

Condition Survey

Kirkcolm Village Hall, North Rhins



Fee Proposal

Kirkcolm Community Hall



Prepared by:

Signed [Redacted] [Redacted] [Redacted]	Dated 4 th December 2018
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1. Introduction

Savills was approached by Steve Sloan representing, chair of the local community council in Kirkcolm regarding assistance with taking forward their proposals to potentially purchase/lease the local community hall. This document records the findings of a condition survey undertaken on the 13th November by Michael Leybourne from Savills Architecture and Building Surveying team in Dumfries.

2. Description of existing hall



location of Kirkcolm Village Hall - not to scale - North is to the top

The hall is located in the centre of Kirkcolm. It is a traditionally constructed building with white painted rendered walls, slate roofs and has white painted sash and case windows.

The building is effectively in two parts with the main street section to the North East, containing the toilets, supper room and kitchen/post office and would appear to have originally been a house dating from the late 19th Century converted to its current format at the time of the building of the attached hall.

The walls of this front part appear to be white painted roughcast on solid masonry. The pitched roof is clad in natural slate. The windows are single glazed, timber, vertically sliding, sash and case. The central first floor window is set in a projecting dormer. There are substantial masonry chimney stacks to both gables.

The hall, to the South West, on Church Street would appear to have been purpose built and a date stone suggests it was built in 1928. The hall is physically linked to the building on the main street with the roof sharing valley gutters where they intersect.

The walls of the hall are of white painted roughcast on brickwork. The pitched roof is clad in natural slate. The windows are single glazed, timber, vertically sliding, sash and case. The central window and adjacent doors on the Church Street (North West) elevation are each set into their own projection with small flat roofs and decorated copes to the doors and a sizeable gable to the window.

The South East elevation faces onto an adjacent garden (which was not accessible during the survey). There is a narrow strip of land between the North West elevation and Church Road which allows for limited parking. To the South West beyond the gable of the hall there is a rectangular area of semi-derelict land with a right of way across it providing access to a garage in the garden of the house to the South East of the hall.



North East elevation from Main Street

3. Defects and repairs

Exterior



From East with Church Street to right



Right hand chimney stack to NW elevation

1.0 North East elevation condition/repairs

1.1 Roof - Apart from minor vegetation and moss growth, slates are in reasonable condition. There are a couple of loose slates close to the right hand skew. There is some rusting to clips securing zinc ridge. Skews have mortar haunching as opposed to lead which is potentially a weakness. Lead valley to central dormer projection could not be observed/*remove vegetation, wire brush and paint ridge clips, re-fix slipped slates, consider installing DPC under skews if none fitted, check lead valleys to dormer projection.*

1.2 Chimney stacks – there appears to be only mortar haunching as opposed to lead flashings to base of stacks, chimney pots don't appear to have ventilated caps allowing unused flues to become damp. Evidence of dampness on masonry in roof space below stack specifically to NW gable, paintwork starting to deteriorate/*consider re-building chimney stacks and installing lead safes/flashings, cap all chimney pots with ventilated caps, consider repainting roughcast.*

1.3 *Rainwater system* – cast iron rainwater system appears sound but paintwork a little deteriorated and some replacement joints unpainted. Downpipe to right goes directly into pavement without obvious means of cleaning/*consider checking all joints, wire brushing and painting rain water system. Provide means of cleaning right hand downpipe.*

1.4 *Walls* – minor vegetation growth and mould to roughcast, minor cracking, paintwork starting to deteriorate, underfloor vents at base of wall partially painted up/*remove vegetation and treat areas of mould, monitor cracking, consider repainting roughcast, clean off build-up of paint on underfloor vents.*

1.5 *Openings* – timber, sash and case, single glazed, un-draught proofed windows appear in reasonable condition but some sashes painted up/*consider refurbishing windows, inserting double glazed panes (such as slimlite) and fitting draught proofing.*



