

TRAFFORD COUNCIL - CONDITION SURVEY -EXECUTIVE SUMMARY

SURVEY DATE	16 th November 2019
SURVEYOR	Harry Fletcher
PROPERTY REF	
PREMISE NAME	George H Carnell Leisure Centre
ADDRESS	Kingsway Park Urmston Manchester M41 7FJ
Property Description	
<p>SITE - OVERVIEW</p> <p>George H Carnell Leisure Centre is a two-storey building, Built circa 1974. The building is situated within its own grounds with a short access road, car parking provision, some perimeter fencing/gates and paved areas.</p> <p>There are also 2nr metal shipping containers, a metal shed and outbuilding housing Gas Meter (Block B).</p> <p>The Leisure Centre includes: Café, Gym, Sports Hall, Squash Courts, Changing Facilities, Disabled Changing Facilities, WCs, Disabled WCs, Offices and Training Room.</p> <p>BLOCK A - OVERVIEW</p> <p>The construction consists of fair faced brickwork walls and steel cladding, with aluminium double glazed windows, UPVC double glazed windows, aluminium double glazed doors, UPVC double glazed doors, flush panel timber doors and timber Georgian wired doors. With metal roller shutters to front and side elevations.</p> <p>The building is under flat felt roofs; roofs are serviced by internal rainwater pipes and built in fall to roofs, there are no perimeter gutters or external rainwater pipes.</p> <p>The building has a fair faced brick built “chimney tower” to front elevation, which carries flue from 1st floor plant room, and has a wraparound concrete escape stair with railings.</p> <p>BLOCK B – OVERVIEW</p> <p>This construction houses the Gas Meter. Construction consists of fair faced brickwork walls, with solid steel doors and a flat concrete roof.</p>	
Building Survey Summary	
<p>BLOCK A – INTERNAL</p> <p>CEILINGS</p> <p>Comprising of a mix of suspended ceilings, plasterboard and plastered, concrete soffit plastered, concrete soffit, exposed timber joists and metal profiled sheet.</p> <p>Ceilings are generally operating as intended; however, many of the suspended ceilings are original, and replacement/tile renewal should be considered.</p> <p>Ceilings showing particular wear are as follows:</p> <ul style="list-style-type: none"> - Squash Court Circulation 43; suspended ceiling, nearing end of life. - Kitchen 55; suspended ceiling, tiles are generally worn/discoloured. - Practice 28; suspended ceiling, tiles are generally worn/discoloured. - Stairwell 61; suspended ceiling, tiles are generally worn/discoloured. - Circulation 02; suspended ceiling, tiles stained. - WC Male 16; suspended ceiling, tiles stained. - WC Female 34; suspended ceiling, tiles stained. - Sports Hall 23; profiled metal sheet, evidence of water ingress left hand corner. - Office 04; suspended ceiling, tile cracked. - Reception 05; suspended ceiling, tile cracked. - Staff Changing 08; suspended ceiling, tile cracked. 	

FLOORS

Comprising of a mix of carpet tile, fitted carpet, vinyl tiling, quarry tiling, linoleum sheet, vinyl sheet, rubber gym matting, Granwood flooring, solid concrete and coloured screed, generally in a satisfactory condition.

However, the following was noted:

- Circulation 01; vinyl sheet nearing end of life.
- Circulation 02; quarry tile, tiles broken/cracked in places. Isolated repairs required.
- Circulation 02; vinyl sheet nearing end of life.
- Fitted carpets to: 03, 04, 06 & 07 exhibiting wear/nearing end of life.
- CL Store 10; quarry tile, partially stripped out.
- Circulation 17; quarry tile, tiles broken/cracked in places. Isolated repairs required.
- Circulation 20; quarry tile, tiles broken/cracked in places. Isolated repairs required.
- Medical 18; laminate planks warped in places.
- Stairwell 21; vinyl tiles nearing end of life.
- Stairwell 61; vinyl tiles nearing end of life.
- Practice 28; Granwood floor, finish is worn.
- Circulation 26; vinyl sheet beginning to wear.
- Female Shower 32; cap and cove flooring, joints defective.
- Disable Changing 36; cap and cove flooring; joints defective.
- Male Shower 39; cap and cove flooring; joints defective.
- Circulation 48; entrance matt worn.
- Training 50 & IT 51; subfloor to corner broken out, backfill and make good.
- Store 53; vinyl tiles nearing end of life.
- Store 54; linoleum sheet over vinyl tile is ripped, flooring at end of functional life.
- Viewing gallery 62; vinyl sheet nearing end of life.
- Circulation 67; vinyl sheet worn.

