Building Survey Report

Kincardine O'Neil Village Hall
55 North Deeside Road
Kincardine O'Neil

Client:

Kincardine O'Neil Village Hall Committee
c/o Timothy Stone
Morven
Pitmurchie Road
Kincardine O'Neil AB34 5AQ

Inspected by:

Alastair G Bean FRICS
A G Bean Chartered Building Surveyors
1 Chattan Place
Aberdeen AB10 6RB

Date of Report:

26th August 2020

Job Ref:

20/62

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CHARTERED
BUILDING
SURVEYORS

1 Instruction / Report Details

Instructed By	Timothy Stone, on behalf of the Village Hall Committee.
Instruction Details	To carry out a Building Survey Inspection of the subject premises and report on the construction and condition of the property. The report is required to establish if the building is currently safe for public use and, if not, what actions may be required to make it safe, and keep it safe for a 10 year period.
Date of Inspection	6th August 2020
Weather	Dry with bright sunshine.
Building Orientation	For the purposes of this report we have assumed that the front entrance door elevation of the hall faces due North.
Building Details	The subjects comprise a large single storey detached purpose-built structure containing a hall, toilets, kitchen and entrance vestibule. The property occupies a site near the centre of the village, at the corner of North Deeside Road and The Spalings, with the building covering most of the site area. The building is currently still in use as a community hall but was vacant at the time of inspection.
Extent of Inspection	Our report covers the buildings only, the exterior of which were inspected from ground level. All accessible areas of the interior of the premises were inspected including the solum and roof void area. No destructive investigations were carried out.

2 Executive Summary

2.01 The property comprises an old, well worn, and well used public building which is reaching the end of its useful life, a date which many may consider has already been exceeded.

2.02 The building is in poor condition and has been deteriorating for some considerable time, due to extensive woodworm infestation and wet rot affecting the timbers throughout. Whilst some immediate timber repairs are recommended, there is no evidence of any significant movement or failure of the main structural elements.

2.03 We are of the opinion that with regular maintenance to the main fabric it should be possible to prolong the life of the building for a further 10 year period. However, we would suggest that the desire for the public to use such an outdated, poorly insulated, and unattractive facility may diminish steeply in the coming years.

3 Description

3.01 The subjects comprise a purpose-built timber framed, detached, single storey village hall, which we estimate was constructed circa 1880.

3.02 The original building has been extended to the front with an entrance vestibule/store and to the rear with toilets and kitchen, both extensions dating to around the 1930's. The toilet and kitchen fittings have obviously been upgraded at some time, possibly in the 1980's.

3.03 The building occupies a level site at the junction of The Spailings and North Deeside Road with the front entrance porch built on the back of the pavement line on North Deeside Road. There is a landscaped border down the East side of the building, a grassed area to the West, and a car park to the South.

4 Construction

ROOFS

Main Building:

4.01 Traditional timber roof trusses spanning across the full width of the building with butt jointed timber sarking boards clad with slate. A paper type underslating felt was noted which would suggest that the building has been re-slated at some time in the past.

4.02 This roof has a zinc ridge flashing and drains to UPVC deepflow rainwater gutters which discharge into one UPVC rainwater downpipe at each side of the building.

4.03 This roof has painted timber bargeboards, soffits and facias, with the North wall bargeboard being of decorative fretwork design and with an ornate metal ridge finial.

4.04 There are three metal rotating cowl vents along the ridge of the roof.

Rear Extension:

4.05 Traditional timber roof trusses of a more complicated design, forming a pitched hipped end roof with a flat top section. This roof does not span the full width of the building but has a mid span supporting beam.

4.06 This roof has butt jointed timber sarking boards and decking, with the sloping sections clad with slate and the flat section clad with sheet lead.

4.07 There is evidence of a modern underslating felt in areas of the roof suggesting more recent slate repairs.

4.08 The slated roof sections have zinc hip flashings and zinc sideslips with lead cover flashings to the South wall of the main building.

4.09 There is one 50mm UPVC vent pipe penetration through this roof which is fitted with a proprietary rubber/aluminium soaker.

4.10 The roof drains to half round cast iron gutters which discharge down one UPVC downpipe on the East elevation.

Front Vestibule

4.11 Lean to mono pitch roof with timber rafters and butt jointed timber sarking boards.

4.12 The roof is clad with slate and has a lead upstand flashing at the junction with the North wall of the main building.