From West showing Church Road elevation



Above entrance



At downpipe



Grass in gutter

2.0 **North West elevation condition/repairs**

2.1 *Roof* – There is quite a bit of moss growth but slates in reasonable condition. There would appear to have been some minor repairs to the lead valley of the projecting gable above the central window. There is some rusting to clips securing zinc ridge. It was not possible to inspect the slate/skew joint on the roof side of the projecting gable or the flashings to the ventilator terminal on the ridge/*Remove moss growth, wire brush and paint ridge clips, consider installing DPC under skew of projecting gable, consider replacing lead valleys to projecting gable, check skew roof joint to projecting gable and flashings to ventilator terminal on roof when a contractor has safe access.*

2.2 *Rainwater system* – cast iron rainwater system appears sound but paintwork slightly deteriorated. Downpipes to both sides of projecting gable, grass growing in guttering, evidence of overflowing, especially at downpipes and above main entrance, dampness showing internally/*consider checking all joints, wire brushing and painting rain water system. Ensure proper maintenance regime established to keep gutters and downpipes clear of debris (ideally twice yearly).*

2.3 *Walls* – minor vegetation growth and mould to roughcast especially where gutters overflowing, minor cracking, paintwork starting to deteriorate, underfloor vent at base of wall partially painted up/*remove vegetation and treat areas of mould, monitor cracking, consider repainting roughcast, clean build-up of paint on underfloor vent, consider increasing number of vents to underfloor area.*

2.4 *Openings* – timber sash and case single glazed, un-draught proofed windows appear in reasonable condition but some painted up and paintwork slightly deteriorated, mastic pointing between masonry and frames failing especially to central windows, doors in reasonable condition /*consider refurbishing windows, inserting double glazed panes (such as slimlite) fitting draught proofing, painting and repointing between masonry, consider refurbishing doors, fitting draught proofing and checking door locks and hinges.*



South West elevation



Chimney stack



Downpipe

3.0 **South West elevation condition/repairs**

3.1 *Roof* – Slates to hipped roof of hall are in reasonable condition. There are some loose and slipped slates to South West pitch of Main Street building particularly to the right hand side beside the valley gutter (see image in South East section). There is some rusting to clips securing zinc ridge. The roughcast to the chimney stack to the right hand side of the elevation is cracking/ *wire brush and paint ridge clips, consider taking down redundant chimney stack and roofing over or re-rendering of chimney stack, re-fix loose and slipped slates to Main Street roof.*

3.2 *Rainwater system* – cast iron rainwater system appears sound but paintwork slightly deteriorated. Stain on wall adjacent to downpipe suggests leak at joint /*consider checking all joints, wire brushing and painting rain water system. Ensure proper maintenance regime established to keep gutters and downpipes clear of debris (ideally twice yearly).*

3.3 *Walls* – minor stain adjacent to downpipe, underfloor vent at base of wall partially painted up, vegetation growth at base of walls, gutter of adjacent garage sheds onto ground to right hand side of this elevation/ *consider repainting roughcast where stained, clean off build-up of paint on underfloor vent, consider increasing number of vents to underfloor area, cut back vegetation growth at base of wall to reduce retention of moisture in masonry, negotiate alternative arrangement for gutter to neighboring garage so as not to shed onto ground at southern corner of building.*

3.4 *Openings* – timber sash and case single glazed, un-draught proofed windows appear in reasonable condition but some painted up and paintwork slightly deteriorated, mastic pointing between masonry and frames failing especially to central windows, door in reasonable condition /*consider refurbishing windows, inserting double glazed panes (such as slimlite), fitting draught proofing, painting and repointing between masonry and frame, consider refurbishing door, fitting draught proofing and checking door locks and hinges.*



Left hand end of South East elevation



Central section of elevation with dipping gutter



4.0 South East elevation condition/repairs (it was not possible to get close to this elevation)

4.1 *Roof* – The slates appear to be in reasonable condition with relatively few showing signs of being loose. There is some rusting to clips securing zinc ridge. It was not possible to inspect the flashings to the ventilator terminal on the ridge/*Wire brush and paint ridge clips, consider installing DPC under skews of projecting gable, consider replacing lead valleys to projecting gable, check for loose/slipped slates and flashings to ventilator terminal on roof when a contractor has safe access.*

