

The Sports Pavilion, Oxford Road, Eynsham,

Oxfordshire,

OX29 6HG



**Summary Report on Condition of the Building**

19<sup>th</sup> December 2023

**Shields Longden and Co**

**2 Crofters Court**

**The Crofts**

**Witney**

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## **EXECUTIVE SUMMARY**

### **1.0 Introduction**

1.1 Clients Name: Eynsham Parish Council.

1.2 Property Address: The Sports Pavilion, Oxford Road, Eynsham, Oxfordshire, OX29 6HG.

#### Purpose and Scope of the Survey

1.3 To carry out a survey and general advice to provide a planned maintenance programme setting out principal items of work required to allow for programming of major works and capital/maintenance spending.

1.4 This survey report does not constitute a full building survey and is provided to give narrative to the condition. The building is considered to be a short term building pending redevelopment when funds are available, noting the Planning Consent has been obtained for that redevelopment.

1.5 Day to day maintenance, minor breakages and routine cleaning (such as gutters, pigeon spikes etc) are excluded.

#### Extent of Survey

1.6 The survey comprised an inspection of the accessible parts of the property, excluding Mechanical, Electrical and Plumbing Installations.

1.7 The buildings were inspected from ground level only and the roofs inspected where accessible via surveyor's ladders or where there was fixed ladder access.

#### Date of Instruction

1.8 We have previously inspected the building in 18<sup>th</sup> January 2018 and followed up with a specific report on cracking on 25<sup>th</sup> May 2019.

#### Personnel, Inspection date, Weather Conditions and Geography

1.9 Jonathan Longden BSc MRICS ACI Arb inspected the property on 12<sup>th</sup> December 2018.

1.10 The weather was cold and overcast. The long front elevation is assumed to face south.

#### Documentation Provided

1.11 We have not been provided with any information relating to the building other than access to our own previous survey reports.

## 2.0 Conclusion

- 2.1 The property comprises a single storey flat roof building located on the edge of a sports pitch.
- 2.2 This **building is a simple/basic structure** probably constructed in the 1970s designed to provide unheated changing facilities for those using the sports ground.
- 2.3 The **function room has been upgraded** to provide heated space, although the changing areas remain as originally constructed in the mid-1970s.
- 2.4 The **structure comprises 100mm block walls** which have been partly clad with a limited amount of insulation (25mm) and timber cladding, having part faced with stone to the rear elevation.
- 2.5 The **roofs are flat** and have been constructed using large timber Glulam beams spanning from front to rear supporting timber joists/roof deck and felt covered flat roof, having solar panels on top.
- 2.6 To the rear there is a **compound** surrounded by a stone boundary wall.

### General Condition and Conclusion

- 2.7 The building is presently in fair condition, although the changing areas are subject to considerable wear and tear and externally the property needs decorations and minor repairs.
- 2.8 In our view this property was constructed without it intending to be used as heated space as might be expected from today's standards, and therefore the cost of heating the building may appear to be high.
- 2.9 In our opinion we believe this building cannot be economically insulated to current standards without being either substantially altered or completely rebuilt and you may wish to plan for its replacement if you wish to provide good modern facilities.
- 2.10 Whilst the function room and adjoining toilets facilities have been cosmetically upgraded we believe these areas remain largely un-insulated accepting the internal space is in fair condition.

## Summary of Issues

- 2.11 We have set out below the issues we consider should be addressed, partly to ensure the standard of the property is maintained.
- a. **Foundations**, some movement along one wall running north-south, **recommend a CCTV survey** to confirm or eliminate the drains as a contributory cause.
  - b. **2 x trees to rear, remove**, as too large and close to the building
  - c. Floors, generally slightly uneven, to function room and to changing rooms
  - d. Elevations, stonework in fair condition although stained
  - e. Elevations
    - **Timber cladding, replace lower 1200mm to front/south elevation** which are damaged
    - Decorations overdue
    - Door to changing rooms on south elevation, **replace 4 x doors**, beyond repair
  - f. Roofs, main felt covered flat roof
    - **Patch repairs needed in 2024**, approx 50 sq m to north east corner, 20 x other small patches and remove and reinstate 1 x large roof light
    - Expect to have a further life of c5 years
  - g. Roofs, small low level flat roof, replace in 3-5 years
  - h. Flat roof, **solar panels, understood not to be in working order**, risk of leaks due to screws being fixed through the felt covering
  - i. Flat roofs, provide **wire balloons** to the rainwater outlets
  - j. **Drains**, run to the rear and to a pumped system
    - Unable to lift all of the manholes, therefore condition not known
    - Ensure the pump is placed on a service contract
    - Carry out a **CCTV survey**
  - k. **Internal changing areas, subject to high wear and tear**, decorate annually
  - l. Function room, maintained to a fair standard, periodic decorations and improvements required
  - m. **Emergency lighting**
    - Provision is sufficient to function room
    - None to changing room, **install 6 x emergency lights**
  - n. **Smoke heads**, provided to the function room and not to the changing room areas
  - o. **Disabled access**, provision appears satisfactory
  - p. Disabled persons toilet, change the fittings to be blue to provide a colour contrast
  - q. Statutory, electrical, periodical electrical testing is required
  - r. Statutory, ensure there is a **management asbestos survey**

