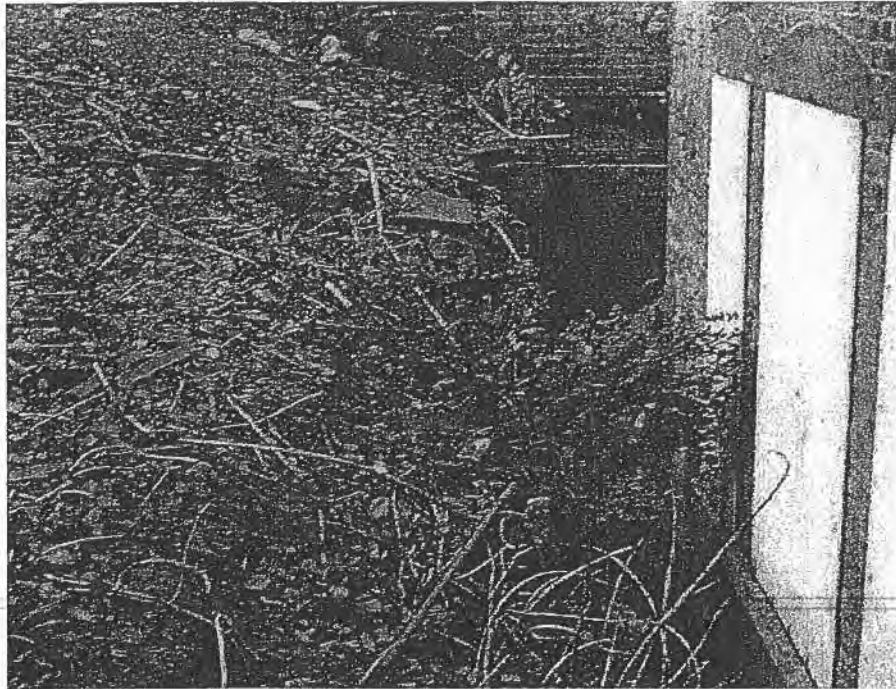
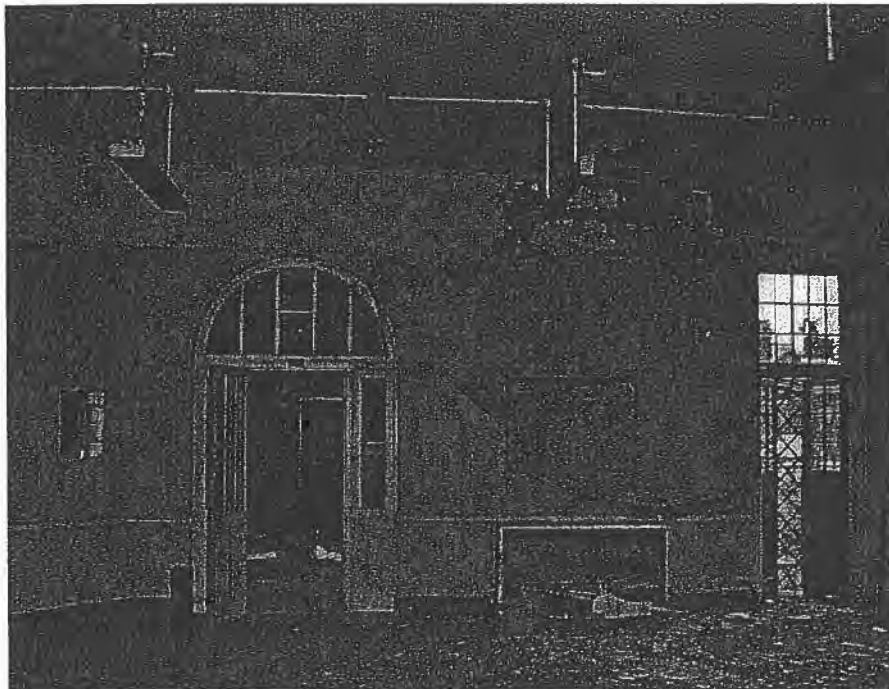




05 Retaining Wall



06 Damage to Ceiling

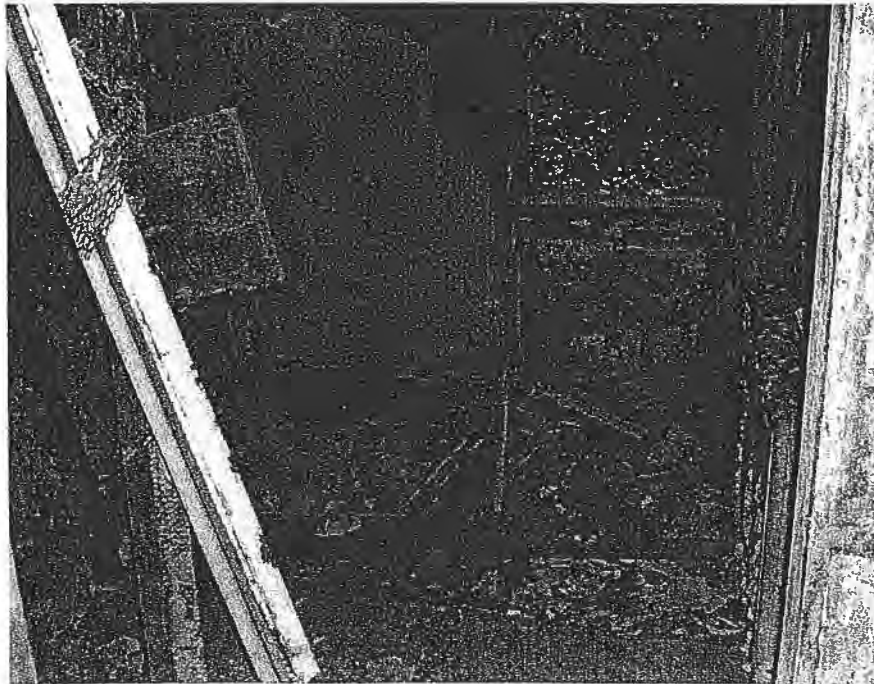
CAPITA SYMONDS

Building 24, Cane Hill Hospital

17 November 2006



07 Link Corridor



08 Damage to Ground Floor

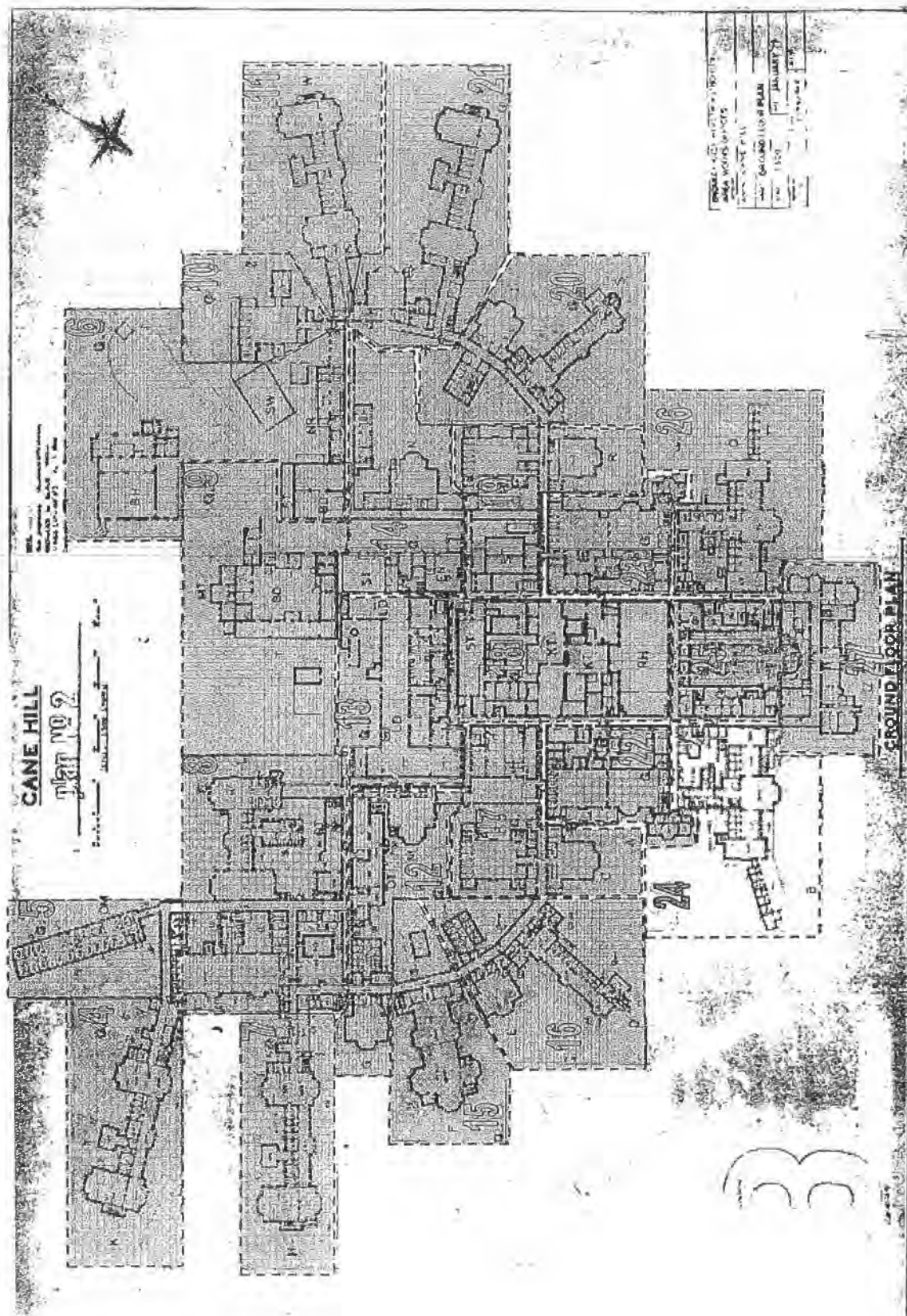


09 Floors to Link Corridor

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

.....
Prepared by [REDACTED] MSc

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

Date.....

Date.....

Outline Condition Survey Report **CAPITA SYMONDS**

Cane Hill Hospital – Building 25

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

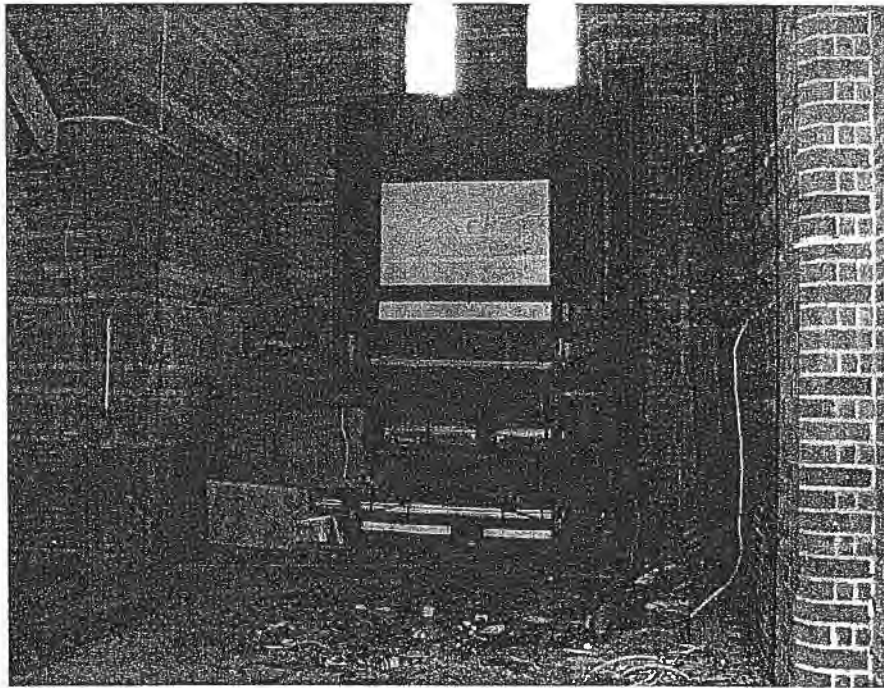
PART B - SCHEDULE OF PHOTOGRAPHS

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

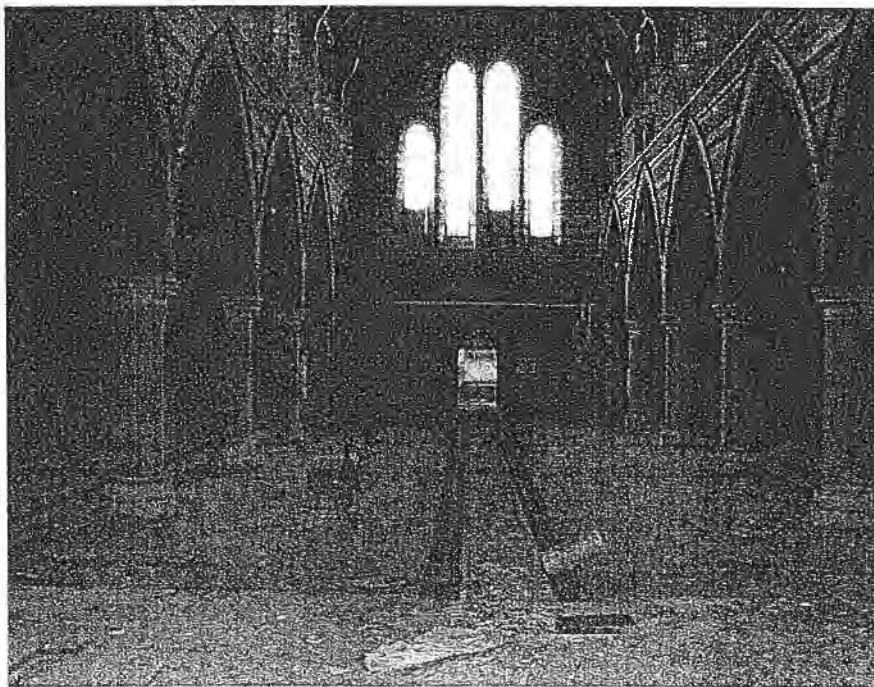
CAPITA SYMONDS

Building 25, Cane Hill Hospital

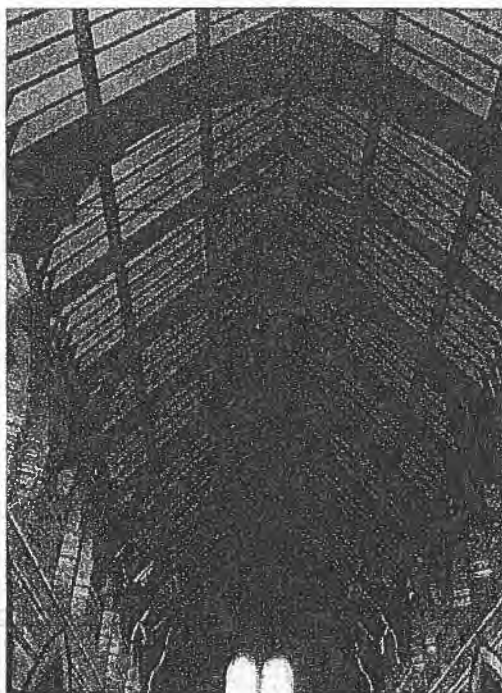
17 November 2006



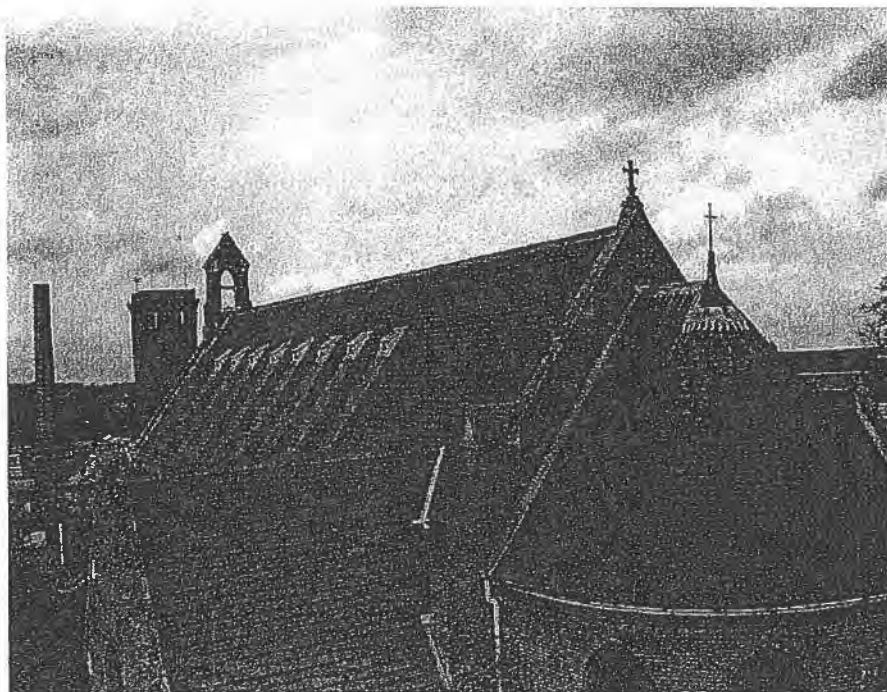
01 Remains of organ to east wing



02 Condition of the chapel



03 Roof structure

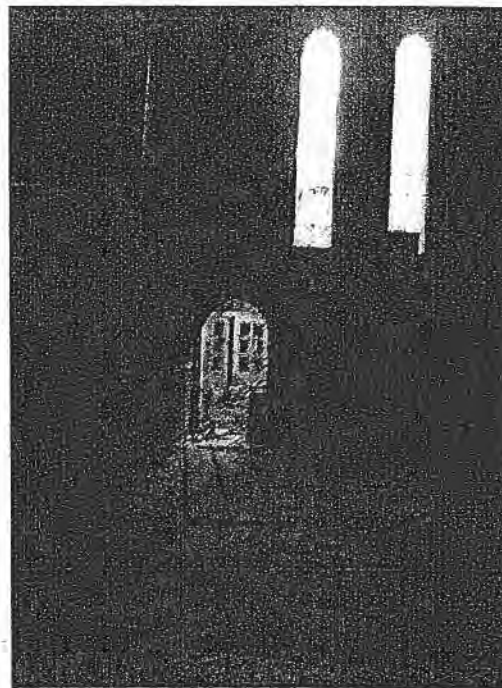


04 SW elevation

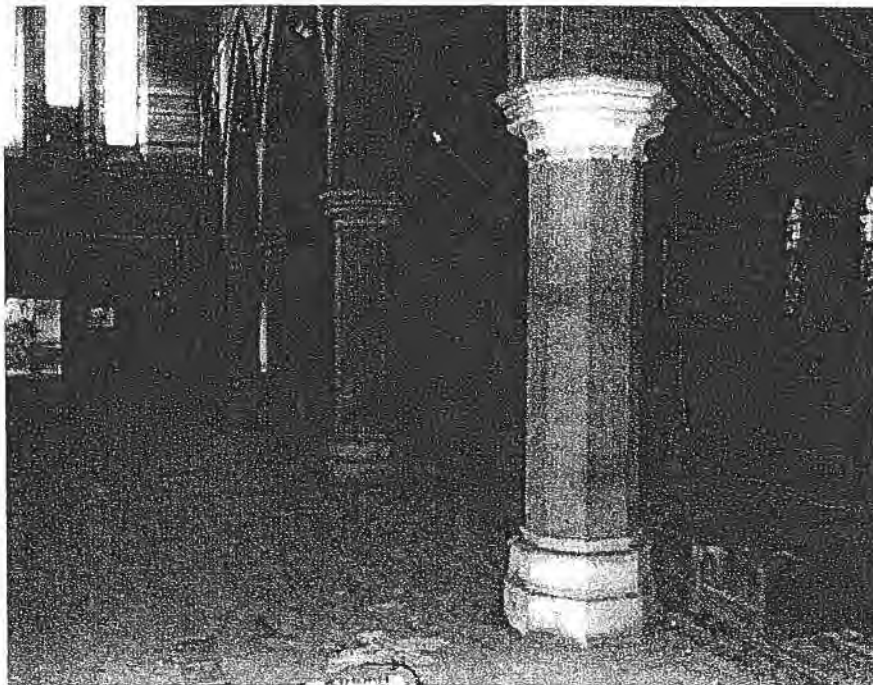
CAPITA SYMONDS

Building 25, Cane Hill Hospital

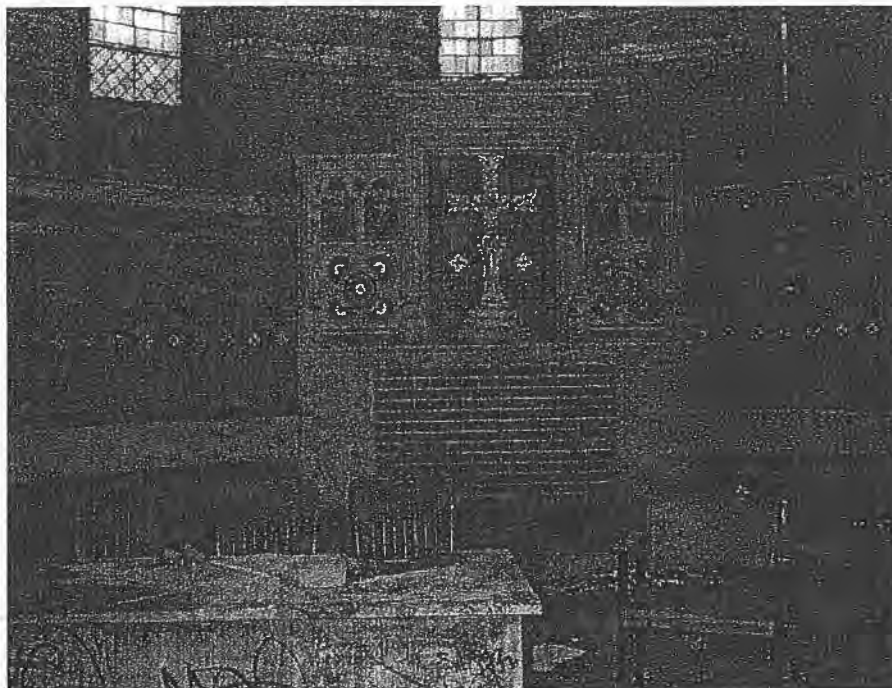
17 November 2006



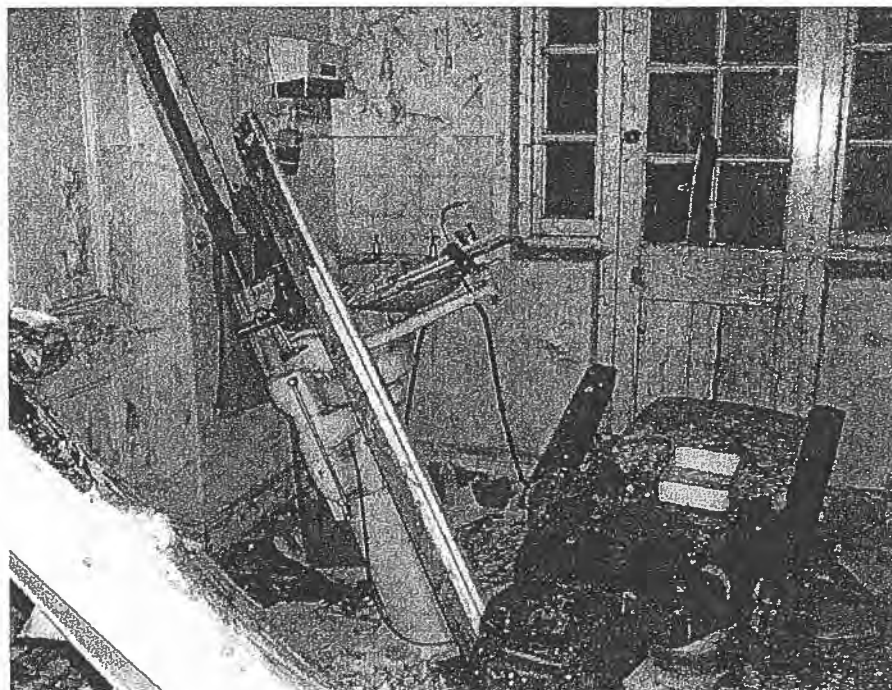
05 View of the west wing



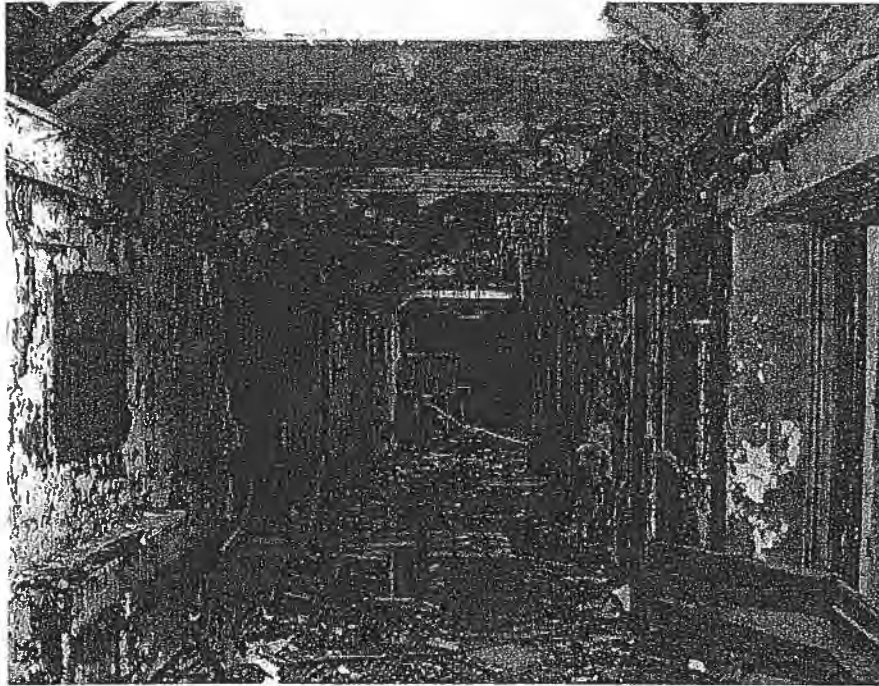
06 East wing



07 Altar



08 Typical condition of adjoining rooms

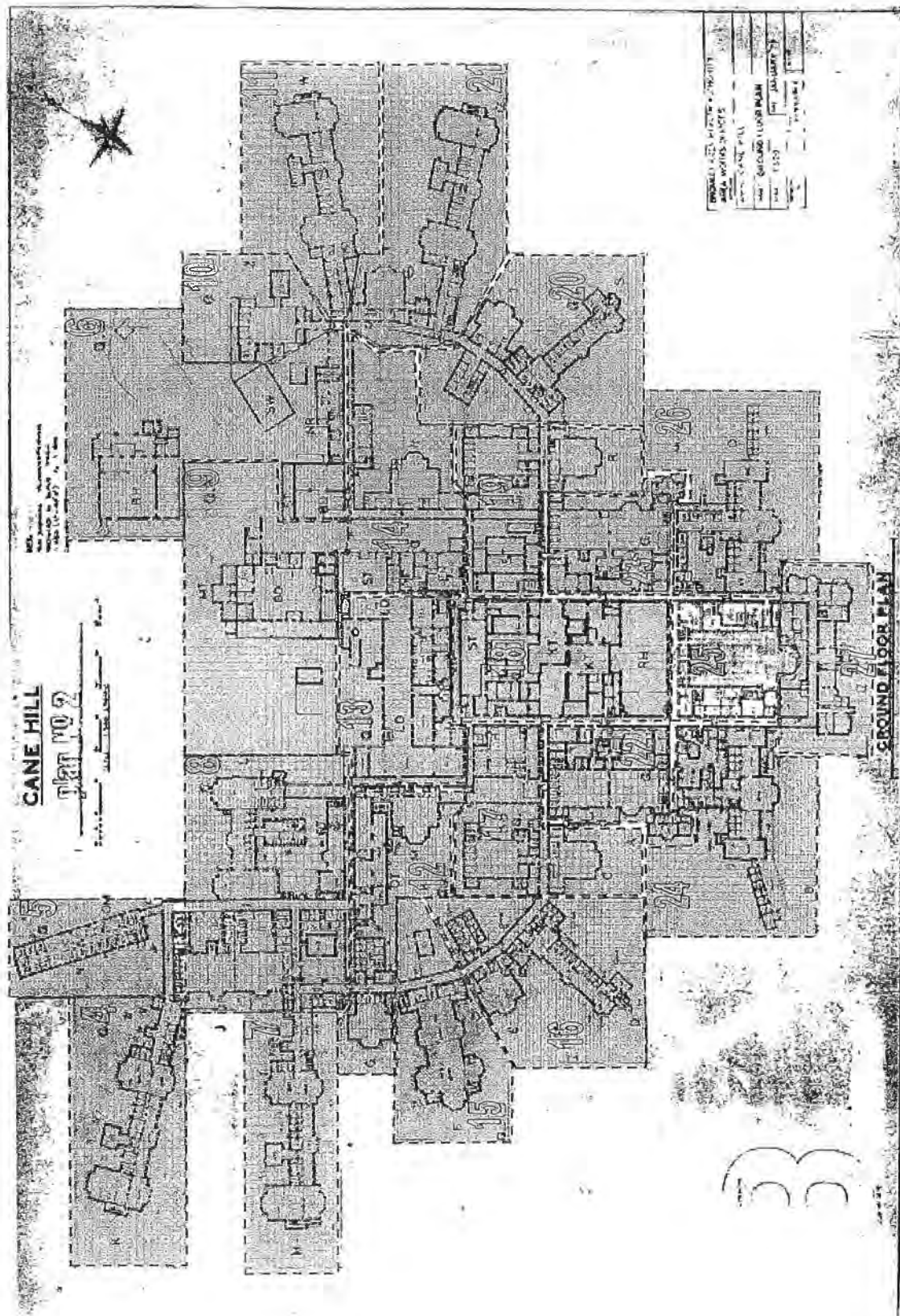


09 Rear link corridor

**Outline Condition Survey Report
Cane Hill Hospital – Building 25**

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

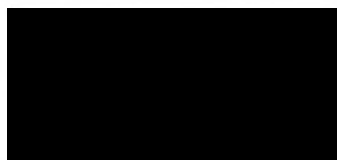
**Building 26
Cane Hill Hospital**

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 26

CAPITA SYMONDS

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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 **CAPITA SYMONDS** Cane Hill Hospital – Building 26

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

1.0 Property Address & Brief

Building 26, 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 26 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 a single storey addition to the East of the main building which has been constructed in a similar style to the main building, but incorporates a monopitch roof constructed using a patent glazing system.

The connecting corridors and ancillary spaces adjacent have a combination of flat lead-covered roofs and pitched slated coverings.

History

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

Summary Condition of Building 26

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 26

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 flat crown. The single storey addition has an aluminium-framed patent glazing system which abuts a pitched and slated main roof. The connecting corridors generally have a slate covered pitched roof. There is a connecting corridor constructed to the North East of the building which is covered with domestic-grade uPVC profiled translucent sheeting.	The roof coverings are generally watertight although there are isolated areas where water ingress is occurring. The lead flat roof to the main building could not be accessed but it is anticipated to be in poor condition. The roof coverings are many years old and approaching the end of their useful life; they will need to be stripped and replaced, possibly using selected set-aside slate materials where appropriate. Patent glazing system is in a poor condition and many glass panes require replacement. The connecting corridor to the north east section of the building is regarded as a temporary structure. The translucent roof coverings are in poor condition and should be replaced with a more appropriate roof covering if the corridor is to be retained. The lead to the flat roofs adjacent to corridors has been removed causing the timber structure to be exposed to the elements, and internally there is extensive deterioration of these rooms. The pitched roofs to the corridors are in a very poor condition and missing in many areas; the structure has deteriorated to the point of collapse to most of the corridor areas.
	Rainwater gutters and downpipes - the majority are of uPVC manufacture and are approximately 25 years in age. The rainwater goods to the single storey extension are of cast iron manufacture.	The uPVC gutters are choked but relatively serviceable, and this has prevented water run-off onto the elevations below. The cast iron rainwater goods are in a poor condition and require replacement. Water ingress from the gutters and downpipes has contributed to the deterioration of the windows and walls below defective areas.

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 26

	Element Description	Condition
	External Walls External walls are of 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 two metal fire escapes serving the first floor of the main building.	The external elevations are generally in sound condition with little evidence of significant deterioration or defect. Minor repairs are required to the brick lintels and some repointing is required. Some slippage of decorative clay bricks over windows has occurred. There is some minor movement to the east corner of the single storey addition and the rendered band at structural floor level is spalling and breaking away. The metal fire escapes are corroding and will require repair before they can be returned to service. The cantilever metal balconies at first floor level will also require repair.
	Windows & Doors Windows are of traditional timber sliding sash construction with timber casements to the single storey patent glazed area. Doors are of traditional timber construction.	Heavy damage to joinery and glazing has been sustained as a result of vandalism, particularly to the front/south facing elevation which is adjacent to the access road. There has also been extensive deterioration to the windows on this elevation due to weathering. Approximately 50% of the windows require either replacement or extensive repair. Windows to the remaining elevations are in better condition and require less work to bring them back into service. Decorations are in poor condition and are permitting deterioration of timber components.
	Structure & Foundations	There is no evidence of structural distress. The roof structure is robust and in sound condition, although water ingress is likely to have caused localised deterioration of the structure.
	Internally Ceilings are generally lath and plaster.	There is localised damage to the ceilings particularly at first floor level caused from deterioration due to water ingress. The lath and plaster ceilings in the single storey extension have collapsed due to deterioration caused by water ingress.

Outline Condition Survey Report Cane Hill Hospital – Building 26

CAPITA SYMONDS

Element Description	Condition
Internal walls are 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 solid construction.	The floors are in a poor condition with isolated areas of collapse on the ground and first floor due to rot and water ingress. It is recommended the remaining areas of timber floor structure are opened up to identify the extent of any hidden areas of deterioration. The floors around the single storey extension are rotten and will require replacement. The floors to ancillary single storey accommodation are in poor condition and will require replacement.
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. A small number of internal doors can be repaired and put back into service.
Landscaping Tarmacadam landscaping surrounds the building.	The tarmac surfacing and hard landscaping areas are in a very poor condition and need to be replaced completely.
Services Steel distribution pipework feeds wall mounted heaters convectors. Ceramic sanitary fittings with 4 cast iron baths.	The heating system is in poor condition with extensive corrosion and damage to the wall mounted heaters. The heating system will require replacement. Sanitary fittings are soiled and in poor condition throughout. Partition walls and ancillary fittings are dated and generally in poor condition.