4.2 *Rainwater system* – The majority of the UPVC rainwater system appears to be in tact however there is a considerable dip to the middle of this elevation. There is grass growing in the gutter. An existing cast iron downpipe to the right of this elevation has not been used when the UPVC guttering was fitted and the whole South East pitch of the hall roof and half of the South West pitch of the roof of the Main Street building is taken to a 75mm downpipe on the South West elevation of the hall building which is already taking the water from that elevation/*consider checking all joints, re-level guttering where dipping, install additional downpipe (preferably 100mm) to South East elevation. Ensure proper maintenance regime established to keep gutters and downpipes clear of debris (ideally twice yearly).*

4.3 *Walls* – minor vegetation growth and mould to roughcast especially where gutters overflowing, paintwork starting to deteriorate, underfloor vents in base of buttresses to wall partially painted up/*remove vegetation and treat areas of mould, consider repainting roughcast, clean build-up of paint on underfloor vent, consider increasing number of vents to underfloor area.*

4.4 *Openings* – timber sash and case single glazed, un-draught proofed windows appear in fair condition but there is evidence of rot in the astragals (likely to be due to putty failure), some sashes are painted up and paintwork slightly deteriorated, mastic pointing between masonry and frames could be failing (as North West elevation) especially to central windows/*consider refurbishing windows, replacing rotten astragals, inserting double glazed panes (such as slimlite) fitting draught proofing, painting and repointing between masonry.*

Interior

5.0 Ground floor of Main Street building condition/repairs



Damp above front entrance door

5.1 Entrance lobby – evidence of damp above entrance door/*This is likely to be due to the gutters leaking as identified in 2.2 and should be cured if gutter overflowing/leaking is addressed.*



Kitchen



Male toilets



Accessible toilet/baby changing



Female toilets

5.2 Kitchen – In good condition, units relatively old/*consider updating kitchen units to a commercial level to accommodate wider range of events*

5.3 Male toilets – evidence of historic damp next to urinals and other isolated areas, paintwork deteriorated/*dampness possibly caused by condensation from window, double glazing and better ventilation could ease situation, check for leaks in pipework adjacent to urinals and repair as required, if in order, monitor, re-decorate.*

5.4 Accessible toilet – in reasonable condition/*no major work required.*

5.5 Female toilets – in reasonable condition, minor cracks, minor deterioration to paint/*no major work required, monitor cracking.*

5.6 Corridor/lift – in reasonable condition/*no major work required, ensure annual service of lift undertaken.*

6.0 First floor of Main Street building/balcony to hall/roof space condition /repairs



Meeting room



Repair – historic damp?



Damp at SE end



Crack above stairwell

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6.1 *Meeting room* – evidence of possibly historic damp above switchgear which appears to be from water penetration around the chimney stack/skews and is apparent on the gable wall above the switchgear within the roof space, also damp minor evidence of damp showing at South East end of room at ceiling level /*Establish if any repairs have been undertaken to the North West chimney stack and monitor carefully. If dampness persists this needs to be dealt with urgently due to the proximity of electrical equipment. Chimney stack may require dismantling and rebuilding with lead safe inserted. South East gable chimney stack should also be monitored in similar fashion and if dampness persists, rebuilding with a lead safe should be considered. Ensure flues are ventilated and ventilated caps are fitted to chimney pots. Decorate areas where damp showing once dampness cured.*

6.2 *Stairwell* – in reasonable condition, minor crack in ceiling/*no major work required, monitor crack*

6.3 *balcony area/stores* – in reasonable condition, plaster damage and deteriorated paintwork in stores/*no major work required, consider repainting stores*



NW gable front building

SE gable front building

Main hall roof space looking South West

6.4 *Roof spaces* – only space above Main Street building accessed fully, possibly historic dampness evident to both gables in this area, noted that one ridge ventilator in main hall had been disconnected and remaining one has been modified with rotating s/s cowl ventilating only roof space, no insulation to either roofs/*monitor and follow advice in 6.1, consider insulating above ceilings in roof space and reviewing ventilation system.*