### Deleterious Materials

- 2.12 This property was constructed at a time when asbestos may have been used in its construction and there should be a **Type 2/Management Asbestos Survey**. Whilst this report does not constitute such a report we did notice the following matters as part of the inspection.
- a. Sheet asbestos to the garage roof in the compound
- 2.13 **Wood wool slabs** have been used to form the roof. These are a commonly known deleterious material, although only when used as permanent form work for concrete floor slabs and concrete roofs.
- 2.14 Therefore, whilst they have been used in this instance, they have received a bitumen felt covered flat roof and, therefore, are not considered to be a deleterious material in this instance.

### Inaccessible Areas

- 2.15 You will appreciate we could not inspect parts of the structure or services which are covered, inaccessible or not exposed. We cannot, therefore, report that they are free of any defect, which may subsequently become apparent. This also applies to all underground or external and concealed service ducts, pipes, cables etc.

### Third Party Clause

- 2.16 In accordance with our standard practice we must state this report is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

A handwritten signature in black ink, appearing to read 'J. Longden', with a long horizontal flourish extending to the right.

**Jonathan Longden, 19<sup>th</sup> December 2023**

### 3.0 **Foundations and Ongoing Movement**

- 3.1 The building comprises a single storey 1970's structure having a flat roof over, used as a sports pavilion providing 50% changing facilities and 50% as a function room.
- 3.2 The building is a **framed structure** which I believe is constructed as follows:-
- a. Concrete pad foundations
  - b. Timber, masonry or steel frame
  - c. Timber glulam beams to support the roof
  - d. Concrete ground floor
  - e. Non-load bearing blockwork internal walls
- 3.3 This allows the internal space to be open plan/free from structural columns.
- 3.4 The **ground floor will be constructed from concrete** and I believe this is probably concrete laid directly on the ground, without the ground under having been properly compacted, which would be typical of the era.
- 3.5 **Internal walls are 100mm blockwork.** These are non-load bearing which will be constructed directly off the concrete slab, without foundations underneath. Again this is typical of the era.

#### Movement

- 3.6 There has been **movement to the central section of the building** which I believe is due to the concrete slab subsiding. This has showed itself via cracking to the internal non-load bearing walls which have moved as the slab has dropped.
- 3.7 By reference to the annotated floor plan, the location of the cracking is in blue. This shows the cracking/movement is **limited to the central parts of the building**, with the cracking to the disabled person's toilet being consequential to this.
- 3.8 I can also confirm there has been movement as follows:-
- a. Between the two inspection of 18<sup>th</sup> January 2018 and 22<sup>nd</sup> May 2019
  - b. Since I inspected the building again on 12<sup>th</sup> December 2019, including for some opening up of cracking which has been made good since 2019
- 3.9 As a result of this, there are gaps between the tops of the walls and underside of the glulam beams. There is much cracking, up to 5mm wide in a number of places.

- 3.10 I am **satisfied there is ongoing movement** to the structure which is causing damage. This has been ongoing for the past 5 years 11 months I have been involved with the building.
- 3.11 The **underlying cause is probably settlement of the fill under the building** due to inadequate compaction of the ground at the time of construction.
- 3.12 The matter is exacerbated by the fact no foundations would have been provided underneath the blockwork walls.
- 3.13 Therefore there may now be a void under the ground floor slab, with the ground floor slab effectively not properly supported. This is a typical known defect with buildings from this era.
- 3.14 It is for this reason settlement of ground floor slabs is specifically excluded from the subsidence part of most insurance policies, unless the main foundations are damaged by the same cause at the same time.
- 3.15 The **cracking, therefore, whilst unsightly, is not structural** and does not affect the overall stability of the building.

#### Contributory Causes of the Movement

- 3.16 There are two likely contributory causes of the movement and these should be addressed:-
- a. To the rear of the building there are **two large trees**. These are too close to the building and **should be removed**.
  - b. There is a drain to the rear. A **CCTV camera survey** should be carried out to check for defects and/or escape of water
- 3.17 These two items should be addressed without further delay.

#### Solutions

- 3.18 There are a number of ways forward, although I am aware the building may have a short/defined life.
- 3.19 **Long Term Permanent Solution** Subject to site investigations, including core holes through the floor and the ground below to confirm the presence of the void, you can pump the void full of ‘structural foam’ to stabilise the slab below.
- 3.20 As part of this it may also be necessary to inject chemicals into the ground to stabilise the ground.
- 3.21 This would provide you with a long term permanent solution.