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 26

5.0 Salvageable Materials	
Element	Material
1. Roof	Some slates can be stripped and re-used or sold for scrap. Substantial roof timbers not affected by fungal attack can be re-used. .
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: 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 26

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 26

CAPITA SYMONDS

BUILDING INSPECTION

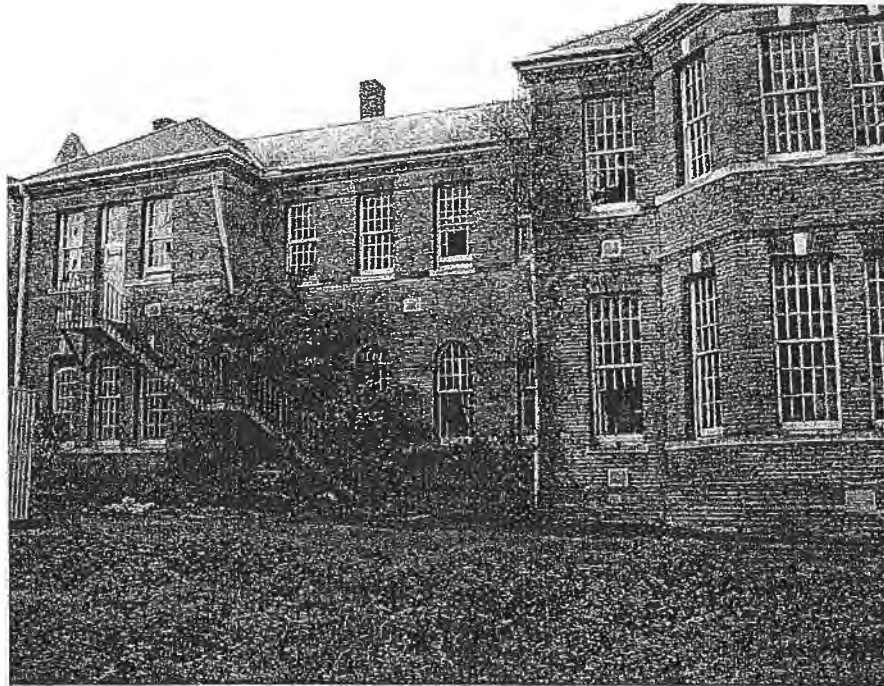
PART B - SCHEDULE OF PHOTOGRAPHS

1. North elevation
2. East elevation
3. South elevation
4. Failing cast iron downpipe
5. Failure of concrete floor to extension
6. Failure of ceiling of link corridor
7. Typical condition of link corridor
8. Typical condition of rooms in main building
9. Failure of floor of main building

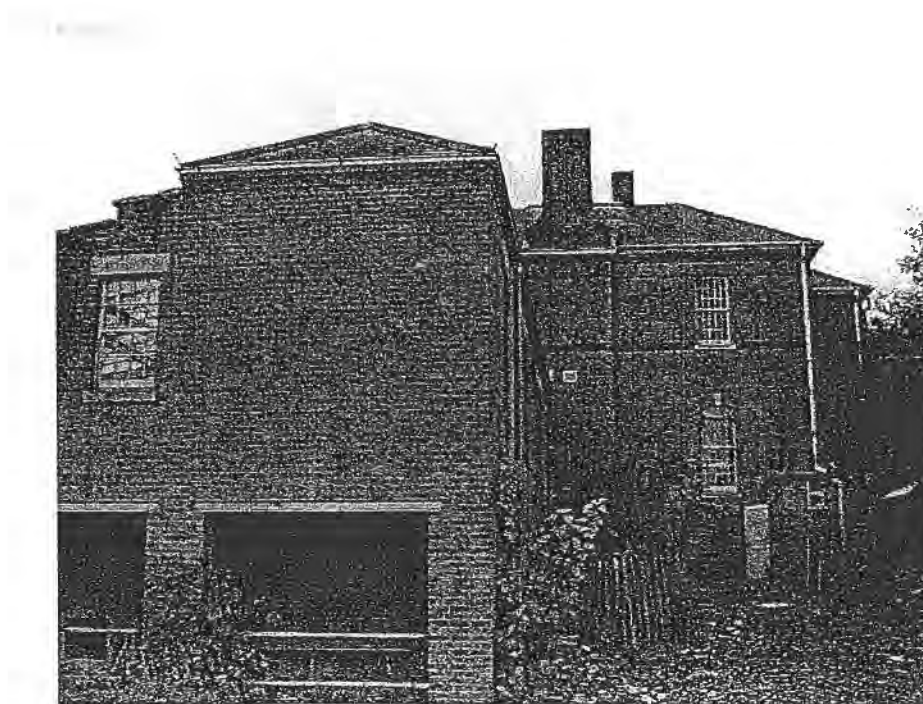
CAPITA SYMONDS

Building 26, Cane Hill Hospital

17 November 2006



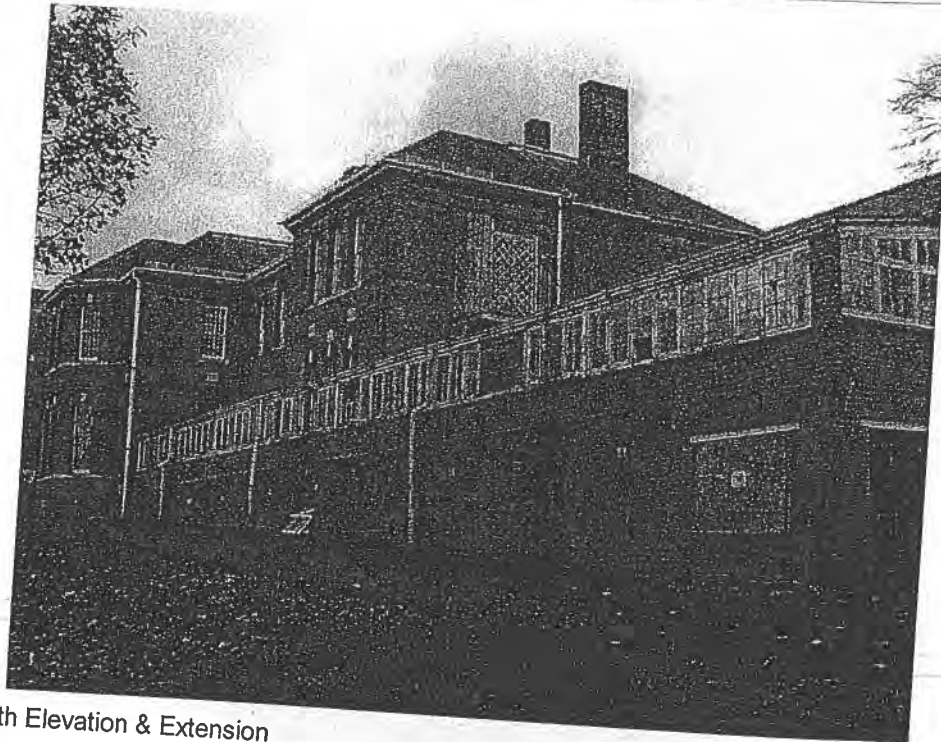
01 North Elevation



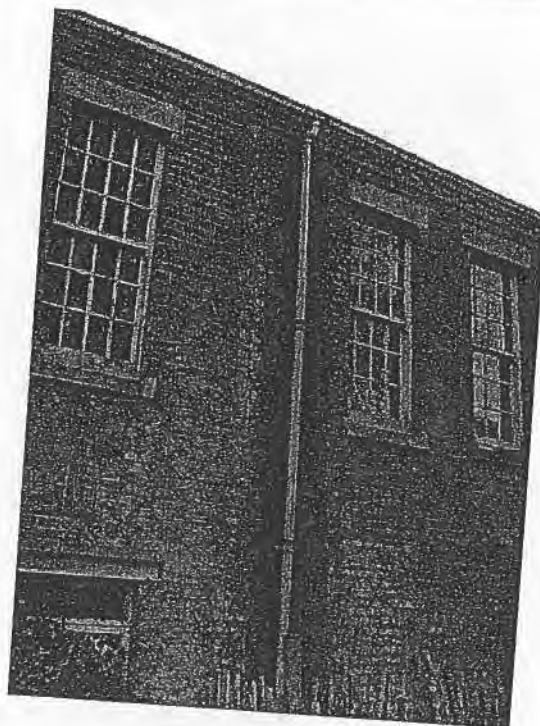
02 East Elevation

Building 26, Cane Hill Hospital

17 November 2006



03 South Elevation & Extension



04 Failing Downpipe

Building 26, Cane Hill Hospital

17 November 2006



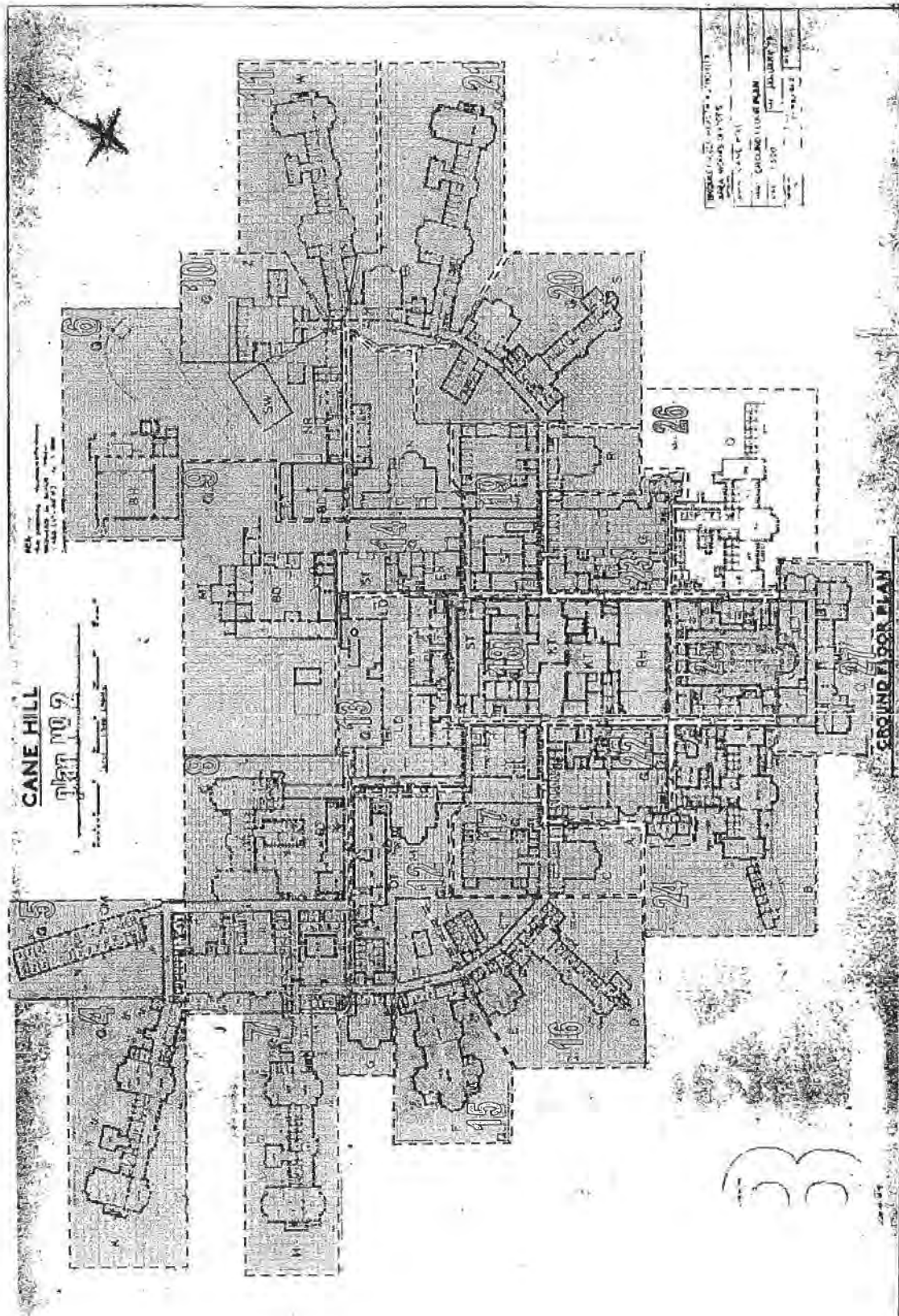
09 Damage to Floor

Outline Condition Survey Report
Cane Hill Hospital – Building 26

CAPITA SYMONDS

BUILDING INSPECTION

PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

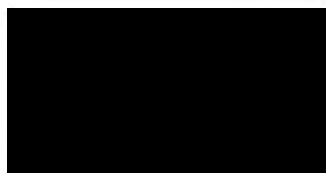
**Building 27
Cane Hill Hospital**

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 27

CAPITA SYMONDS

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5.0 Salvageable Materials	4
6.0 Access Difficulties	5
7.0 Limitations	5

PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

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Prepared by [REDACTED] MSc

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Authorised by [REDACTED] BSc MRICS

Date.....

Date.....

Outline Condition Survey Report

Cane Hill Hospital – Building 27

CAPITA SYMONDS

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

1.0 Property Address & Brief

Building 27, 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 27 is located within the grounds of Cane Hill Hospital. The building is the main entrance to the site and was used as the administration building. The building was constructed in 1882. It is Part 4 storey including a lower ground floor/basement and part 3 storey including a lower ground floor. There is a single storey connecting corridor feeding the West and East wings of the building to the adjoining buildings. There is an additional single storey building to the rear. The main building has a complex pitched and slated roof structure creating gable ends, dormer windows and a central bell tower as well as timber sash windows and solid brick masonry walls.

Internally, the space is a mix of office, administration and communal areas for staff.

History

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

Summary Condition of Building 27

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 East Wing which has suffered significant structural damage as a result of an explosion.

Condition statements for each main element are included below.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 27

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The main building has a complex pitched and slated roof incorporating dormer windows, gable ends and mansard structures.. There is a lead-cloaked bell tower to the centre of the building.	Whilst the slate coverings to the central section are in poor condition the roof coverings are generally watertight and this has prevented significant deterioration from occurring as a result of water ingress. The lead work detailing to the main roof is failing. The roof coverings will require stripping and relaying and it may be possible to salvage some of the original slate materials for reuse. The roof covering to the connecting corridor is missing and the removal and replacement of coverings is required.
	Rainwater gutters and downpipes are of cast iron manufacture.	The rainwater goods are in poor condition with significant corrosion and failing of joints to the gutters and downpipes and replacement is required.
	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 East Wing has suffered significant structural damage as a result of an explosion. The blast has caused cracking at the junction of the flank elevation with the internal walls, as well as causing the brickwork panel around the ground floor window to collapse. Internal walls and floors have collapsed affecting a significant part of the east wing. Extensive rebuilding of the east wing is required. The other external elevations are in sound condition with little evidence of significant deterioration or defect. Repointing is required to some areas.
	Windows & Doors Windows are timber and are of traditional sliding sash construction. Doors are of traditional timber construction.	Extensive damage to windows has been sustained as a result of vandalism and deterioration, particularly to the south facing elevation. The majority of the windows on all floors have been destroyed beyond economic repair. The majority of windows on the ground level are now boarded over to prevent unauthorised access. The remaining 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.

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 27

Element Description		Condition
	Structure & Foundations	The East Wing has suffered significant structural damage as a result of explosion. The remaining structure appears sound. The roof structure is robust and in sound condition.
	Internally Ceilings are lath and plaster.	The ceilings to the main building are in fair condition generally. The ceilings and internal walls and finishes within the east wing will require extensive replacement as a result of the explosion. A significant fire has been sustained within the centre section of the building, and 75% of the finishes in this part of the building will need to be renewed. The ceiling to the connecting corridor is in very poor condition as a result of the missing roof structure and covering.
	Internal walls are original masonry with plaster finishes.	Please see comments above relating to fire and explosion damage.
	Floors are generally of suspended timber construction with a variety of floor finishes. Stairs and landings are of solid construction.	Floors to the east wing have partially collapsed as a result of bomb damage. There is localised deterioration and damage to sections of the floor in the single storey corridor due to dry and wet rot, and there is a likelihood of concealed damage to remaining sections. There is also some localised sections of rotten timber flooring to the lower ground and ground level of the west wing.
	Joinery Doors are a mixture of solid timber and timber construction with glazed panelling. The majority of doors are missing or have been boarded over to stop intruders entering the building. The west wing contains remnants of the hardwood panelling staircase remaining.	The majority of doors are missing or have been significantly damaged through vandalism and rot. A number of doors/doorways have been boarded over to stop intruders entering the building. The hardwood panelling to the hall and matching door lining and architraves remain in reasonable condition. The staircase has been partially removed. There is a period tiled floor at ground level which is in fair condition. Leaded windows to internal lobby doors remain but require repair.

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 27

Element Description	Condition
Landscaping Tarmacadam hard standing area abuts the front of the building. There are retaining walls to the west and east wing. Cast iron railings are located around parts of the building.	The tarmac surfacing is in poor condition and requires replacement. The retaining walls to the east and west wing have partially collapsed and require rebuilding. Cast iron railings have been vandalised and partially removed.
Services Steel distribution pipework feeding cast iron radiators. Some period fireplaces remain in the building.	The heating system is in poor condition although some of the cast iron radiators to the east wing may be salvageable for reuse. A small number of period fires places remain particularly in the east wing and these should be retained. A number of fire surrounds have been removed or have been damaged beyond repair.

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 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.
3. Floors	No materials are likely to be salvageable.
4. Special features	Cast iron radiators may have alternative uses. Limited numbers of period fireplaces are salvageable.

Outline Condition Survey Report Cane Hill Hospital – Building 27

CAPITA SYMONDS

6.0 Access Difficulties

Access to the building was restricted as follows:

Parts of the east wing were inaccessible due to complete collapse of floors as a result of bomb damage. Access to the upper fire damaged floors was not available due to the dangerous condition of the building.

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 27

CAPITA SYMONDS

BUILDING INSPECTION	
PART B - SCHEDULE OF PHOTOGRAPHS	
1.	South elevation
2.	East elevation
3.	Clock tower & failing lead detailing
4.	West elevation
5.	Retaining wall
6.	Structural damage to east elevation
7.	Failure of roof to rear accommodation
8.	Bomb damage to east wing
9.	Structural cracking to east wing
10.	Fire damage to central area
11.	Period fire place
12.	Panelling in main entrance hall
13.	Typical condition of link corridor
14.	Boarded up windows at ground level



01 South Elevation



02 East Elevation

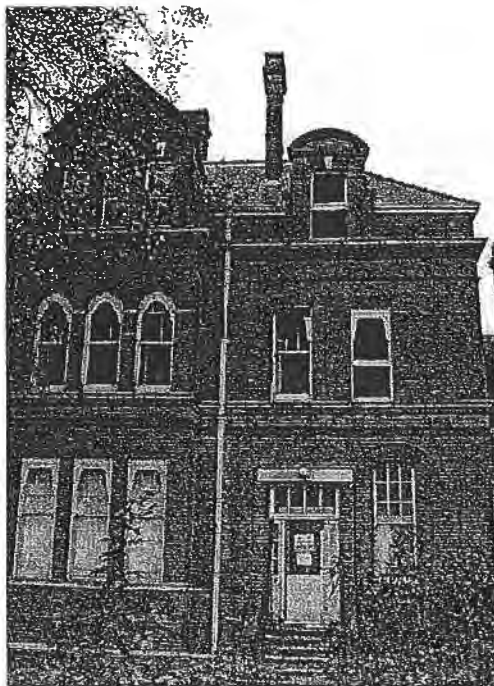
CAPITA SYMONDS

Building 27, Cane Hill Hospital

17 November 2006



03 Clock Tower & Failing Lead Detailing



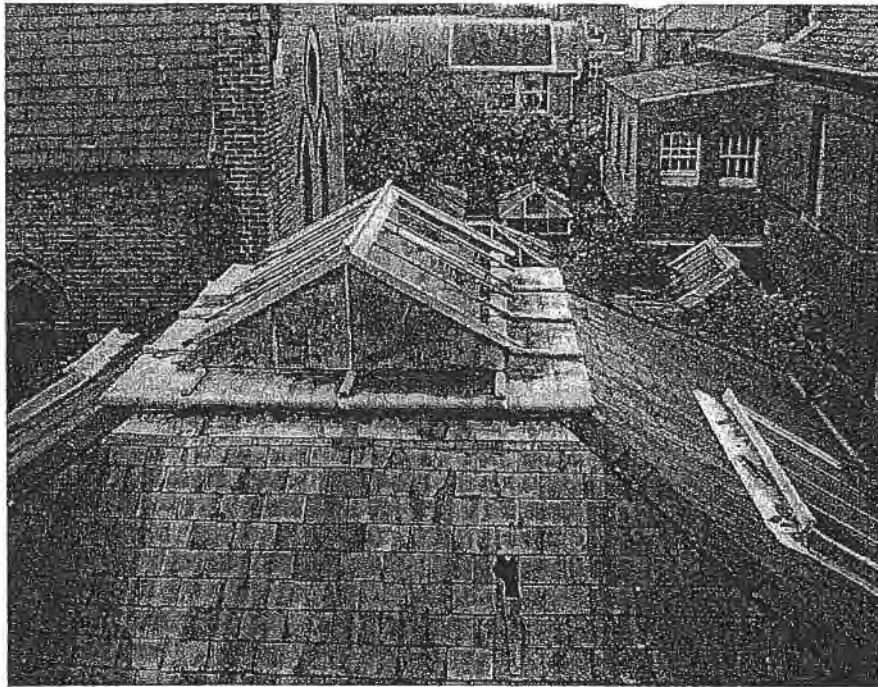
04 West Elevation



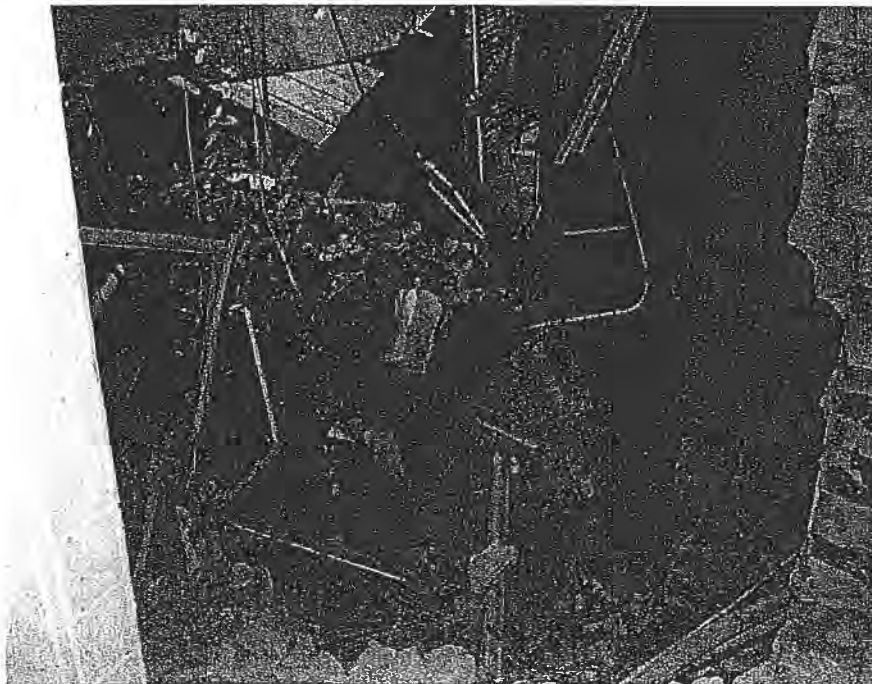
05 Retaining Wall



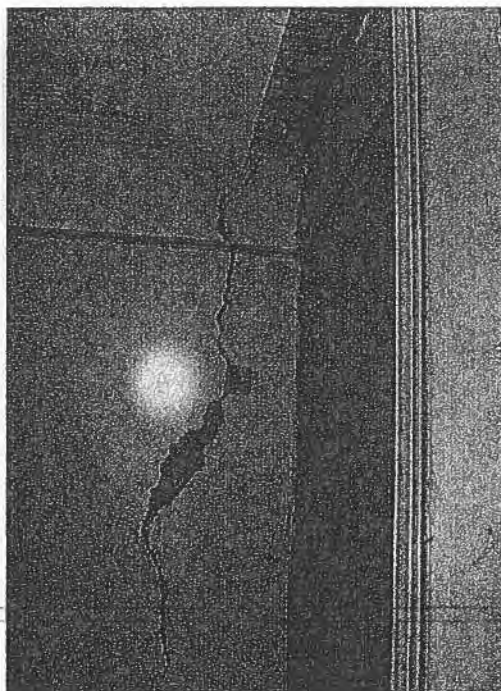
06 Structural Damage to East Wing



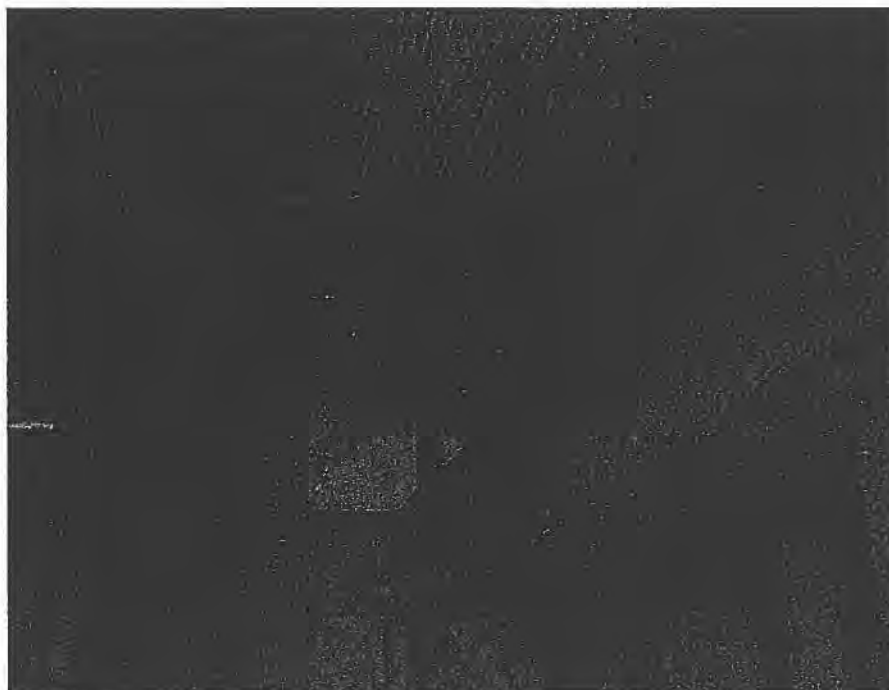
07 Single Storey Accommodation to Rear



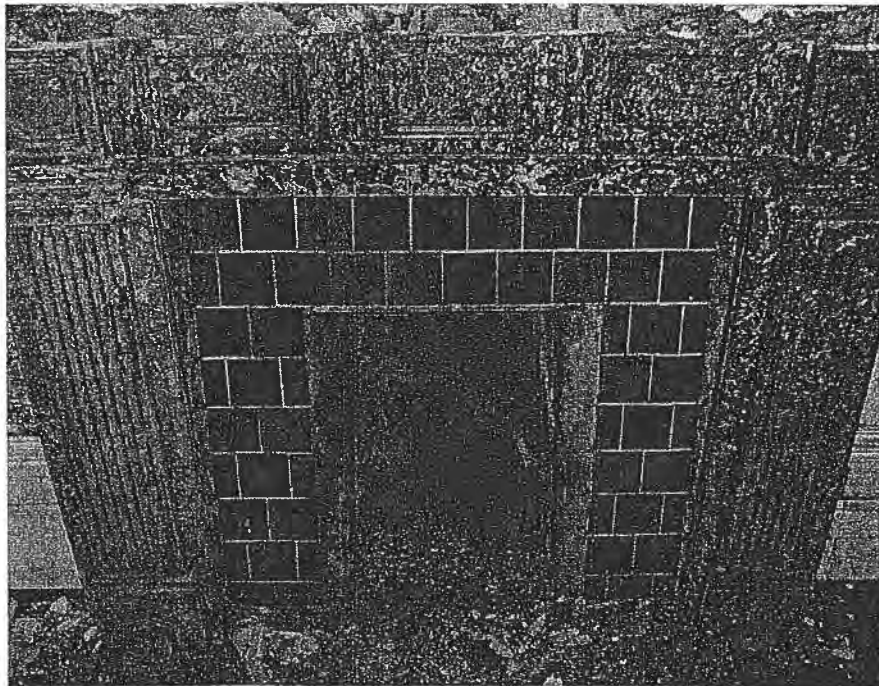
08 Bomb Damage to East Wing



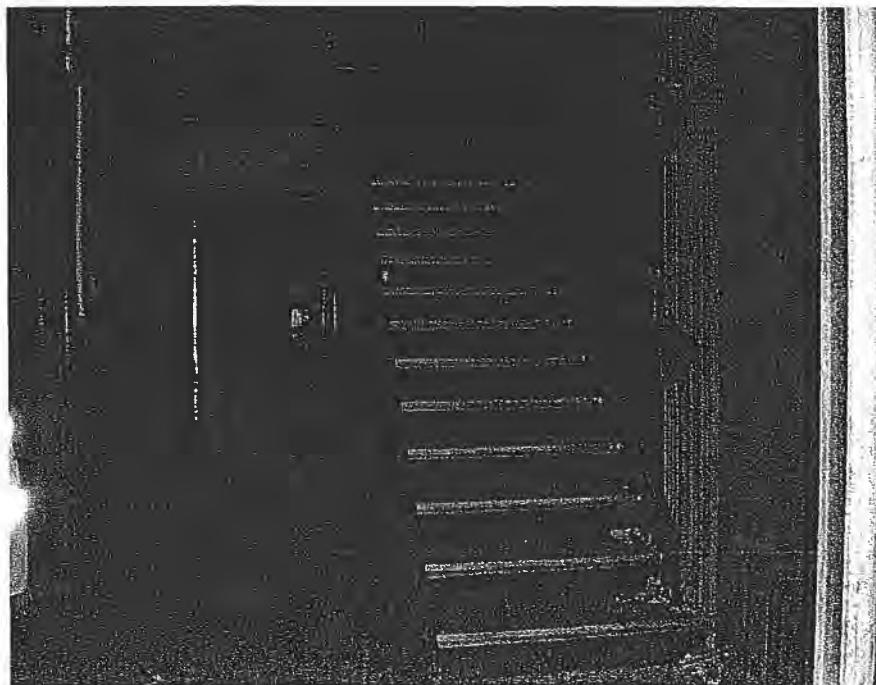
09 Structural Cracking to East Wing



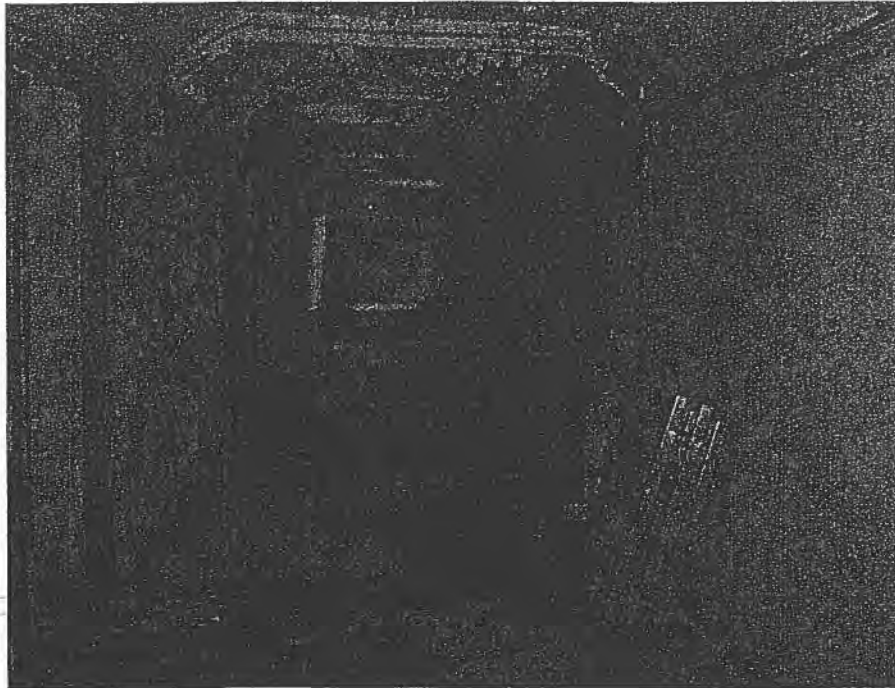
10 Fire Damage to Central Area



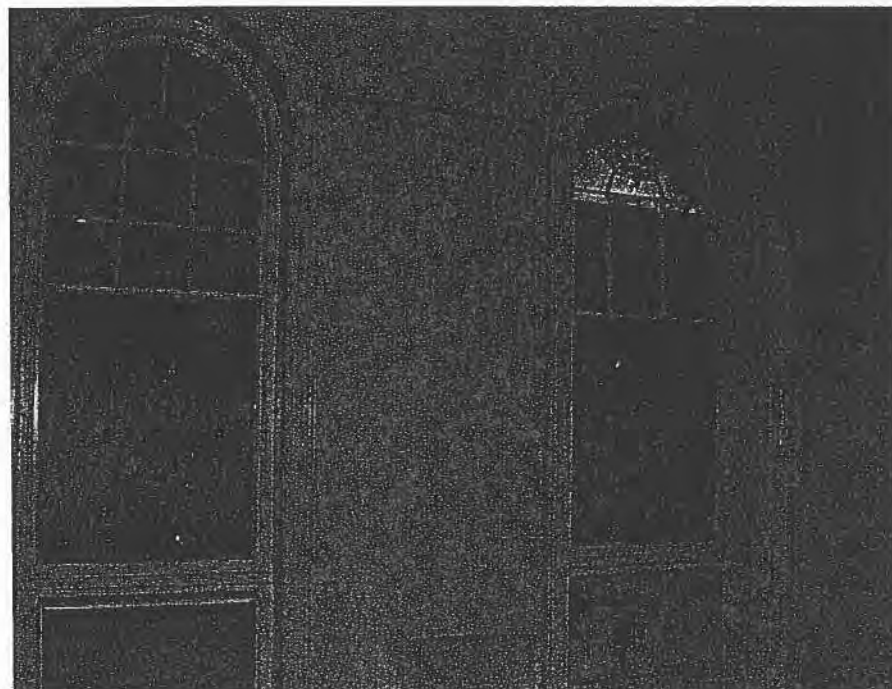
11 Period Fire Place



12 Panelling in Entrance Hall



13 Link Corridor



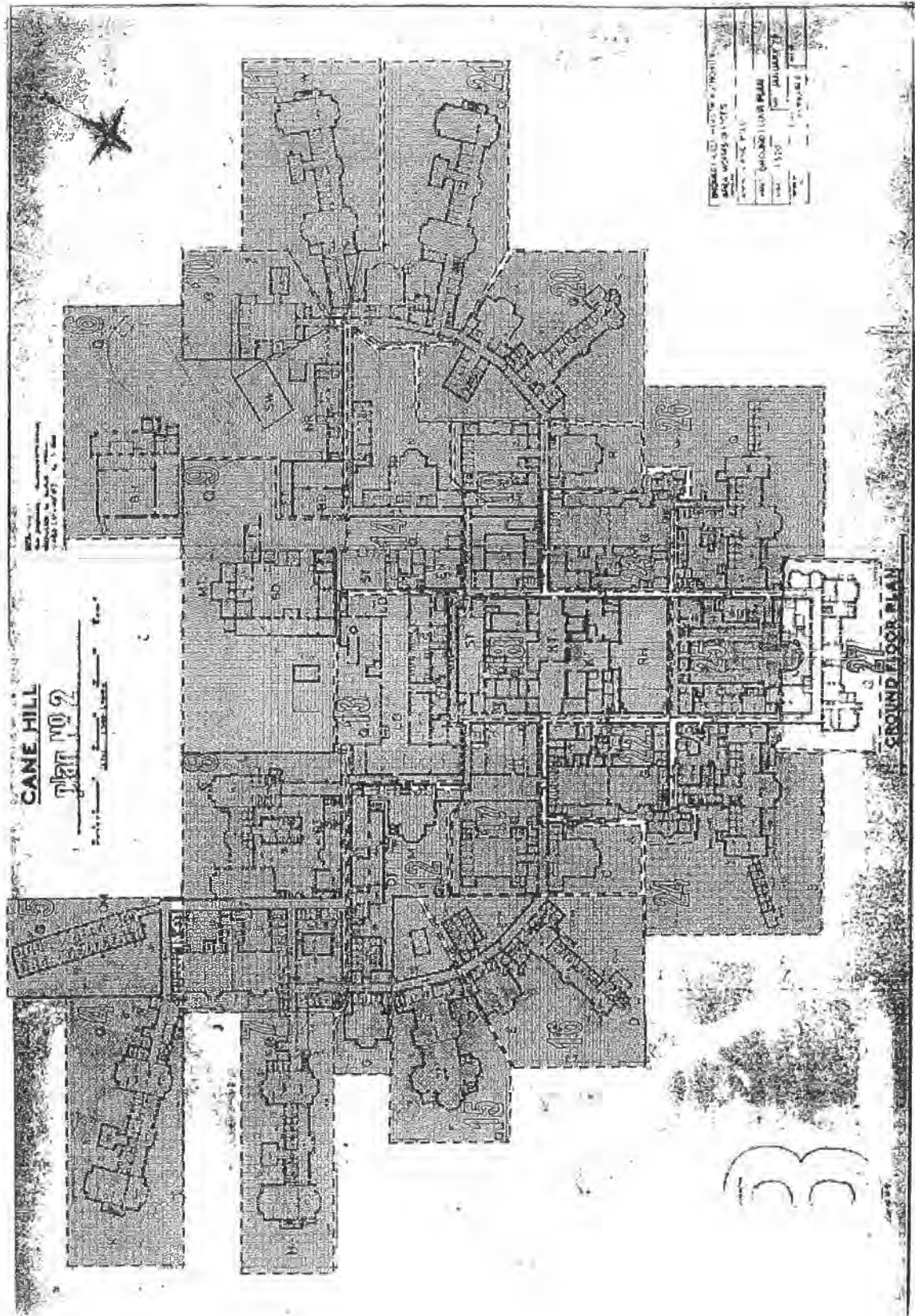
14 Boarded Up Windows at Ground Level

Outline Condition Survey Report

Cane Hill Hospital – Building 27

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Condition Survey Report

In Respect of

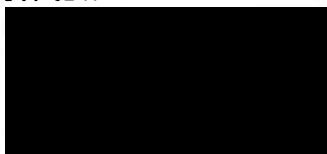
**Nurses Accommodation, Lodge & Pool
Buildings
At Cane Hill Hospital**

