs to the corridors are in particularly poor condition and there is extensive deterioration of the roof structure.
	Rainwater gutters and downpipes – these are predominantly of uPVC manufacture although there are some sections of cast iron rainwater goods to the single storey areas.	The uPVC rainwater goods are functional. The cast iron rainwater goods are in poor condition and many sections have broken away or collapsed.
	External Walls External walls are of London Stock brickwork built in lime based mortar.	The external elevations are generally sound and free from significant structural defect. Vegetation has become established particularly to the internal courtyard areas.
	Windows & Doors Windows are of traditional sliding sash construction and timber doors of the period are provided throughout.	The west facing elevation of the main building has suffered significant vandalism and attempts to gain unauthorised entry. Remaining windows have suffered damage to glazing. External doors are in poor condition and have suffered attempts to gain unauthorised entry. Decorations throughout are poor and timber joinery has been exposed to the elements.
	Structure & Foundations	There is no evidence of structural distress and the main structure is sound and robust. The roof structures of the link corridors are in particularly poor condition.
	Internally Ceilings are a combination of lath and plaster ceilings with some sections or ceiling have been over boarded.	The ceilings are in fair condition although some sections have suffered from water ingress associated with the defects to the main roof. The ceilings to the link corridors are in particularly poor condition as a result of the extensive water ingress occurring in these areas.

Outline Condition Survey Report Cane Hill Hospital – Building 22

CAPITA SYMONDS

Element Description	Condition
Internal walls are of masonry construction with plaster finishes.	The main structure of the internal walls is sound, however, the finishes have deteriorated significantly throughout.
The ground floor structures are predominantly of suspended timber construction although there are some areas of solid flooring. Upper floors are mainly of suspended timber construction.	The floors to the single storey rooms around the link corridor are in poor condition and many are suffering from dry and wet rot attack and have partially collapsed. These floors will require complete replacement. The ground floor of the main building is in fair condition, however, there is a potential for hidden deterioration, particularly since there are isolated areas of dry rot attack evident. The upper timber floors are in fair condition and sound underfoot.
Joinery Internal doors are predominantly timber panelled doors appropriate to the period of the property.	A majority of the doors have been vandalised.
Landscaping The internal courtyard areas are provided with some form of surfacing which we are unable to identify due the extensive vegetation to these areas.	External landscaping around these buildings is in very poor condition with significant vegetation growing through finishes.
Services Internal space heating comprises a combination of convector heaters and high level fan coil heaters. Sanitary equipment includes ceramic wash basins, cast iron baths and stainless steel kitchen facilities.	The sanitary accommodation has been significantly vandalised. The convector heaters have been partially vandalised.

Outline Condition Survey Report **CAPITA SYMONDS**

Cane Hill Hospital – Building 22

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

5.0 Salvageable Materials

Element	Material
1. Roof	Roof slates may be salvageable for reuse.
2. Walls	External elevations may produce material for crushed aggregate. The cost of salvaging bricks intact may not be economic. Timber window units may be salvaged if a suitable use for the windows can be identified.
3. Floors	Limited materials are likely to be salvageable due to the dry rot attack.
4. Special features	Ceramic sanitary fittings and cast iron baths may have alternative uses. Copper wiring may be stripped out for salvage. A limited number of Victorian timber doors may be salvaged for alternative uses.

6.0 Access Difficulties

Access to the building was restricted as follows:

Some rooms were locked, but otherwise access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from ground level.

Outline Condition Survey Report Cane Hill Hospital – Building 22

CAPITA SYMONDS

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

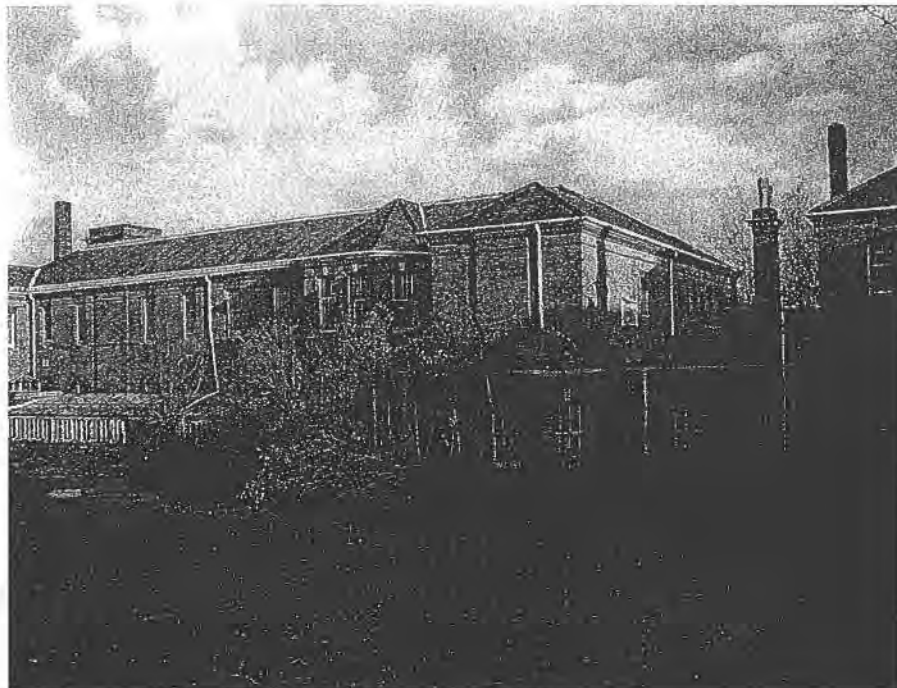
This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report