4.13 The roof drains to a half round UPVC gutter which discharges down one downpipe which is in a mixture of cast iron and UPVC construction.

EXTERNAL WALLS

Main Building:

4.14 Timber framed structure supported on stone rubble dwarf walls. The timber framing is lined internally with tongued and grooved timber linings and externally with butt jointed vertical timber boarding.

4.15 The external face of the walls, with the exception of the lower one meter sections of the East and West walls, have been covered over with metal lath and cement rendered with a drydash granite chip finish, and with painted smooth cement rendered panels below the window openings. This rendering work would appear to have been done within the last 40 years.

4.16 The lower sections of the East and West walls have been re-clad with painted horizontal ship lap boarding which is backed up with polythene sheeting. It is likely that this work was done as a result of extensive decay to the lower sections of the original vertical wall cladding boards.

4.17 Internally, the lower sections of the walls have been over sheeted with decorative sapele veneered plywood.

4.18 There is no insulation or vapour control layer incorporated within the external wall construction.

Rear Extension:

4.19 The rear extension walls are of similar construction to the main hall and have also been drydash rendered externally.

Entrance Vestibule:

4.20 It would appear that this addition was originally an open sided structure as the roof is supported on rough hewn tree trunk columns. The opening between the columns has since been infilled with timber framing and vertical timber linings.

4.21 The walls have been repaired and altered over the years and the North wall is now sheeted internally and externally with plywood and the upper sections of the East and West walls have been coated with drydash render.

FLOORS

Main Building:

4.22 Suspended floor construction with timber joists spanning across the width of the hall, resting on timber wallplates and supported on intermediate stone rubble sleeper walls.

4.23 The flooring is tongued and grooved hardwood boarding, the majority of which would appear to have been replaced in the past.

4.24 Part of the floor within the hall comprises a raised stage structure with timber joists and tongued and grooved timber boarding.

4.25 There is no damp proofing to the solum area or any damp proof courses below the timber wallplates. In addition, there is no ventilation to the solum area.

Rear Extension:

4.26 Suspended floor construction with timber joists spanning across the width of the building, resting on timber wallplates and supported at mid span by a timber beam which is supported on stone piers.

4.27 The flooring is tongued and grooved timber boarding.

4.28 There is no damp proof treatment to the solum area or damp proof course below the timber wallplates. Aluminium grilles have been fitted into the external walls to provide ventilation to the solum area.

Entrance Vestibule:

4.29 Solid ground bearing concrete slab, which is unlikely to have any underlying damp proof membrane or insulation.

EXTERNAL DOORS & WINDOWS

4.30 There are six windows to the main hall and a further four to the rear extension. All windows are painted timber framed and have a mixture of single and double glazed units. Opening casements are provided to a number of the windows.

4.31 The windows in the East elevation of the main hall have obviously been replaced within the last twenty years and the West elevation windows have been subject to recent patch repairs.

4.32 The main front entrance door to the hall and the West elevation fire escape door are of painted timber flush ply construction.

4.33 There is an opening in the South wall of the rear extension providing access to the solum area. There would appear to have originally been a door on this opening, however, it is now covered with a screw fixed rough section of particle boarding.

INTERNAL CEILINGS

4.34 The ceilings within the main hall comprise the original lath and plaster construction which has been over sheeted with fibre board.

4.35 The ceilings to both the rear extension and entrance vestibule are clad with tongued and grooved timber linings, with the rear extension ceiling over sheeted with plasterboard.

4.36 Glasswool quilt insulation has been fitted within all the roof void areas.

INTERNAL PARTITIONS & DOORS

4.37 The only partitions within the main hall are two timber framed and hardboard lined screens at the sides of the raised stage creating corridors through to the toilets and kitchen. There are two original timber framed and lined doors in these partitions.

4.38 The original timber framed and lined double leaf entrance doors to the hall are still in place.

4.39 Part of the entrance vestibule has been partitioned off to form a store. The partition is in timber stud construction and is partly sheeted with plywood. A flush ply hardwood veneer door has been fitted.

4.40 Within the rear extension the partitions are in timber stud construction lined with plasterboard and with painted flush ply doors.