On behalf of

English Partnerships

Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:
Tel:
Fax:
Email:



File No: CS/023372-02
Date of Inspection: 1 June 2007
Date of Publication: 7 June 2007

Condition Survey Report Cane Hill Hospital – Nurses Accommodation, Lodge & Pool Buildings

CAPITA SYMONDS

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- 3.0 *Condition of Main Elements*
- 4.0 *Recommended Further Investigations*
- 5.0 *Access Difficulties*
- 6.0 *Limitations*

PART B - SCHEDULE OF PHOTOGRAPHS

Prepared by [REDACTED] BSc MRICS

Authorised by [REDACTED] AMRSH MCIOB

Date.....

Date.....

Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Nurses Accommodation, Lodge & Pool Buildings

BUILDING INSPECTION	Surveyor:
PART A – CONDITION REPORT & FINDINGS	Date: 1 June 2007
	Weather: Dry & Sunny

1.0 Property Address & Brief

Nurses Accommodation, Lodge and Pool Buildings, Cane Hill Hospital, Coulsdon South, Surrey CR5 3YL.

Brief

Undertake a 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 building over many years leading to extensive deterioration of building fabric, the defects described will be high level descriptive comments. No access was provided to the internal parts of the building and Heras fencing surrounded the Nurses Accommodation buildings preventing a detailed inspection of the exterior.

2.0 General Description

Location

These group of buildings are located to the North East of the Cane Hill site and comprise the following:

Nurses Accommodation:

The main building is a Victorian 4 storey block with a pitched roof set behind parapet walls, timber sash windows and external elevations which are predominately tile hung.

Two modern blocks have been constructed to the north of the main block comprising two storeys each, with pitched and tiled roofs, cavity brick walls and steel pivot windows. These buildings are connected by a series of low level flat roof buildings and passages.

A single storey brick outbuilding is located to the south east of the nurses' blocks and appears to be used for equipment/plant purposes. It has a built up felt flat roof, brick cavity walls and timber high level windows. A set of timber double doors provides access – these were secured at the time of inspection.

Two further single storey timber sheds are located to the east of the main buildings and comprise pitched roofs covered with asbestos slates. The elevations are of timber studs with timber boarding externally, built off of a brick base. There are a small number of timber windows, and timber entrance doors provide access.

Lodge

This is a Victorian two storey building, with some single storey additions to the east, some of which are of relatively modern construction. The buildings have pitched and slated roofs with cast iron rainwater goods. The external elevations are of yellow stocks with red clay brick arches over openings. The west facing elevation has been tile hung at first floor level. Windows and doors are of timber construction. A cast iron

Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Nurses Accommodation, Lodge & Pool Buildings

fire escape leads to the first floor.

The single storey sections of the building contain WC accommodation and some services plant.

General Outbuildings

There are a series of outbuildings constructed to the north of the Nurses Blocks, and adjacent to the Lodge.

The machinery shed is a single storey building with a monopitch corrugated steel roof and walls, with timber doors to the south elevation.

Two Nissan-style huts are located adjacent and are constructed from curved asbestos cement sheets on brick dwarf walls. Timber doors are located in the flank ends providing access. Internal masonry walls sub-divide the sheds.

Three glass houses have been substantially demolished, with the brick base walls remaining only, except for the east glass house which is partly remaining with brick walls and a corrugated asbestos sheet roof. The roof contains a rooflight and timber windows are provided within the east elevation.

Pool House and Plant Outbuilding

These two buildings, constructed around 1980, are located north of the Nurses Blocks and Lodge. The Pool building comprises a single storey building constructed to form two separate pool sections with a covered entry area in the centre. The roof covers the building and is of pitched design with timber trusses supporting asbestos slates and corrugated asbestos sheeting.

The plant building is located to the north of the pool building and comprises a small single storey enclosure of masonry blocks, with a monopitch roof covered with asbestos cement sheeting.

History

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

3.0 Condition of Main Elements		
	Element Description	Condition
	Nurses Accommodation	
	<u>Roofs</u> The roof to the Victorian building could not be viewed from ground level but is assumed to be a pitched and slated pitched roof with perimeter gutters set behind the parapet walls. These are pitched and tiled. The single storey connecting buildings have built up felt flat roofs.	<u>Roofs</u> The condition of the roof to the Victorian block could not be assessed. The pitched roofs to the modern blocks have suffered from vandalism adjacent to the flat roof areas. The remainder of the pitched roofs are in fair condition. The flat roofs are likely to be in poor condition and may have suffered from vandalism.

Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Nurses Accommodation, Lodge & Pool Buildings

	<u>Rainwater Goods</u> Cast iron rainwater pipes and hoppers. Steel gutters are provided to the modern blocks.	<u>Rainwater Goods</u> These are leaking and in overall poor condition. The steel gutters are corroded.
	<u>External Walls</u> The external elevations of the Victorian building are clad in clay tile hanging. The modern blocks have cavity facing brickwork walls.	<u>External Walls</u> The tile hanging has been extensively damaged at low level.
	<u>Windows & Doors</u> Timber sash windows are provided to the Victorian building. Steel windows with pivot casements are fitted to the modern blocks. Doors have been boarded over.	<u>Windows & Doors</u> The timber windows have been boarded over at ground level, however upper windows have been extensively damaged, particularly to the south elevation of the Victorian building which is accessible from the road adjacent. The glazing to the steel windows has been broken.
	<u>Structure & Foundations</u> There are no design drawings available on site to indicate the type of foundations. However due to the age of the building the foundations are likely to be constructed of stepped brickwork, with concrete foundations to the modern parts of the buildings.	<u>Structure & Foundations</u> There was no evidence of any structural distress noted to the building at the time of the inspection.
	<u>Nurses Accommodation Outbuildings</u> The equipment/plant building to the south of the nurses' accommodation has a built up felt roof, cavity brick walls and timber windows and doors. The two storage sheds have asbestos slate roofs with timber boarded elevations externally, and timber windows and doors.	<u>Nurses Accommodation Outbuildings</u> The flat roof has been damaged and is in poor condition generally. The external walls are in sound condition subject to minor cracking and repointing. The joinery is mainly boarded over. The roof coverings require localised repair to replace missing slates and defective details. External weatherboarding is exposed to the elements and is in poor condition to some elevations. Windows and doors are boarded over. There is structural movement noted to both blocks.
	Lodge	

Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Nurses Accommodation, Lodge
& Pool Buildings

	<u>Roofs</u> The roofs are pitched and covered in natural slate.	<u>Roofs</u> The roof coverings are generally sound however we anticipate the need for localised repair in common with other buildings on the site. There is some vandalism damage at low level to the single storey buildings. One section of roof is missing within the single storey section of the building.
	<u>Rainwater Goods</u> Cast iron rainwater goods are provided throughout.	<u>Rainwater Goods</u> Sections of gutters and rainwater pipes are missing and defective.
	<u>External Walls</u> The external walls are of solid construction with yellow stocks exposed to the external face. Part of the first floor is covered with red clay tiles, and sections of the walls have been rendered. A cast iron fire escape is provided to the west elevation.	<u>External Walls</u> The overall condition is sound but parts of the tile hanging have been damaged. The cast iron fire escape has been extensively damaged.
	<u>Windows & Doors</u> The windows and doors throughout are boarded over.	<u>Windows & Doors</u> We anticipate damage has been sustained to the windows and doors as a result of attempted entry.
	<u>Structure & Foundations</u> There are no design drawings available on site to indicate the type of foundations. However due to the age of the building the foundations are likely to be constructed of stepped brickwork with concrete to the modern parts of the building.	<u>Structure & Foundations</u> There was no evidence of any structural distress noted to the building at the time of the inspection.
	General Outbuildings	
	Machinery shed – this is a temporary building with metal corrugated roof and wall sheeting, and timber doors to the front.	The building is in poor and dilapidated condition. The roof and wall components have extensively corroded and the timber doors have partially disintegrated.

Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Nurses Accommodation, Lodge
& Pool Buildings

	Nissan style huts – these are of curved asbestos cement sheeting with timber windows and doors within the end elevations.	Sections of curved roof sheeting have been broken.
	Glass Houses – brick bases remain to two buildings. Part of the third building remains and has a corrugated asbestos cement roof.	Very little remains of these buildings, with all of the glazing and structure now removed.
	Pool House and Plant Outbuilding	
	<u>Roof</u> The roof is pitched and covered in asbestos slates with asbestos cement roof sheeting to the east pitch.	<u>Roof</u> Localised areas of damaged have been sustained. The asbestos cement sheeting is poor condition.
	<u>External Walls</u> The external walls are constructed in concrete blocks.	<u>External Walls</u> There is evidence of structural movement to the north of the building.
	<u>Windows & Doors</u> The external doors and windows have been boarded over.	<u>Windows & Doors</u> We anticipate damage has been sustained to these elements as a result of forced entry and vandalism.
	<u>Structure & Foundations</u> There are no design drawings available on site to indicate the type of foundations. However due to the age of the building the foundations are likely to be constructed of concrete.	<u>Structure & Foundations</u> Evidence of potential structural movement was noted to the north of the block.

4.0 Recommended Further Investigations

- 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.

Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Nurses Accommodation, Lodge & Pool Buildings

5.0 Access Difficulties

Access to the building was restricted as follows:

No access was available within the fenced area around the Nurses Accommodation.

No internal access was available to any of the buildings.

Condition Survey Report Cane Hill Hospital – Nurses Accommodation, Lodge & Pool Buildings

CAPITA SYMONDS

6.0 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.

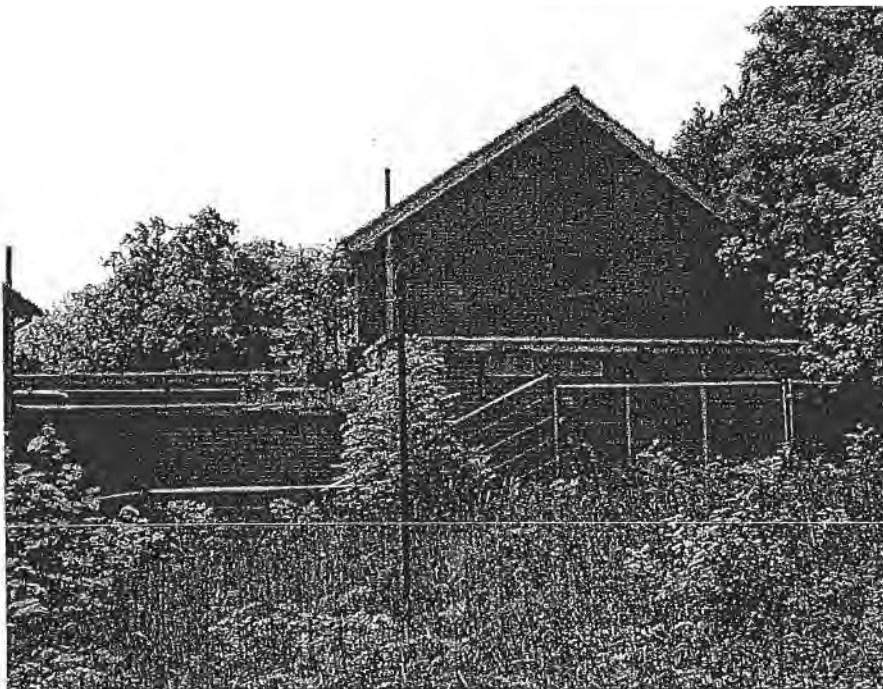
The mechanical and electrical services were not tested and any comments in the report will be limited to visual observations only.

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.

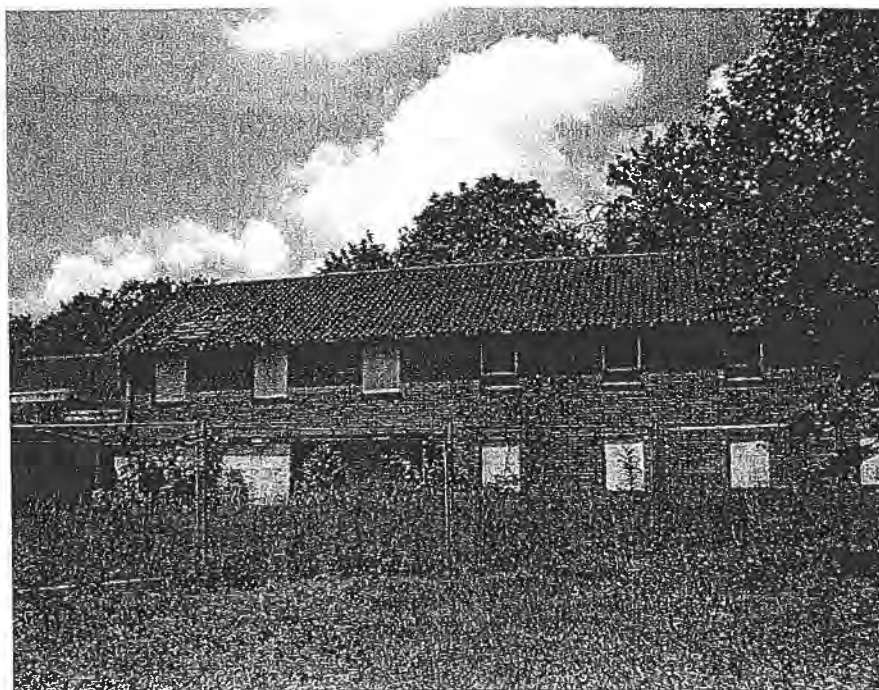
The air raid shelter was not inspected as the entrance was partially bricked up and the integrity of the structure is unknown.

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.

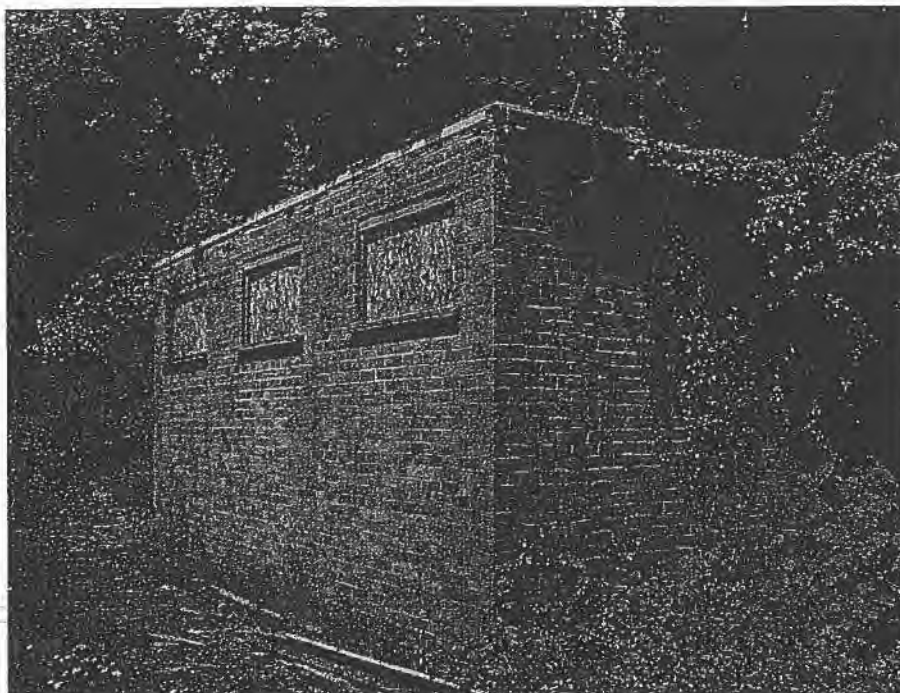
This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.