Cracking to floors has been noted to: Sports Hall 23, Plant 65 and Store 68. Further investigation scheduled.

WALLS

Comprising of a mix of fair faced blockwork painted & unpainted, fair faced brickwork, ceramic tiling, stud plastered and painted, stud plastered, timber panelling and PVC panelling. Generally, in a satisfactory condition.

However, the following was noted:

- Circulation 02; blockwork wall painted, some flaking paint/damp at low level between WC(F) 13 & WC(Dis) 11.
- CL Store 10; ceramic tiles, walls damaged where partitions stripped out; make good walls.
- Medical 18; tiled splashback, tile loose/de-bonded.
- Disabled Changing 39; 1nr cracked tile to shower area.
- Kitchen 55; ceramic tiles; tiles beginning to de-bond at corner boxing in and below and above sink.
- Store 59; tiled WHB splash back cracked.
- Sports Hall 23; timber panelling water damaged/stained.
- Training 50 & IT 51; impact damage to walls from door closers.

Cracking to walls within: Sports Hall 23, Practice Hall 28, Store 70 and Store 71. Further investigation scheduled. Some hairline cracking has also been recorded for future reference.

DOORS

Comprising of a mix of flush panel timber, glazed timber, glazed veneer, glazed aluminium, bi-folding timber and bi-folding metal.

Doors are generally operating as intended; however, many of the timber doors are original, and replacement should be considered.

Doors showing particular wear are as follows:

- Circulation 02; glazed veneer. Beading to glazing damaged.
- Practice 28; glazed timer, door frame split and screwed back up.
- Store 24; timber bi-folding, some damage to panels.
- Disabled Changing 36; timber door to plant room; some wet rot to base of door frame.

- Male Changing 38; defective door handle.
- Male Shower 39; timber door to plant room, swollen at base.
- Circulation 43; glazed veneer. Beading to glazing damaged.
- Bar/now store 56; glazed veneer. Beading to glazing damaged.
- Circulation 66; timber glazed. Beading to glazing damaged.

Door previously to Fitness 19 from Circulation 17, now permanently locked, as new opening from Gym 22 has been created. A check of the fire escape plan has been scheduled, to ensure this is not impeding an escape route.

WINDOWS

Comprising of aluminium safety glass and timber Georgian wired, generally in a satisfactory condition.

SANITARYWARE

Comprising of closed coupled ceramic WCs, ceramic WCs w/ concealed cisterns, DDA style ceramic WCs, ceramic wall hung wash hand basins, ceramic wash hand basins inset to countertop, stainless steel wash hand basins, stainless steel sinks and 1nr DDA adjustable height wash hand basin.

Generally, in a satisfactory condition, with newer sanitaryware to Disabled Changing 36.

However, sanitaryware is dated in places, notably to Disabled WC 11, WC has external overflow warning pipe discharging on to floor. Consider upgrading or retro fitting cistern with new flush valve, with internal overflow.

Also, WC pan to Female WC 13 is cracked to base; WC is to end stall.

FIXTURES AND FITTINGS

Including fitted kitchen units, worktops, cupboards, shelving and cloaks. Generally, in a satisfactory condition.

However, the following was noted:

- Medical 18; laminate worktop, burn mark to top.
- Kitchen 55; corner base unit, carcass rotten and at end of life.

In addition, metal framed/timber clad & lined concertina seating to Sports Hall 23. Scheduled for safety inspection. Stand is dated.

Note; old Bar 56 is no longer used, closed early 2011, fittings are dated and space fit-out redundant

HANDRAILS

Comprising of metal handrails, hand rail to Stairwell 21 is defective at half landing.

SECURITY

Comprising of internal metal roller shutter, generally in a satisfactory condition.

INTERNAL DECORATION

Generally, in a satisfactory condition, barring any aforementioned items.

BLOCK A – EXTERNAL

FASCIAS / SOFFITS / BARGE BOARDS

Comprising of cement barge boards to entrance canopy, generally in a satisfactory condition.

However, note there is painted cement board to fire escape stair railings, 1nr board is defective and broken edge painted. Consult building' Asbestos Register prior to any further repairs.

RAINWATER GOODS / SVPs

Rainwater pipes are internal and concealed, no visual inspection undertaken.

WALLS

Comprising of a mix of fair faced brickwork and steel cladding, generally in a satisfactory condition.