5 Condition

ROOFS

Main Building:

5.01 There is woodworm infestation throughout the roof timbers, which is very heavy in localised areas. Whilst treatment to eradicate the woodworm could be considered, we would advise that the extent of the infestation appears to be very similar to the condition we noted when we last inspected the building in 1997. We would therefore suggest that the cost of woodworm treatment would not be justified, if a further 10 year lifespan is all that is required for the building. Whilst sections of the timbers are breaking up due to the extent of the infestation, there is no evidence of any distress or failure of any of the structural members.

5.02 A small section of wet rot was noted affecting the timber sarking, and one of the rafters, on the east roof slope (Photo 1). This defect was noted back in 1997 and, whilst the extent of decay has not increased in the intervening period, we would recommend a localised repair be carried out to the rafter and sarking to avoid slates becoming dislodged due to the defective timbers.

5.03 There are a number of slipped and loose slates on the roof and also an area on the East roof slope where there is an unexplained noticeable gap between the slate coursing (Photo 2).

5.04 As noted in our 1997 report the slate nails are corroded and reacting with the timber sarking. At that time, we suggested that re-slating of the roof may be required within a 10 year period. We note that the roof has not been re-slated in the intervening period and our current observations would suggest that the extent of deterioration is a great deal less than predicted. We are therefore of the opinion that with annual inspection and maintenance there is no reason why the roof slating should not perform adequately for the next 10 years. We would however caution that slates falling from the roof could present a real hazard to members of the public, making it important that any loose slates noted are dealt with in a timely manner.

5.05 The 3no. metal rotating ventilation cowls on the roof ridge are in very poor condition, one of which has almost completely disintegrated (Photo 3). We are of the opinion that there is a danger that sections of the cowls could break loose and recommend that they are removed as soon as possible. The cowls sit at the head of ventilation ducts which are intended to naturally ventilate the hall. This type of ventilation may have been required in the past, when the hall was heavily used, however, in recent years the vents have been blocked up

with hinged flaps fitted at ceiling level. The blocking up of these vents would suggest that there is now little need for natural ventilation to the hall and the best course of action would be to remove the roof cowls and cap over the head of the ventilation ducts. If, however, it were considered necessary to provide some form of ventilation to the hall then a roof mounted electric extract fan could be fitted on the head of one of the ducts.

5.06 There are areas where the zinc ridge flashing is lifting and we would suggest that this be looked when the roof slating is being maintained, with additional holding down straps fitted if necessary.

5.07 We noted some decay in the timber facia boards and the decoration is poor to all the timber facias and barge boards to the roof.

5.08 There is extensive decay in the timbers to the support block for the metal ridge finial at the North end of the roof (Photo 4). We would recommend urgent action be taken to ensure that the finial is adequately secured and not in danger of falling.

5.09 The UPVC rainwater goods are in fair condition; however, we did note that the fixing brackets are broken to both the downpipes and there is a small crack in a section of the East elevation gutter. We also noted extensive moss growth on the wall behind the East elevation downpipe, which would suggest that the downpipe is either leaking or the gutter is overflowing during periods of heavy rain. This should be investigated and rectified to prevent deterioration to the wall structure.

Rear Extension:

5.10 The timbers to this roof are in fair condition with a light scattering of woodworm noted.

5.11 There are several loose and broken roof slates and, on the East slope, one slate has been replaced with a corroded metal plate. Our previous comments regarding annual roof maintenance also apply to the slated sections of this roof.

5.12 We were unable to gain access to the flat lead roof section, however, there is no evidence internally of any recent roof leaks. Taking consideration of our observations on the roof from our earlier report, we consider that, with some reactive maintenance, the lead covering to the roof should perform adequately for the next 10 years. We did note that the lead cover flashings to the South wall upstands have been fitted in excessive lengths and are affected by thermal stress which will eventually result in cracking of the lead.

5.13 The cast iron gutters to this roof are badly corroded and fitted with inadequate fall to the gutter outlet. Replacement of these gutters will be required in the short term.

Entrance Vestibule

5.14 We noted a minor scattering of woodworm within the roof timbers.

5.15 The roof slating is in fair condition but affected by minor moss growth.

5.16 The lead cover flashing along the North wall has been fitted in excessive lengths and is showing signs of thermal stress which will eventually result in cracking to the lead.