7.0 *Main hall, stage and back stage condition/repairs*



Main hall



NW-RH window



RH central window



Damp at SW end

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7.1 North West wall of main hall – evidence of damp and settlement to right hand side of right hand window and at high level to both sides of central window, paint deterioration, undecorated replacement timber boarding at low level to left hand side of exit door with evidence of damp above/*dampness appears to be as a result of long term overflowing guttering/blocked downpipes (see 2.2 and recommendations), has caused truss end to rot and settle. Truss ends to both sides of central window require exposing and replacement with DPC surrounding new pieced in truss end, dampness to right hand side of right hand window appears also to be caused by overflowing guttering, truss end should also be checked and repaired if necessary, redecorate once dampness cured, replacement timber boarding likely to be evidence of historic dampness and rot caused by overflowing guttering, dampness above suggests still occurring.*

7.2 South West wall of main hall – minor cracking to right hand side of proscenium arch/*no major work required, monitor crack*

7.3 South East wall of main hall – new undecorated plaster panel in coombe above right hand window, evidence of damp/condensation to right of central window, evidence of severe dampness at skirting level along majority of wall, areas of deteriorated paintwork/ *dampness appears to be as a result of long term overflowing guttering/blocked downpipes (see 4.2 and recommendations) and solid brickwork wall is likely to be saturated, investigation required to establish extent of rot to dooks supporting plaster walls/skirting/timber boarding, once remedial work complete and dampness cured redecoration required. Note: there are electrical sockets on this wall which should be disconnected if they are likely to be affected by dampness.*



SE wall dampness under skirting



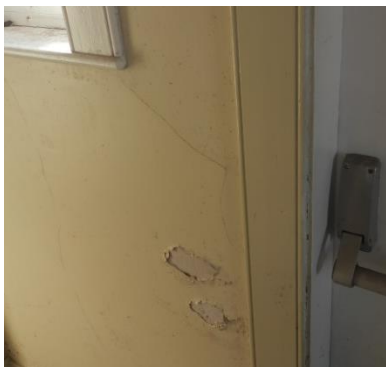
Dampness in timber boarding



Dampness to wall

7.4 North East wall of main hall – in reasonable condition/*no major work required.*

7.5 Under stage area – *not fully accessible due to stored items appears in reasonable condition but the ground level to the South West is higher than the internal floor level/no major work required but once clear of stored items check South West wall for dampness and if necessary consider installing new field drain externally below internal floor level to ensure water table kept down.*



Green rooms – deteriorated paintwork and damaged plaster

7.6 *Stage* – in reasonable condition, some minor areas of deteriorated paintwork/*no major work required, suggest re-decorate and check condition and operation of stage curtains.*

7.7 *Green rooms* – in reasonable condition, some minor areas of damaged/cracked plaster and deteriorated paintwork/*no major work required, repair plasterwork and re-decorate.*

8.0 General items and caveats

8.1 The survey was non-intrusive and limited to areas where reasonable access could be gained and a clear inspection made.

8.2 The survey did not include a full assessment of the electrical circuits and switch gear or the plumbing and water supply. It is recommended that these are properly assessed by qualified plumbers and electricians.

8.3 The remit of this report did not cover the potential upgrading of the building to make it more energy friendly but there are a number of ways that its energy consumption could be reduced and it is recommended that an analysis as to how this could be best achieved is undertaken.

4. Conclusion

Although structurally sound the building appears to have suffered maintenance neglect over quite a period of years with the simple task of keeping the rainwater system operational being one of the main omissions. This has resulted in serious damp issues internally and the beginning of structural failure in some areas (see appendix for main areas of damp). Once the damp penetration issues have been addressed and the appropriate remedial work carried out on the damp affected areas it will be important to ensure that a well thought out and deliverable maintenance regime is established.