3.22 **Short Term Managed Solutions.** Short terms solution revolve around managing the issues rather than resolving the issues. I have set out below works which can be carried out accepting you may have to a mix and match these over the course of time.

- a. Loose plaster is removed, the gaps filled with mastic, and the cracks/mastic are painted with masonry paint.
- b. If areas of blockwork are/do become loose, then tie these using metal straps across the cracking.
- c. Changing area 1, where the cracking is the worst, you could consider installing a timber framed wall in front of the blockwork wall, using 100mm timber studs and 18m plywood/OSB Board to conceal the cracking

3.23 **Monitoring.** As part of this process you could seek to formally monitor the cracking.

3.24 However, as there is no intention to either properly investigate this or effect long term repairs, because of the short life of the building, I cannot see the benefit of monitoring the building.

#### Recommendations

3.25 There has been ongoing movement to the internal walls for some years and this is likely to continue. It could become considerably worse or it might stabilise.

3.26 Whilst unsightly, I believe this is cosmetic only, accepting you should review this on a 12 month rolling basis.

3.27 Please be aware advice at future inspections may be different depending upon the movement of the slab, which might cease, or might accelerate.

3.28 Based on what I have seen on 12<sup>th</sup> December 2023, I recommend the loose plaster is removed, the cracks filled with mastic and decorated.

3.29 I recommend a further inspection around 12 months following completion of the patch decoration works.



## 4.0 Structure

### Floors

- 4.1 The floors are concrete and, given the age, will not be provided with any insulation within the slab.
- 4.2 The **floor slab** in the changing area was generally undulating although it is not cracked. The floor in the function room is uneven.
- 4.3 We are therefore unsure if this may be due to settlement of the fill under the slab and subsequent movement of the slab which might require remedial work in due course, or whether the slab may have been laid that way.
- 4.4 We were unable to check the floor slab in the function room as it is provided with a floor covering.

### Damp

- 4.5 We would expect the concrete floor to have been provided with a damp proof membrane although we are unable to confirm.
- 4.6 The property was not formally inspected for damp using a damp meter in the usual way due to its simple construction and the function area being dry lined, although there were no obvious areas of damp.
- 4.7 Notwithstanding this, we did note the changing areas do suffer from considerable condensation due to the use of showers in a cold environment and extract ventilation being limited. The issue will continue whilst the area remains unheated.

### External Walls

- 4.8 The external walls to this property comprise **100mm exposed blockwork walls** which have been finished with part **25mm of insulation and timber cladding** and part Cotswold Stone.
- 4.9 The **stone walls were generally in fair condition** although the detailing at the top of the wall is poor which has resulted in water dripping onto the wall and moss and other staining.
- 4.10 However, to the rear of the disabled persons toilet and the electrical store, two locations the stonework has been damaged due to water dripping onto the face of the stone, which has caused it to blow.

- 4.11 Whilst noted, given the short term nature of the building we do not see the need for any remedial works. However, in due course we recommend the following:-
- a. Rear of disabled persons toilet, a section of zinc is placed under the top stone to direct the water away from the building.
  - b. To the electrical store, the parapet wall is raised when the roof covering is replaced and water directed onto the flat roof, and the stonework covered with a uPVC fascia.
- 4.12 The **timber cladding** has been damaged to the front elevation, is unsightly and will encourage vandalism. The following works should be carried out without delay:-
- a. The lower 1200mm should be replaced
  - b. General external decorations carried out. .
- 4.13 At **high level there are continuous louvered vents** and panels internally to allow the whole building to be ventilated, see photographs.
- 4.14 However, these do not fit well, appear to be largely disused and their presence further increases heat losses from the building. This issue affects the function room area as well as the changing rooms.
- 4.15 **The 4 x painted external timber doors** are provided to the changing area and these are in poor condition order with the face of some doors having delaminated.
- 4.16 The doors are now beyond repair and should be replaced and we suggest lining the outside face with metal rather than decorating them so as to improve robustness.

#### Windows

- 4.17 The function room has been provided with a large amount of full height glazing. We believe this was installed in 2004 and is therefore 14 years old.
- 4.18 We noted three of the units were misting and the sealed units should be replaced. Please note double glazed sealed units do breakdown from time to time although it is not possible to determine when that might be. We would expect further units to need replacing from time to time.
- 4.19 We would expect the whole of the glazing to need replacing in around 10 years time.

### Insulation

- 4.20 The **building is generally thermally inefficient** and cannot be easily upgraded without substantial works, and it may be better to replace the building if it is proposed to provide a better standard of facilities.
- 4.21 The **function room** has been lined internally with plasterboard although we doubt much, if any, insulation has been used behind it with the large glazed areas to the front of the building exacerbating heat loss.
- 4.22 Therefore, the function room is poorly insulated and, again, it is difficult to upgrade this area without major expense.