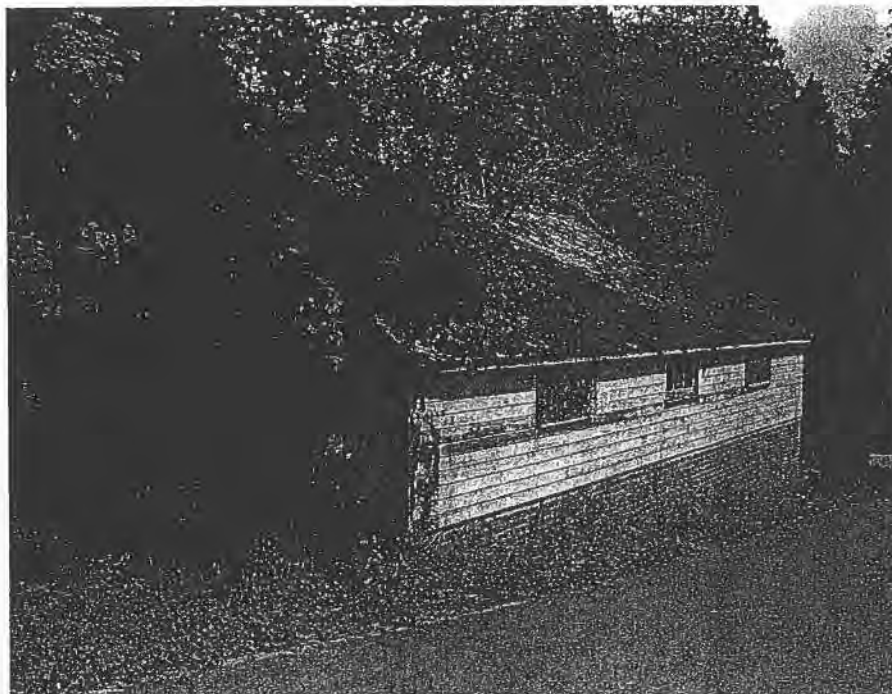
03 Nurses Accommodation



04 Nurses Accommodation



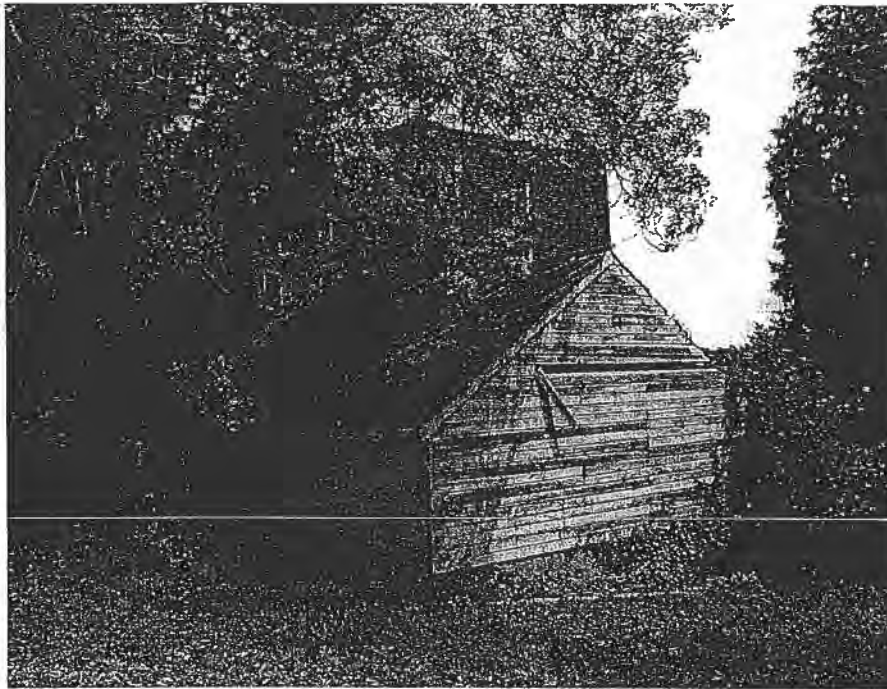
05 Plant & Equipment Store



06 Timber shed

Nurses Accommodation

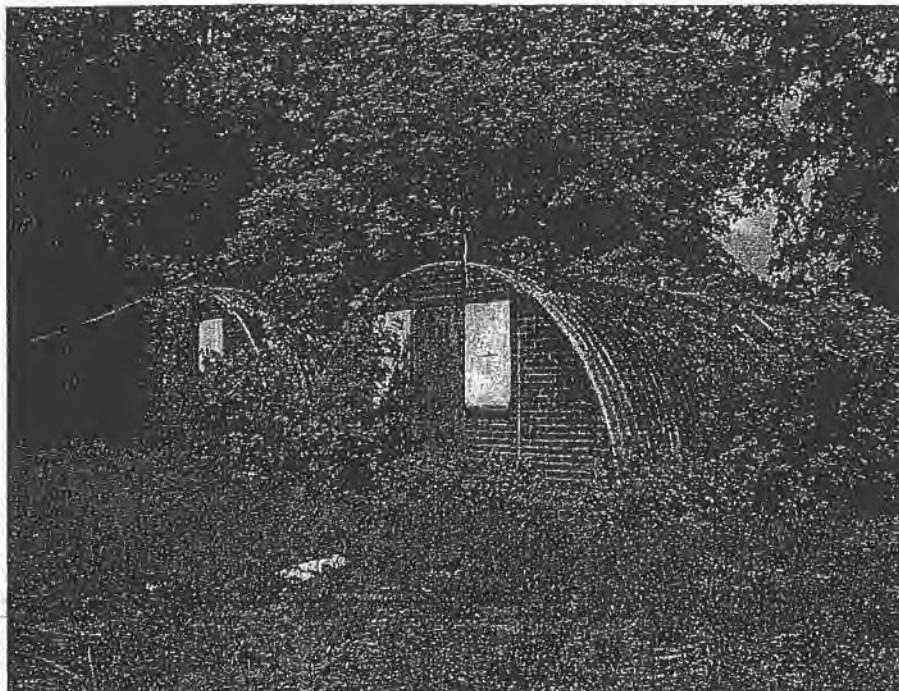
1 June 2007



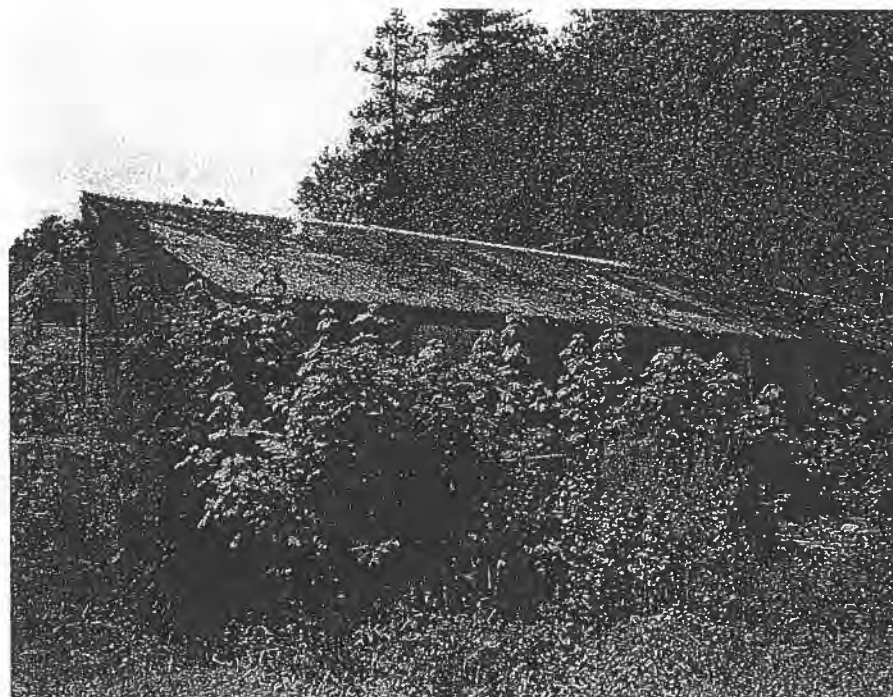
07 Timber shed



08 Machinery Shed



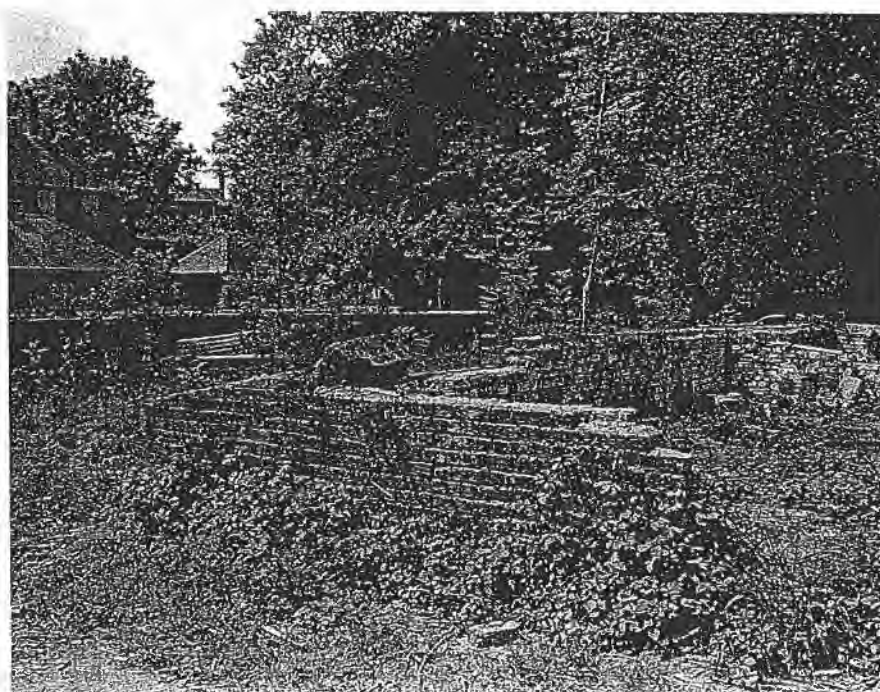
09 Nissan style huts



10 Glass house



11 Glass house



12 Glass house



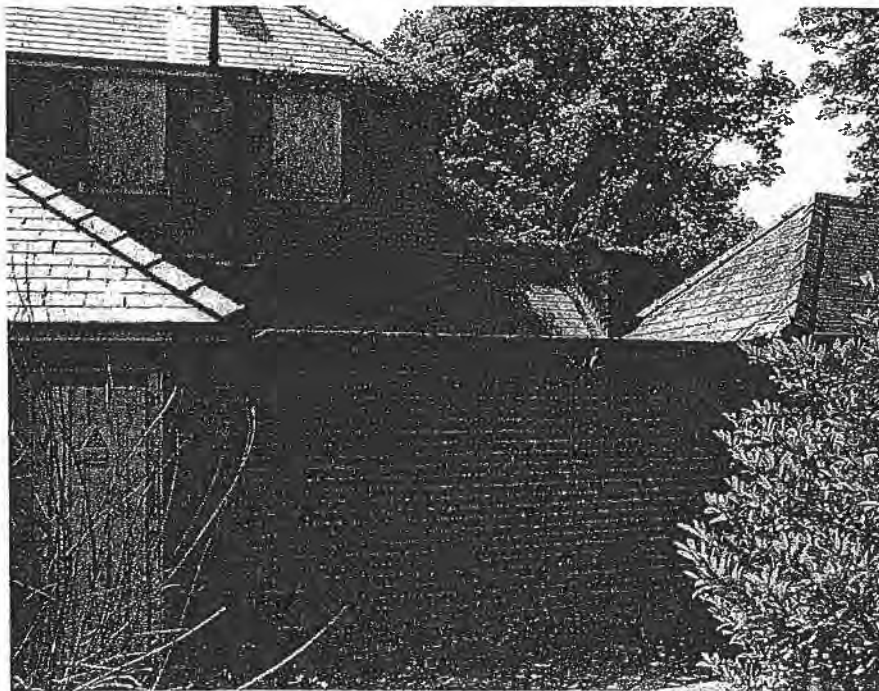
13 Glass house



14 Lodge



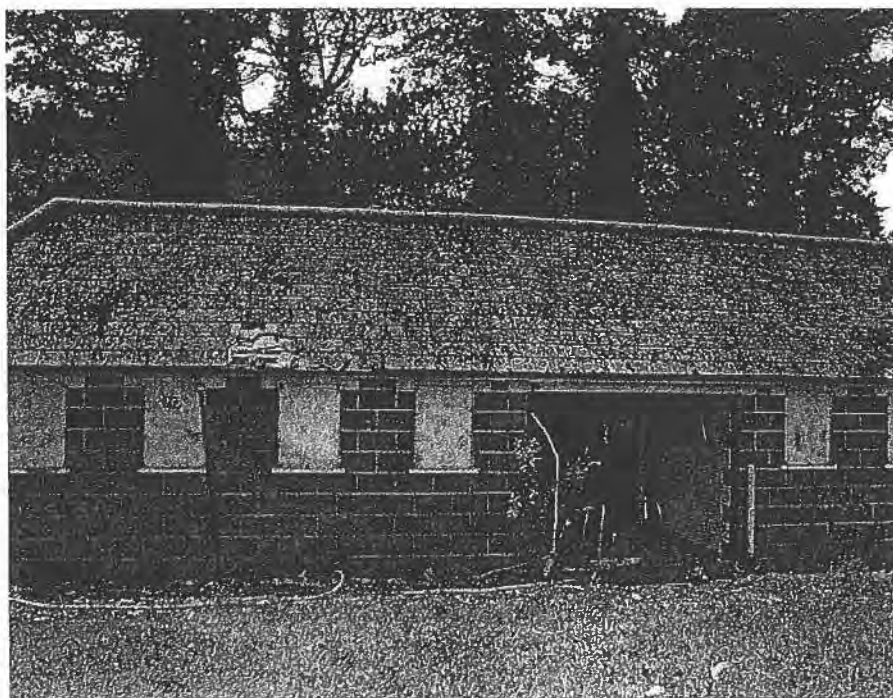
15 Lodge



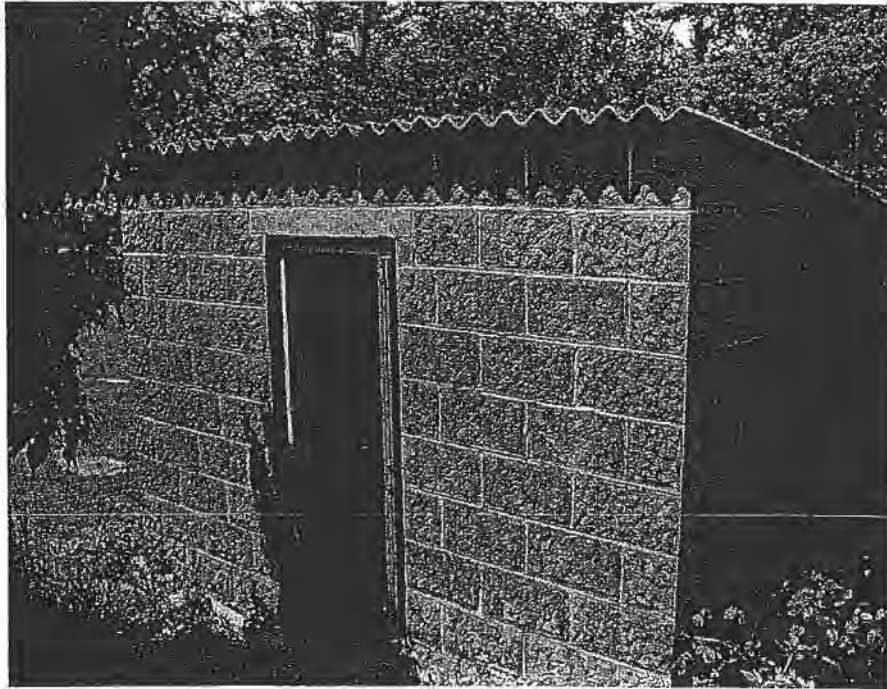
16 Lodge



17 Pool house



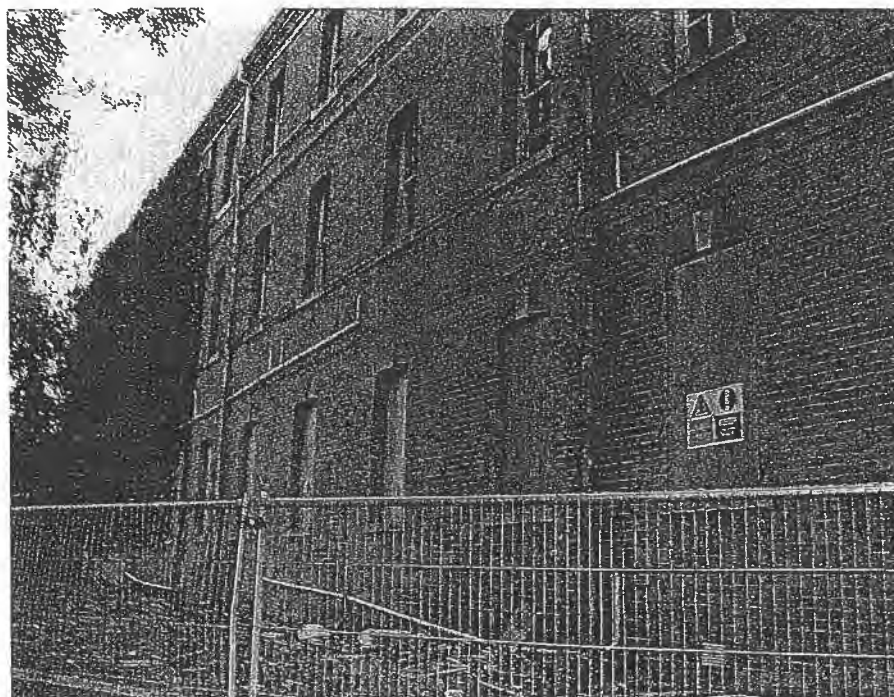
18 Pool house



19 Pool plant building



01 West Elevation

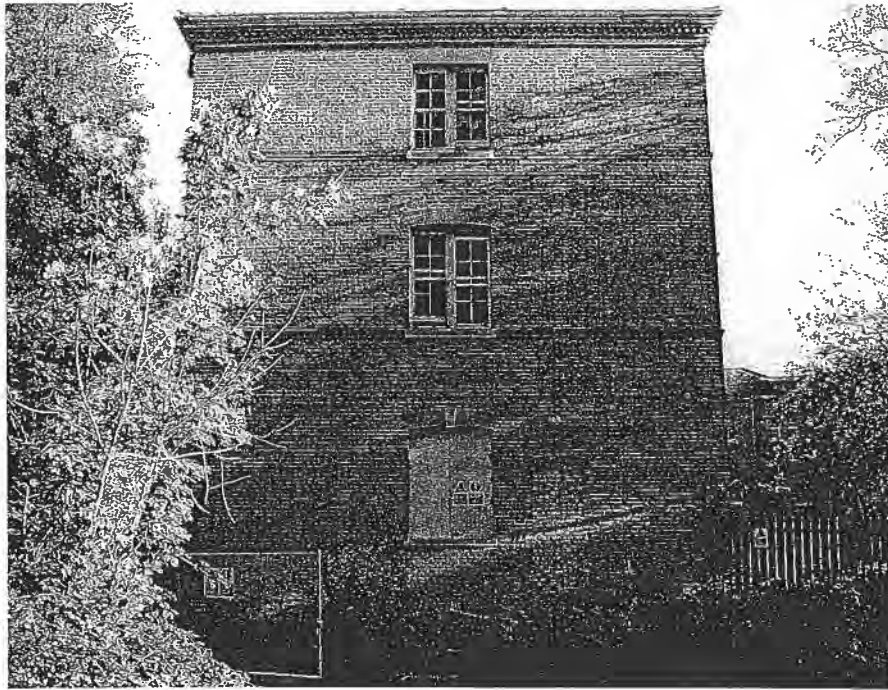


02 East Elevation

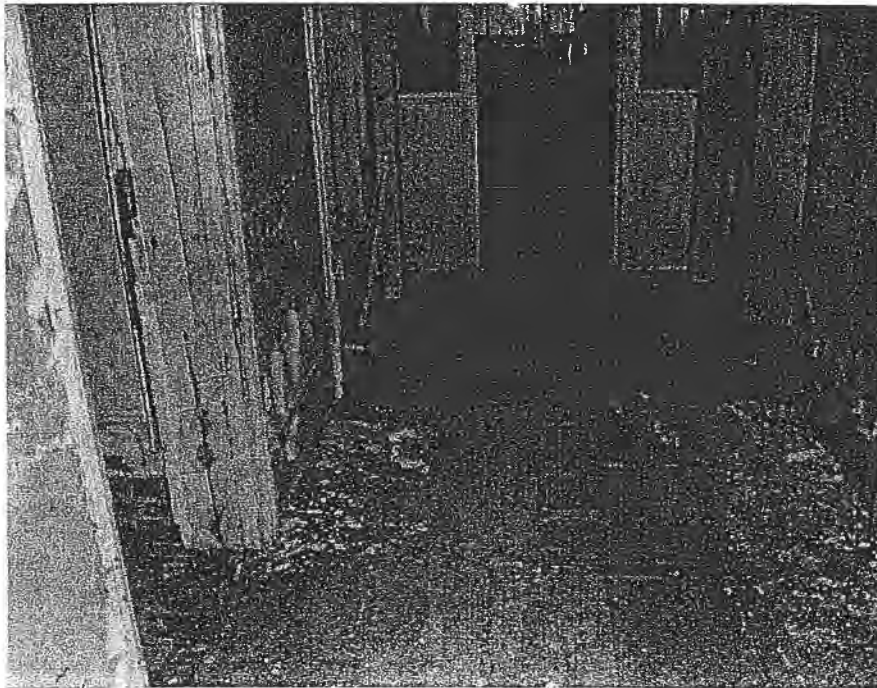
CAPITA SYMONDS

Building 5, Cane Hill Hospital

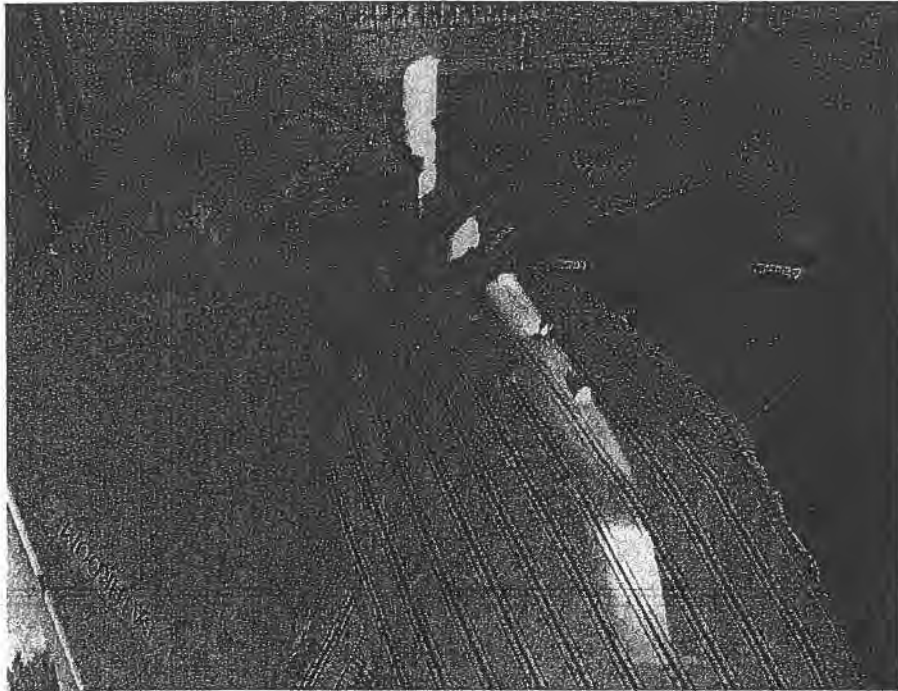
2 November 2006



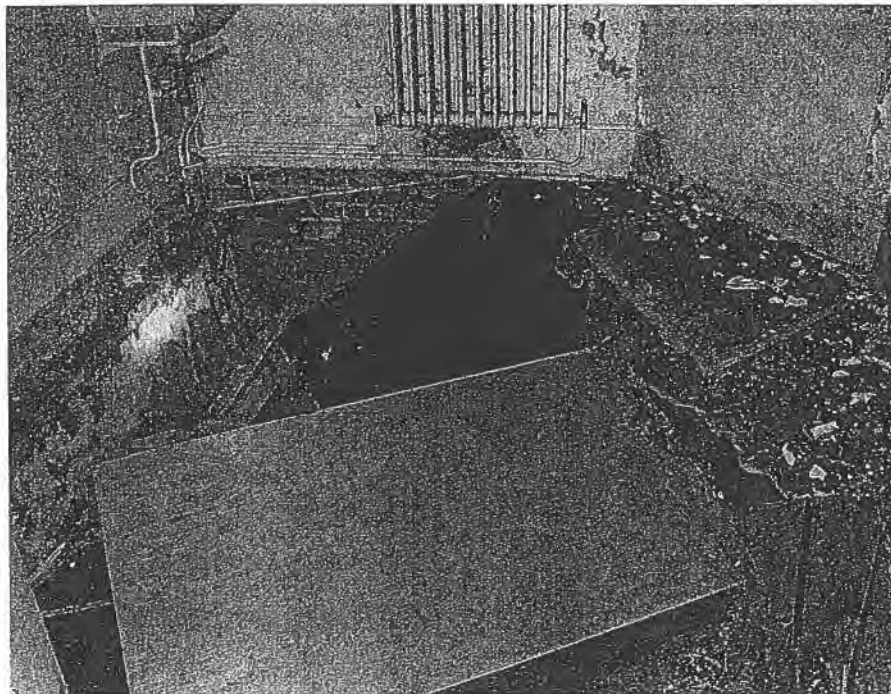
03 North Elevation



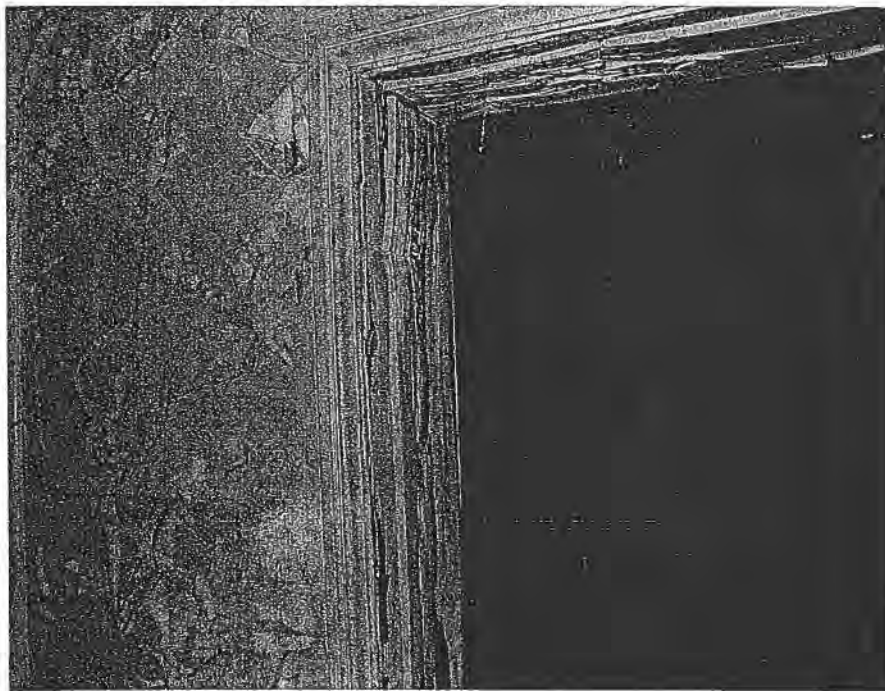
04 Ground Floor collapse



05 Ground Floor collapse



06 Ground Floor collapse



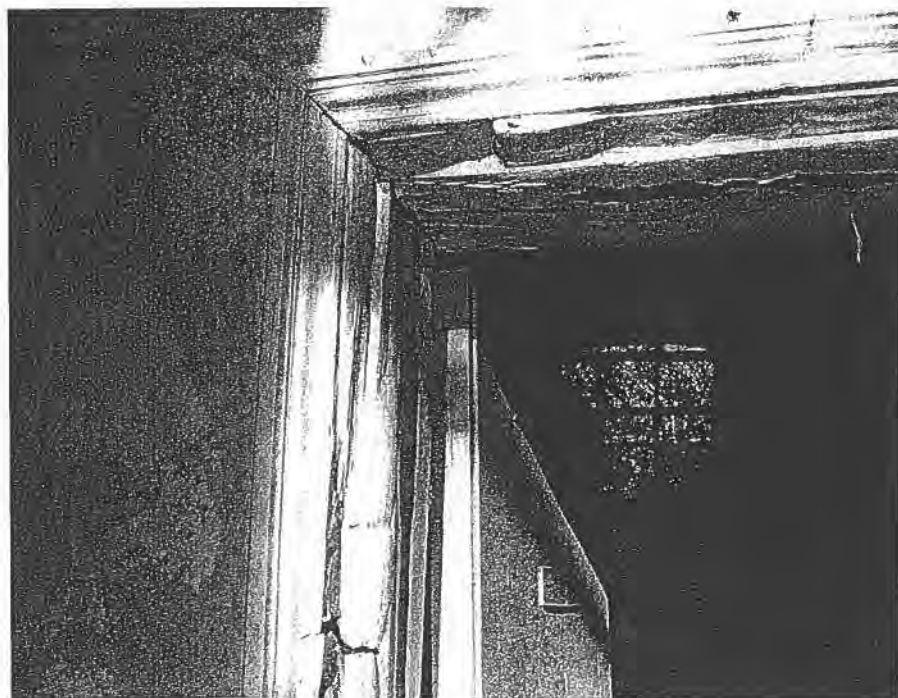
07 Dry rot to joinery



08 Second floor corridor - south end



09 Second floor corridor - north end



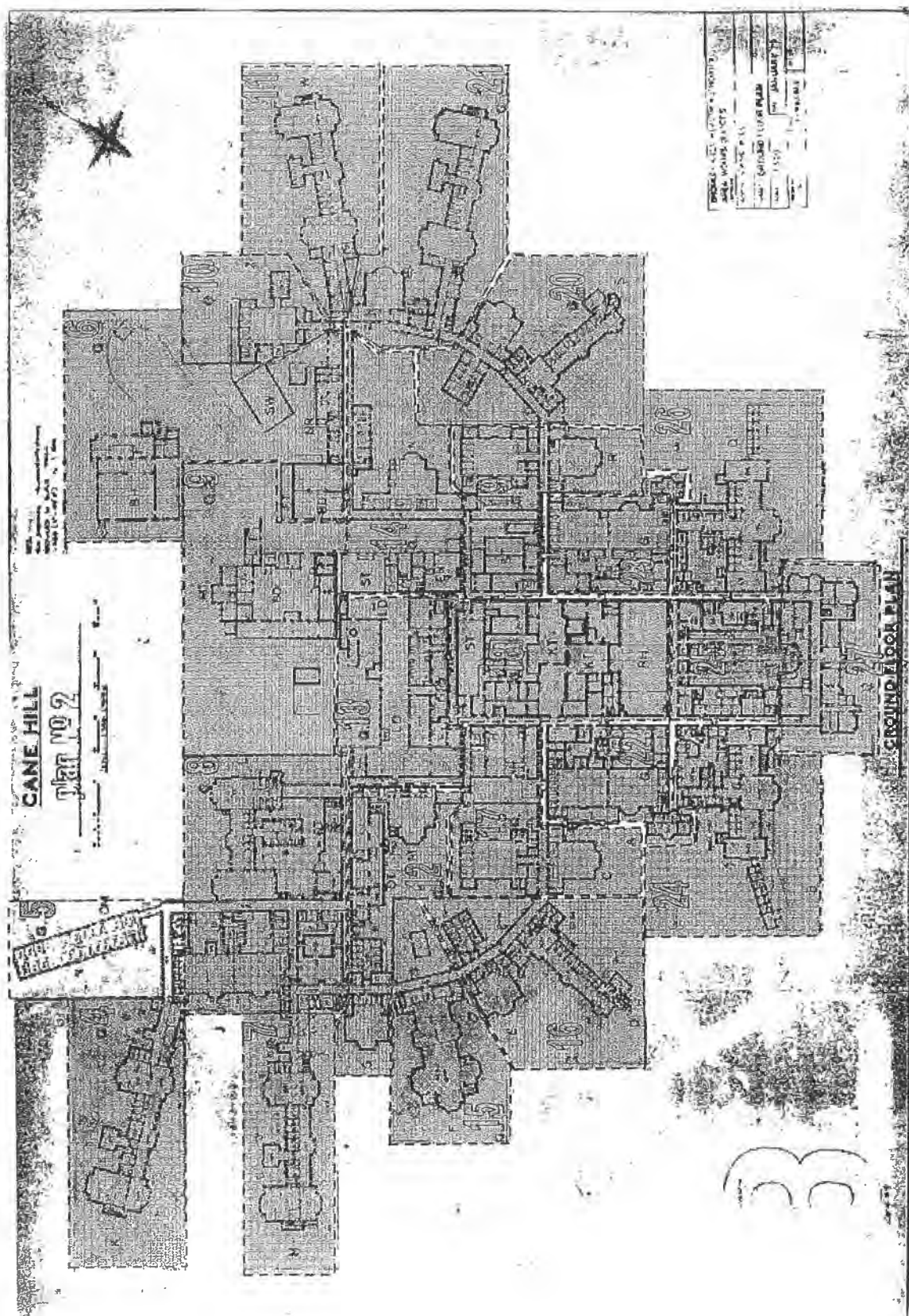
10 Dry rot to joinery at second floor level

Outline Condition Survey Report

Cane Hill Hospital – Building 5

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

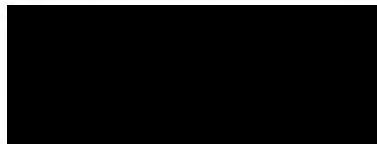
**Building 6
Cane Hill Hospital**

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 6

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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)

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 6

CAPITA SYMONDS

BUILDING INSPECTION

Surveyor:

Date: 27 November 2006

PART A – CONDITION REPORT & FINDINGS

Weather: Wet & overcast.

1.0 Property Address & Brief

Building 6, 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 6 is located within the grounds of Cane Hill Hospital; Building 6 is made up of seven individual buildings providing different functions to the Cane Hill complex.

Building 6A is a two-storey structure, with a pitched and slated roof incorporating rooflights, timber sash windows and solid brick masonry walls. Internally the building was a mix of work rooms and communal areas for patients as well as providing shared washing facilities. Running to the south of the building is a single-storey link corridor with a pitched and slated roof. There is an additional single-storey sun lounge extension above the link corridor, with a lean-to profiled sheet glazed roof.

Building 6B is a single-storey store room to the south west corner of the site. The building has a pitched and slated roof incorporating rooflights, solid brick masonry walls, there are connecting garages to the east of the building. Adjoining this building are a pair of brick built garages with corrugated profile asbestos sheet coverings, concrete floor slab and timber doors.

Building 6C is the Boiler House for the hospital. The building is a two-storey structure, with concrete floors, a pitched roof and metal profiled sheet coverings incorporating glazed rooflights and solid brick built walls. There are oil storage containers and a steel chimney located to the west elevation.

Building 6D is a single storey outbuilding to the east of the site. The roof is barrel shaped, has a steel frame structure with corrugated profile metal coverings, walls are part concrete and part profiled metal cladding.

Building 6E is a single storey structure with pitched and slated roof, solid masonry brick walls, timber sash windows. A work room adjoins the main part of the building, with a mono-lean-to roof and asbestos profiled sheet coverings. Areas of the external elevations are part clad with timber shiplap boarding. There is an open covered walk way connecting building 6E to 6A.

Building 6F is a single storey structure, with a concrete flat roof, solid brick masonry walls, there is a timber lean-to-addition. The building was the office for the weighbridge.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 6

	Building 6G is a two storey structure, with pitched and slated roof, solid brick masonry walls, timber sash windows. There is an integral garage located below the main entrance stairs. The building adjoins the north elevation of 6B. History We understand that the buildings on the site have been vacant since the early 1990s or before. Summary Condition of Buildings 6 Overall the buildings are in a dilapidated condition, due to lack of maintenance during the last two decades. Vandalism has also occurred in some areas of Building A and adds to the very poor state of repair that exists today. The buildings could not be used without extensive restoration, particularly relating to: • Buildings A & E where extensive water ingress through the roof coverings has resulted in failure of the floor structures and wall finishes below. • Building C contains extensive amounts of asbestos that would require removal by specialist contractor prior to any remedial works. Condition statements for each main element are included below.
--	---

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof Buildings 6A, 6B, 6E, 6G and the links corridor have a pitched and slated roof, incorporating rooflights, with hipped ends to 6A. The sun lounge extension to the southern elevation of 6A has a glazed mono-lean-to roof with part metal profile sheet coverings. 6E has an additional mono-lean-to roof with asbestos profiled sheet coverings to the northern elevation. 6C has a pitched metal profile sheet roof with glazed rooflights. There is flat roof to the single storey extension. 6D is a barrel shaped, steel frame structure with corrugated profile sheet metal roof coverings. 6F has a flat concrete roof assumed to be asphalt covered, with a timber lean-to-addition.	The roof coverings of building 6A are generally in poor condition with slipped or missing tiles and damaged or missing glazing to rooflights causing water ingress into the building. There is also evidence of water ingress to the links corridor due to defective tiles. The roof coverings and glazed lights to the sun lounge extension are generally in a poor condition with evidence of water ingress. There are slipped and missing tiles and broken rooflights causing water ingress to 6B, 6E and 6G with resultant damage to internal finishes. Fire damage within 6G has also affected the roof. The mono-pitch lean-to roof of 6E is in poor condition with evidence of water ingress noted. The roof to 6C is in poor condition, with the roof coverings failing. Water ingress is likely as a result and it is assumed that damage has been sustained internally (Internal access was not possible). The roof to 6D appears in fair condition. The roof to 6F appears in reasonable condition; however internal access was not possible.

Outline Condition Survey Report Cane Hill Hospital – Building 6

CAPITA SYMONDS

	Element Description	Condition
	Rainwater gutters and downpipes to 6A are of uPVC manufacture. 6C & 6D has cast iron rainwater goods 6E has a combination of cast iron and plastic rainwater goods.	In the main, the rainwater goods serving all the buildings are in a poor condition with blocked, broken and missing sections of guttering and leaking downpipes. It was not possible to inspect the valley gutter between 6B and 6G.
	External Walls The external walls to most of the 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. There is a section of timber shiplap cladding to the SW elevation of 6E. Building 6C is of red brickwork in Portland cement mortar. The walls of 6D are mainly concrete with profiled metal cladding above. Some asbestos was noted to parts of the sheet wall coverings. There was a 2 storey external brick stairwell serving 6G.	The external elevations to the majority of buildings with London stock brickwork are generally in a sound condition with little evidence of significant deterioration or defect. 6A, 6B and 6G have isolated areas of defective pointing and repointing is required. 6G has also suffered fire damage to the external elevations and structural cracking was noted to the entrance staircase. The timber cladding to 6E is poor condition with deterioration evident. The external walls of 6C are showing signs of distress with vertical cracking evident at the corners of the building The external elevations to 6D are generally in reasonable condition although minor evidence of distress to the west elevation was noted.
	Windows & Doors The majority of windows are of traditional sliding sash construction. 6E has a mix of timber sash and metal frame windows. Doors are of traditional timber construction and are a mix of panel and panel and glazed.	Generally, the windows have been damaged as a result of vandalism, with natural deterioration occurring as a result of exposure to the elements. Approximately 75% of the glazing has been broken in 6A while approximately 15% of the windows to 6E have been broken. It is likely that many of the windows can be repaired by a skilled craftsman, although it may not be economically viable to do so. Windows and Doors to Building 6C and 6F have been boarded over or in filled with blockwork. Generally, all the doors to all buildings are generally in poor condition or have been boarded over.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 6

	Element Description	Condition
	Structure & Foundations	The majority of buildings are showing no evidence of structural distress. Vertical cracking was noted at the corners of the main structure of 6C and to the corner of the brick stairs serving 6G. Horizontal cracking was noted to the west elevation of 6D.
	Internally Ceilings to the habitable buildings of 6A & 6E and the link corridor are lath and plaster.	Generally, the ceilings to 6A & 6E are in poor condition. There are isolated areas of failure to the ceilings throughout these buildings caused by water ingress through the roof coverings. This has resulted in outbreaks of fungal decay to the ceiling structures and the
	Internal access was not possible to Buildings 6C, 6F & 6G. There are no ceilings within 6B.	floors structures below resulting in the partial collapse of the ceilings in these areas and the general deterioration to finishes. The ceilings to the link corridor are also in poor condition with evidence of water ingress noted causing isolated areas of collapse.
	The majority of internal walls are of original masonry with plaster finishes. There are timber stud partitions with glazed infill and plaster finishes to the ground and first floor of 6A. Building 6B had a combination of bare solid masonry wall and timber stud partitions.	The masonry walls to building 6A & 6E are generally sound subject to cosmetic damage and deterioration of the finishes. There are isolated areas of live plaster due to water ingress within the link corridor. Repointing in isolated areas is required to the masonry walls of 6B. The timber stud partitioning in 6A & 6B are generally in poor condition and decorations have severely deteriorated.
	Floors to building 6A are of suspended timber construction with a variety of floor finishes. Stairs in 6A and the link corridor are of solid concrete construction. The floor to the sun lounge is of solid construction. The floor to 6B is constructed of brick pavers. Building 6D has a concrete floor slab with raised plinth. Building 6E is of concrete floor slab construction.	The floors in building 6A are generally in poor condition, with isolated areas of structural failure occurring on both floor levels due to the water ingress through the roof causing fungal decay to the floor structures. The concrete floors to the sun lounge in 6A, the link corridor and Building 6D and 6E are generally in reasonable condition, subject to deteriorating finishes. The brick pavers of 6B are also in a reasonable condition.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 6

Element Description	Condition
Joinery Doors are a mix of timber panel and timber glazed panel. Timber skirting board was noted in 6A.	The majority of doors to building 6A and 6E are in poor condition and have been subject to vandalism and extensive deterioration. The timber skirting throughout the buildings are in a poor condition with isolated areas of fungal decay and deterioration of finishes.
Landscaping There is a tarmacadam covered service road that provides access to all the buildings. Surrounding areas of soft landscaping were also noted.	The tarmac surfacing is in poor condition but still useable. The soft landscaping has become extensively overgrown.
Services Steel distribution pipework feeding a mixture of steel pressed & cast iron radiators to 6A & 6E. Ceramic sanitary fittings with cast iron baths in 6A & 6E	The heating distribution system is obsolete, and replacement is required before recommissioning can be considered. The steel pressed and cast iron radiators are in poor condition with corrosion noted. Sanitary fittings are soiled and in poor condition throughout. Cast iron baths may be salvageable.

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 6

6.0 Access Difficulties

Access to the building was restricted as follows:

Internal access was not possible to Buildings 6C, 6F and 6G as doors were locked and windows boarded over.

Some doors were locked to 6A & 6E, 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.

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 6

CAPITA SYMONDS

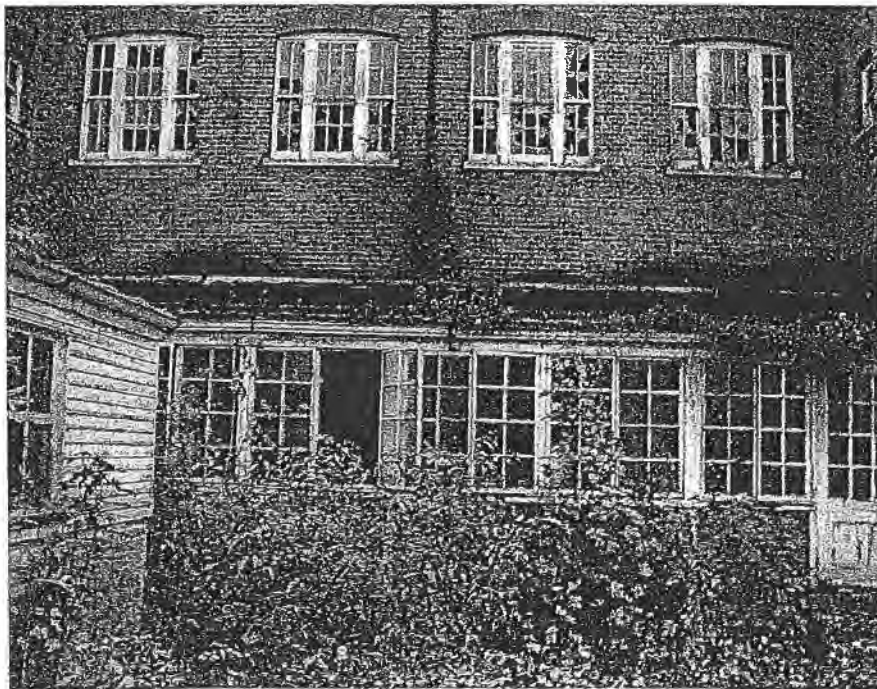
BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

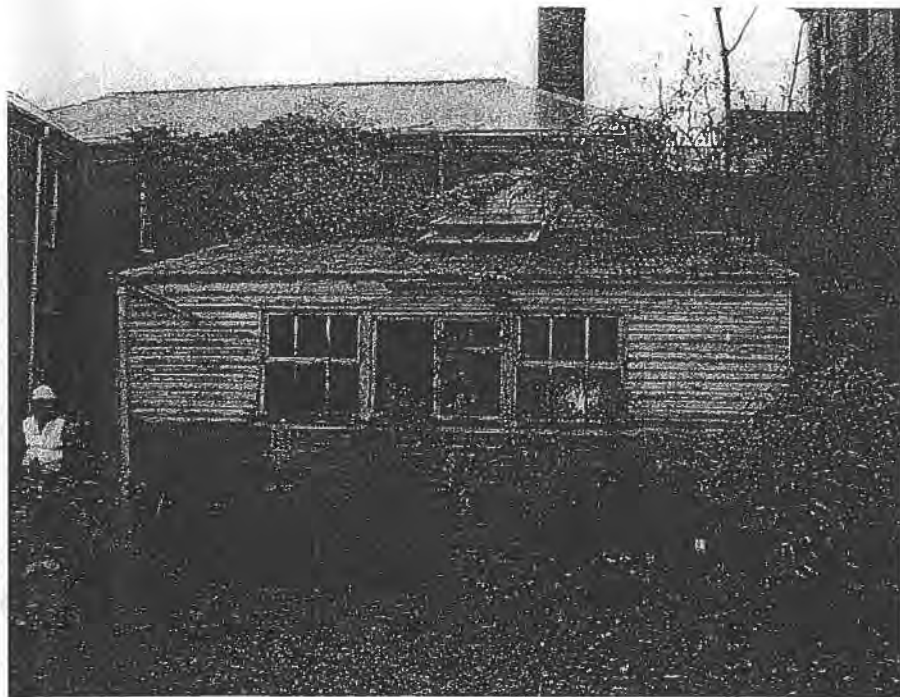
1. North elevation of 6A
2. North elevation of 6A & 6E
3. North elevation of 6E
4. South elevation of 6A
5. Condition of ceiling of 6A
6. Failure of ceiling of 6A
7. Failure of floor of 6A
8. Sun lounge extension of 6A
9. East elevation of 6C
10. South elevation of 6C
11. South East elevation of 6C
12. Vertical crack to corner of 6C
13. West elevation of 6D
14. Typical condition of 6D
15. Typical condition of 6B
16. Failure to ceiling of link corridor