However, cracking noted around fire escape doors to Elevation 04 and Elevation 01. Further investigation scheduled.

Pointing is also poor directly below wall hung AC units to Elevation 02.

WINDOWS

Comprising of a mix of aluminium double glazed (original and newer) and UPVC double glazed, generally in a satisfactory condition.

However, original aluminium windows to Elevation 01 to left hand side; mastic poor in places and rubber glazing bead missing in place.

DOORS

Comprising of a mix of automatic sliding aluminium double glazed, UPVC double glazed and timber Georgian wired.

Fire escape doors to Sports hall, ground and first floor, are dated and replacement should be considered.

Doors displaying particular wear are as follows:

- Elevation 04; flush panel timber fire escape door, nearing end of life.
- Elevation 02a; timber Georgian wired, exhibiting timber decay.
- Elevation 01; flush panel timber fire escape door, exhibiting timber decay.
- Elevation 05; flush panel timber fire escape door, nearing end of life.

SECURITY

Comprising of metal roller shutters and metal caging, generally in a satisfactory condition.

However, metal cage to wall hung AC units, Elevation 02, rusted/nearing end of life. Roller shutters to Elevation 01 right hand side/side rusted in places/paint poor.

EXTERNAL DECORATION

Paint to Sports Hall doors, older aluminium windows and roller shutters generally poor. Remainder, generally satisfactory.

ROOFS

Roofs comprise of flat felt roofs, informed to be original to building. Evidence of leaks internally, notably left-hand corner of Sports Hall 23. Roofs are nearing end of life.

STEPS/RAMPS/RAILINGS

There are some concrete ramps, and metal railings to building, generally in a satisfactory condition.

However, there is a set of flagged steps to Elevation 03, with steel hand rails, 1nr flag step is loose. Paint is poor to hand rails.

PATHWAYS

These comprise of mainly concrete flagging with some block paving and tarmac by entrance, both are generally poor.

Concrete flagging is in a poor condition, with cracked and undulating flags generally, in turn posing a trip hazard. Concrete flags to rear Elevations 04,05,06 have sunk by 40mm in places.

CARPARK

Comprising of tarmacadam surfacing, surfacing is generally dated. Surfacing directly to front of Block A is generally poor and breaking up in places.

Surfacing to main car park is in a fairer condition, however bay markings are poor, with some markings spray painted.

DRAINAGE

Comprising of conventional road and path gulleys with metal gratings and 1nr surface drain to main car park; main carpark has built in fall channelling water to drain.

Multiple metal grates to pathways need re-bedding, as mortar has broken down. Surface drain to main carpark is full of sludge and requires cleaning out.

Parking bays to righthand side as entering the site, are susceptible to flooding, and were flooded at time of inspection. Further investigation and/or jetting of drains scheduled.

FENCING/GATES/MISCELLANEOUS

Comprising of some steel palisade fencing & gates, timber gates and a steel vehicle height restrictor. Generally, in a satisfactory condition.

However, vehicle height restrictor has been damaged, and needs repair.

BOUNDARY WALLING

Some fair faced dwarf walling to entrance, forming planters etc. generally in satisfactory condition.

CONTAINERS/SHEDS

2nr metal containers to front elevation, generally satisfactory condition.

Metal shed to rear Elevation 05, generally in a poor condition, with side panel buckled/bowed.

BLOCK B

This construction houses the Gas Meter. Construction consists of fair faced brickwork walls, with solid steel doors and a flat concrete roof. Internally walls are fair faced brickwork, with floors being solid concrete.

All generally satisfactory in condition, and fit for purpose.

BLOCK No.	TYPE (PERM or TEMP)		AGE	BL NIA	GEA
BLOCK A BLOCK B	Perm Perm		45 45	3220 3	Total: 3223m2
Original Dwg's provided	yes	Original survey amended		No. of Pictures sent	
10% dimension check	yes	Survey downloaded		Hours on Site	
Amended Dwg's provided		Survey type – Full	full	Hours in office	
Schedule of Amendments		Survey type – walk-through		Total hours	
WC accommodation					
Staff Female		General Female	1	Disabled	2
Staff Male		General Male	1	Disabled Female	
Staff Shared	1	Changing room Female	1	Disabled Male	
Staff Communal Kitchen		Changing room Male	1		
Car parking marked bays WIP		Area of unmade ground used as parking			
Parking general	335	Disabled	9	Reserved	
Family bays	6				