### Roofs

- 4.23 **Roofs to the property are flat** and finished with felt on wood wool slabs.
- 4.24 The wood wool slabs will provide some thermal insulation, although this will fall considerably short of today's standards.
- 4.25 The felt roof is a high performance felt and we would **expect this to have a further life of only 5 years**. We recommend a formal review in 5 years time when we would expect the covering to need replacing.
- 4.26 Meanwhile **the following works need to be carried out without delay** in 2024
- a. 50 sq m of felt replaced to the north east corner
  - b. 20 x small patch repairs
  - c. 1 x roof light taken off, the felt replaced and the roof light re-instated
- 4.27 We believe the current roof covering does NOT have any insulation other than the woodwool slabs. Insulation should ideally have been installed when the roof covering was last replaced with the next opportunity to economically insulate the roof being when the current roof covering is due for renewal.
- 4.28 We noted there is some ponding/puddling although whilst noted does not give us cause for concern.
- 4.29 The **roofs are supported using glulam beams**. The ends of these are exposed to the front canopy and the timber has deteriorated on the front edge, see annotated photographs. The timberwork should be treated on a regular basis as part of external decorations.
- 4.30 **Solar panels** have been placed on the roofs and these have been fixed using screw fixings directly through the felt roof. Whilst these have been stopped up with bitumen, you may find the roof covering fails where screw fixings have been fixed through the felt.

- 4.31 **Downwater pipes** are provided internally and we noted the wire balloons were missing. New wire balloons should be provided to prevent debris falling down the downwater pipes and causing blockages.
- 4.32 There is a **small low level flat roof** to the west end which has been finished with felt. This is in poorer condition than the main roof covering and will need replacing in 5 years time when the parapet wall should be raised to prevent damage to the stonework.
- 4.33 There are a number of **roof lights/domes** to the roof to provide light to the centre of the building. These are in fair condition although are dirty internally and suffer from condensation to the upstands.
- 4.34 There is a leak to one of the roof lights and the repairs should form part of repairs to the flat roof in 2024.

## 5.0 Internal Areas

- 5.1 The internal areas can be divided into distinct parts, the changing room areas and the function room areas.
- 5.2 In our view there has been an increase in expectation in standards from the early 1970s to today, (some 40 years later), and this building now falls short of what might be expected.

### Changing Rooms

- 5.3 The **changing rooms** provide basic and aged changing facilities for use during daylight hours. Whilst showers are provided there is no heating. The area is cold.
- 5.4 The area is subject to a high degree of wear and tear and we therefore recommend annual redecorations.
- 5.5 The changing areas are also subject to some condensation and mould and this is likely to continue.

### Function Room

- 5.6 The **function room** has been adapted to provide general amenity space having a refurbished male, female and disabled person's toilet.
- 5.7 Generally, the function room provides for modern appearing amenity space suitable for most community uses, although the building remains poorly insulated.
- 5.8 Periodic replacement of the decorations will be required from time to time.
- 5.9 A **domestic style kitchen** has been provided to support the function room although this has not been inspected in detail.

### Sanitaryware

- 5.10 The sanitaryware to the function areas is in good condition and there is little to report.
- 5.11 The sanitaryware to the changing rooms is as original installed, is functional although tired/dated and ideally should be replaced/upgraded

## 6.0 Services

### Electrical

- 6.1 Periodical electrical testing should be carried out on a 5 yearly basis. We have not had sight of the periodical test certificates.

### Lighting

- 6.2 The **lighting in the property is** mixed and provides for simple fluorescent lighting for the function room and the changing room areas.

### Emergency Lighting

- 6.3 We were pleased to note there is provision for emergency lighting in the function room area.
- 6.4 **No emergency lighting has been provided to the changing rooms** and **6 x emergency fittings should be installed** to allow the continued use the changing rooms.

### Heating

- 6.5 Heating relies on electric heaters. Given the absence of insulation and central heating we would expect this building to be costly to heat.
- 6.6 The heating was switched off at the time of survey.

## **7.0 External Areas**

- 7.1 There is an **external storage area to the rear** of the building, although this was not inspected in detail.
- 7.2 There is a simple blockwork structure having a metal sheet asbestos roof used as the **gardener's store**, which is typical of a **garage type structure**. These were in fair condition although not inspected in detail.
- 7.3 There is minor damaged to the front right hand side to the sheet asbestos although given the short term nature of the building, do not recommend any works for the time being.
- 7.4 The area is enclosed with **stone boundary walls** to the east and northern sides. We noted these were starting to deteriorate on the north side, see photographs.
- 7.5 **Drains** run to the rear and then into the car park and they appear to be a pumped system.
- 7.6 There are a number of manhole covers to the rear and we were unable to lift all of them. As we have discussed in section 4.0, we **recommend a CCTV survey** as we wish to establish whether there are defects with the drains which might be causes cracking to the internal walls.
- 7.7 The pump will need to be placed on an annual service contract.