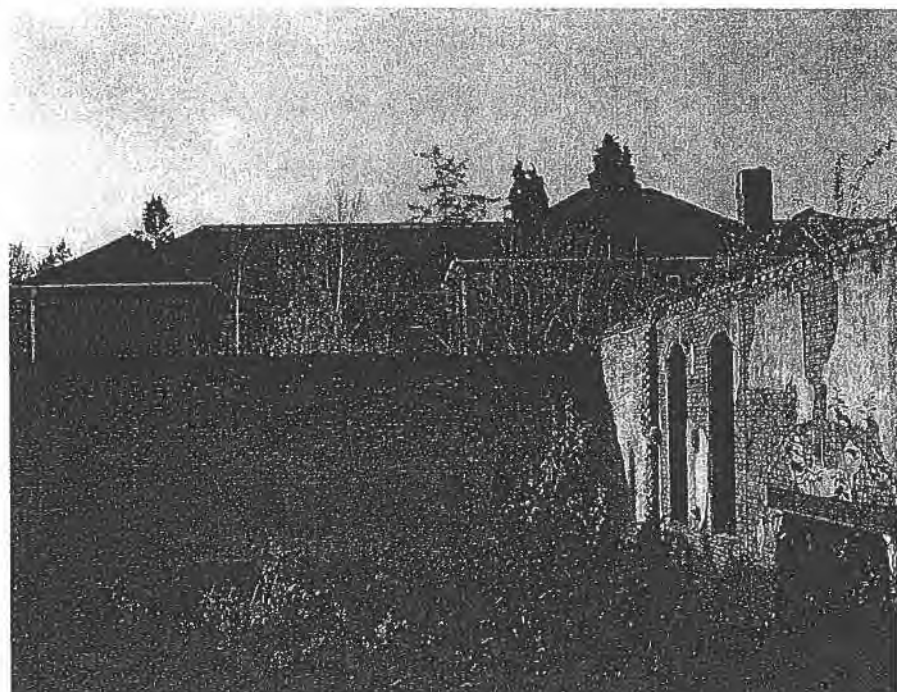
Cane Hill Hospital – Building 22

CAPITA SYMONDS

BUILDING INSPECTION	
PART B - SCHEDULE OF PHOTOGRAPHS	
1.	North elevation
2.	South elevation
3.	Deteriorated ceiling
4.	Linking corridor
5.	Collapsed floor
6.	Joinery
7.	Sanitaryware