5.17 The rainwater gutter is out of alignment at the downpipe drop, and an incompatible cast iron end cap has been fitted on the gutter. The cast iron downpipe is corroded and in poor decorative order.

EXTERNAL WALLS

Main Building:

5.18 Due to the lack of a damp proof course the timber wallplates around the base of the walls are all affected, to varying degrees, by wet rot. This has obviously been an ongoing problem since the date of construction of the building and in some areas the decay is particularly bad. The wall timbers are also affected throughout by a heavy infestation of woodworm, which again is particularly bad in some areas and has resulted in total breakdown of the timber. Comparing our current observations to the contents of our previous report, we are of the opinion that there has been some deterioration to the timbers in the intervening period, however, not to the extent predicted. We are, however, of the opinion that some action needs to be taken to repair some of the decay along the base of the East wall, where the condition of the timber is worst.

5.19 The drydash render to the walls in in reasonable condition, however, several areas of minor hairline cracking and impact damage to the render were noted, none of which has any structural significance. The decoration is poor to the smooth rendered panels below the windows; however, this is purely an aesthetic issue and redecoration of these panels should not be a priority.

5.20 The timber ship lap boarding along the base of the East and West walls is in particularly poor condition, (Photo 5) which was also the case back in 1997. Considering the obvious lack of maintenance to the timbers, the extent of deterioration in the intervening years has been less than expected. We would suggest that with replacement of the badly decayed sections, and with regular decoration, the timber linings could made to last the required 10 year period.

Rear Extension:

5.21 The wall plates within the rear extension are similarly affected by wet rot, again due to the lack of any damp proof course. (Photo 6) There is a dip in the line of the wall plate in the East wall where the soil pipe passes through the sleeper wall and inadequate support has been provided to the wall above. This defect was previously noted, however, there is no evidence of further deterioration in the intervening period.

5.22 The wall timbers are also affected by woodworm infestation and whilst heavy in areas, it is to a lesser extent than that within the main building. There would appear to have been limited further deterioration to the condition of the timbers since the date of our last report.

5.23 The drydash render is in reasonable condition with minor areas of hairline cracking and impact damage noted, none of which is of any structural significance.

Entrance Vestibule:

5.24 The timber linings and skirting boards to the front porch are heavily weathered and affected with wet rot and woodworn infestation. There is also decay to the base of the timber support columns in the West wall.

5.25 The condition of the timbers if very similar to that noted in 1997, which would suggest that, with limited repairs and regular decoration, the porch structure could be made to last for a further 10 years.

FLOORS

Main Building:

5.26 There is wet rot affecting a number of the joist ends, due to the external ground level being higher than the floor level in some areas (Photo 7). The floor joists are also affected by heavy woodworm infestation. The extent of the decay is worse than noted in our earlier report and we would therefore recommend that treatment and repairs should be undertaken to the worst affected timbers along the East side of the building.

5.27 The hardwood flooring is in fair condition; however, the floor finish is slightly uneven, and the board joints open in areas. Due to the moist untreated solum we are of the opinion that there will always be the possibility of the floorboards twisting or warping due to the damp environment.

5.28 The flooring to the stage area would appear to be original and is generally well worn and uneven.

Rear Extension:

5.29 The flooring to the rear extension is at a higher level than the main hall and is unaffected by decay. It is, however, affected by woodworm infestation.

Entrance Vestibule:

5.30 The vestibule floor is finished level with the adjoining ground level and, although the inspection of the floor was limited, it is almost inevitable that the floor slab will be affected by penetrating damp due to the lack of an adequate damp proof membrane.

EXTERNAL WINDOWS & DOORS

5.31 We note that the 3no. windows in the East elevation of the main building have been replaced since the date of our last report, however, due to the lack of regular decoration, the window cills, and the base of the frames, are now affected by decay.

5.32 There is decay in the cill and base of the frame to the East elevation window in the rear extension. The South elevation windows in the extension are sound but in poor decorative order.

5.33 The West elevation windows to both the rear extension and main building have been recently patch repaired and new cills fitted. However, the repaired timbers have only been prime painted, and the complete windows are in need of decoration.