## **8.0 Disabled Access**

- 2.2 Provision for disabled access is satisfactory to the **function room** as there is level access and doors of sufficient width, together with a disabled person's toilet.
- 2.3 However, the **grab handles and seat** in the disabled person's toilet should be changed to be blue to ensure there is a colour contrast.
- 2.4 Disabled access to the **changing rooms** is only via the function room and we believe the changing room is probably unsuitable for use by disabled persons.

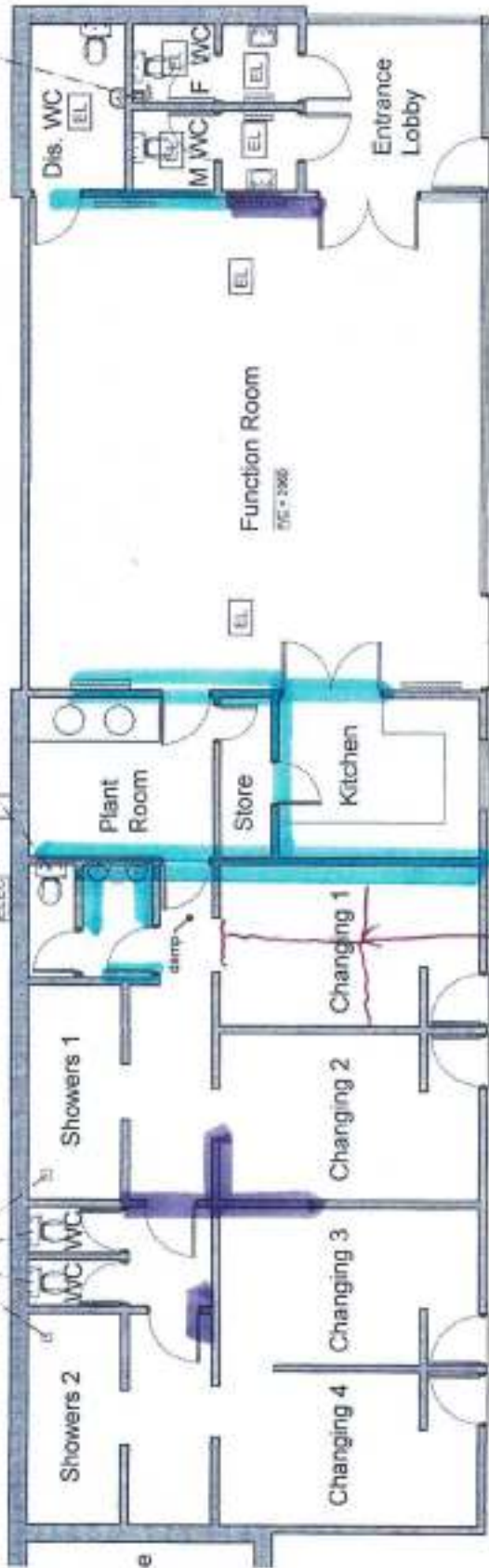
**END OF NARRATIVE REPORT**





LOCATION OF MOVEMENT

MAY 2019.



EL	Emergency lighting, installed or indicator supply with battery back-up
ELEC	Electric Motor and incoming supply cable
	Electric panel/headers



CRACKING TO FLOOR

DEC 2023 NEW MOVEMENT

PROJECT INFORMATION: 27/01/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

Drawn: PGR Checked: [ ]

Site Address: The Sports Pavilion, Oxford Road, Eynsham, Oxford, OX33 6HG  
 Drawing Number: SURV 801  
 Date: 11-01-2019 Scale: 1:100 @ A4  
 Name: Survey For Report