01. North elevation



02. South elevation

CAPITA SYMONDS

Building 22, Cane Hill Hospital

01/12/2006



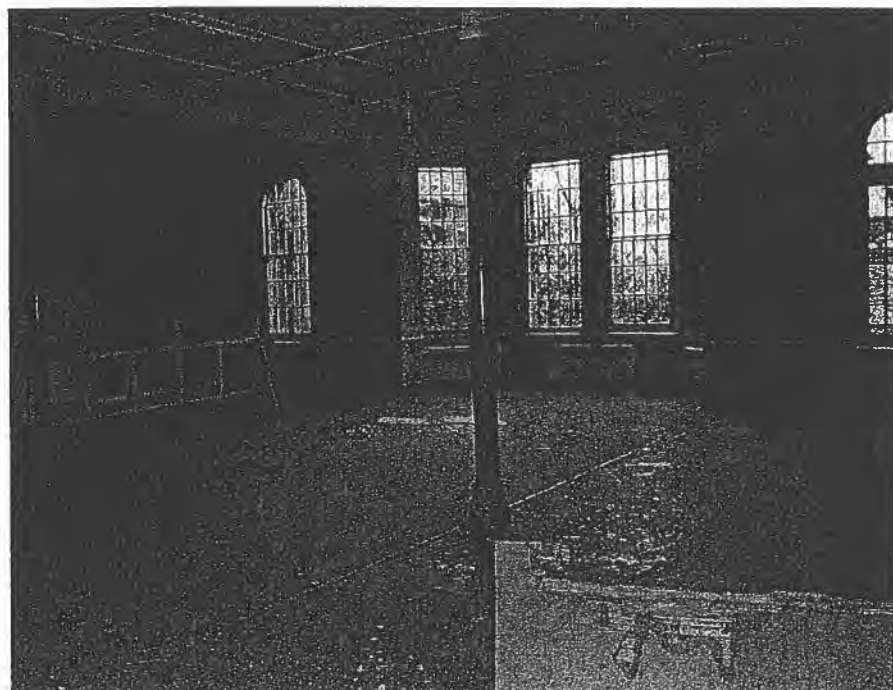
03. Deteriorated ceiling



04. Linking corridor



05. Collapsed floor



06. Joinery

CAPITA SYMONDS

Building 22, Cane Hill Hospital

01/12/2006



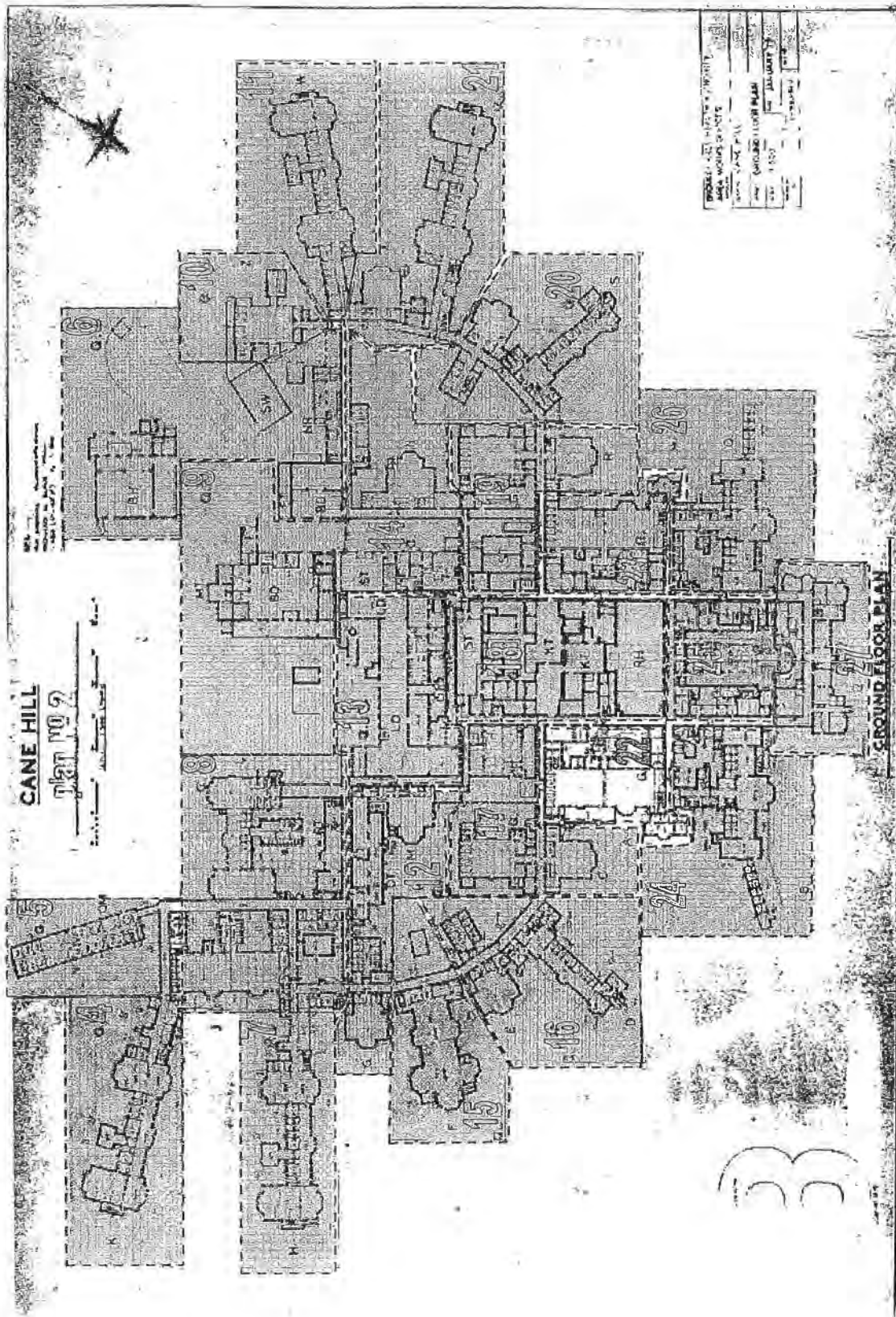
07. Sanitaryware

Outline Condition Survey Report

Cane Hill Hospital – Building 22

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

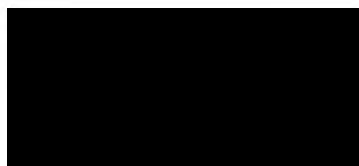
**Building 23
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 1st December 2006

Outline Condition Survey Report

Cane Hill Hospital – Building 23

CAPITA SYMONDS

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

Prepared by [REDACTED] BSc MRICS

Authorised by [REDACTED] MCIQB AMRSH

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 23

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 1 December 2006
	Weather: Overcast & Rain

1.0 Property Address & Brief

Building 23, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 22 is located within the grounds of Cane Hill Hospital. The main building is a two storey Victorian construction with pitched and slated roof, traditional timber sash windows, and solid brick masonry walls. Internally the space comprises residential accommodation provided throughout the site.

There are a number of low-level single storey buildings together with link corridors that connect this building to the adjacent buildings. The majority of these structures have pitched and slated roofs, however, a small number have flat roofs.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. The building was used mainly for residential accommodation.

Summary Condition of Building 23

Overall, the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration throughout.

Condition statements for each main element are included below.

Outline Condition Survey Report

Cane Hill Hospital – Building 23

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The main building has a pitched and slated roof with a lead covered crown. The single storey structures and corridors have pitched and slated roofs.	The roof coverings are in fair condition although there are localised areas of damage that are allowing water to penetrate into the building below. The slated roofs to the corridors are in particularly poor condition and there is extensive deterioration of the roof structure. The remaining roofs are in fair condition however, there are localised instances of water ingress causing deterioration of the structure in those areas.
	Rainwater gutters and downpipes are a mixture uPVC materials with cast iron to the single storey extensions.	The uPVC rainwater goods are in working order. The cast iron rainwater goods are in poor condition and many sections have broken or become detached.
	External Walls External walls are of London Stock brickwork built in lime based mortar.	The external elevations are generally sound and free from significant structural defect. Vegetation growth is extensive particularly to the internal courtyard areas and this requires removal.
	Windows & Doors Windows are of traditional timber sash construction and timber panel doors.	Windows and glazing are extensively damaged due to exposure to the elements and acts of vandalism. External doors are in poor condition and have suffered attempts to gain unauthorised entry. Decorations throughout are poor and timber joinery has been exposed to the elements.
	Structure & Foundations	There is no evidence of structural distress and the main structure is sound. The roof structures of the link corridors are in particularly poor condition and are liable to partial collapse.

Outline Condition Survey Report Cane Hill Hospital – Building 23

CAPITA SYMONDS

	Element Description	Condition
	Internally Ceilings are a combination of lath and plaster ceilings with sections of ceiling being boarded over.	The ceilings are in fair condition although some sections have suffered water ingress associated with the defects to the main roof. The ceilings to the link corridors are in particularly poor condition as a result of the extensive water ingress occurring in these areas.
	Internal walls are of masonry construction with plaster finishes.	The main structure of the internal walls is sound, however, the finishes have deteriorated significantly throughout.
	The floors are mainly of suspended timber construction although there are some isolated areas of concrete flooring.	The floors to the single storey rooms and around the link corridor are in poor condition and many have suffered from dry and wet rot and have partially collapsed. The ground floor of the main building is in fair condition, however, isolated areas of dry rot attack maybe evident upon opening up.
		The upper timber floors are in fair condition and there is no significant defect identified.
	Joinery Internal doors are predominantly timber panelled doors.	A majority of the doors have been vandalised and are beyond economic life span.
	Landscaping The internal courtyard areas are provided with a form of surfacing but due the extensive vegetation growth there areas are difficult to access.	External landscaping is suffering from extensive vegetation growth.
	Services Internal space heating comprises convector heaters. Sanitary equipment includes ceramic wash basins, cast iron baths and stainless steel kitchen facilities.	The sanitary accommodation has been significantly vandalised. The convector heaters have been partially vandalised or opened up for inspection.

