

The Structural Survey and the Refurbishment.

Main points from the structural survey.

The building was constructed in 1993 of brick and block, partially rendered with a roof of interlocking concrete tiles. Its use as a school ceased in 2012 since when the building has been disused.

The roof is in very good condition with possible exception of a leak at one of the rooflights over the hall.

The walls are in very good condition, without any significant cracking.

Windows are double glazed in hardwood frames with bronzed metal drip cills. The woodwork now needs to be stripped and re-varnished, otherwise the windows are in good condition.

In contrast, external doors are poorly made and panels are now coming loose. They are single glazed. Locks are of low quality.

Internally, there is much damage to linings resulting (it is understood) from a search for asbestos in construction. Since the dangerous blue and brown asbestos was banned in 1985, it would not be expected in this building. A fair amount of debris and fittings remain from the school.

Electrical and water services are disconnected so could not be tested, but everything appears to be still in place, intact and re-usable.

Elements of refurbishment

The leak at the rooflight will be investigated and made good as necessary.

All the external doors will be replaced to a similar to the existing but well made, double glazed and fitted with high quality 3-point locks. Since the old doors are 45mm thick and new ones will be 58mm, it may be better to specify new door and frame sets rather than attempting to modify the existing frames, dependent on pricing.

Internally, the removal of rubbish and making good the damage to linings will be routine work.

Several of the internal doors are unsuitable for the changed function and will need replacement, but this aspect cannot be quantified until unrestricted access is again available.

The openings between units 3 and 4 and the communal area have folding doors below and glazing above. These will be filled in with stud panels below while the studwork above will be retained with superficial linings, a process which would be reversible should the need ever arise.

Electricity and water will be reconnected, with additions of solar panels and EV charging points.

Fire curtains will be installed over the dividing walls of those units which have an open loft space, namely between units 1 and 6, 6 and the toilet area, the toilet area and unit 5 and, possibly, unit 1 and unit 2 if found necessary on examination.

Statutory requirements: Planning

The project will require planning permission for change of use, but this is expected to be a formality.

Statutory requirements: Building Regulations

Since there is no structural work as such, no approval under the Building regulations is strictly necessary and a Building Notice will suffice. Installation of the fire curtains has been discussed with the Local Area Surveyor, who may wish to confirm that it has been done.