PROJECT INFORMATION: 27/01/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

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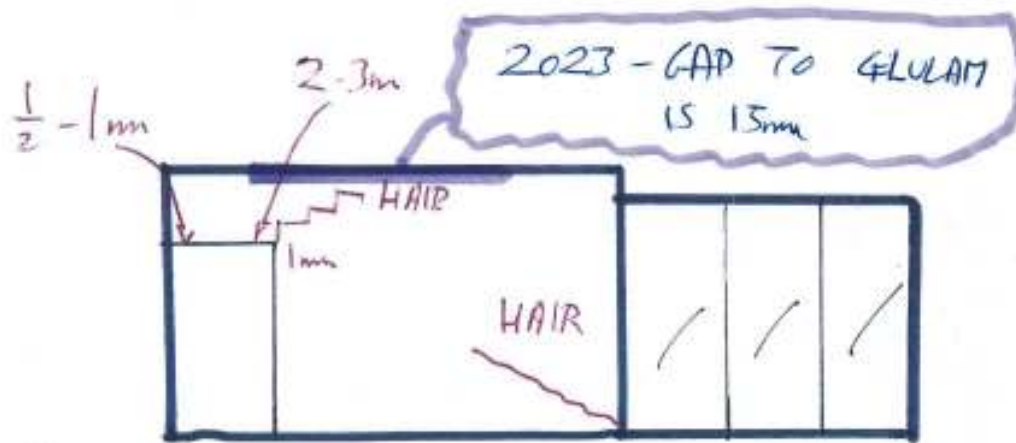
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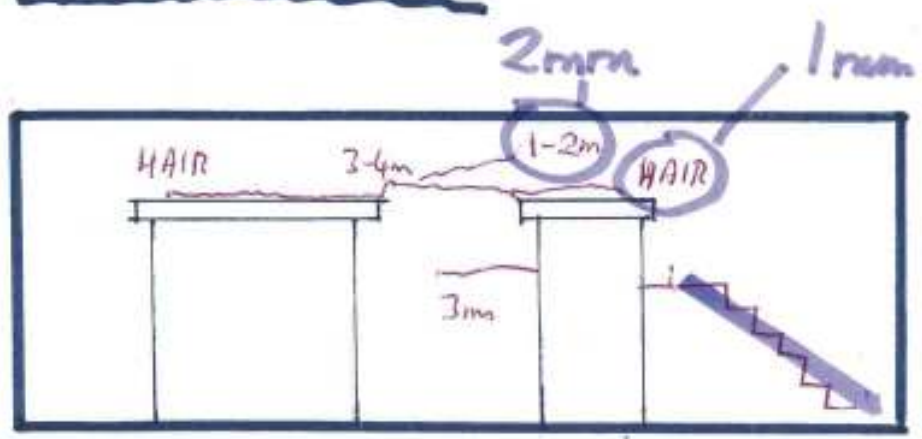
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Project Name: [ ]  
 Client: [ ]  
 Designer: [ ]  
 Date: [ ]