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 23

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

5.0 Salvageable Materials

Element	Material
1. Roof	Roof slates may be salvageable for reuse.
2. Walls	External elevations may produce material for crushed aggregate. The cost of salvaging bricks intact may not be economic. Timber window units may be salvaged if a suitable use for the windows can be identified.
3. Floors	Limited materials are likely to be salvageable due to the dry rot attack.
4. Special features	Ceramic sanitary fittings and cast iron baths may have alternative uses. Copper wiring may be stripped out for salvage. A limited number of Victorian timber doors may be salvaged for alternative uses.

6.0 Access Difficulties

Access to the building was restricted as follows:

Some rooms were locked, but otherwise access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from ground level.

Outline Condition Survey Report Cane Hill Hospital – Building 23

CAPITA SYMONDS

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report Cane Hill Hospital – Building 23

CAPITA SYMONDS

BUILDING INSPECTION	
PART B - SCHEDULE OF PHOTOGRAPHS	
1.	West elevation
2.	North-west elevation
3.	Deterioration to roof coverings
4.	Joinery
5.	Patient's accommodation
6.	Deterioration to ceiling finishes
7.	Collapsed timber floor



01. West elevation

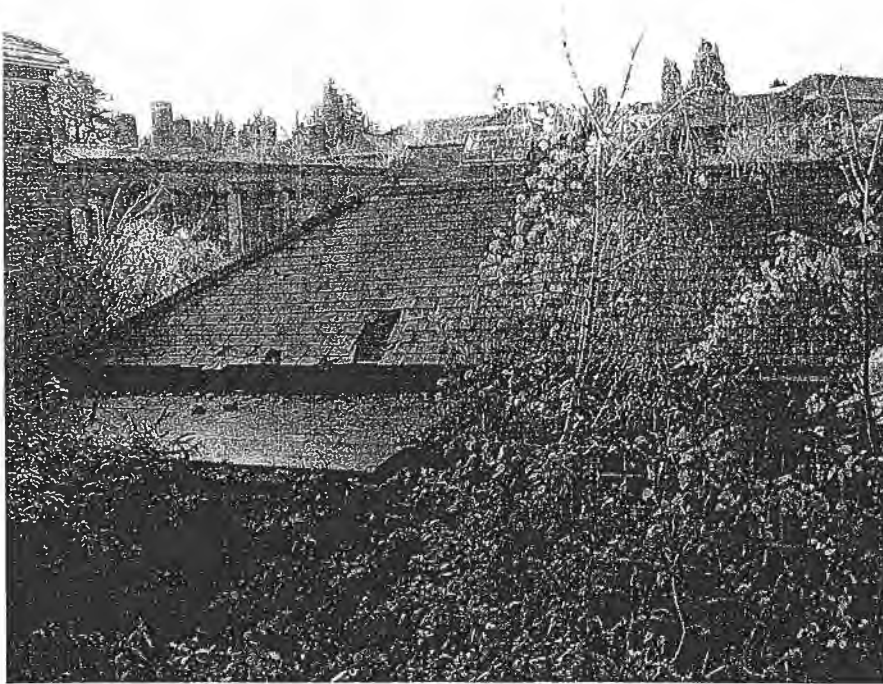


02. North- west elevation

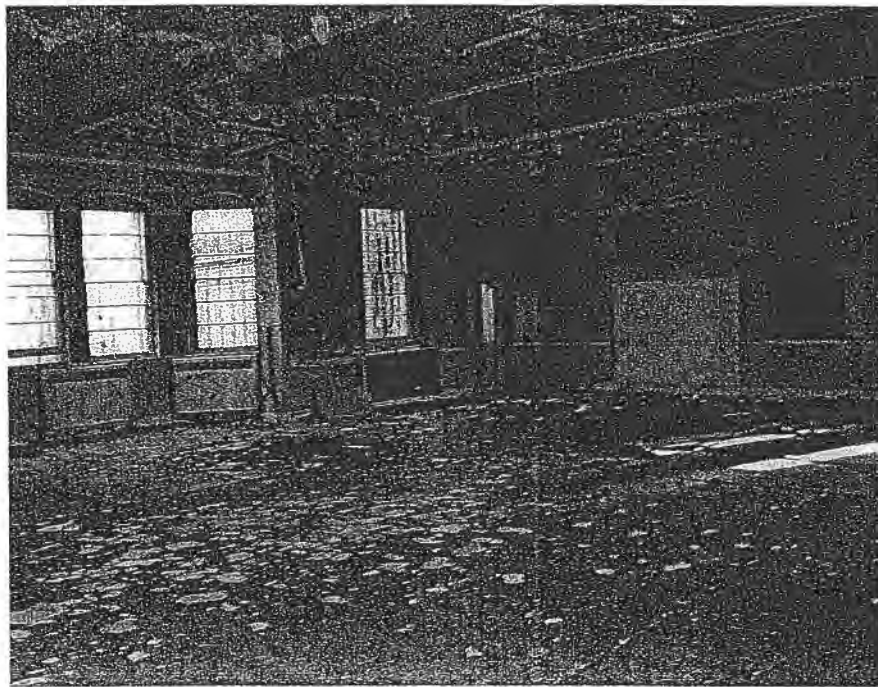
CAPITA SYMONDS

Building 23, Cane Hill Hospital

01/12/2006



03. Deterioration to roof coverings



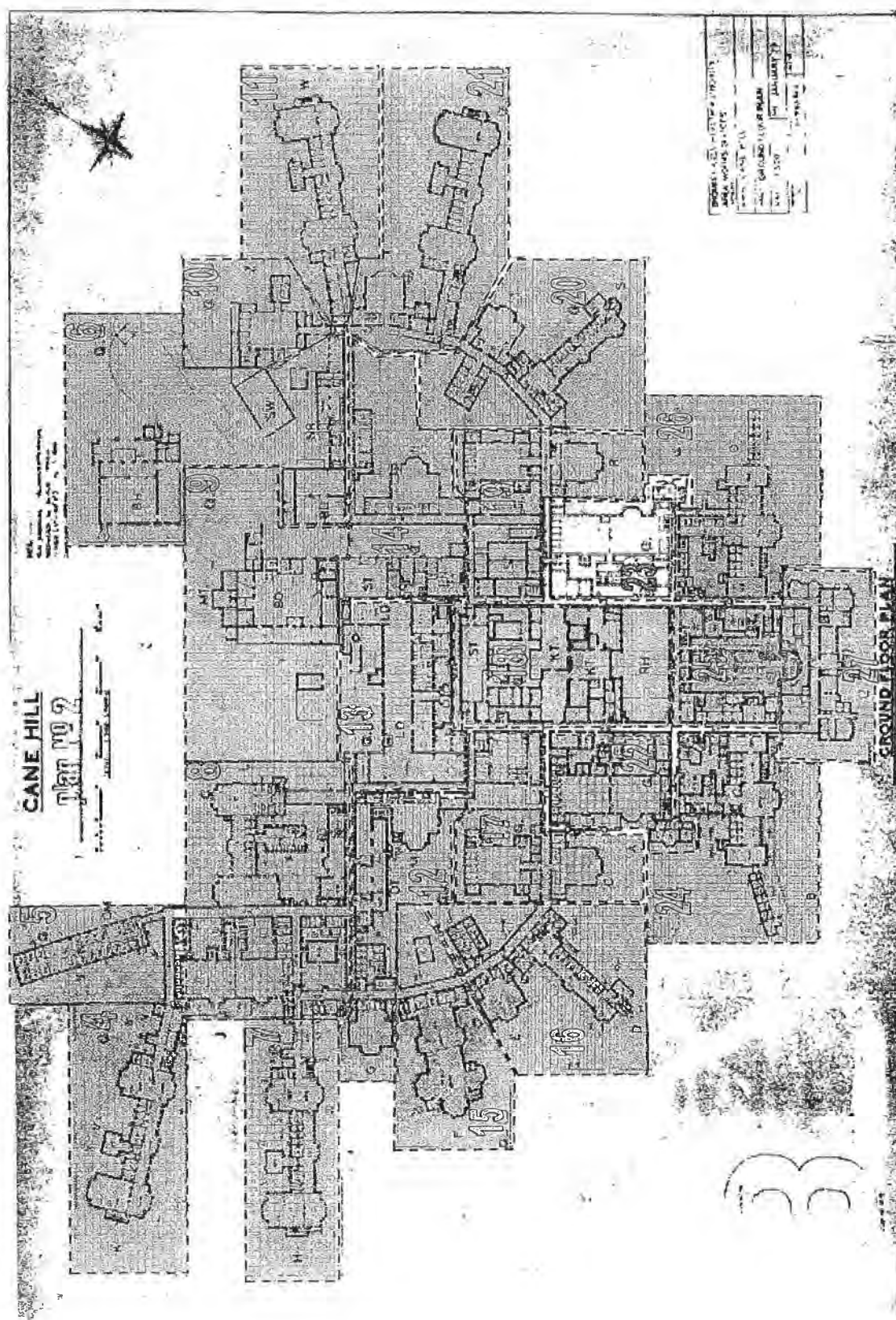
04. Joinery

Outline Condition Survey Report
Cane Hill Hospital – Building 23

CAPITA SYMONDS

BUILDING INSPECTION

PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

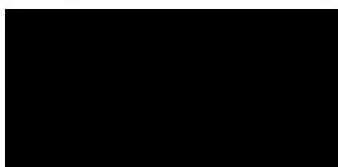
**Building 24
Cane Hill Hospital**

On behalf of

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File No: CS/022329
Date of Inspection: 17 November 2006

Outline Condition Survey Report

Cane Hill Hospital – Building 24

CAPITA SYMONDS

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7.0 <i>Limitations</i>	<i>5</i>

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

Prepared by [REDACTED] MSc

Authorised by [REDACTED] BSc MRICS

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 24

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor
PART A – CONDITION REPORT & FINDINGS	Date: 17 November 2006 Weather: Overcast, wet

1.0 Property Address & Brief

Building 24, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 24 is located within the grounds of Cane Hill Hospital. The building is a two storey Victorian building with a pitched and slated roof, timber sash windows and solid brick masonry walls. There is an additional single storey extension to the west corner of the building as well as a single storey connecting corridor to the rear. There is an additional extension housing a conference room at first floor level to the North West elevation.

Internally, the space is a mixture of accommodation units, conference room and shared washing and communal facilities.

History

We understand that the buildings on the site have been vacant since the early 1990s or before.

Summary Condition of Building 24

Overall the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be re-occupied without extensive restoration throughout.

Condition statements for each main element are included below.