01 N Elevation of 6A



02 N Elevation of 6A & 6E



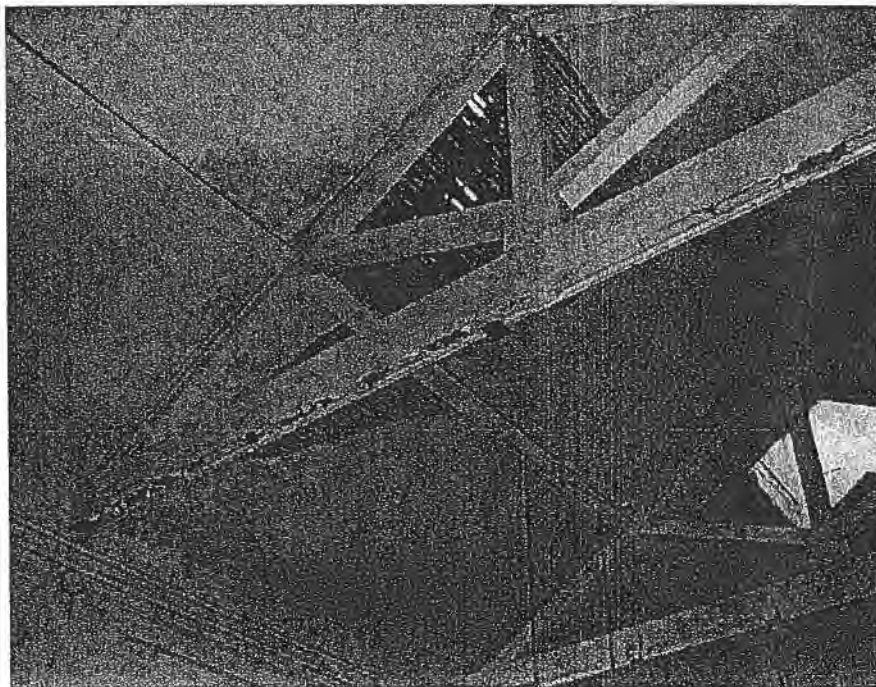
03 N Elevation of 6E



04 S Elevation of 6A



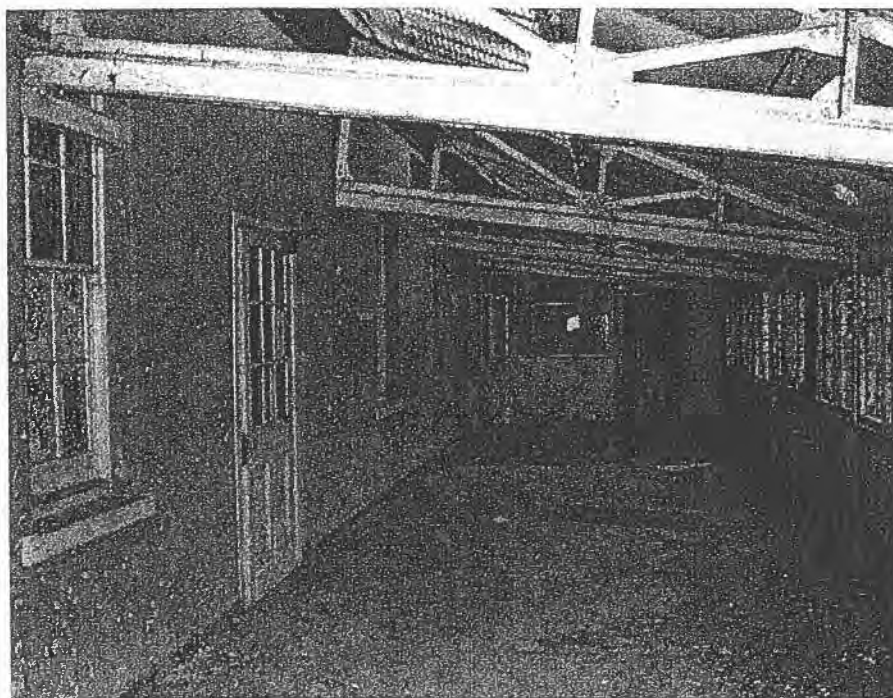
05 Condition of ceiling of 6A



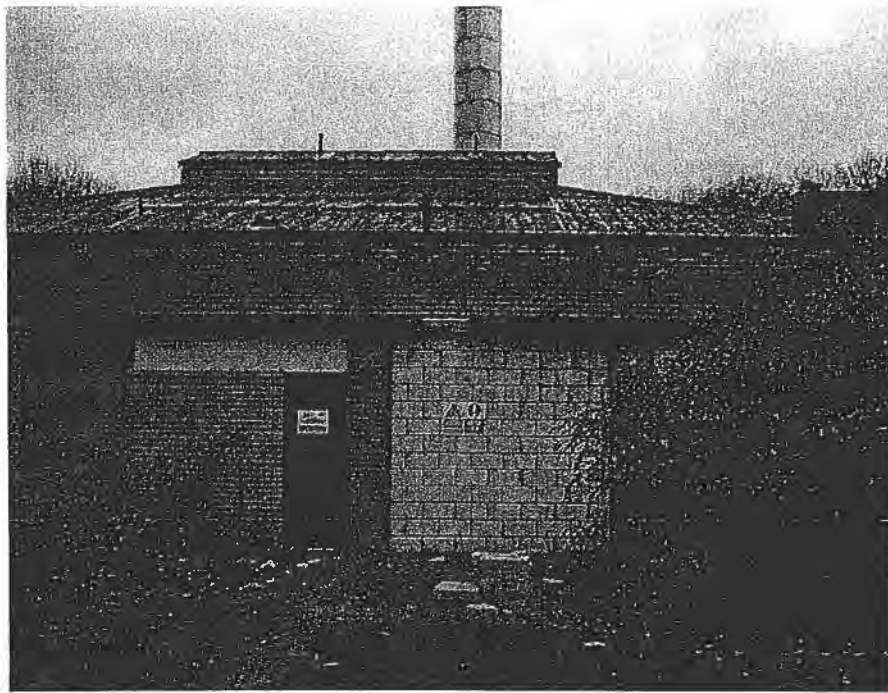
06 Failure of ceiling of 6A



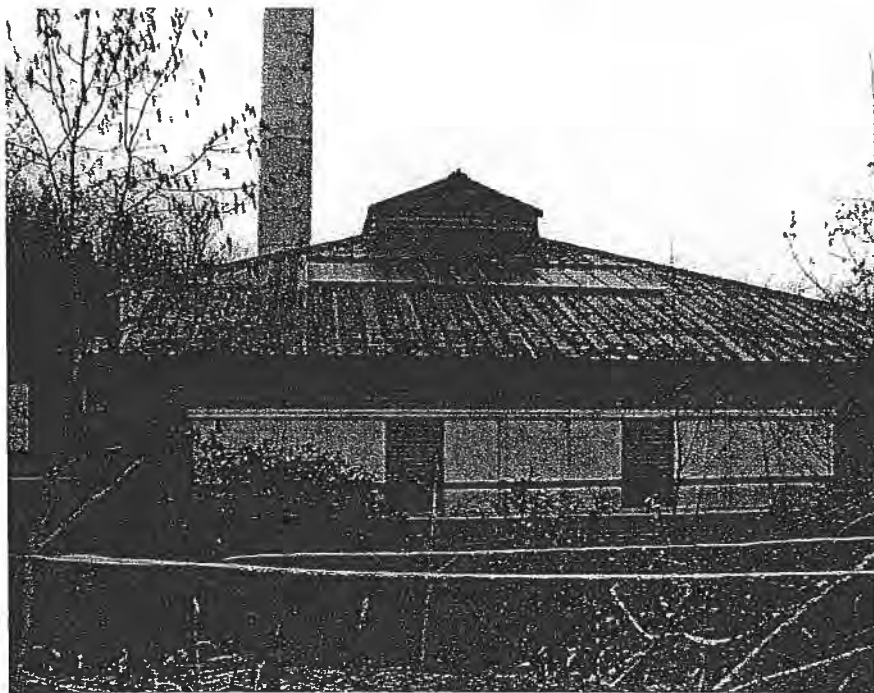
07 Failure of floor of 6A



08 Sun lounge extension of 6A



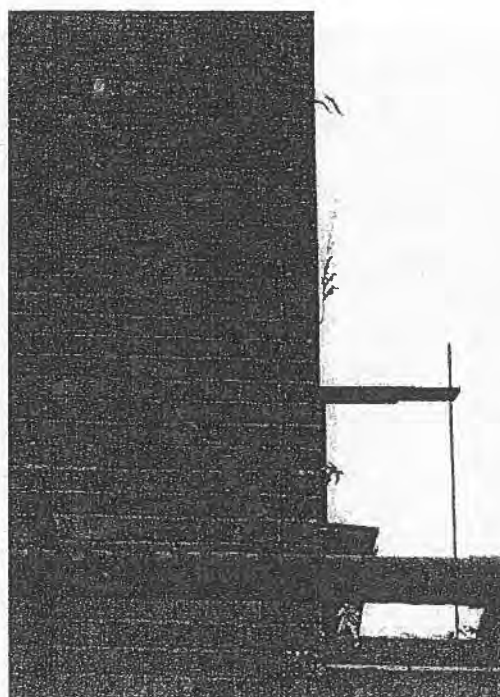
09 E Elevation of 6C



10 S Elevation of 6C



11 SE Elevation of 6C



12 Vertical crack to corner of 6C

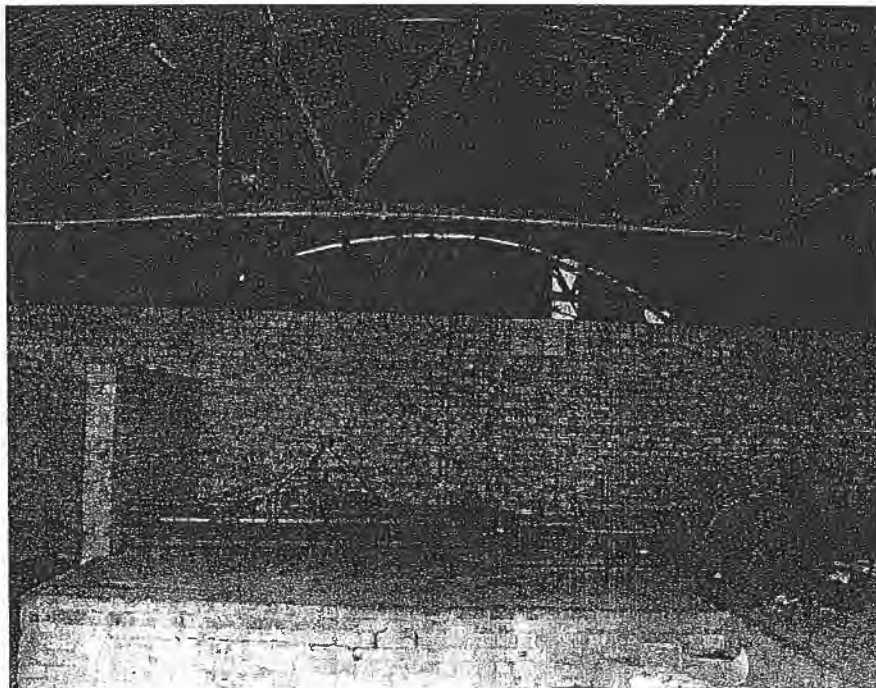
CAPITA SYMONDS

Building 6, Cane Hill Hospital

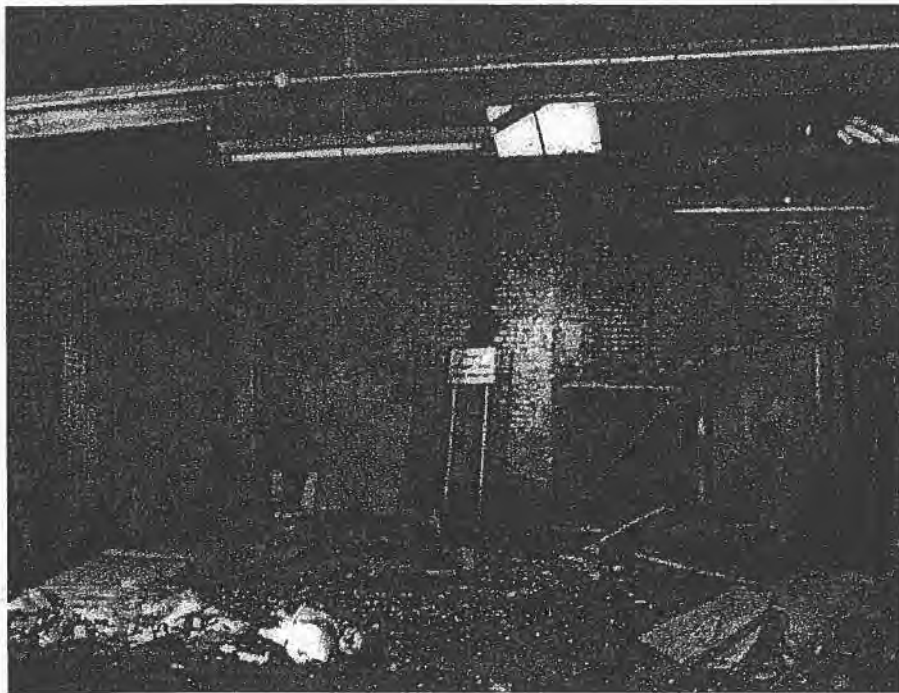
27 November 2006



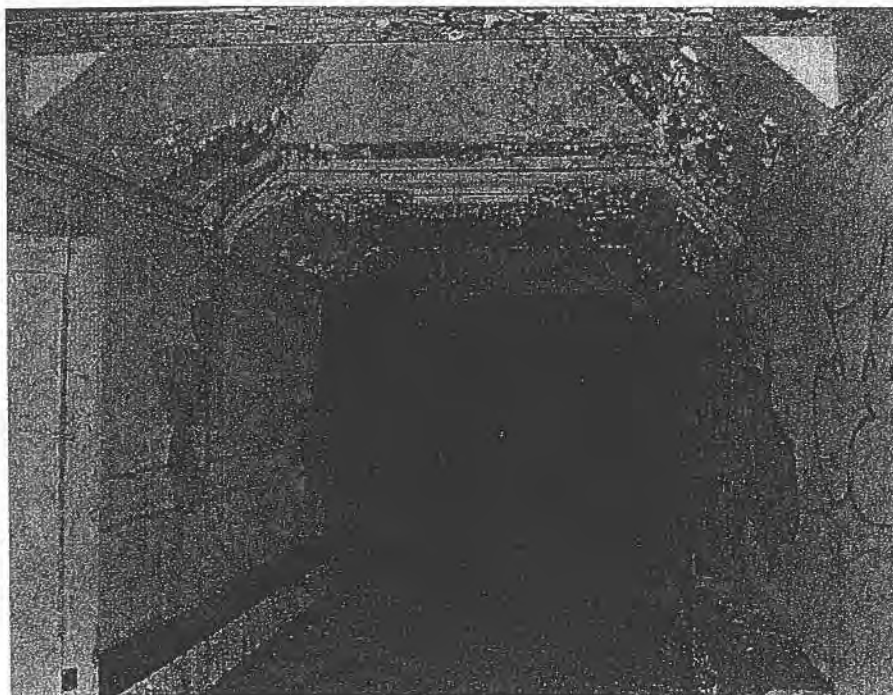
13 W Elevation of 6D



14 Typical Condition of 6D



15 Typical condition of 6B

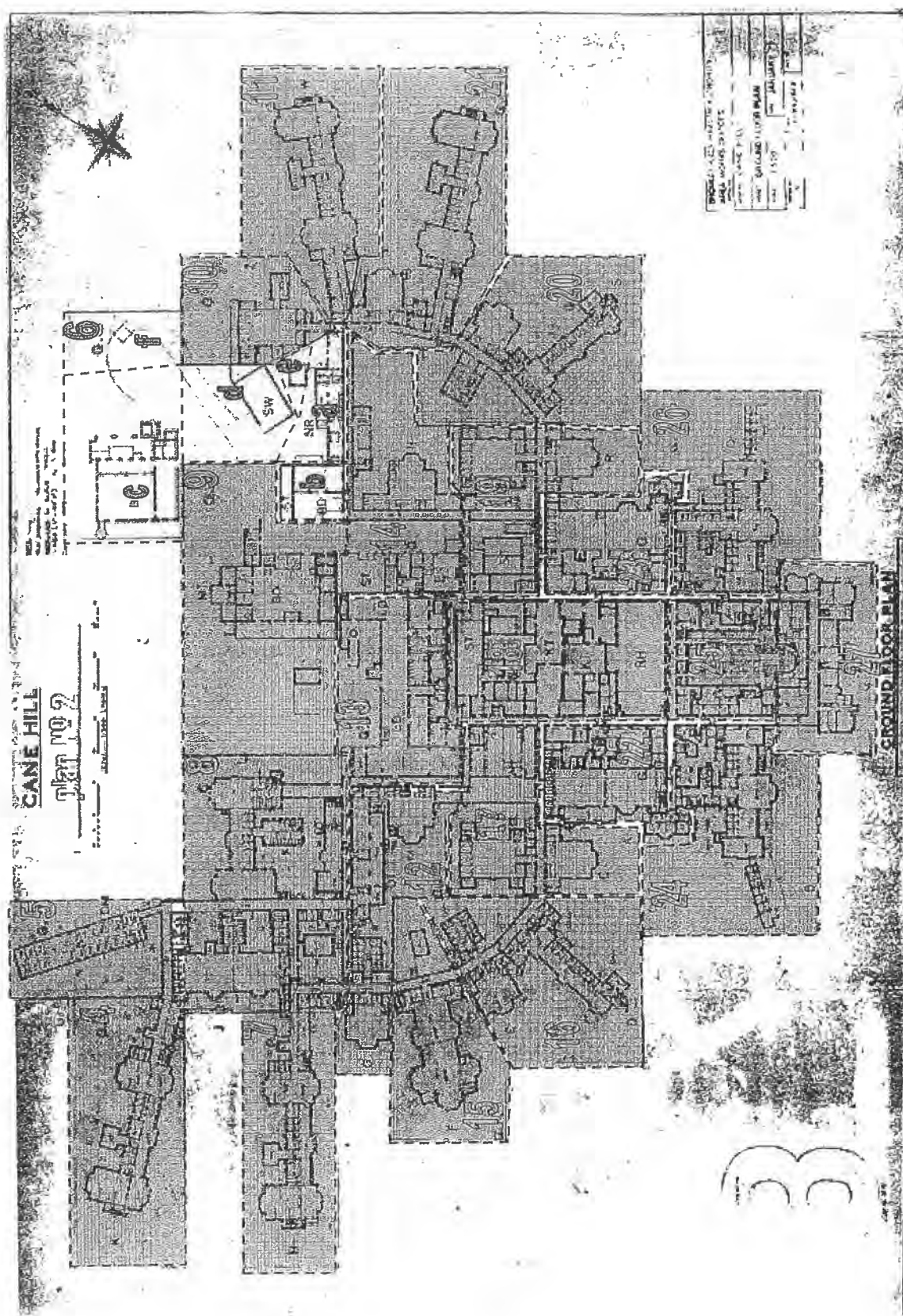


16 Failure to ceiling of link corridor

Outline Condition Survey Report
Cane Hill Hospital – Building 6

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

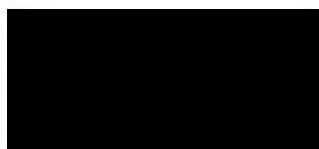
**Building 7
Cane Hill Hospital**

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: 16 November 2006

Outline Condition Survey Report Cane Hill Hospital – Building 7

CAPITA SYMONDS

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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

CAPITA SYMONDS

Cane Hill Hospital – Building 7

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

1.0 Property Address & Brief

Building 7, 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 7 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 patients with 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 7

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 **CAPITA SYMONDS** Cane Hill Hospital – Building 7

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. There is also a flat lead roof to the corridor connecting the main building to the communal wash area.	The roof coverings are generally watertight. The slate coverings are intact and it is assumed still have a number of years life expectancy. Minor repairs are required to the main roof and isolated areas of missing ridge tiles were evident. The part lead flat roof to the crown and connecting corridor are assumed to be failing in isolated areas and is allowing some water ingress into the building.
	Rainwater gutters and downpipes The majority of gutters and downpipes are of uPVC manufacture. There are a small number of cast iron ogee gutters and cast iron downpipes.	The uPVC rainwater goods are assumed to have been replaced in the last 25 years and are in a reasonable condition however there are some isolated areas of damage. The cast iron downpipes are in a poor condition with areas of corrosion and these will need to be replaced. Extensive vegetation growth was noted to the gutters.
	External Walls External walls are of yellow London Stock brickwork built in lime based mortar. Feature red brick detailing is incorporated into the structure at eaves level and at window lintel details. The upper section of the south elevation is clad in vertically hung clay tiles.	The external elevations are generally in sound condition with little evidence of significant deterioration or defect. A number of vertically hung tiles to the south elevation are missing or broken.
	Windows & Doors Windows are of traditional timber sash construction with a timber cill and stone sub-cill. Doors are of traditional timber construction.	Damage to windows has been sustained as a result of vandalism and these will need to be replaced. A small number of windows are showing signs of rot. The majority of windows at ground floor level have been boarded up. Generally, approximately 40% 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.
	Structure & Foundations	There is no evidence of structural distress. The roof structure is assumed to be in sound condition.

Outline Condition Survey Report Cane Hill Hospital – Building 7

CAPITA SYMONDS

	Element Description	Condition
	Internally Ceilings are a mixture of plasterboard on joists and original lath and plaster ceilings. Internal walls are a mixture of modern stud partitions with plasterboard linings and original masonry walls with plaster finishes. The wet areas have a half depth covering of ceramic tiles.	The ceilings are in fair condition generally although there are areas of cracking and a proportion of the ceilings have collapsed due to water damage and rot. This is particularly noticeable to the ceiling to the ground and first floor in the centre of the building. Approximately 10% of the ceilings have collapsed. Finishes have deteriorated significantly and renewal is required. The internal walls are generally in poor condition with areas of mould growth noted to the central corridor and adjoining rooms caused by the water ingress penetrating all floors. The walls are in a very poor decorative state with excessive deterioration to finishes. The tiles to the wet areas are generally in a sound condition subject to cosmetic damage.
	Floors are generally of suspended timber construction with a variety of floor finishes. Stairs and landings to the communal wet areas to the north elevation are of concrete construction. Joinery The internal doors are a combination of timber flush and timber with glazed panelling with timber frames and architraves. A number of doors have been boarded over with a ply panel to give the appearance of more modern manufacture.	There is evidence of extensive wet and dry rot throughout the entire building. This is particularly noticeable in the central area and the adjoining rooms where approximately 20% of the floors have collapse due to damage caused through rot and water ingress. The remainder of the timber structures are at risk of deterioration. There is extensive bird guano on the 2nd floor. Rot has caused extensive deterioration to approximately 20% of the doors and linings throughout the building. A small number of doors are sound but require furniture repair.
	Landscaping Areas of tarmacadam surfacing are situated around the building. The majority of building is surrounded by soft landscaping.	The tarmac surfacing is in a poor condition. Soft landscaping areas are overgrown.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 7

Element Description	Condition
Services Hot water fed wall mounted heaters. Electric distribution to small power outlets and strip lights. There is a redundant lift situated to the east of the building which used to serve the three floors.	The heating system is in poor condition with the wall mounted heaters having excessively corroded. Electrics and lift are non-operational.
Ceramic sanitary fittings with cast iron baths.	Sanitary fittings are in poor condition throughout.
A galvanised steel extract plenum serves the building to the north elevation.	Extract plenum is in a reasonable condition and could possibly be sold for scrap metal.

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	Slates can be stripped for re-use or sale. 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 re-use. Architectural details such as stone sub-cills can be reused. A small number of timber window components may be salvaged.
3. Floors	No materials are likely to be salvageable.
4. Special features	Ceramic sanitary fittings and cast iron baths may have alternative uses. Extract plenum could possibly be sold for scrap metal.

Outline Condition Survey Report Cane Hill Hospital – Building 7

CAPITA SYMONDS

6.0 Access Difficulties

Access to the building was restricted as follows:

The stairwell to the west elevation was locked but access to the different floors was attained through the alternative stairwell to the East of the building. Access to most areas was freely available and we were able to complete the work in an ordered and efficient manner. Access could not be obtained to view the internal roof space.

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.



03 West Elevation



04 Central Corridor



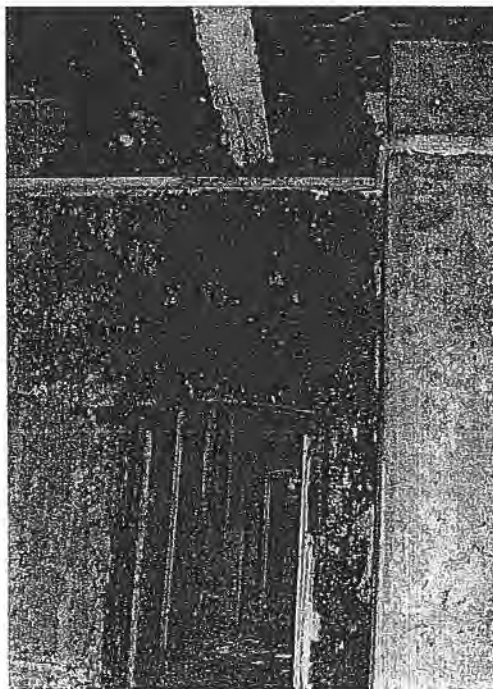
05 Rotten Door Frame



06 Damaged Floor



07 Damage to Ceiling & Floor



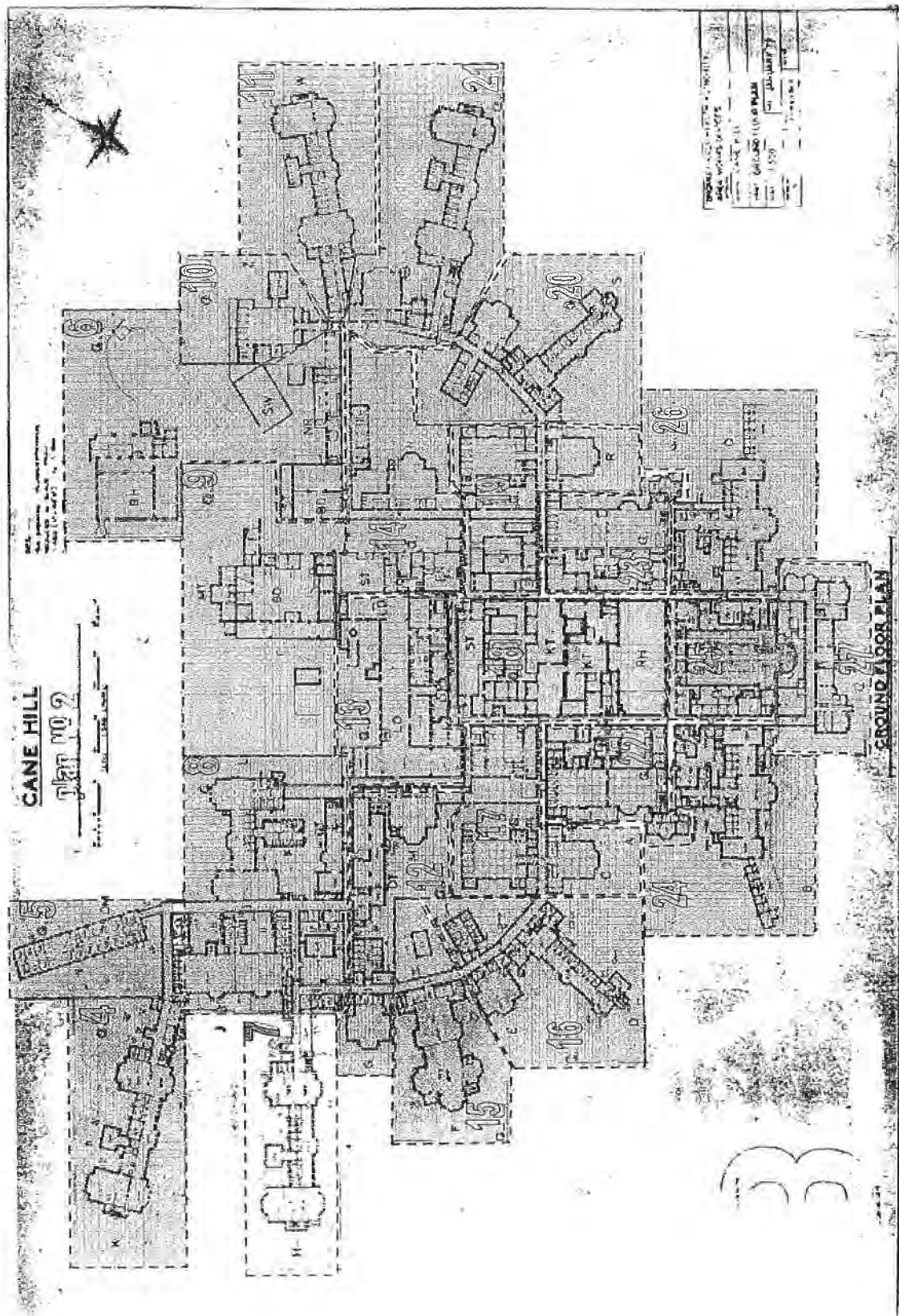
08 Mould Growth

Outline Condition Survey Report
Cane Hill Hospital – Building 7

CAPITA SYMONDS

BUILDING INSPECTION

PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

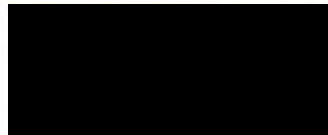
**Building 8
Cane Hill Hospital**

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 8

CAPITA SYMONDS

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PART B - SCHEDULE OF PHOTOGRAPHS

PART C – SITE LOCATION PLAN

Prepared by [REDACTED] Sc(Hons) MRICS

Authorised by [REDACTED] BSc MRICS

Date

Date

Outline Condition Survey Report

Cane Hill Hospital - Building 8

CAPITA SYMONDS

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

1.0 Property Address & Brief

Building 8A, 8B, 8C & 8D, 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 8 is located within the grounds of Cane Hill Hospital. The building comprises a group of four connected buildings:

Building A, comprises a two storey Victorian construction with pitched and slated roof damaged in part by the fire. Flat roof with asphalt roof covering to annexes to WC's.

Building B, comprises a single storey modern structure with asphalt flat roof and aluminium glazed roof lights connecting a single storey Victorian structure with pitched and slated roof and a single storey modern structure with asphalt flat roof and aluminium glazed roof lights.

Building C, comprises a two storey Victorian construction with extensive fire damage to a majority of the pitched and slated roof, ceilings and floors.

Building D, comprises a single storey structures with asphalt flat roof covering and cavity brick walls located in the internal courtyard area.