5.34 The front entrance door to the building is in fair condition but in need of redecoration.

5.35 The flush ply fire exit door in the West elevation is in poor condition, due to the lack of decoration. In addition, a metal kick plate has been fitted to cover over decay to the base of the door. The hinges to the door are loose and the push bar locking mechanism is also loose. There is some decay in the base of the door posts. As a fire exit from the building it is important that this door is kept in good condition to ensure that it opens easily in the event of an emergency. We therefore recommend that repair or replacement of this door should be a priority.

5.36 The level concrete plat and steps outside the fire exit door are in poor condition and badly weathered. In their present condition they could present a hazard for anyone escaping the building, therefore consideration should be given to cleaning and repairing the steps and plat.

5.37 Whilst not essential, we would recommend that a more secure and easily openable hatch be provided to the opening into the solum in the South elevation.

INTERNAL CEILINGS

5.38 The fibreboard linings to the main hall ceiling are generally warped and uneven, which is purely an aesthetic comment.

5.39 At the date of inspection, one of the cover hatches to the ceiling ventilation grilles had become detached.

5.40 The plasterboard ceilings in the rear extension show evidence of water staining, sagging and popped nails, possibly, as a result of previous water ingress. These defects are of a minor nature and can be dealt with during redecoration.

INTERNAL PARTITIONS & DOORS

5.41 The partitions within the rear extension are in fair condition although generally in poor decorative order. There are also areas where recent patch repairs have been carried out and which are undecorated.

5.42 The flush ply doors to the toilets and kitchen have been impact damaged, some of which have since been repaired.

5.43 The original timber framed and lined doors to the main hall are in fair condition considering their age, however, the ironmongery on the doors is well worn and generally loose.

5.44 The door to the store within the front vestibule has been impact damaged.

7 Services

Drainage & Plumbing

7.01 The foul drainage from the toilets and kitchen would appear to be connected to the mains drainage system located in the street to the East of the building. All the drainage within the building is in UPVC and in fair condition.

7.02 The rainwater downpipes would appear to be connected into the road drainage system at the East side of the building, however, the downpipes at the West appear to discharge to soakaways. The fireclay gully at the base of the West downpipe is broken.

7.03 The sanitary fittings within the building date back to the 1980's and are suffering from general wear and deterioration, including cigarette burns to the acrylic wash basins in the female toilet and to the WC cisterns in the male toilet. The fittings are serviceable and should be capable of lasting for a number of years.

7.04 The water supply pipework is all in copper and we noted that the plumbing below floor level appears to have been recently renewed, insulated, and fitted with electric trace elements to prevent freezing. The mains supply pipe to the building is in alkathene.

7.05 There is an insulated combined hot/cold water storage cylinder located within a cupboard in the female toilet. The cylinder is heated by an electric immersion. The unit is of some age and may require replacement in the short term.

Electrics

7.06 The building is connected to the mains electricity with the distribution board and pay as you go meter located in a cupboard at the front of the hall. The electrical wiring appears to be of varying age with the circuits to the heaters of more recent origin than the wiring to the sockets and lighting, which could be around 40 years old. Due to the age of the installation, it is important that the electrics are checked and tested by an Electrician on a regular basis.

7.07 The premises are fitted with electric convector and radiant heaters, of varying styles and most of which are of considerable vintage. In view of the age of the heaters, regular checks will be required to ensure that they are safe to use.

7.08 Lighting is again provided by a mixture of pendant and fluorescent light fittings all of which are of considerable age. We noted that the external light fitting adjacent to the West elevation fire escape door appears to have moisture in the lens and is likely to be faulty.

7.09 We noted that there is no emergency lighting or fire alarm provided in the premises, both of which should be considered essential within a public building. We would recommend that, as a priority, an adequate fire alarm and emergency lighting system should be installed.

8 Recommendations

8.01 Priority items which should be addressed:-

- Removal of ridge ventilator cowls.
- Repair/replacement of the West elevation fire exit door and external plat.
- Repair/removal of the metal finial at the North end of the roof ridge.
- Installation of a suitable fire alarm and emergency lighting.

8.02 Regular maintenance items:-

- Annual inspection and repairs to the slated roofs.
- Periodic inspection and test to the electrical installation and fittings. (Frequency determined by recommendations from a competent Electrical Contractor).

8.03 Repairs recommended to delay further deterioration of the structural fabric:-

- Wet rot repairs to the wall framing and floor joists along the East elevation.
- Minor wet rot repair to the roof sarking and rafters.