Outline Condition Survey Report

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Cane Hill Hospital – Building 24

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The main building has a pitched and slated roof with lead flat crown. The single storey addition has a relatively modern profiled sheeting covering. The connecting corridors have a covered pitched slated roof.	The roof coverings to the main building are generally watertight with minor areas of water ingress noted. Significant water ingress was noted to the single storey extension with sections of the lead flat roofing removed. Internal finishes to this area of the building have been destroyed as a result. A complete overhaul and replacement of slates is required. There may be possible salvaging of a few slates. Replacement of the lead detailing is likely. Profiled sheeting covering to the single storey extension is in a poor condition and the majority of the covering is overgrown with vegetation.
	Rainwater gutters and downpipes uPVC manufacture of rainwater goods to the main building. Cast iron gutters and downpipes to the single storey extension.	The uPVC and cast iron rainwater guttering are in very poor condition, with gutter joints generally failing and requiring replacement.
	External Walls External walls are of yellow London Stock brickwork built in lime based mortar. Feature clay red brick detailing is incorporated into the structure and at window lintel details. There are 2 Nr. cast iron fire escapes to the external elevation. There is a single storey conference room extension at first floor level to the North elevation placed on timber columns.	The external elevations are generally in sound condition. , however some repointing is required. The front enclosure has little architectural merit and is in a very poor condition. The two fire escapes are corroding and require attention but they are salvageable. The 1st floor extension conference room is unstable and in a dangerous condition.
	Windows & Doors Windows are of traditional timber sliding sash construction with some timber casements to the more recent additions. Doors are of traditional timber construction.	External windows to the front elevation of the main building and generally to the single storey extension have extensive damage due to vandalism and deterioration from the elements. The remaining windows are in better condition and can be salvaged. Decorations are in poor condition.

Outline Condition Survey Report Cane Hill Hospital – Building 24

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Element Description	Condition
Structure & Foundations	There is no evidence of structural distress. The roof structure is robust and in sound condition.
Internally Ceilings are original lath and plaster.	Lath and plaster ceilings have isolated areas of deterioration due to water ingress and decay. 1 st floor ceilings have been overboarded. The lath and plaster ceilings in the single storey extension have collapsed due to deterioration caused by water ingress.
Internal walls are original masonry with plaster finishes.	The internal walls are generally sound, subject to cosmetic damage and deterioration of finishes.
Floors are generally of suspended timber construction with a mix of vinyl and carpet finishes. Stairs and landings are of concrete construction.	The floors are in a very poor condition with significant wet and dry rot of ground floor structures throughout the entire building. The floors around the single storey extension are rotten and have partially collapsed.
Joinery Doors are a combination of original timber panel doors and more modern doors.	There is significant damage to the majority of doors due to forced entry and deterioration through rot. Most of the internal doors are beyond repair, there are a small number of doors that may be repaired.
Landscaping Tarmacadam landscaping surrounds the building. Cast Iron railings are situated at various points around the building.	The tarmac surfacing and hard landscaping areas are in poor condition. The cast iron railings are badly damaged with extensive corrosion.
Services Steel distribution pipework feeding wall mounted heaters. Ceramic sanitary fittings with cast iron baths.	The heating system is in poor condition with extensive corrosion to the wall mounted heaters. Sanitary fittings are soiled and in poor condition throughout.

4.0 Recommended Further Investigations

- 1 A Type 3 asbestos report has been commissioned by the client which has identified areas of asbestos containing materials. The report may not include all areas of potential asbestos containing materials due to the scope of the survey, and the nature and condition of the buildings.
- 2 The extent of dry rot could not be accurately assessed and further opening up of concealed floor voids is recommended. The nature of dry rot is such that it may spread to parts of the structure remote from the original outbreak, and therefore the extent of deterioration may be significantly more than indicated by our visual inspection.

Outline Condition Survey Report

Cane Hill Hospital – Building 24

CAPITA SYMONDS

5.0 Salvageable Materials	
Element	Material
1. Roof	Slates and lead can be stripped to be re-used or sold for scrap; substantial roof timbers not affected by fungal attack can be reused.
2. Walls	External elevations may produce material for crushed aggregate. The cost of salvaging bricks intact may not be economic. A small number of timber window units may be salvaged if a suitable use for the windows can be identified.
3. Floors	Limited materials are likely to be salvageable due to the rot attack.
4. Special features	Cast iron baths may be salvageable.

6.0 Access Difficulties	
	Access to the building was restricted as follows: Access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner. Roof areas were viewed from ground level.

Outline Condition Survey Report

Cane Hill Hospital – Building 24

CAPITA SYMONDS

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report

Cane Hill Hospital – Building 24

CAPITA SYMONDS

BUILDING INSPECTION	
PART B - SCHEDULE OF PHOTOGRAPHS	
1.	North elevation
2.	North East elevation
3.	South elevation
4.	West elevation
5.	Failure of retaining wall
6.	Failure of ceiling of main building
7.	Typical condition of corridor in main building
8.	Failure of ground floor
9.	Failure of floor of link corridor