All linking corridors to the main buildings have pitched and slated roofs with hipped end tiles.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. The four blocks encompassing Building 8 have been used for variety of functions including but not limited to residential, workshops, kitchens and the like.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital - Building 8

	Summary Condition of Building 8 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 and some reconstruction, particularly relating to: • Part of Buildings A and C where majority of the main structural elements such as roof, internal floors, and walls are diminished due to fire damage. • Building D contains asbestos that would require removal by specialist contractor prior to any remedial works. Condition statements for each main element are included below.
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3.0 Condition of Main Elements		
	Element Description	Condition
	Roof Building A has pitched and slated roof with hipped end. Building B has mixed asphalt flat roof and aluminium glazed roof lights to modern structures and pitched and slated roof with a lead flashing. Roof to Building C have suffered very extensive fire damage with pitched and slated roof remaining to part of the North elevation. Building D has a flat roof with asphalt roof covering. Roofs to linking corridors to the main buildings are slated and pitched.	Generally, roof to building A is in a fair condition with isolated area of damage to the east end with slipped or broken slates. Section of the roof to Building A where joint Building C has damaged by the fire. Roofs to Building B have reached the end of their economic life span and would require replacement. Aluminium roof lights, skylights, and plastic corrugated sheets are in poor state of repair with all glazing broken. These will require replacement. Building C has been fire damaged and significant part of the roof has collapsed there. Where roof remains in situ, the roof has reached end of its economic life and requires replacement. No access was available to view roof finishes but it is likely to require replacement. Roofs above linking corridors have slipped or broken slates that require replacement.
	Rainwater gutters are ogee cast iron and mixed cast iron and plastic downpipes to the pitched roofs. Flat roof outlets to Building B and D are cast iron.	Cast iron rainwater downpipes and gutters mostly replaced by plastics where original damaged and choked with vegetation and corroded joints. Valley gutters require replacement. Cast iron gutter to be replaced to Building D.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital - Building 8

	Element Description	Condition
	External Walls External walls are generally of London Yellow Stock brickwork with red brick detailing to windows and to below the barge board. Building A - Part of second floor external walls have been rebuilt or added on in a later stage. Part of Building B and Building D have cavity clay brickwork.	Buildings A, B and D - External walls are generally sound. Building A & C -Extensive growth of ivy to both externals and internals elevations. Building C - Although there is no evidence of structural movement or distress to this point of time, the collapse of the roof and internal floors and walls has removed lateral support and is likely to have weakened the curtilage of the building. This in the long run could cause the elevation to become unstable and collapse as a consequence. Building D - Part of external elevations to all linking corridors and are heavily overgrown with shrubs.
	Windows & Doors All Buildings have timber sashes. Building B also has metal Crittal windows to the modern link buildings. Doors are timber panelled.	Large proportion of timber windows are damaged due to vandalism, fire damaged or atmospheric conditions and will require replacement. Stone sub-cills soiled but sound. Doors are extensively damaged due to vandalism, rot, and fire and would require replacement. The majority of glazing is broken and would require replacement. Building B Crittal windows have reached the end of their economic life and require replacement. Joinery to linking corridors A and C are all fire damaged.
	Structure & Foundations	There is no evidence of structural distress, however, where the roof structure with floors and walls have been fire damaged further investigation maybe require in order to establish structural stability of the construction. Additionally, parts of its curtilage are overgrown with ivy and shrubs and it was not possible to examine the structural integrity

Outline Condition Survey Report Cane Hill Hospital - Building 8

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 that 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 that 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

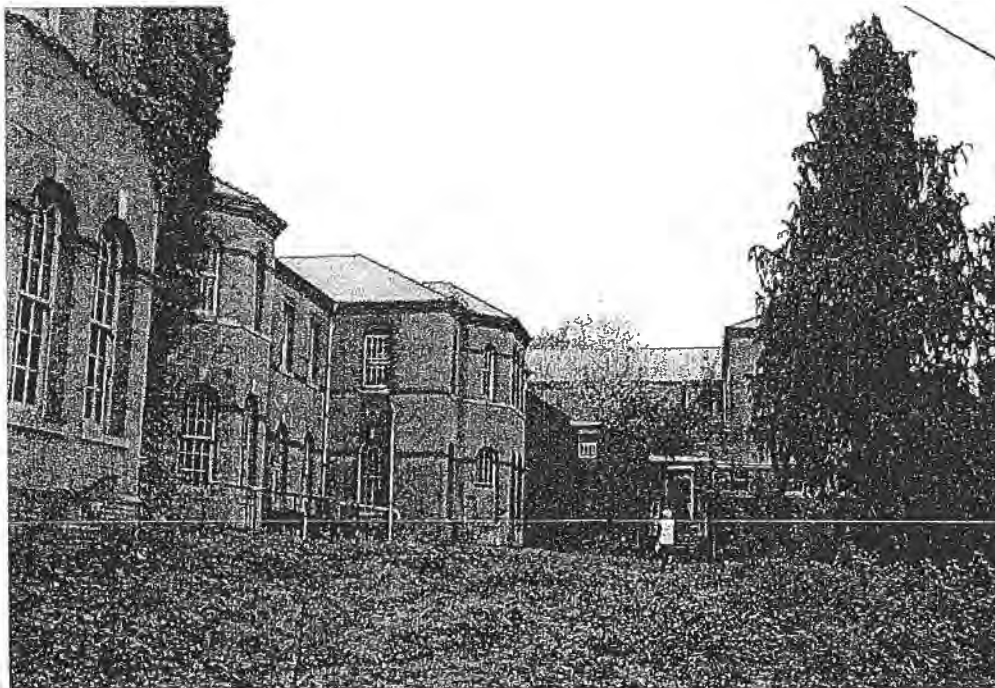
CAPITA SYMONDS

Cane Hill Hospital - Building 8

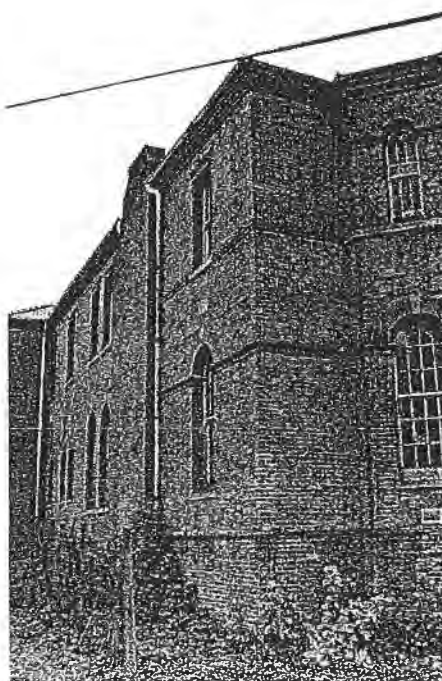
BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

1. South Elevation of Building A
2. Part of East Elevation of Building A
3. Building A and Linking Corridor
4. Slated roof to Linking Corridor to Building A
5. Ivy growth to Building A
6. Water Ingress to Building A
7. Ground Floor- corridor area Building A
8. Water ingress to Building
9. Sanitary ware to Building A
10. Vandalism to windows to Building C
11. Floor collapsed to Building C
12. South elevation to Building B
13. Upper floor later addition to Building A
14. Collapsed floors to Building B
15. Skylight to Building B
16. Linking corridor Building B
17. N elevation to Building B
18. Rot to ceiling to Building C
19. Floor collapsed to Building C
20. Linking corridor to Building C
21. Internal decorations to Building D
22. Part of external elevation to Building
23. Internal courtyard
24. West elevation to Building C



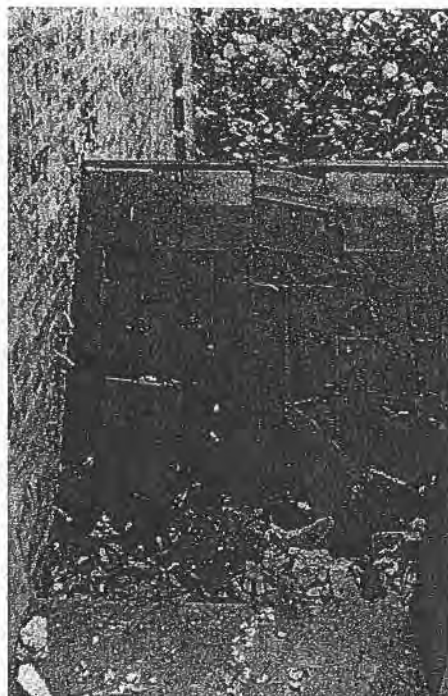
01 S Elevation of Building A



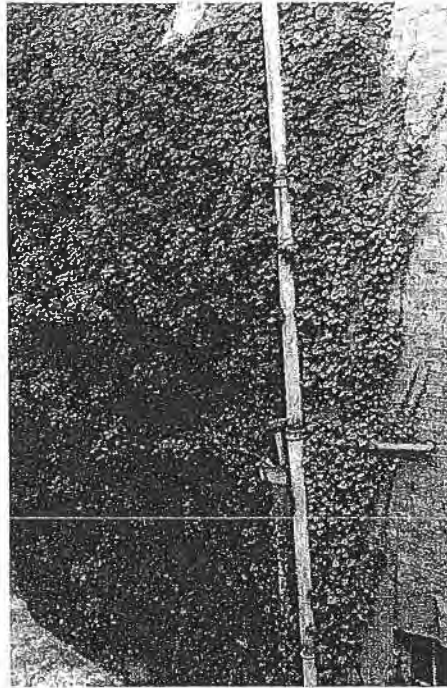
02 Part of E Elevation of Building A



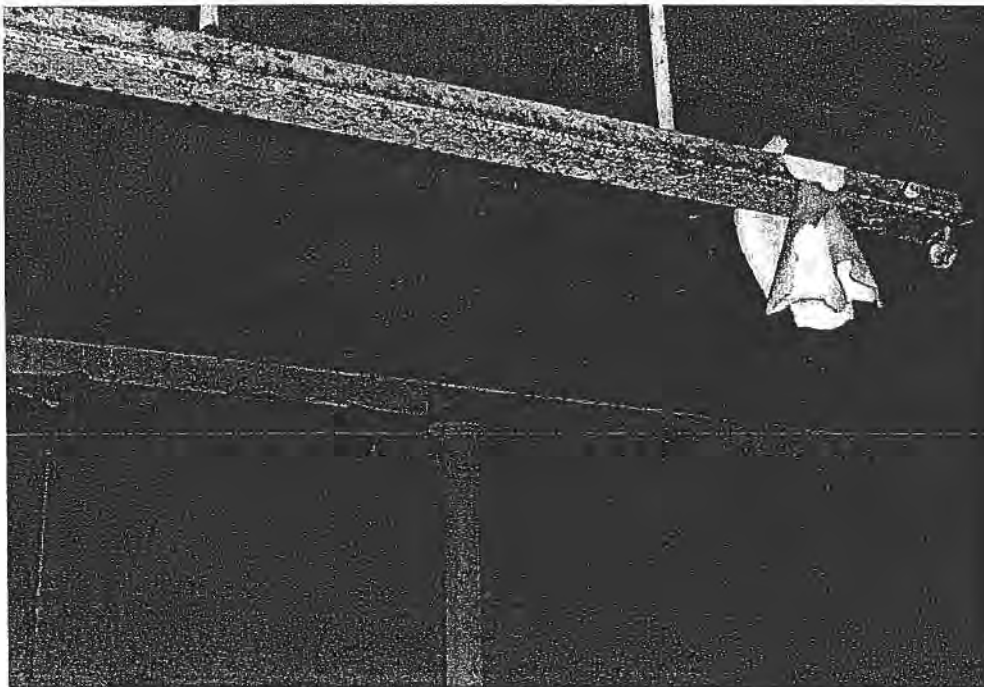
03 Building A & Link Corridor



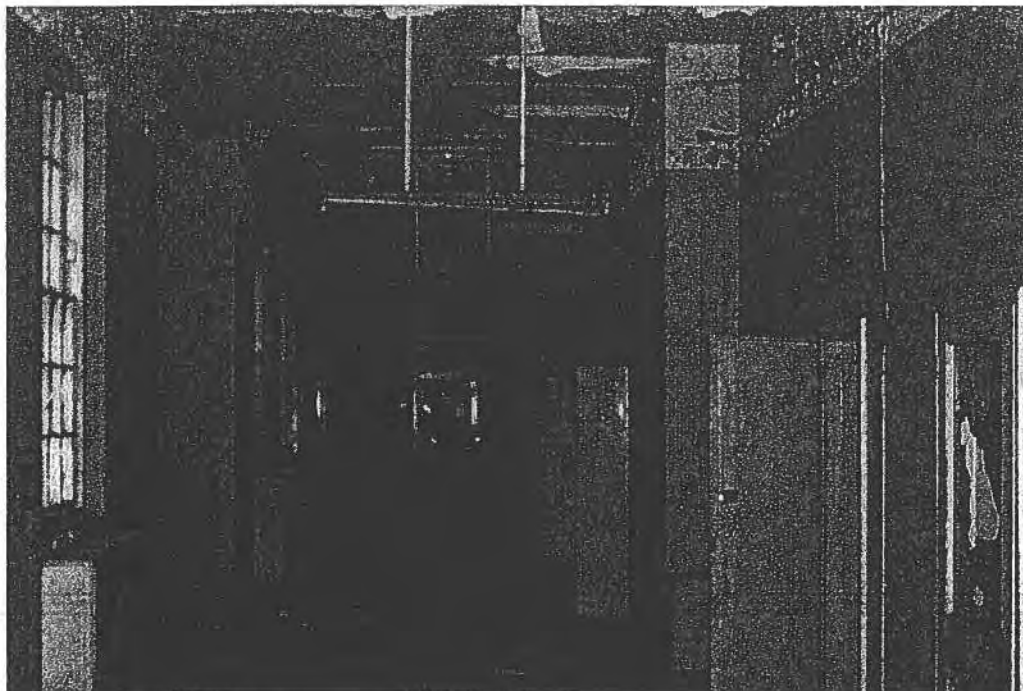
04 Slated Roof of Link Corridor to Building A



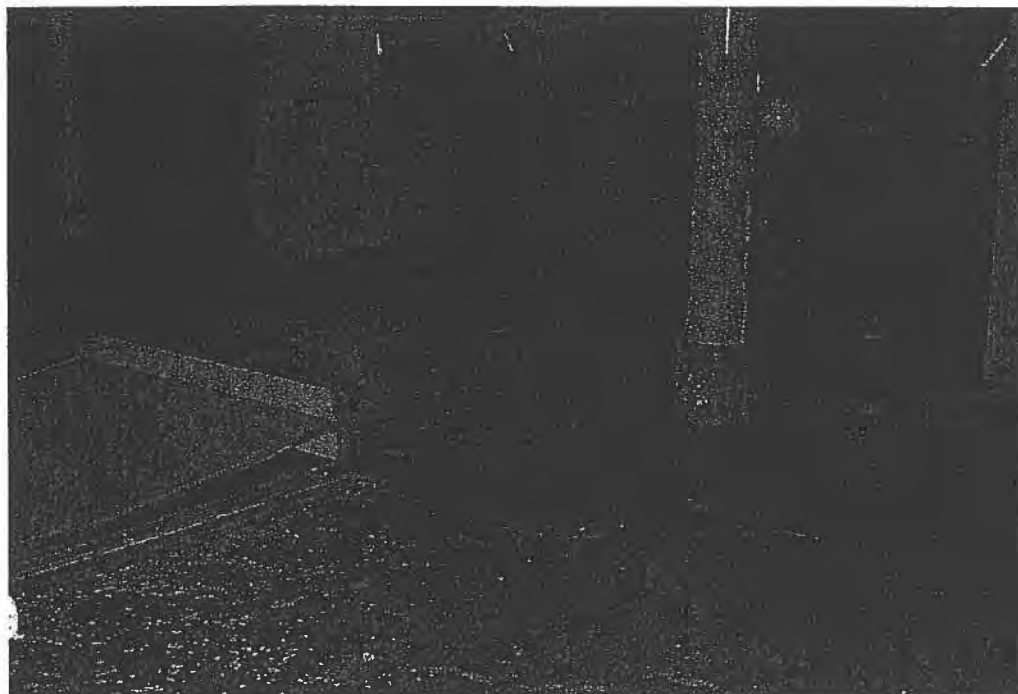
05 Ivy growth to Building A



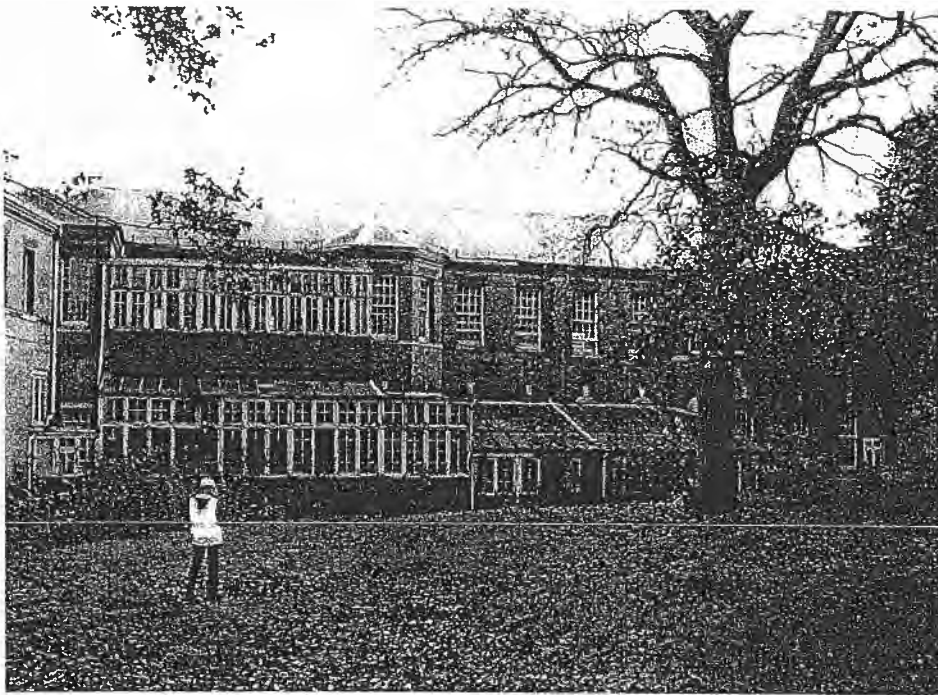
06 Water ingress to Building A



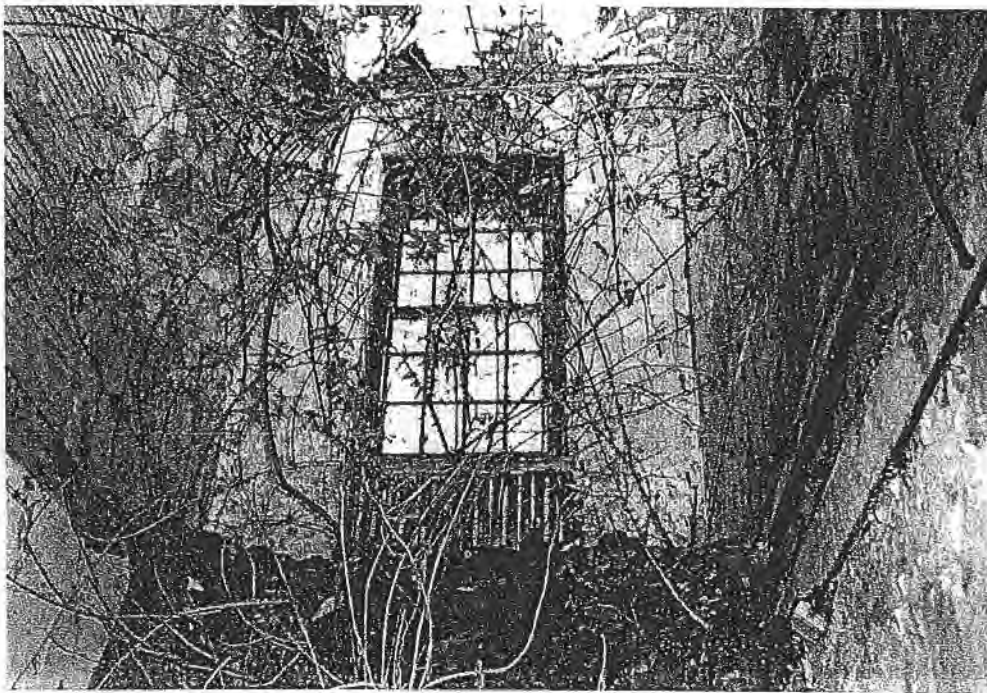
07 Ground floor corridor area- Building A



08 Water ingress to Building A



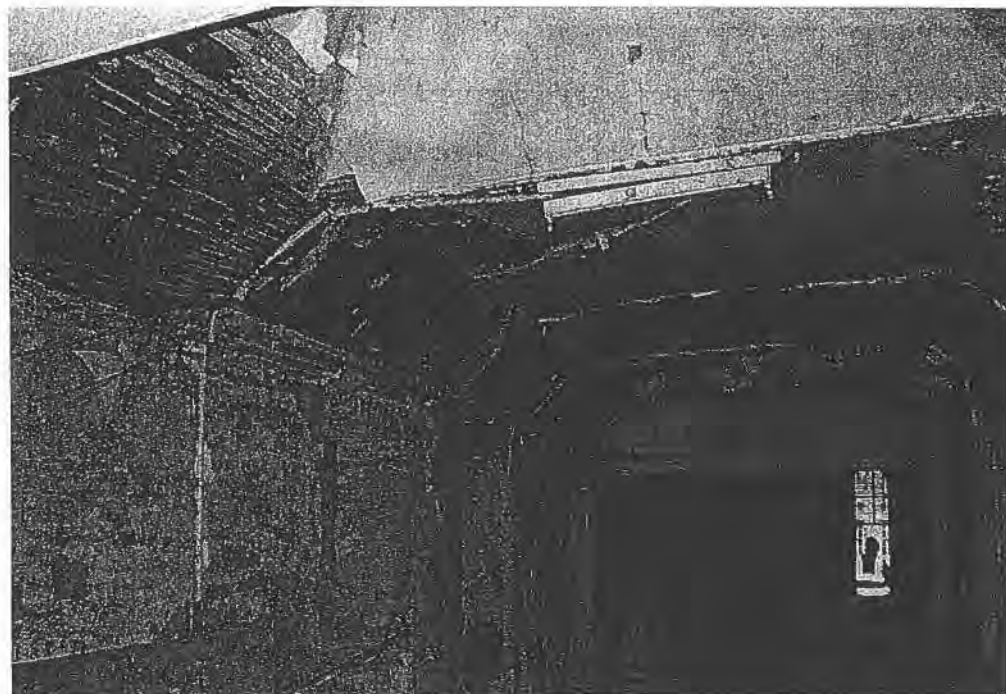
17 N Elevation to Building C



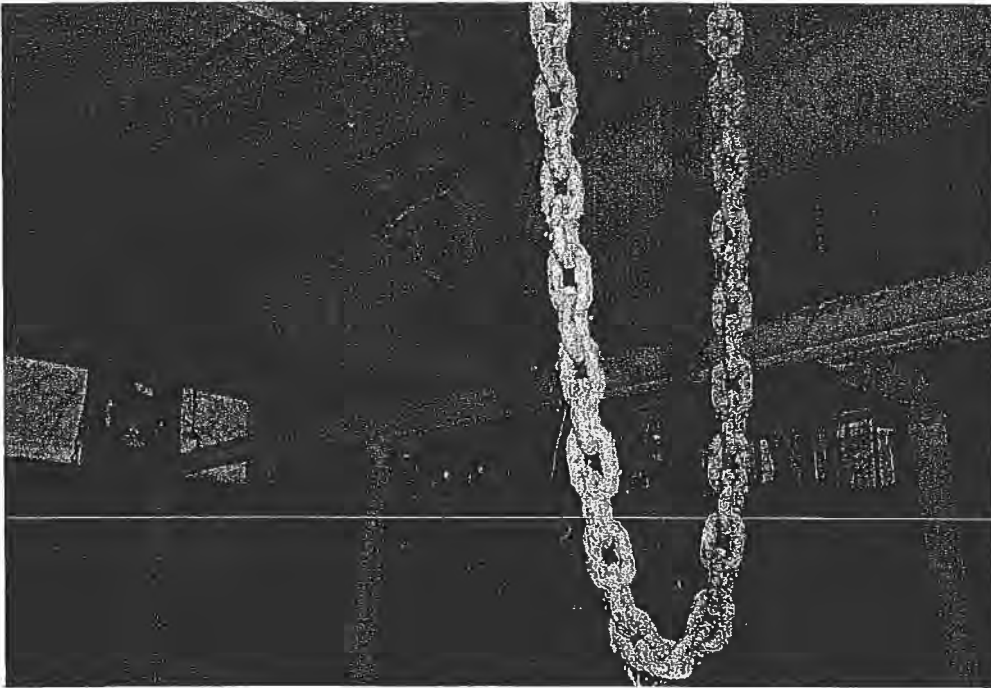
18 Floor collapsed to Building C



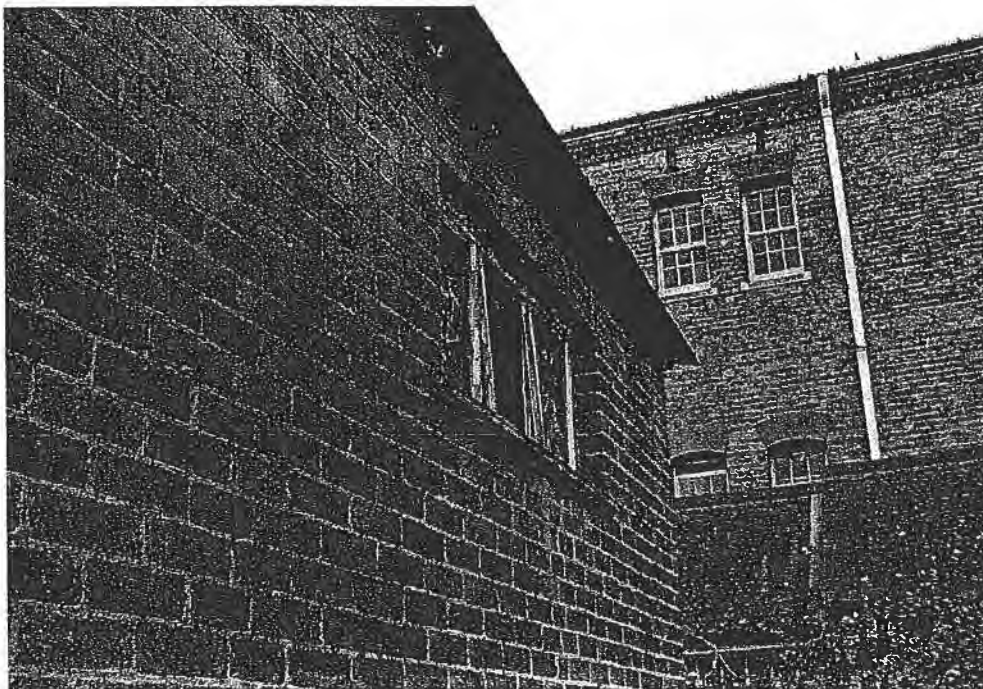
19 Rot to ceiling to Building C



20 Linking corridor to Building C



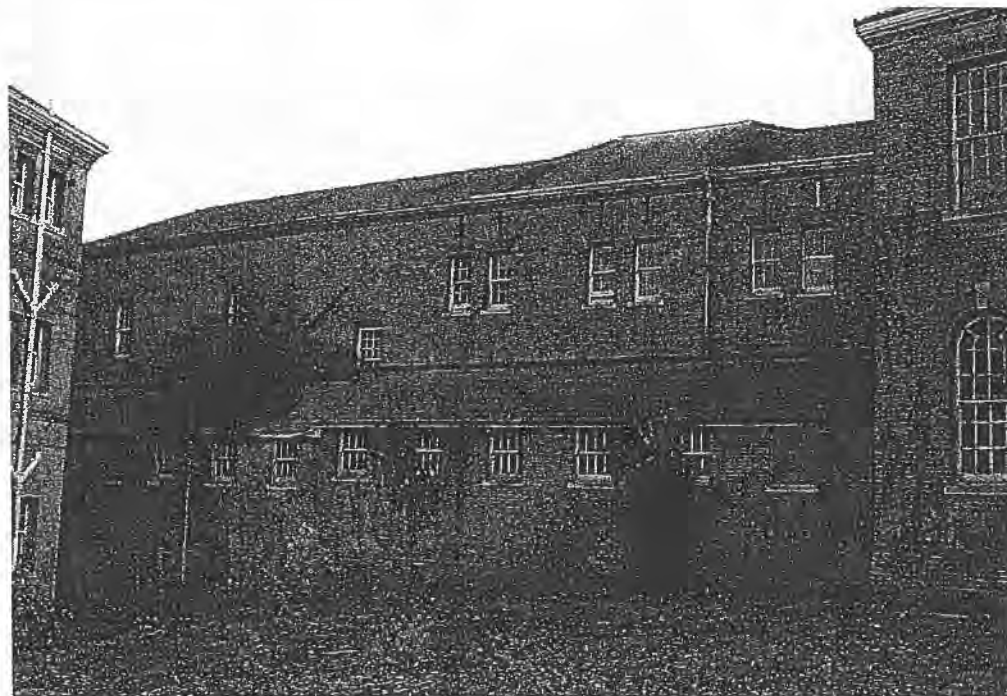
21 Internal decorations to Building D



22 Part of External Elevation to Building D



23 Internal courtyard



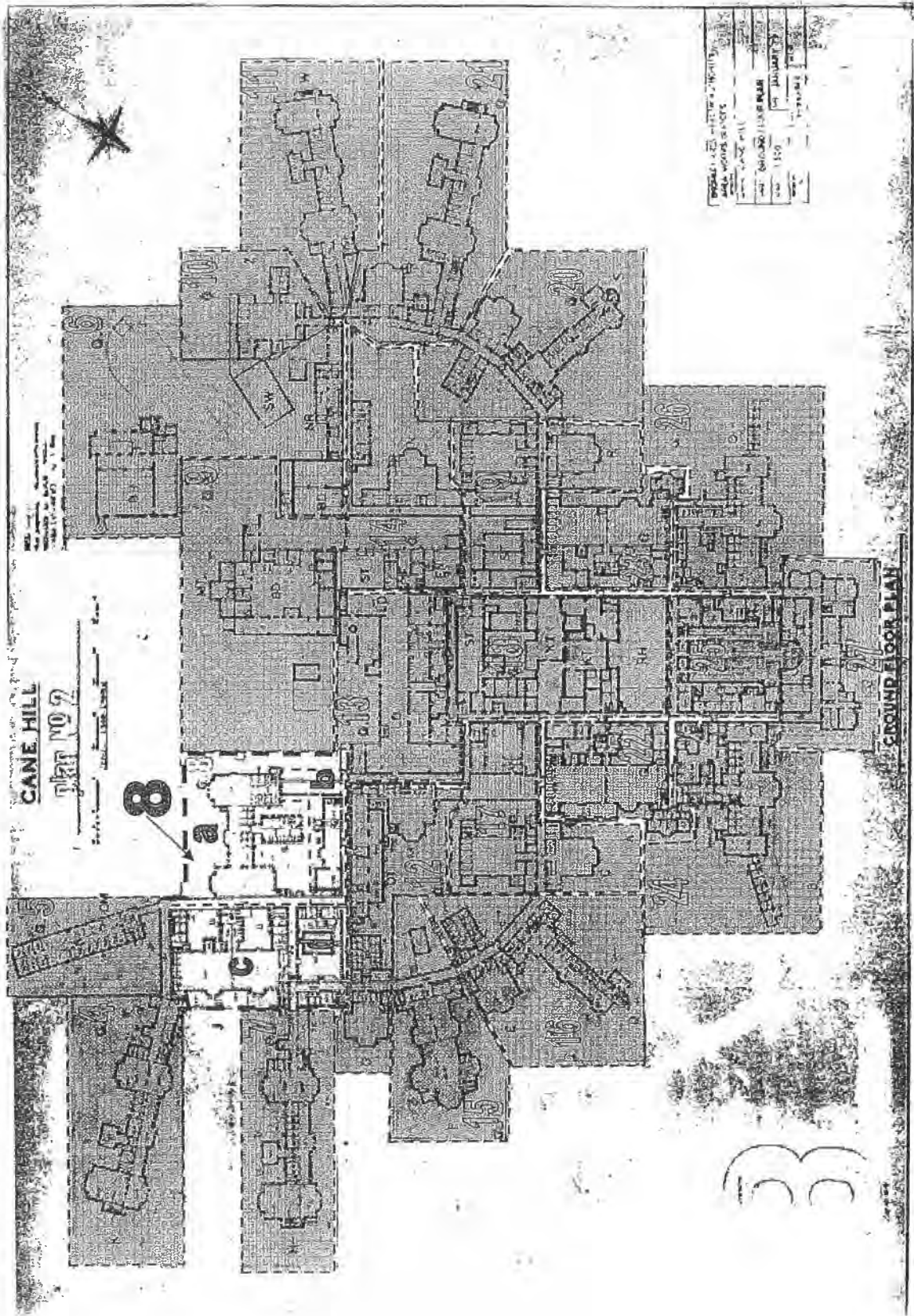
24 W Elevation to Building C

Outline Condition Survey Report

Cane Hill Hospital - Building 8

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

**Building 9
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: 27th November 2006

Outline Condition Survey Report

Cane Hill Hospital – Building 9

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)

Date.....

Date.....

Outline Condition Survey Report

Cane Hill Hospital – Building 9

CAPITA SYMONDS

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

1.0 Property Address & Brief

Building 9, 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 9 is located within the grounds of Cane Hill Hospital and comprises the Morgue and adjoining house, surrounding single storey buildings around the courtyard behind the morgue, a freestanding single storey outbuilding to the west and a 5 storey water tower.

9A is a two storey structure with a pitched and slated roof, timber windows and solid brick masonry walls with rendered sections. The building is an adjoining house to the morgue and internally it is subdivided with timber stud partitions.

9B is the morgue and is a single storey structure with pitched and slated roof with gable ends, a mix of timber sash and steel frame windows and solid brick masonry walls. There is an adjoining single storey garage to the west of the morgue, which has a pitched and slated roof and solid brick masonry walls.

9C is a collection of single storey buildings surrounding the courtyard to the south of the morgue. They consist of pitched and slated roof with rooflights, traditional timber sash windows and solid brick masonry walls.

9D is a freestanding single storey outhouse, with a pitched roof and asbestos profiled roof coverings, solid brick masonry walls and timber sash windows.

9E is a five storey water tower with a flat roof and lead covering, steel framed windows and solid brick masonry walls.

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 9B was used as the Morgue of the complex and the surrounding buildings provided a mix of living and storage functions. 9E was the water tower for the complex.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 9

	Summary Condition of Building 9 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 and C where extensive water ingress through the roof coverings has caused extensive damage to the floor structures and walls below. Condition statements for each main element are included below.
--	--

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof Buildings 9A, 9B and 9C all have pitched and slated roofs, with 9B having gable ends. All three buildings incorporate rooflights within their roof structures while 9D has a pitched roof with asbestos sheet covering. 9E has a flat roof with a lead covering.	The roof coverings to 9A, 9B and 9C have generally deteriorated with isolated areas of slipped and missing coverings and broken rooflights allowing water ingress into the building. This is particularly noticeable in 9A where water ingress has caused severe decay to the roof structure and finishes below. Part of the lead hip to 9C is missing and has been patched repaired. The majority of rooflights present within the buildings have been damaged as a result of vandalism. Access to 9D and 9E was not gained and therefore the condition and integrity of the roof coverings cannot be assessed.
	Rainwater gutters and downpipes are a mixture of cast iron and plastic manufacture.	All the rainwater goods are in a generally poor condition with many sections missing or defective and with other sections blocked.
	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. 9A has a part cement based rendered finish to the exterior.	The majority of the external elevations to Buildings 9A to 9E are in sound condition. Isolated areas of repointing are required to 9B. There are also isolated areas of vertical cracking around the windows of 9D and to the east elevation of the parapet wall of 9E.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 9

	Element Description	Condition
	Windows & Doors The majority of windows to the five buildings are of traditional sliding sash construction. 9E has steel frame windows and 9B has a mix of timber sash and steel frame windows.	Damage to windows has been sustained to the majority of windows as a result of vandalism. All the windows of 9D and approximately 90% of windows of 9A are boarded over. In 9B, approximately 80% of the glazing throughout the building has been smashed The steel frame windows to 9B & 9E are in a poor condition with heavy corrosion evident. There is also evidence of natural deterioration of timber components as a result of exposure to the elements throughout all the buildings.
	Doors are of traditional timber construction.	Approximately 10% of the timber sash windows of 9B 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. External doors of the five buildings are generally in a poor condition and have deteriorated through exposure to the elements or have been subject to vandalism.
	Structure & Foundations	There is no evidence of structural distress to the buildings.
	Internally The majority of ceilings are original lath and plaster. 9B has a plasterboard ceiling and the ceiling to 9C is hardboard covered. Building 9D & 9E were not inspected internally as access was not possible.	The ceilings are generally in a poor condition, with water ingress causing deterioration of finishes to the three buildings inspected. Plasterboard ceiling to 9B have partially collapsed due to water ingress.
	Internal walls are a mix of original masonry walls with plaster finishes and timber stud walls with plaster finishes. Areas of 9B have a half tile, half plaster finish.	There is extensive damage and deterioration to the plaster and decorative finishes of the buildings 9A to 9C caused through water ingress and exposure to the elements. Tile finishes to 9B are in a poor condition.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 9

Element Description	Condition
Floors A mixture of suspended timber and concrete construction. 9B has a concrete floor with a quarry tile or carpet finish. Cast Iron floor grates are also present in areas of 9B. Stairs to 9A are of timber construction.	Timber Floor coverings have deteriorated to 9A and 9C otherwise it is assumed the suspended timber floors are in a reasonable condition; however water ingress may have caused hidden decay to floor boards. Concrete Floors coverings to the concrete floor of 9A & 9B have also deteriorated but it is assumed that the concrete floor is in a reasonable condition.
Joinery Doors are timber panelled or timber glazed. The doors in 9B have been boarded over to give the appearance of more modern manufacture.	Fungal decay, exposure to the elements and vandalism has caused extensive deterioration to the majority of the doors throughout the buildings.
Landscaping A tarmacadam road is provided around the buildings, there is a courtyard area to the south of the morgue.	The tarmacadam and hardstanding areas are in poor condition, with the service road and courtyard being extensively overgrown with vegetation.
Services Combination of modern steel convactor panel radiators and wall mounted gas fire heaters. Ceramic sanitary fittings supplied via hot and cold water services.	The heating system is generally in poor condition. 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

- Buildings of this age are likely to contain asbestos and other deleterious substances. Detailed specialist surveys should be undertaken before any work is undertaken to any buildings of building 9.
- 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.
- 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 9

5.0 Salvageable Materials	
Element	Material
1. Roof	Slates and lead can be striped 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 can be re-used. A small number of 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	Rainwater goods, steel piping, steel radiators may be stripped out for scrap. The Water Tower hosts a number of mobile phone masts at roof level.