8.04 Repairs which would enhance the building and prolong its lifespan:-

- Wet rot repairs and redecoration of windows and doors.
- Repairs and redecoration to external timber wall linings, facias etc.
- Replacement of cast iron gutters and repairs to the UPVC gutters and downpipes.
- New door fitted on access hatch to solum on South elevation.
- Upgrading and modernisation of sanitary fittings.

8 Limitations

8.01 We have not inspected parts of the property which were covered, unexposed or inaccessible at the time of our survey and we therefore cannot guarantee that such parts are free from defects.

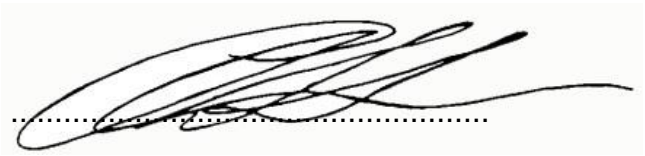
8.02 We have assumed that no hazardous or deleterious materials have been used in the construction or any subsequent alterations to the property, however we

cannot guarantee that this is the case. As Duty Holders under the Control of Asbestos Regulations 2012, the Hall Committee will have a responsibility to ensure that a suitable asbestos audit is carried to identify any asbestos containing materials within the building.

8.03 We have not carried out any tests on the services to, or within, the property and would recommend that Specialist Contractors be instructed to report as required.

8.05 This report has been prepared for the use of the Kincardine O'Neil Village Hall Committee only and should not be relied upon by any third party without our prior written consent.

Signed on behalf of A.G.Bean Chartered Building Surveyors



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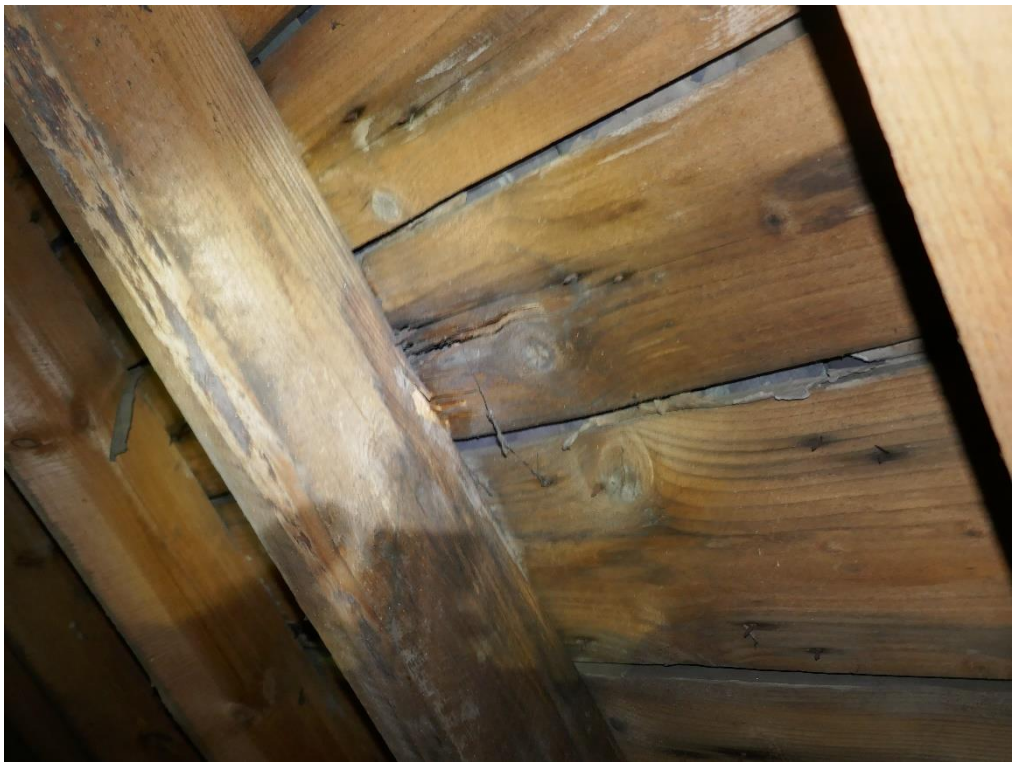

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7