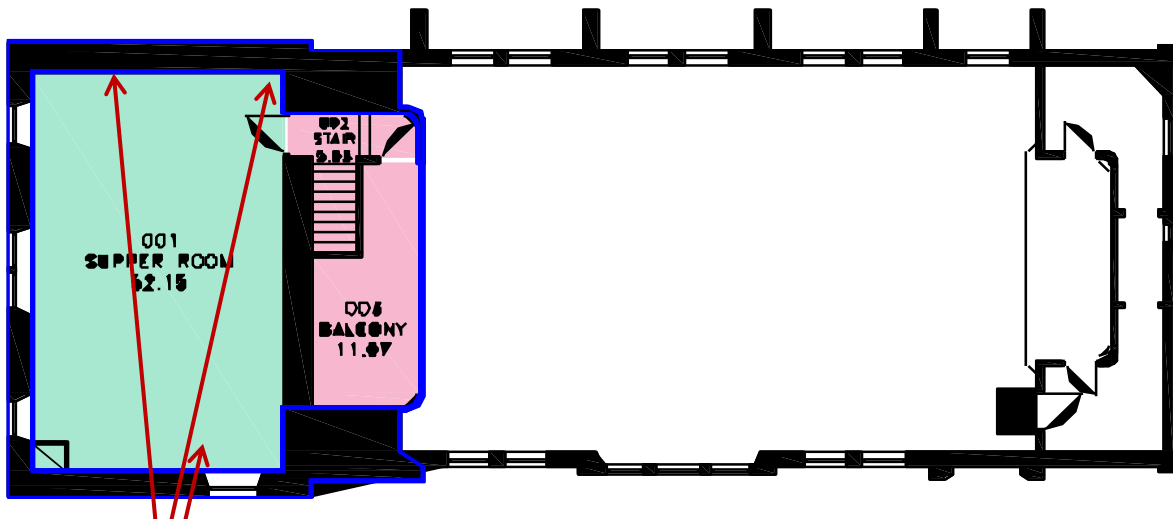
Date stone SW Elevation

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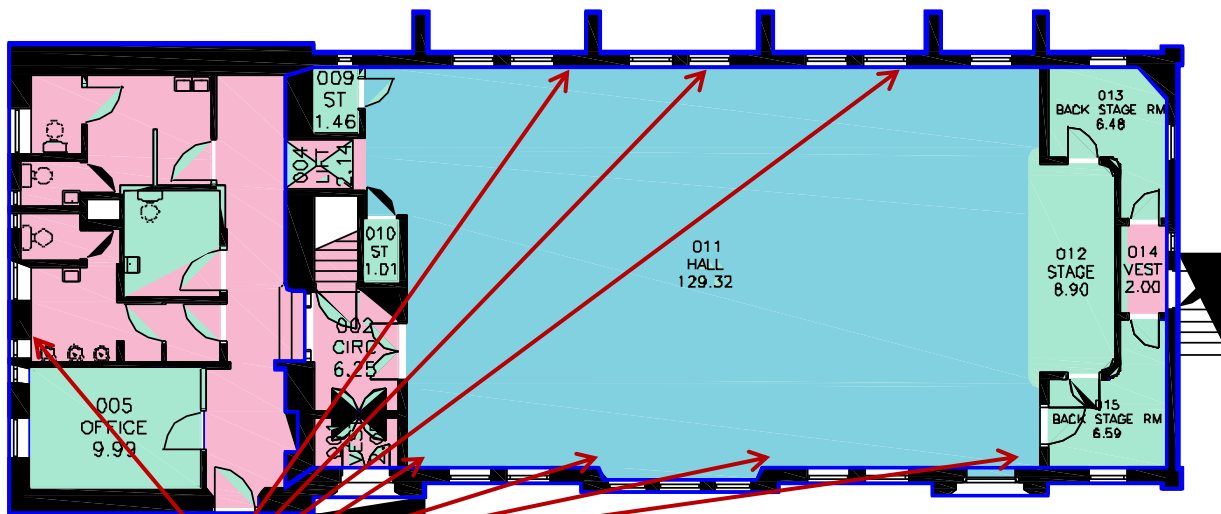
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Appendix – plans supplied by client (not to scale)



First floor - areas of damp



Ground floor - areas of damp