6.0 Access Difficulties

Access to the building was restricted as follows:

No access was possible to buildings 9D & 9E as doors were locked and/or boarded over. Overgrown vegetation made areas of 9C difficult to access. However, access to the remaining areas was generally freely available and we were able to complete the work in an ordered and efficient manner.

Floor voids were not accessible.

Roof areas were viewed from ground level, it was not possible to view the roof of 9E, but an aerial photograph of the Cane Hill site, indicates that the roof covering is lead.

Outline Condition Survey Report Cane Hill Hospital – Building 9

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 9

CAPITA SYMONDS

BUILDING INSPECTION

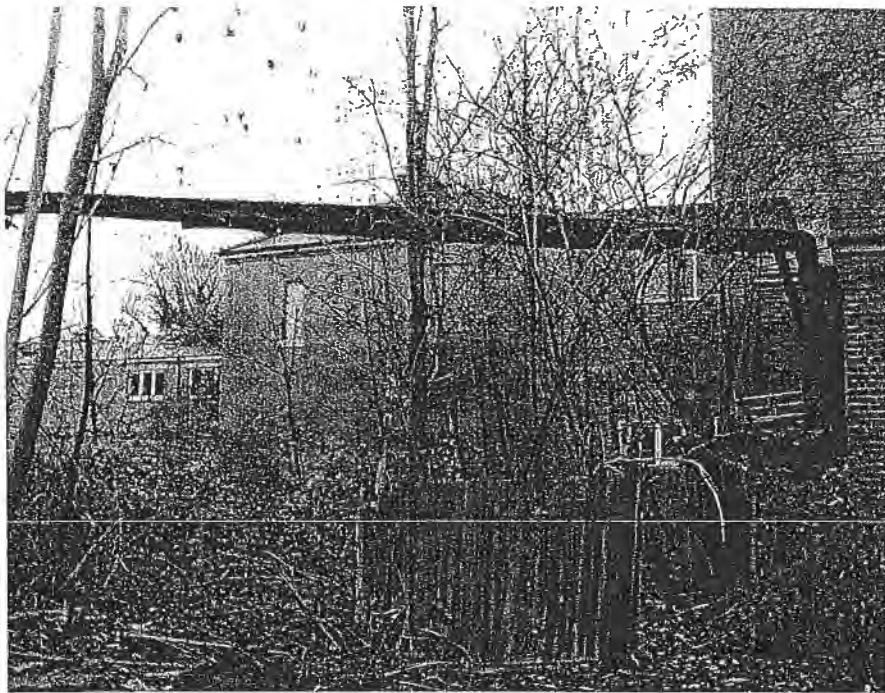
PART B - SCHEDULE OF PHOTOGRAPHS

1. West elevation of 9A
2. West elevation of 9B
3. West elevation of 9B
4. South elevation of 9C
5. North elevation of 9D
6. South elevation of 9E
7. Missing roof coverings and resultant damage in 9B
8. Internal condition of 9C
9. Failure of ceilings to 9A
10. Failure of ceilings to 9B
11. General condition of ceiling and finishes of 9B
12. Kitchen in 9A
13. Typical condition of rooms in 9B
14. Typical condition of rooms in 9C

CAPITA SYMONDS

Building 9, Cane Hill Hospital

27 November 2006



01 W elevation of 9A



02 W elevation of 9B



03 W Elevation of 9B

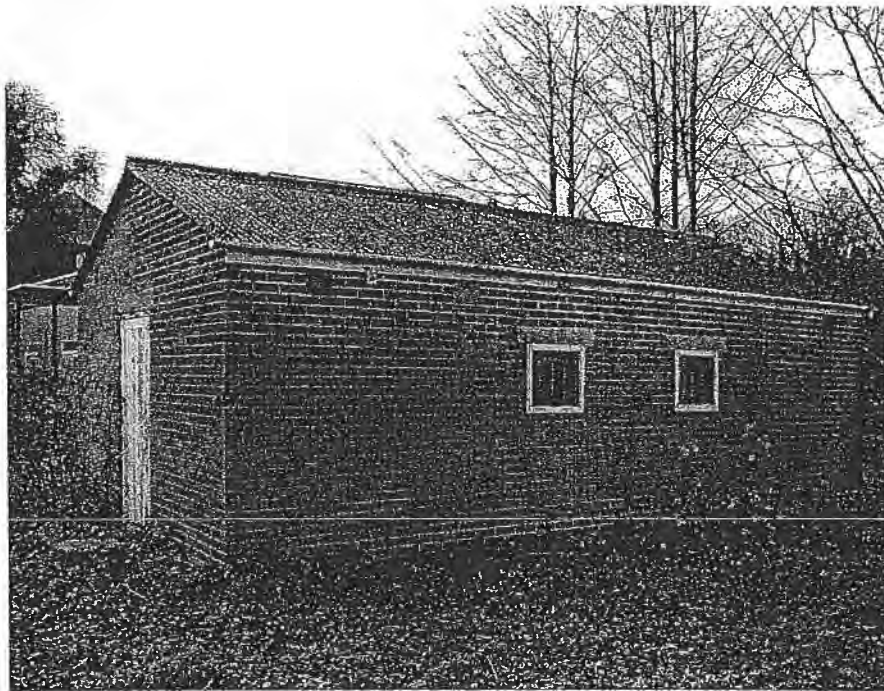


04 S elevation of 9C

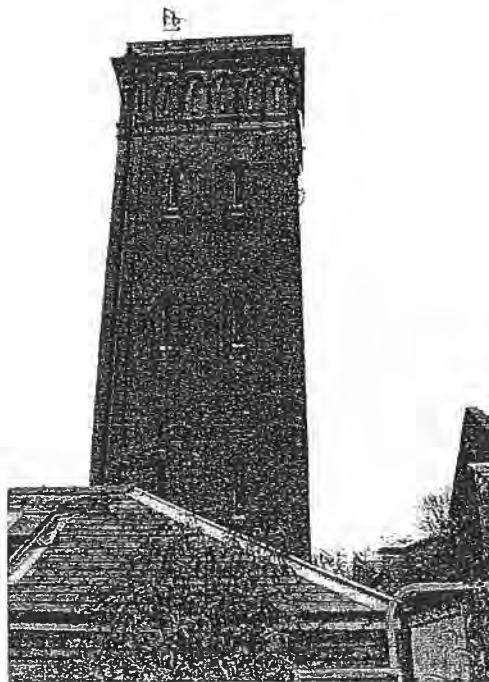
CAPITA SYMONDS

Building 9, Cane Hill Hospital

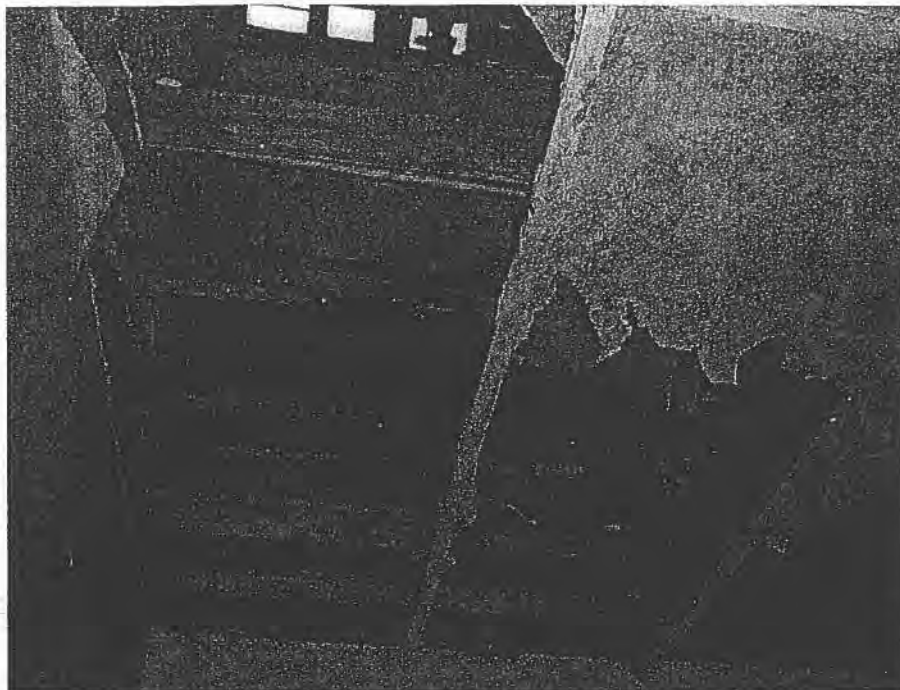
27 November 2006



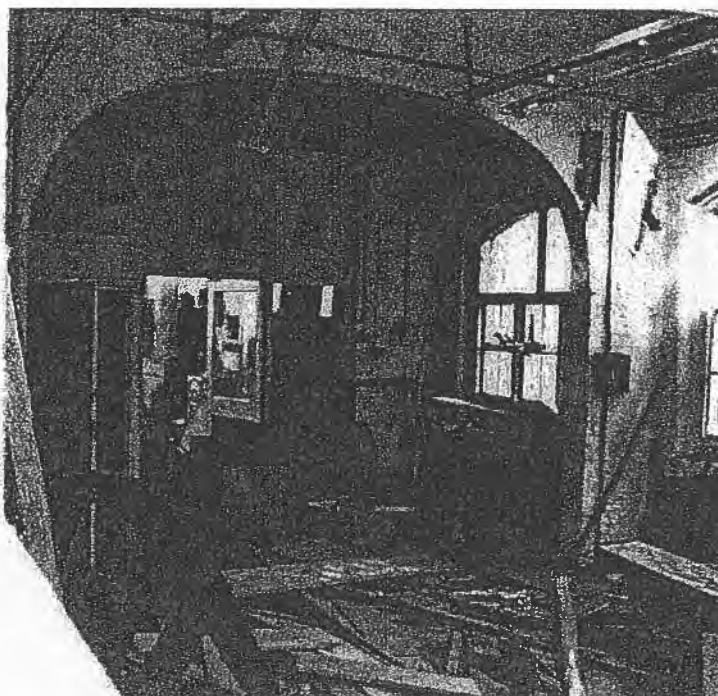
05 N elevation of 9D



06 S elevation of 9E



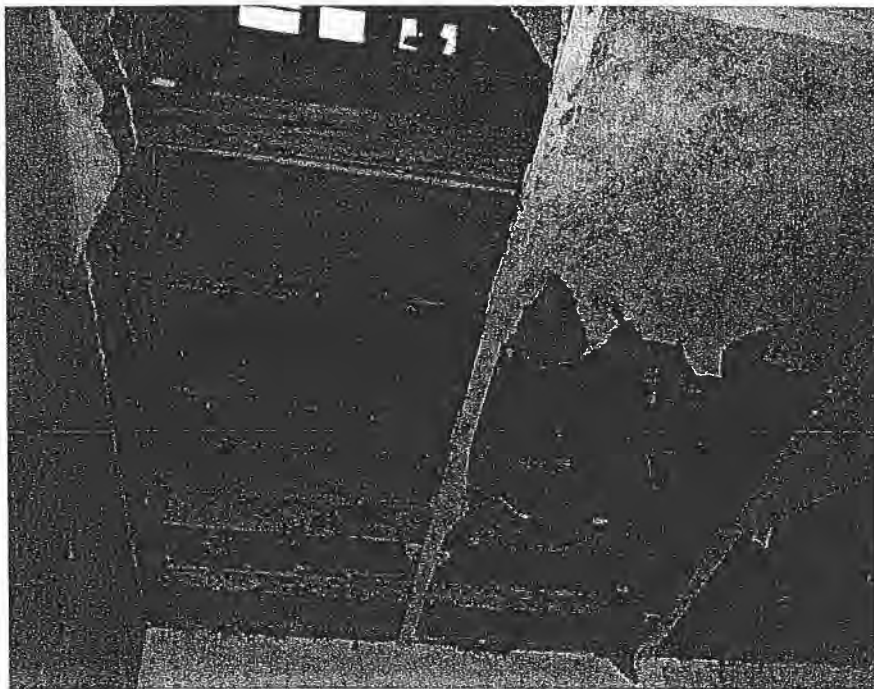
07 Missing roof coverings & damage in 9B



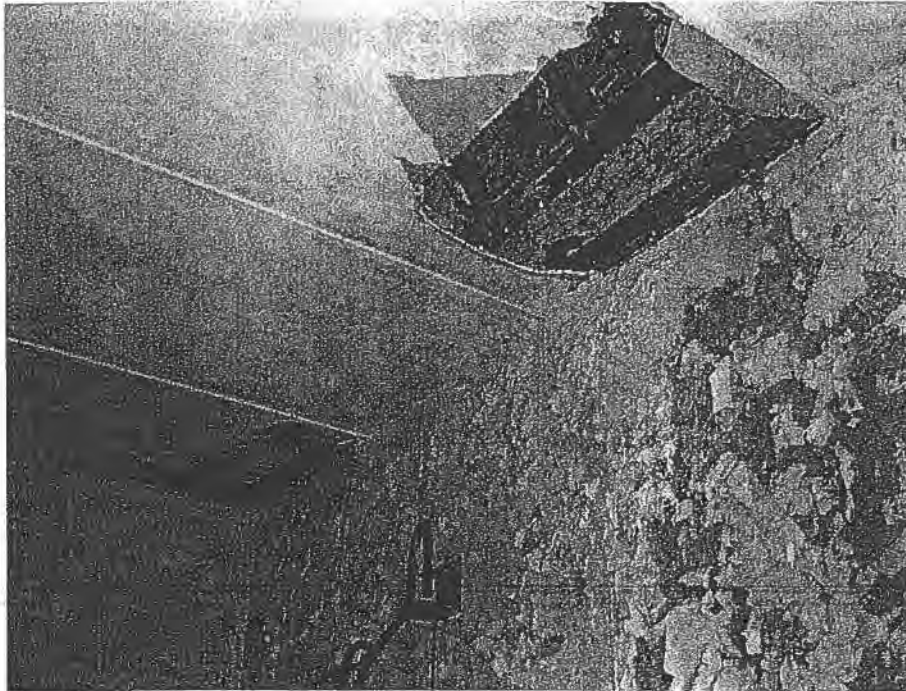
08 Internal condition of 9C



09 Failure of ceilings to 9A



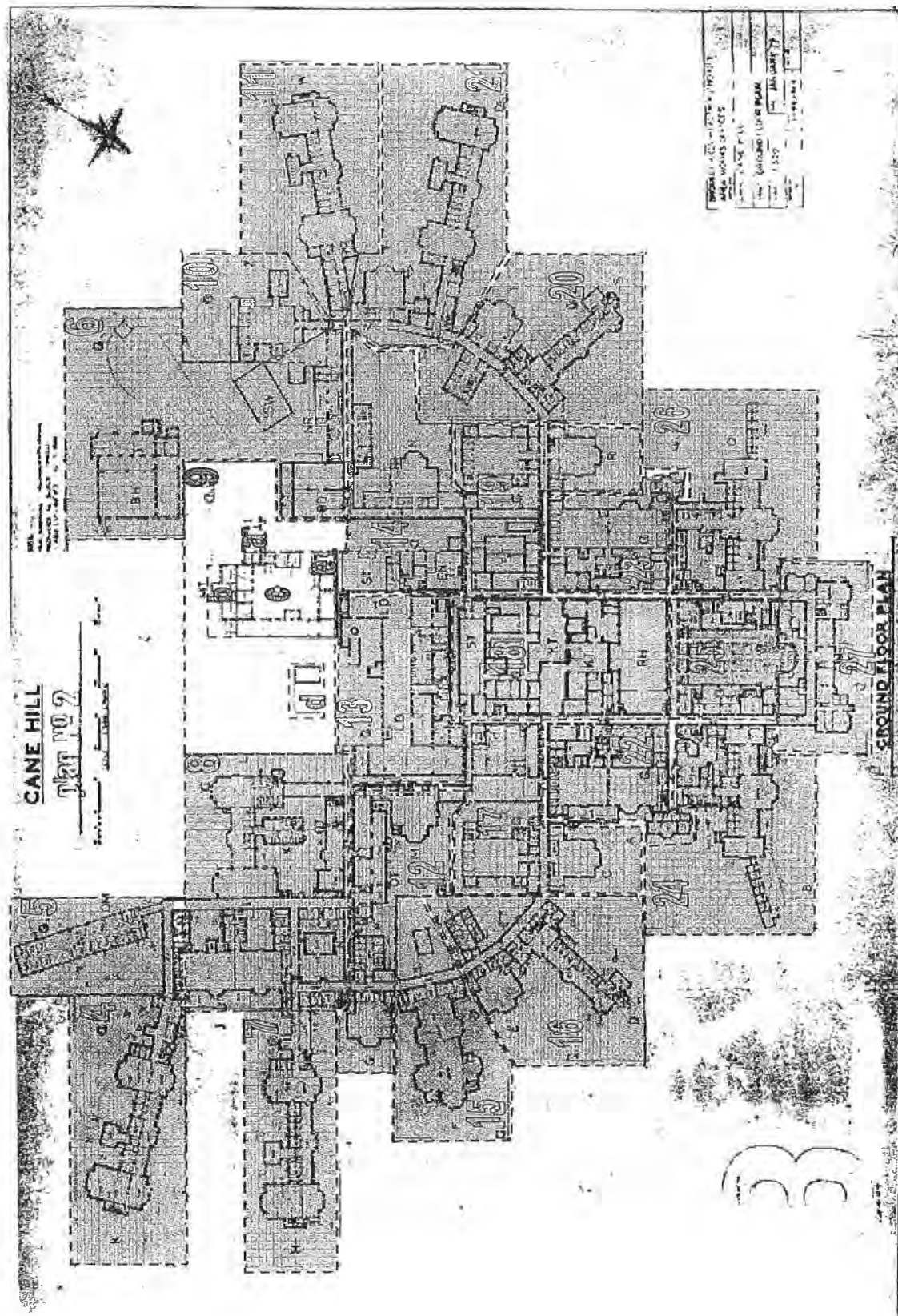
10 Failure of ceilings to 9B



11 Condition of ceiling & finishes of 9B



12 Kitchen in 9A



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

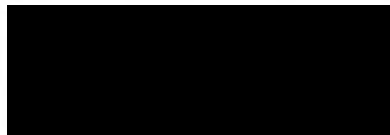
**Building 10
At Cane Hill Hospital**

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 10

CAPITA SYMONDS

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6.0 Access Difficulties.....	4
7.0 Limitations	5

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 Cane Hill Hospital – Building 10

CAPITA SYMONDS

BUILDING INSPECTION		Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS		Date: 17 November 2006
		Weather: Dry & cloudy
1.0 Property Address & Brief Building 10, 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-Summary		
Location Building 10 is located within the grounds of Cane Hill Hospital. It is a 2 storey building located to the north of the site and has a pitched slate roof, crowned with a lead roof and with lead covered hipped ends, solid brick walls and timber windows and doors. It is joined to other parts of the hospital via a two storey link structure that is constructed similar to above. There is a single storey brick built structure with a mono pitch roof covered with metal profiled sheet coverings to the north west of the main building. Cane Hill comprises a late Victorian Hospital site with approximately 30 buildings forming the main complex. 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 10 was used as a ward with dormitories.		
Summary Condition of Building 10 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 extensive water ingress through the roof coverings, which has resulted in total failure of the floor structures at ground and first floor level with the adjacent walls also affected. Condition statements for each main element are included below.		

Outline Condition Survey Report Cane Hill Hospital – Building 10

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The building 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 slate roof coverings look in reasonable condition. However, it is evident that the lead covering to the flat roof area has failed and sections of lead to the hipped ends are missing or have slipped. This has allowed extensive water ingress to have occurred within the main areas of the building causing considerable damage to the floor structures.
	Rainwater gutters and downpipes are metal.	There is significant corrosion to gutters and pipework with sections either missing or incorrectly aligned or blocked.
	External Walls External walls to the building and to the links corridor 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.	The external brickwork is generally in sound condition with little evidence of significant deterioration or defect.
	Windows & Doors The windows are of traditional sliding sash construction with hardwood frames and single glazing. The doors throughout are timber and of traditional construction.	Damage to windows has been sustained due to acts of vandalism on each floor. There has also been deterioration to the windows due fungal decay caused by the extensive water ingress. Accordingly. Approximately 5% of the windows are likely to be repairable. 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. The metal framed windows to the Boiler Room are showing signs of corrosion and need to be thoroughly overhauled. In the main the external doors are in a poor condition.
	Structure & Foundations	There is no evidence of structural distress to the main building. However, due to the extensive water ingress it is difficult to assess the integrity of structural timbers.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 10

Element Description	Condition
Internally Plaster on clinker concrete at first floor level. Original lath and plaster ceilings at ground floor level. The ceiling in the links corridor is lath and plaster.	Due to the water ingress the ground floor ceiling has partially collapsed and the remaining areas deemed unsafe. The plaster to the first floor ceiling has failed The ceiling in the links corridor is in a poor condition due to the water ingress.
Walls The internal walls masonry walls with plaster finishes. There are tiled areas within wet rooms. The solid brick walls in the links corridor have a plaster finish.	In the main the walls throughout all the buildings are in a poor condition with plaster being live in many areas.
Floors The floors in 10 are generally of a suspended timber construction. The stairs in are constructed of pre-cast concrete sections and the landings within the staircase are also constructed using concrete. The wash room areas also have concrete floors. The links corridor has a concrete floor with ornate clay tiles over. In the past this has been over laid with vinyl sheeting.	The concrete floors appear sound accept that the coverings are deteriorating. In the main the timber floor areas have either collapsed or are deemed structurally unsound due to the extensive water ingress and the subsequent outbreak of fungal rot.
Joinery 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 decayed and are in a very poor condition.
Landscaping Mainly laid to lawn. There is a small brick ramp leading to the entrance door on the north elevation.	The surrounding areas, once laid to lawn, are now predominately overgrown. Ivy is growing up parts of the north facing elevations.
Services Steel distribution pipework with a mixture of cast iron radiators and steel panel radiators. There are wall mounted convactor heaters at high level. Ceramic sanitary fittings.	The heating system and convactor heaters are in poor condition. Most of the sanitary ware has been vandalised.

Outline Condition Survey Report Cane Hill Hospital – Building 10

CAPITA SYMONDS

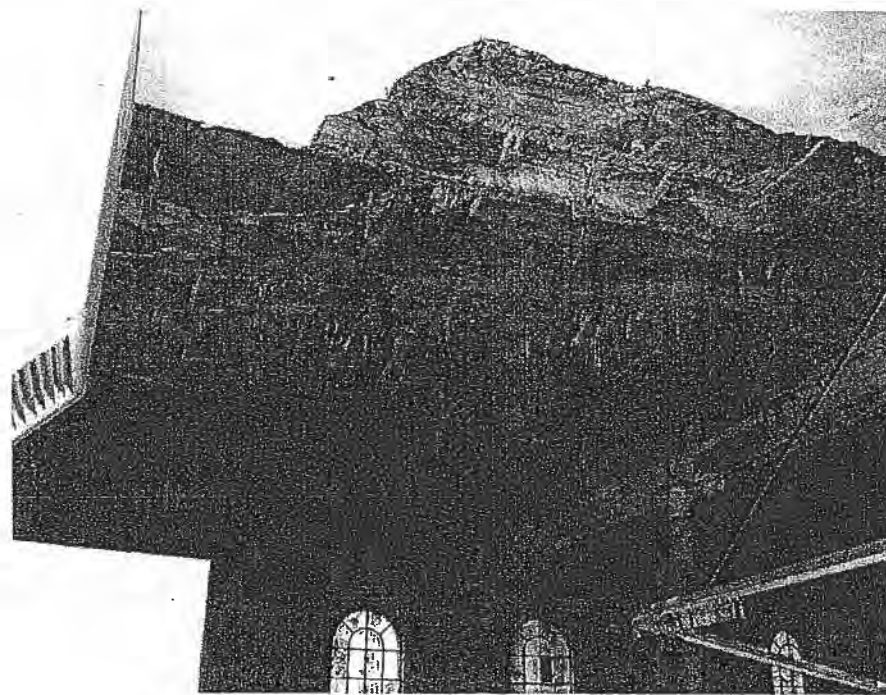
BUILDING INSPECTION
PART B - SCHEDULE OF PHOTOGRAPHS
1. North elevation 2. NW elevation and lean-to structure 3. S Elevation 4. Condition of ground floor ward 5. General condition of windows 6. Collapsed section of floor 7. Condition of ceiling and floor structure 8. Condition of ceiling at ground floor level 9. General view of links corridor



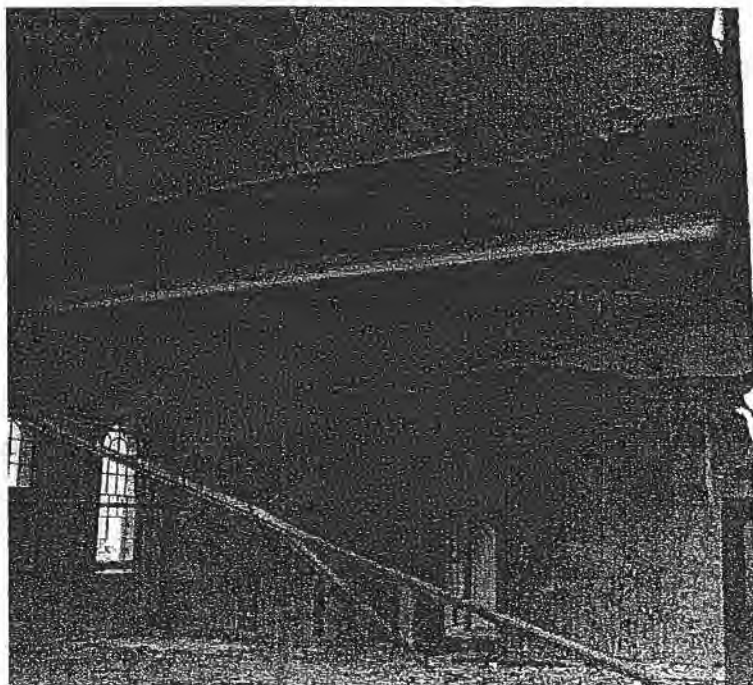
01 N elevation



02 NW elevation and lean-to structure



07 Condition of ceiling and floor structure



08 Condition of ceiling at ground floor level



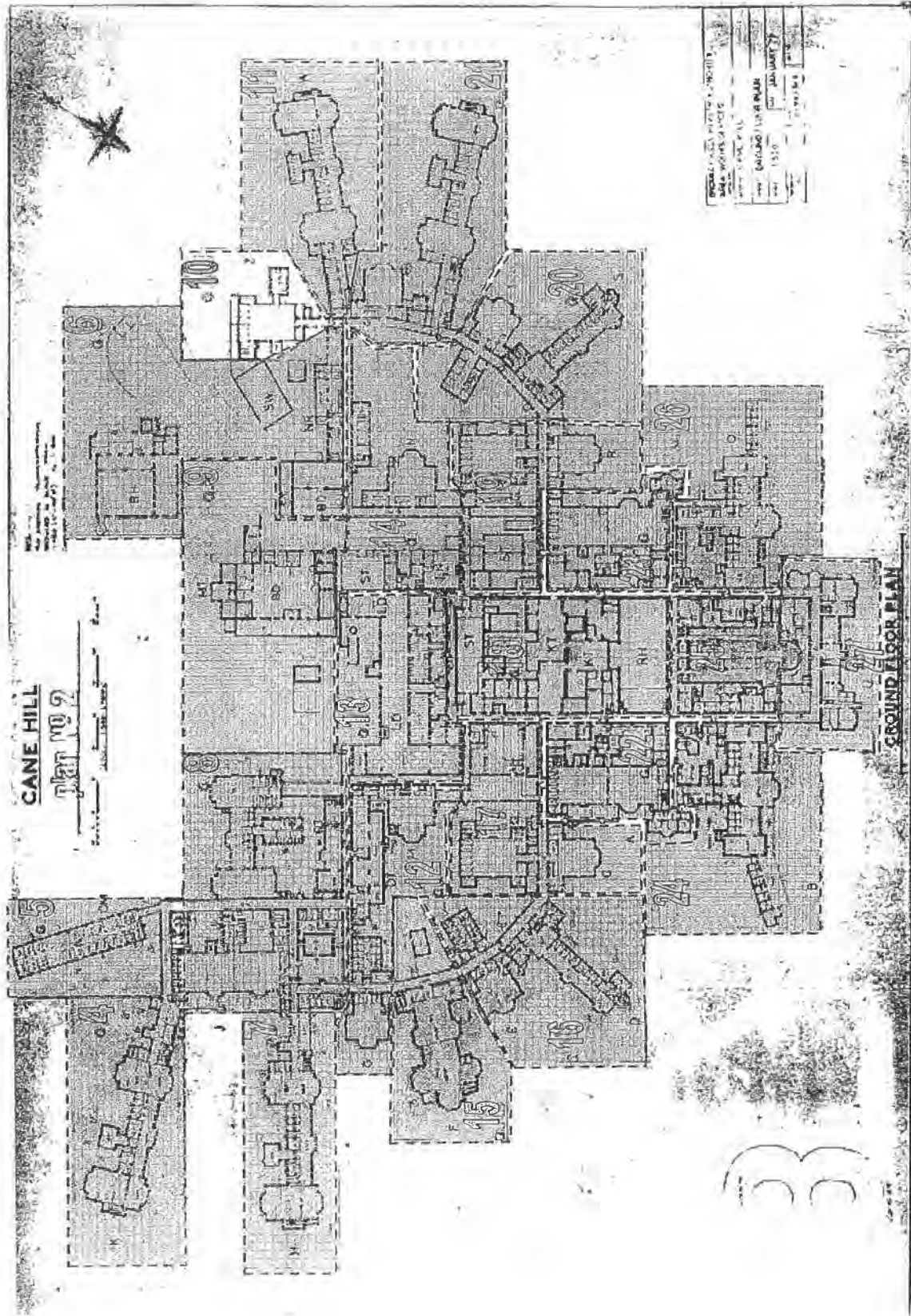
09 General view of links corridor

Outline Condition Survey Report

Cane Hill Hospital – Building 10

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

**Building 11
Cane Hill Hospital**

On behalf of

English Partnerships

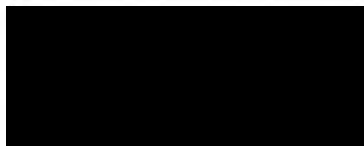
Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:

Tel:

Fax:

Email:



File No:

CS/022329

Date of Inspection: 16th November 2006

Outline Condition Survey Report Cane Hill Hospital – Building 11

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)

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 11

CAPITA SYMONDS

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

1.0 Property Address & Brief

Building 11, 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 11 is located within the grounds of Cane Hill Hospital. It 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.

The building is 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 11 was used as a ward with dormitories situated at each end with small rooms used for administration housed in the linked corridors.

Summary Condition of Building 11

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 extensive water ingress through the roof coverings which has lead to an extensive outbreak of fungus that has generally affected the structural integrity of the floor structures below while also affecting the adjacent wall finishes.

Condition statements for each main element are included below.

Outline Condition Survey Report

Cane Hill Hospital – Building 11

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof Building 11 has a pitched and slated roof with hipped ends. There is a small lead flat roof at the crown of the roof pitches and a flat lead roof linking the bathroom accommodation	The roof coverings and roof structure are generally watertight. However there is an isolated section that is defective causing major water ingress. There are isolated areas of slipped and missing tiles to the roof. The lead flat roof, whilst not permitting water ingress at present, is showing signs of deterioration and will eventually fail. The link corridor roof has slipped and missing tiles although no water ingress was evident at the time of the inspection
	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. Consequently water is discharging down the external walls, leading to organic 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 are in sound condition.
	Windows & Doors Windows are of traditional sliding sash construction.	Damage to windows has been sustained as a result of vandalism. Approximately 60% of the glazing throughout the building has been broken. There is also evidence of natural deterioration of timber components as a result of exposure to the elements. However, this is generally limited to the lower sections of the timber windows. Approximately 40% of the windows need to be renewed while the remainder of the sash windows can be repaired by a skilled craftsman. However, 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.

Outline Condition Survey Report **CAPITA SYMONDS** Cane Hill Hospital – Building 11

Element Description	Condition
Internally Ceilings are original lath and plaster.	The ceilings appear in fair condition generally although approximately 50% of the second floor ceilings have collapsed. The remaining ceilings have minor cracks and decorations are deteriorating.
Walls Internal walls are original masonry walls with plaster finishes.	The internal walls are generally sound but have been subject to cosmetic damage and deterioration of finishes.
Floors 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 fungal decay throughout the entire ground and first floor. Approximately 50% of the ground floor has collapsed as a result of dry rot, and the structural integrity of the remaining timber members is questionable.
Joinery The majority of the joinery dates to the Victorian era. Doors are of traditional timber construction but have been boarded over to give the appearance of more modern manufacture.	Fungal decay has caused extensive deterioration to approximately 20% of the doors and linings throughout the buildings. These elements are beyond repair or salvage.
Landscaping A tarmac road is provided around the building, leading to a grassed lawn area.	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 with 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 the cast iron 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.

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 11

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. Bricks can be salvaged 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 and where possible from open loft hatches.

Outline Condition Survey Report Cane Hill Hospital – Building 11

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.