2019 and 2023 Cracking

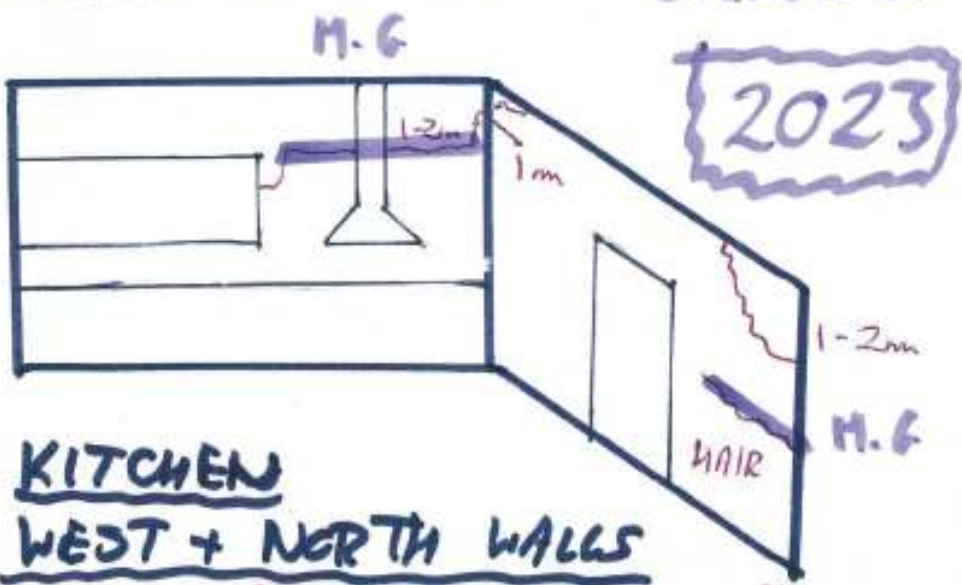


HALL, EAST WALL



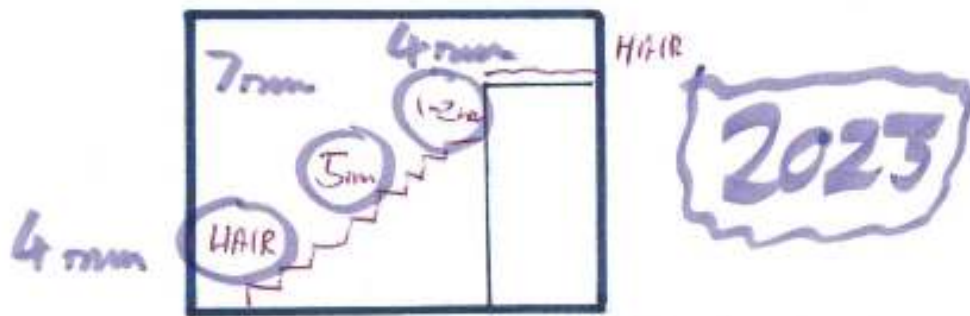
HALL, WEST WALL

FILLED + OPENED UP



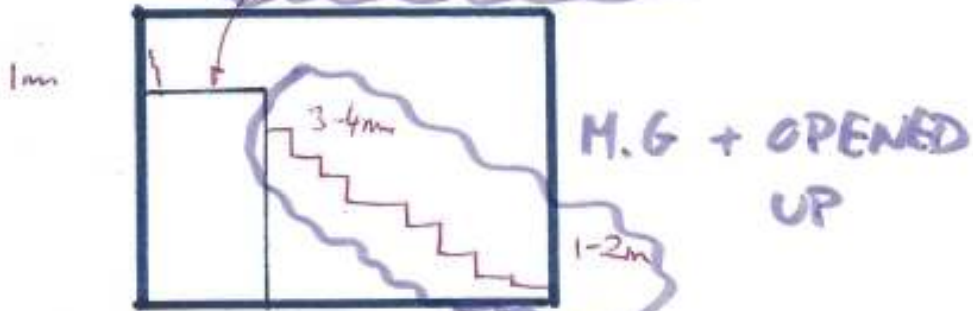
KITCHEN WEST + NORTH WALLS

ORIGINAL SKETCH 2019



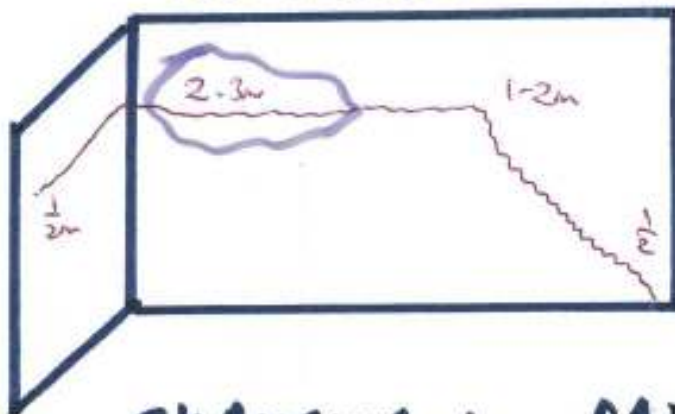
**BOILER ROOM, EAST WALL**

4mm GAP TO DOOR HEAD M.G.