01 North Elevation



02 North Elevation

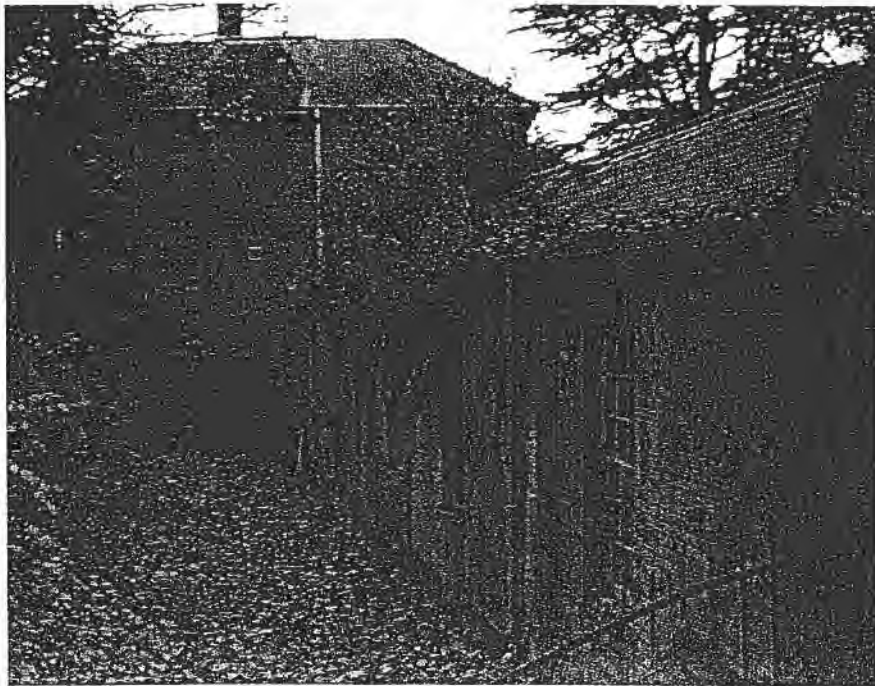
CAPITA SYMONDS

Building 24, Cane Hill Hospital

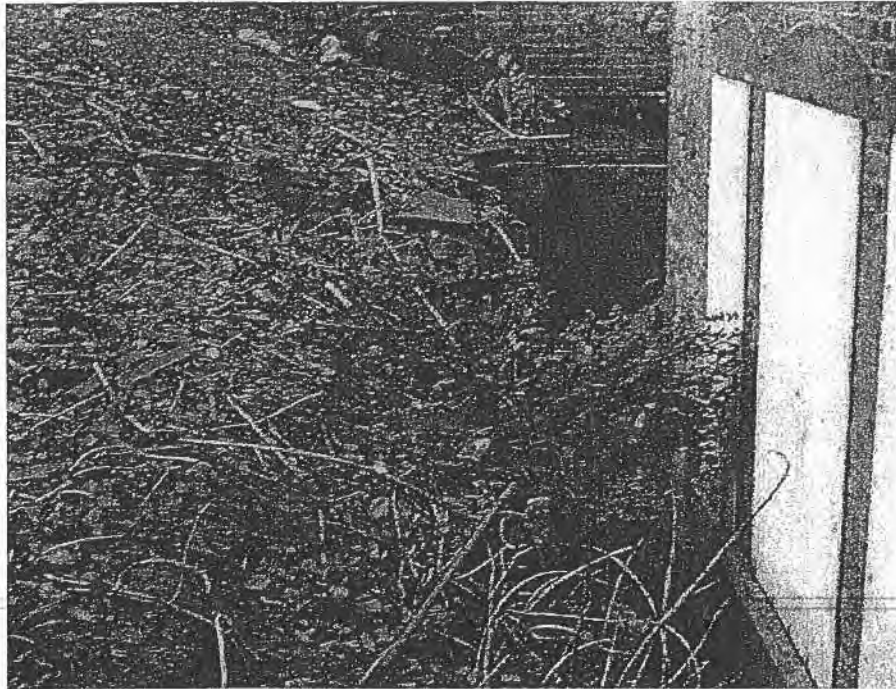
17 November 2006



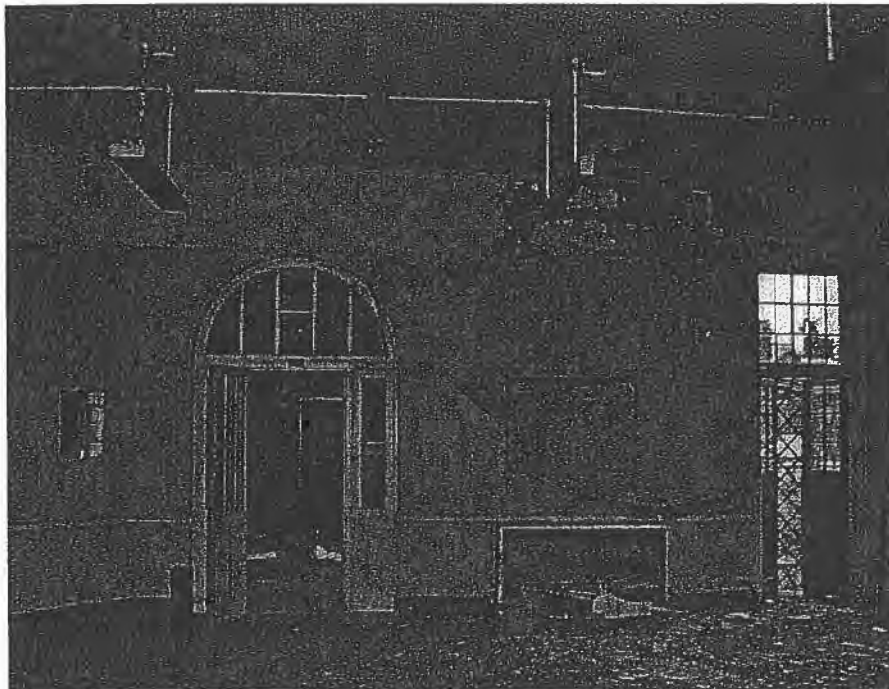
03 South Elevation



04 West Elevation



05 Retaining Wall



06 Damage to Ceiling

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Building 24, Cane Hill Hospital