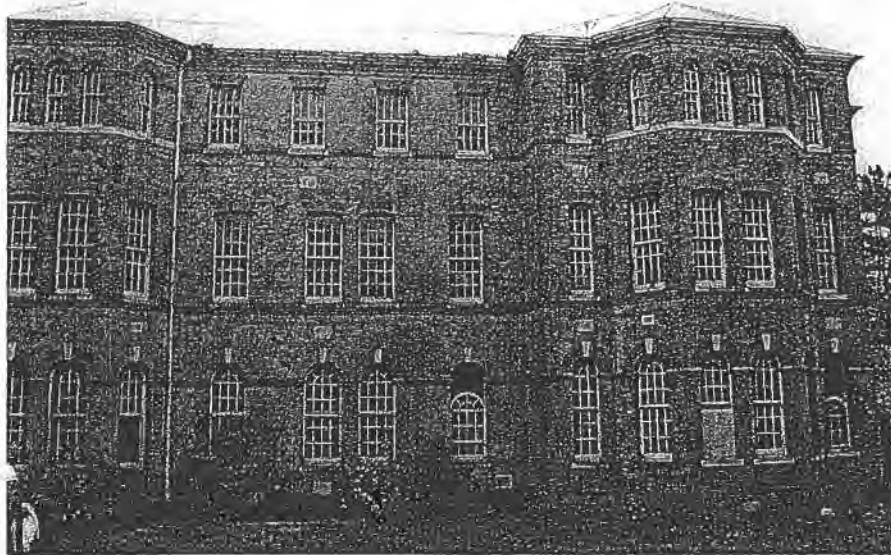
This report has been prepared for the benefit of the client only; the advice we provide cannot be relied upon by any third party.

Outline Condition Survey Report

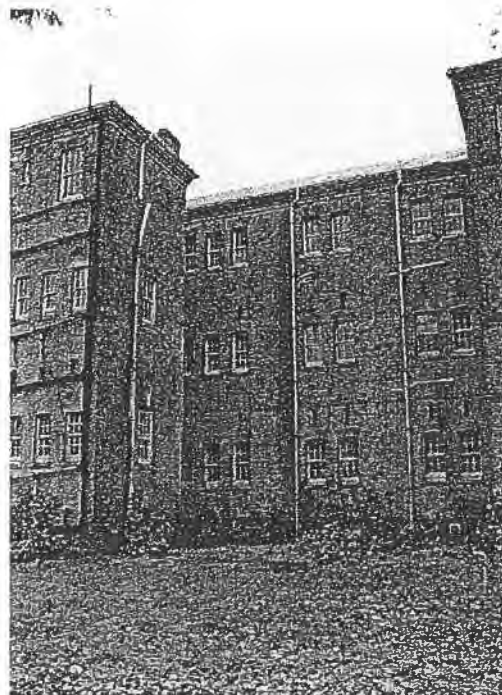
Cane Hill Hospital – Building 11

CAPITA SYMONDS

BUILDING INSPECTION	
PART B - SCHEDULE OF PHOTOGRAPHS	
1.	East elevation
2.	Part of West elevation
3.	Entrance between Buildings 10 & 11
4.	Collapse of upper floor due to water ingress
5.	Extensive water damage to bay



01 East elevation

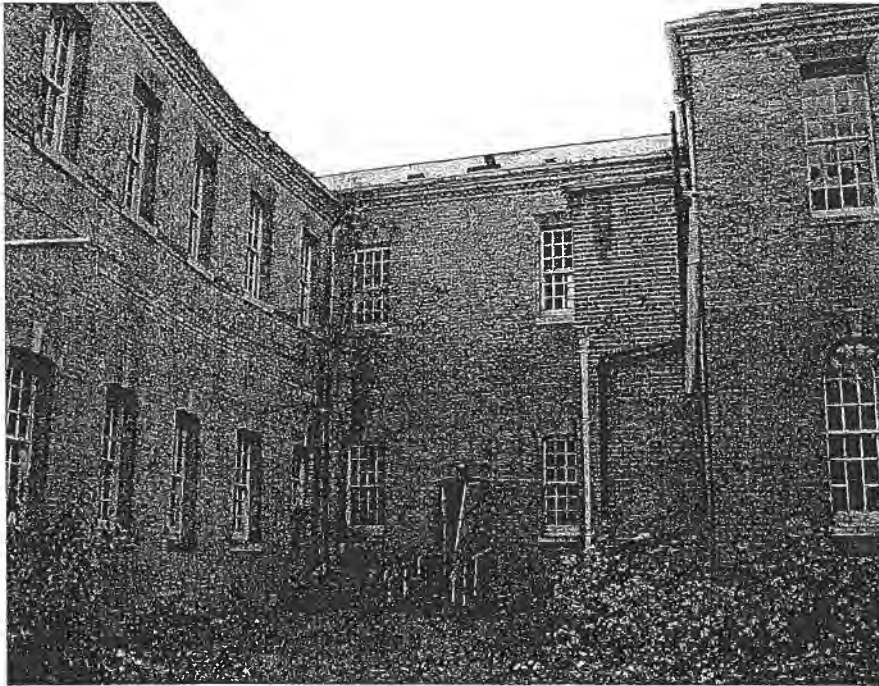


02 Part of W elevation

CAPITA SYMONDS

Building 11, Cane Hill Hospital

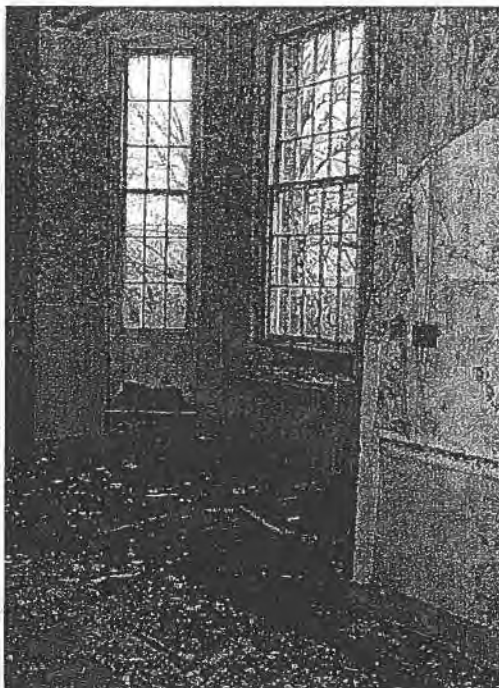
16 November 2006



03 Entrance between Buildings 10 & 11



04 Collapsed upper floor due to water ingress

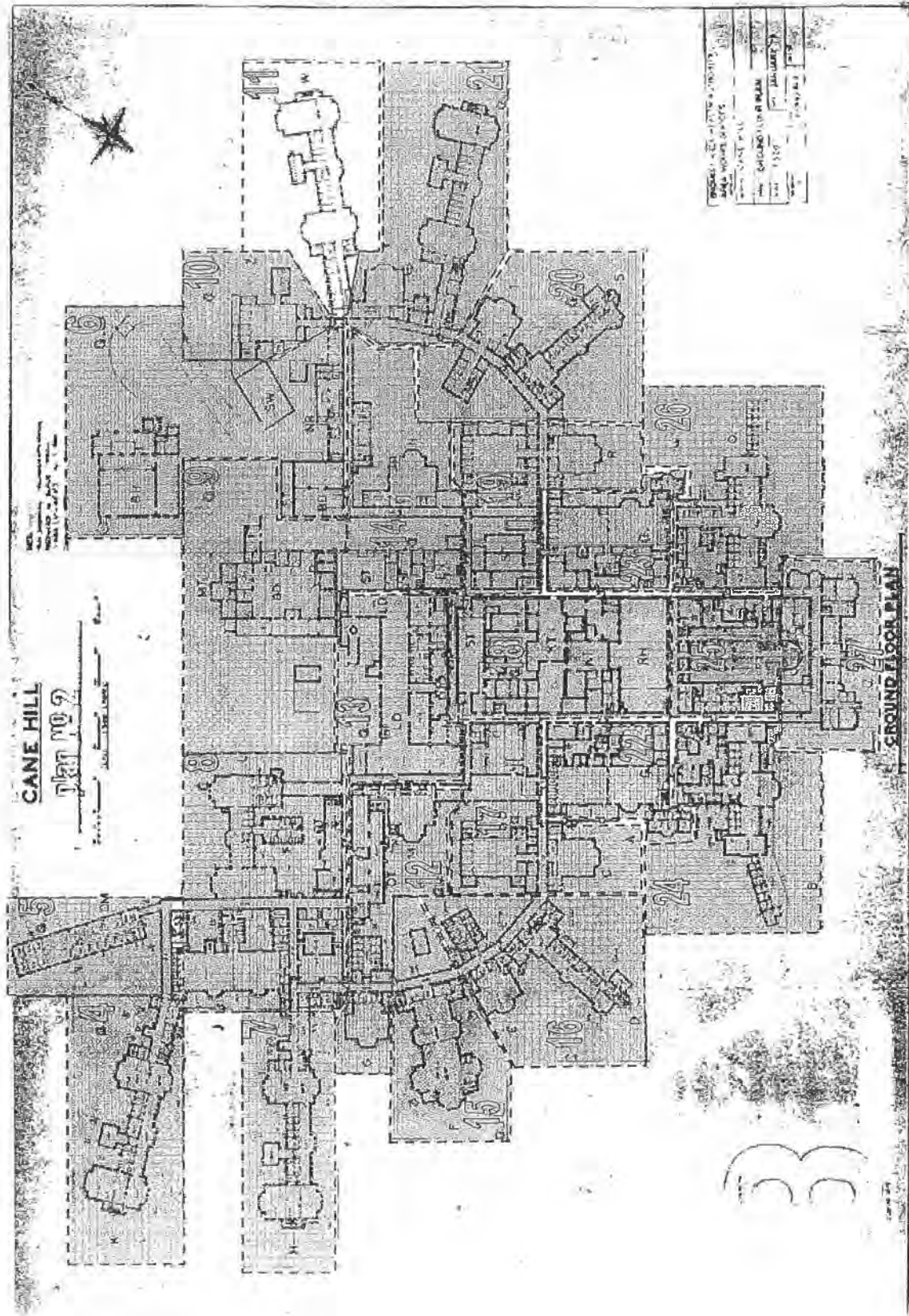


05 Extensive water damage to bay

Outline Condition Survey Report
Cane Hill Hospital – Building 11

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

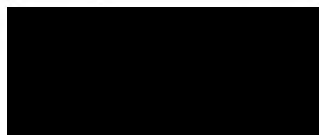
**Building 12
Cane Hill Hospital**

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 **CAPITA SYMONDS** Cane Hill Hospital – Building 12

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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] BSc MRICS

Authorised by [REDACTED] MCIQB AMRSH

Date.....

Date.....

Outline Condition Survey Report Cane Hill Hospital – Building 12

CAPITA SYMONDS

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

1.0 Property Address & Brief

Building 12, 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 12 is located within the grounds of Cane Hill Hospital. The building comprises three connected blocks which are:

The east block – a two storey Victorian structure with a pitched and slated roof and a single storey bay window overlooking an internal ground area.

A central building running along the north edge of the curtilage comprising a part two storey Victorian structure, a single storey Victorian structure, a single storey modern extension with felted flat roof and glazed roof lights and a single storey connecting corridor to a second two storey Victorian structure.

The west block comprises a two storey Victorian structure with a pitched and slated roof with a lead covered crown.

History

We understand that the buildings on the site have been vacant since the early 1990s or before. The three blocks comprising building 12 have been used for various purposes including residential, workshops/studios and various ancillary purposes.

Summary Condition of Building 12

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 12

CAPITA SYMONDS

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The roof to the east block is pitched and slated and incorporates a series of gables and hips with a lead covered crown. There are several brick chimney stacks which penetrate the roof coverings.	The roof coverings are in fair condition however there are a number of isolated areas of water ingress which have caused deterioration of internal finishes and roof structure. There is a small flat roof above the northern staircase which is in particularly poor condition and water ingress has caused failure of the roof structure leading to partial collapse.
	The central block has a pitched and slated roof with hipped ends and four chimney stacks which penetrate the roof coverings. A pitched and slated roof with a lead crown is provided to the connecting two storey block. The modern single storey extension facing the internal courtyard is provided with a built up felt roof with raised patent glazed rooflights.	The pitched roof to the two storey building is in fair condition and has prevented significant water ingress to the buildings internally. The flat roofs are in poor condition and vandalism has been sustained to the majority of the glazed roof lights. The built up felt roof coverings are in poor condition generally and there is some deterioration of roof structure as a result of continued water ingress. The slated pitched roof to the single storey area is in poor condition with many slipped slates and water ingress occurring as a result. Roof structures in these parts of the buildings have deteriorated.
	The west building has a pitched and slated roof with a lead crown.	Significant water ingress has occurred to the roof structure and there is evidence of attempts to remove the lead lining to the crown. The water ingress has caused extensive deterioration of the structure.
	Rainwater Gutters and downpipes are a combination of uPVC and cast iron materials.	The uPVC gutters are generally in serviceable condition but require overall and maintenance, however, the cast iron materials are corroding and permitting water egress. These cast iron gutters comprise approximately 30% of the total rainwater goods.
	Connecting Corridors The connecting corridor to the north edge of the site adjacent to building 8 has a pitched and slated roof with glazed rooflights at intervals along its length.	The roof coverings are in very poor condition and water ingress is occurring along the whole length of the corridor. Significant deterioration of the timber roof structure has occurred and collapse of parts is imminent.

Outline Condition Survey Report

Cane Hill Hospital – Building 12

CAPITA SYMONDS

Element Description	Condition
The corridor to the west of building 12 and adjacent to building 8 has a pitched and slated roof with lead perimeter gutters at the abutment with adjacent buildings.	This corridor has been partially blocked as a result of significant roof collapse.
The east corridor between buildings 12 and 13 is covered with a pitched and slated roof with lead lined gutters along its length.	This corridor has suffered extensive collapse of roof structure and is now partially blocked.
External Walls External walls are of London stock brickwork except for the modern single storey extension which is constructed in russet coloured cavity brickwork.	There are no significant structural issues evident to all three buildings within this curtilage although there is a requirement to undertake localised repointing and to remove growing vegetation which has become established in certain areas.
Windows and Doors The Victorian buildings are provided with timber sash windows and traditional timber panelled doors. The modern single storey extension is provided with galvanised crittal style windows and modern timber doors.	A small number of timber windows have been vandalised and will require extensive repair or renewal, however, most windows have limited deterioration although approximately 80% of the glazing has been broken as a result of vandalism. A majority of the external timber doors have been forced to gain entry at some stage and have suffered extensive damage. All external decorations are in poor condition and exposing the timber elements to deterioration.
Structure and Foundations.	There is no evidence of structural distress, however, the roof structure to the west block is likely to be significantly deteriorated and will require replacement.
Internally Ceilings are a mixture of various finishes, however, the majority are original lath and plaster ceilings.	The ceilings to the west block are in poor condition as a result of the significant water ingress from the damaged roof coverings above. The majority of the remaining ceilings are in fair condition, however, the likelihood is that high levels of moisture have caused deterioration of lath and plaster ceilings. There are areas of localised water ingress to the remaining blocks and ceilings in these areas have collapsed.
Internal walls are generally of masonry construction with plaster finishes.	Internal partition walls are generally sound although there is widespread deterioration of plaster finishes.

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 12

Element Description	Condition
Floors are generally of suspended timber construction with a variety of internal finishes applied. There are sections of solid concrete flooring, particularly to the single storey extension and to WC and kitchen areas.	There is extensive dry and wet rot deterioration throughout most suspended timber ground floor constructions. Several areas have collapsed as a result. It is likely that remaining areas may also conceal hidden deterioration. The first floor structures to the north block are in fair condition generally, however, the timber floors to the east and west block show signs of extensive deterioration.
Joinery Internal joinery comprises a mixture of period doors with an element of modern replacement units.	Most doors have suffered from vandalism or attempts to gain entry.
Landscaping There is a tarmacadam path running round the perimeter of the internal courtyard area.	The internal courtyard area is overgrown and the tarmacadam surfacing is in poor condition and requires relaying.
Services Space heating is provided via steel convector type units. Sanitary fittings throughout all three buildings are of ceramic type fittings.	A majority of the heaters are extensively corroded and beyond repair. The sanitary fittings have suffered vandalism.

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 12

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	Copper wiring may be stripped out for salvage.

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 12

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.

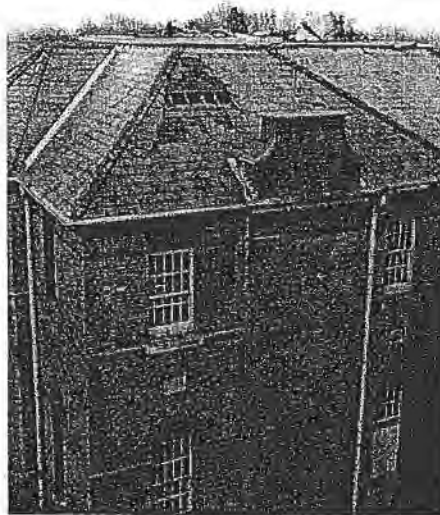
Outline Condition Survey Report Cane Hill Hospital – Building 12

CAPITA SYMONDS

BUILDING INSPECTION

PART B - SCHEDULE OF PHOTOGRAPHS

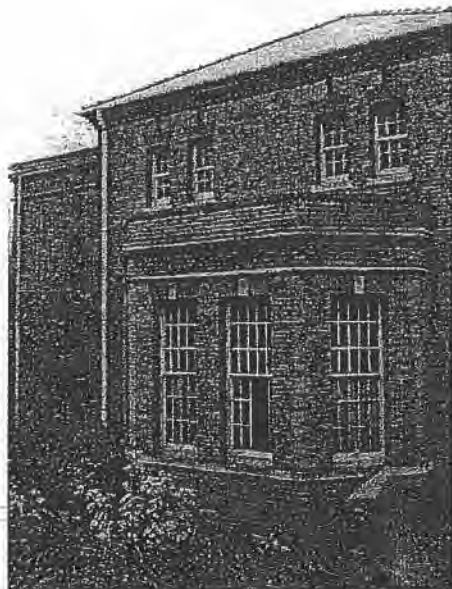
1. South elevation to west block
2. Vandalism to roof covering
3. East block
4. Central block 01
5. Central block 02
6. Part of west block
7. Part of west block 2
8. Deterioration to ceiling
9. Water ingress to central building
10. Collapsed ceiling to west block
11. Joinery to east block
12. Collapsed floor to west block



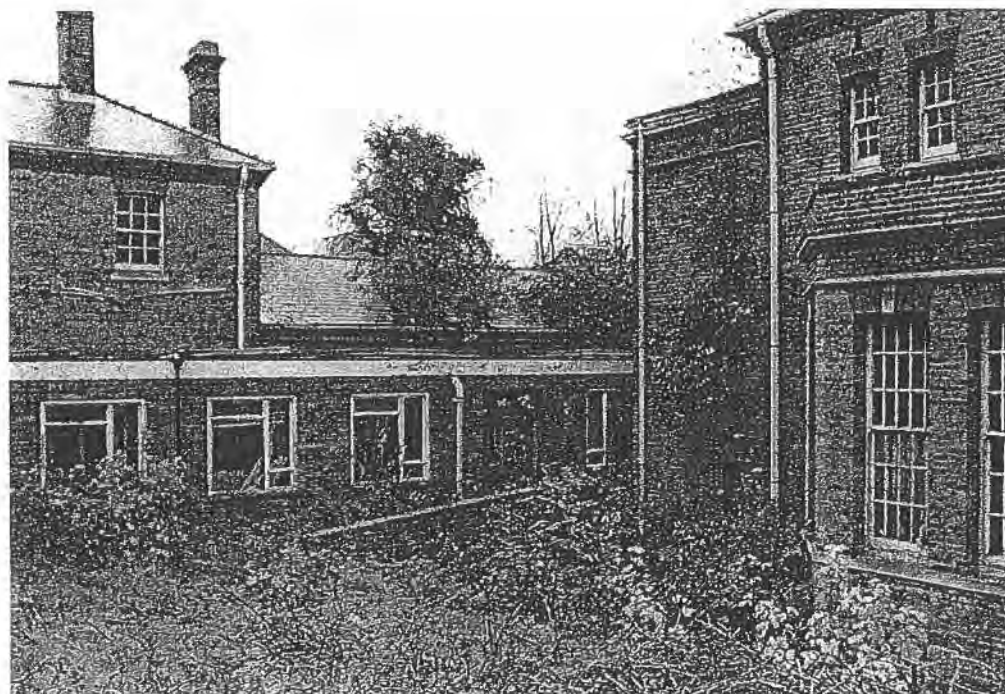
01 South elevation to west block



02. Vandalism to roof coverings



03 East block

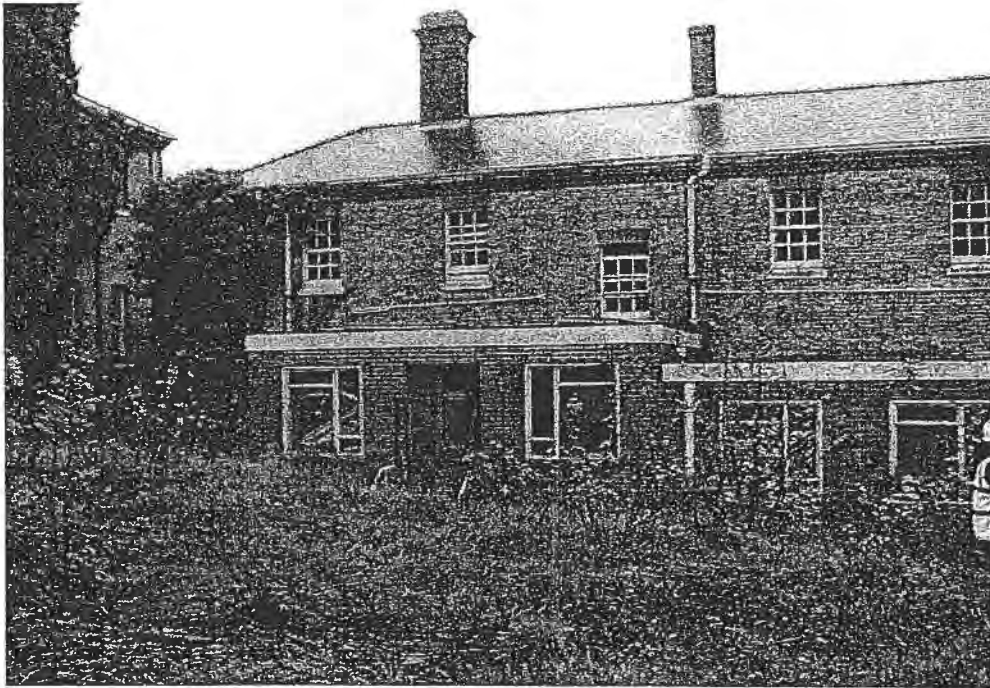


04 Central block 01

CAPITA SYMONDS

Building 12, Cane Hill Hospital

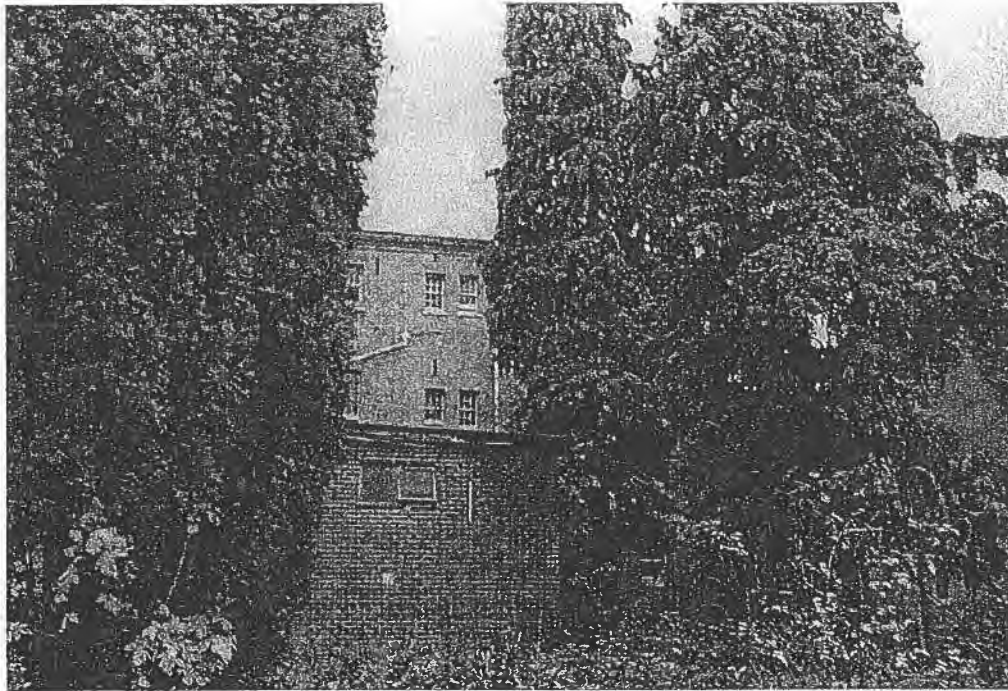
01/12/2006



05 Central block 02



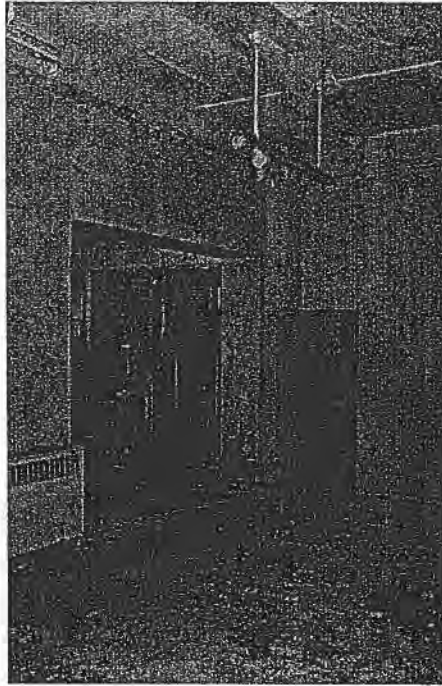
06 Part of West block



07 Part of west block 2



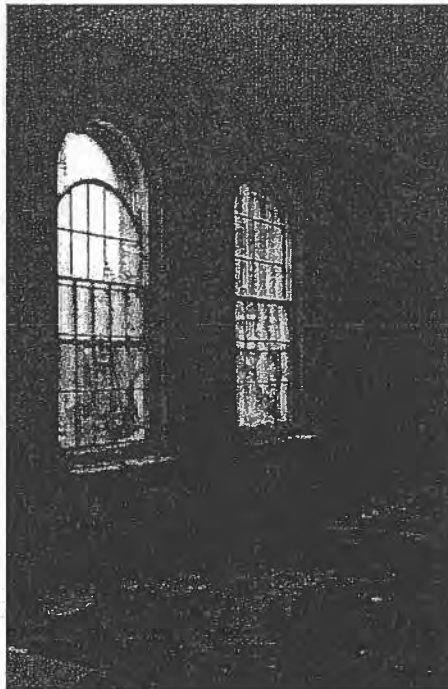
08 Deterioration to ceiling



09 Water ingress to central building



10 Collapsed ceiling to west block



11 Joinery to East block

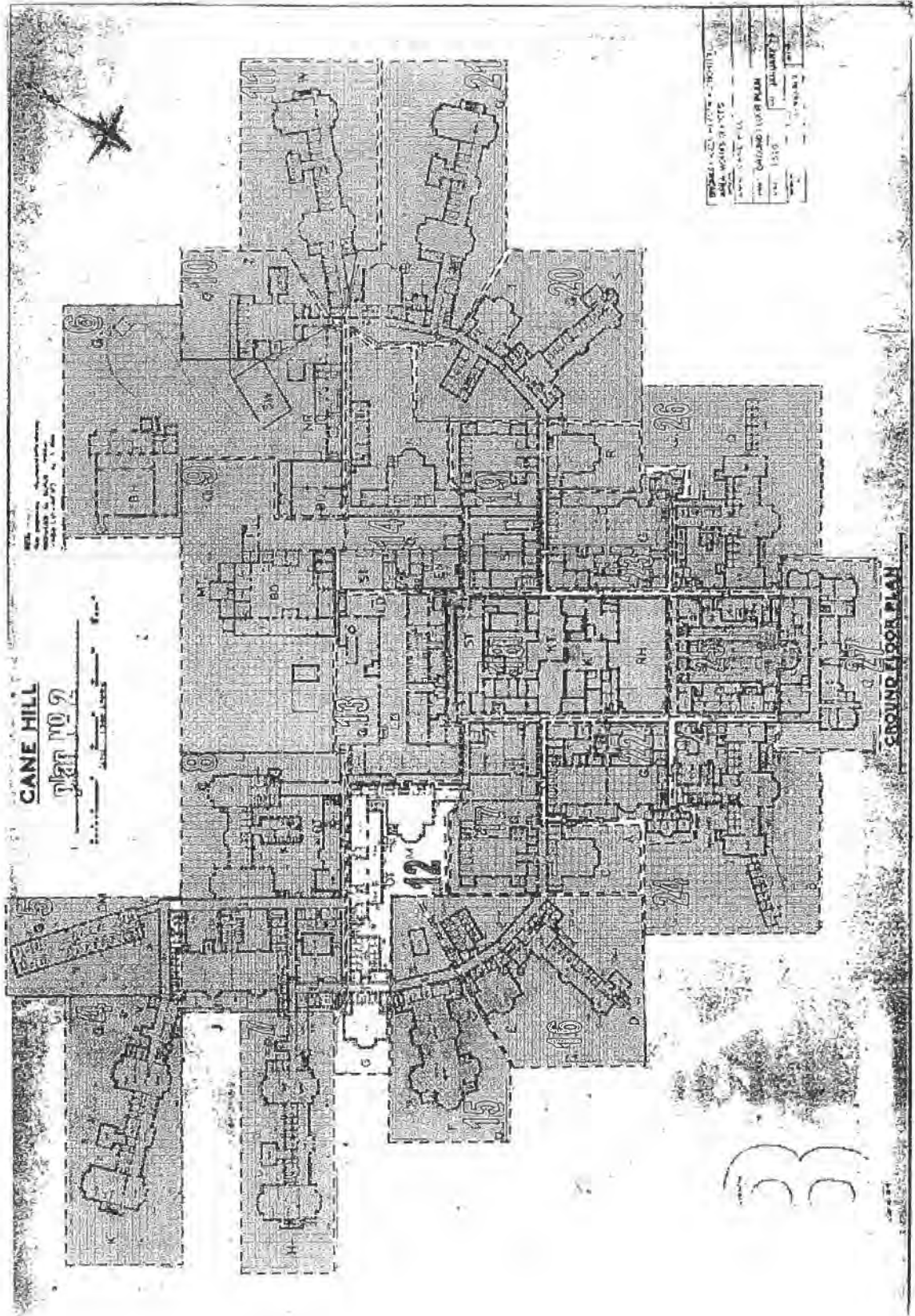


12 Collapsed floor to west block

Outline Condition Survey Report
Cane Hill Hospital – Building 12

CAPITA SYMONDS

BUILDING INSPECTION
PART C – SITE LOCATION PLAN



CAPITA SYMONDS

Outline Condition Survey Report

In Respect of

**Building 13
Cane Hill Hospital**

On behalf of

English Partnerships

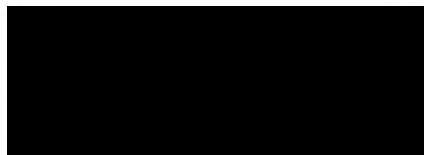
Capita Symonds Limited
1 Procter Street,
London WC1V 6DW

Contact:

Tel:

Fax:

Email:



File No:

CS/022329

Date of Inspection: 27 November 2006

Outline Condition Survey Report Cane Hill Hospital – Building 13

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)

Date.....

Date.....

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 13

BUILDING INSPECTION	Surveyor: [REDACTED]
PART A – CONDITION REPORT & FINDINGS	Date: 27 November 2006 Weather: Wet & overcast.
1.0 Property Address & Brief Building 13, 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 13 is located within the grounds of Cane Hill Hospital. The main building is the Laundry Room area for the Cane Hill Site. The building is a single storey structure with a pitched and slated roof incorporating rooflights, timber sash windows and solid brick masonry walls. Internally, the space is subdivided into a mix of rooms servicing the laundry. Two other buildings are situated in the area of Building 13. 13B is a single storey addition to the north west of the main building. It has a pitched and slated roof and has a combination of timber and solid brick masonry walls. 13C is a solid brick masonry chimney of approximately 5 storeys serving the Cane Hill site, adjoining the chimney is a single storey outbuilding, with a combination of metal profiled metal sheet covering and a pitched and slated roof, walls are of solid brick masonry. 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.
Summary Condition of Building 13	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 building could not be re-occupied without extensive restoration, particularly relating to extensive water ingress through the roof coverings to Buildings A & B Condition statements for each main element are included below.

Outline Condition Survey Report

CAPITA SYMONDS

Cane Hill Hospital – Building 13

3.0 Condition of Main Elements		
	Element Description	Condition
	Roof The main building has a pitched and slated roof incorporating rooflights with a combination of timber and steel framework.	The majority of the slate coverings to the main building are in a sound condition and are generally watertight. There are however isolated areas of missing or slipped tiles. The majority of the rooflights are damaged or missing and this has lead to areas of significant water ingress into the building.
	13B has a combination of pitched and slated roof and also a lean to roof with profiled metal sheet covering. 13C has a pitched and slated roof.	The zinc coverings to the rooflights are corroding and need replacing. The roofs of Building 13B & 13C are in poor condition and will continue to deteriorate without remedial works.
	Rainwater gutters and downpipes are of uPVC manufacture.	The rainwater goods are generally in a poor condition with sections missing or broken.
	External Walls All the external walls to the buildings are constructed of London Stock brickwork built in lime based mortar. 13A incorporates a red brick stringer detailing at eaves level and to the window lintel details. Part of the front elevation to 13B is timber framed and incorporates single glazed sections.	The external elevations are in sound condition with little evidence of significant deterioration or defect. The brickwork to 13B is in a fair condition although the timber façade is in a poor condition. 13C has areas of vertical cracking along the southern elevation between the junction of the chimney and the adjoining outbuilding.
	Windows & Doors Windows are a mixture of traditional sliding sash construction, timber framed units with fixed glazed lights and metal framed casement units. Doors are of traditional timber construction.	The majority of windows are in poor condition due to vandalism and lack of maintenance. Approximately 50% of the sash windows could 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. It is likely that the metal framed units could be repaired. However, obtaining spares to refurbish these types of windows can often be difficult and it may prove economical to simply replace the windows rather than repair them. There are a limited number of external doors serving the building; these are generally in poor condition.
	Structure & Foundations	There is no evidence of structural distress.