17 November 2006



07 Link Corridor



08 Damage to Ground Floor

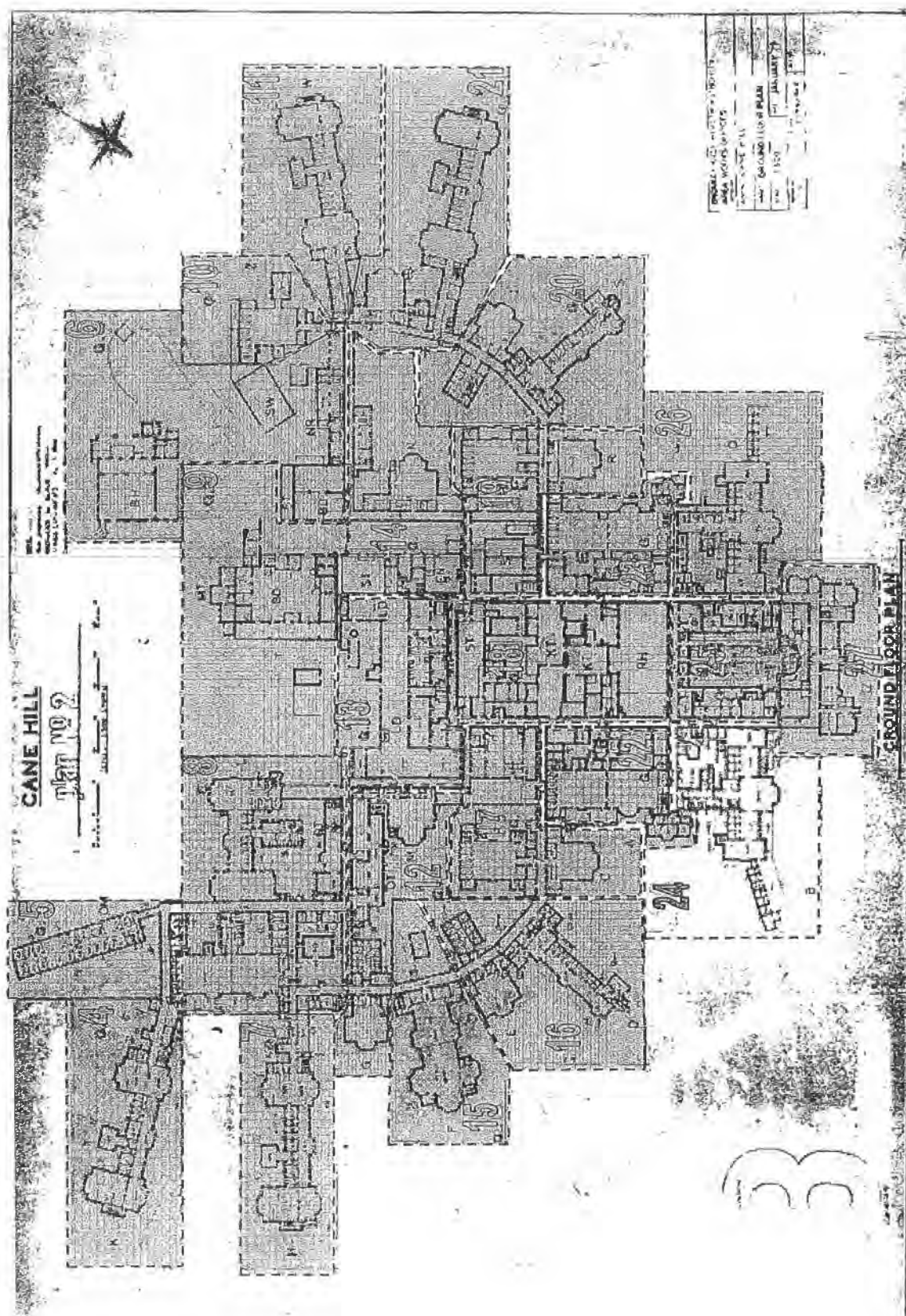


09 Floors to Link Corridor

Outline Condition Survey Report
Cane Hill Hospital – Building 24

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

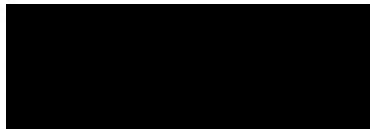
**Building 25
Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/022329
Date of Inspection: 17 November 2006

Outline Condition Survey Report CAPITA SYMONDS

Cane Hill Hospital – Building 25

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

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Prepared by [REDACTED] MSc

.....
Authorised by [REDACTED] BSc MRICS

Date.....

Date.....

Outline Condition Survey Report

Cane Hill Hospital – Building 25

CAPITA SYMONDS

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 17 November 2006
	Weather: Overcast & wet

1.0 Property Address & Brief

Building 25, Cane Hill Hospital, Coulsden, Surrey CR5 3YL

Brief

Undertake an Outline Condition Survey to broadly identify the condition of the building and the nature of the defects apparent. By virtue of the unoccupied status of the buildings over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments rather than schedules of individual defects on a room by room basis.

The full brief is set out in Capita Symonds Proposal document dated 17 October 2006.

2.0 Overview

Location

Building 25 is located within the grounds of Cane Hill Hospital. The building comprises the chapel of the hospital as well as adjoining single storey accommodation and single storey link corridors to the East & West of the chapel. The chapel itself is a relatively ornate and intricately built building with a high central nave. The roof is pitched and slated with a semi-cone shape roof with slates above the altar. There are stained glass windows throughout the chapel.

History

We understand that the buildings on the site have been vacant since the early 1990s or before.

Summary Condition of Building 25

Overall the building is in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred and adds to the very poor state of repair that exists today.

The building could not be used without extensive restoration throughout.

Condition statements for each main element are included below.

Outline Condition Survey Report Cane Hill Hospital – Building 25

CAPITA SYMONDS

6.0 Access Difficulties

Access to the building was restricted as follows:

Access generally to all areas was freely available and we were able to complete the work in an ordered and efficient manner.

Roof areas were viewed from the roof level of Building 27.

7.0 Limitations

Our inspection was a visual, non-disruptive examination of the fabric of the building and we have not inspected those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation. Consequently, liability cannot be accepted for faults which may become apparent at a later date due to a concealed defect.

No tests or enquiries have been carried out concerning particular materials such as asbestos, high alumina cement, calcium chloride or permanent woodwool shuttering unless specifically requested.

The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

We do not have detailed knowledge of the history of the site and we are therefore limited in our ability to comment on the presence or otherwise of harmful substances in the ground due to previous uses.

Our report does not address issues related to contravention of statutory requirements, including, but not limited to disabled access (where applicable), planning and building regulation consents.

This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report Cane Hill Hospital – Building 25

CAPITA SYMONDS

BUILDING INSPECTION
PART B - SCHEDULE OF PHOTOGRAPHS
1. Remains of organ to east wing 2. Condition of the chapel 3. Roof structure 4. South West elevation 5. View of the west wing 6. East wing 7. Altar 8. Typical condition of adjoining rooms 9. Rear link corridor