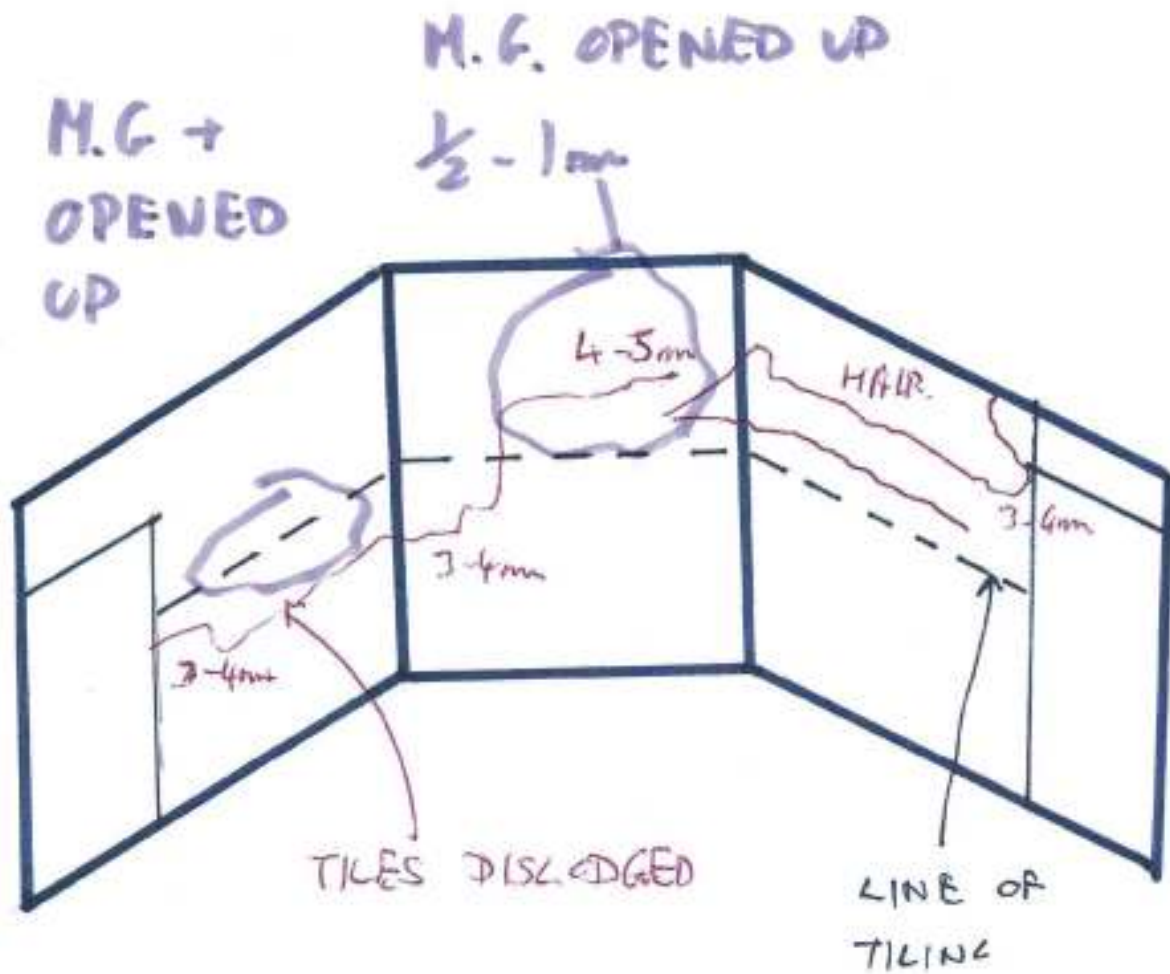


**BOILER ROOM, WEST WALL**

M.G + SLIGHT OPENING UP



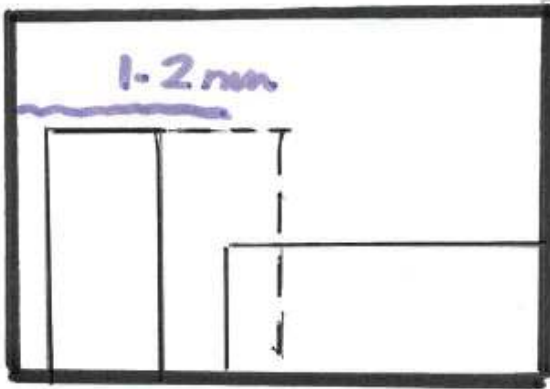
**CHANGING 1 - EAST + NORTH  
ORIGINAL SKETCH 2019 WALLS**



**MENS URINAL AREA**

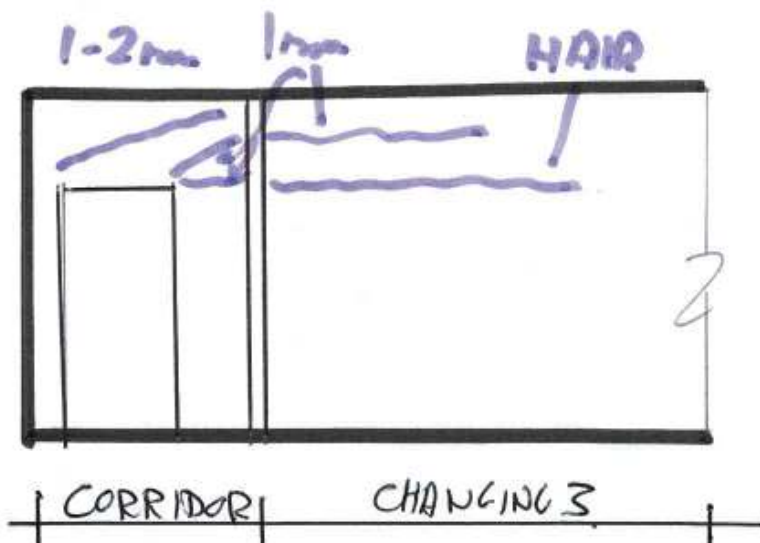
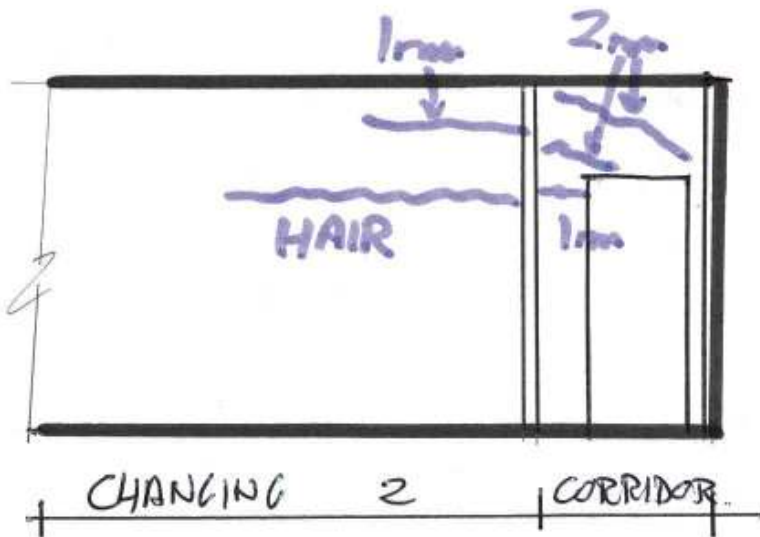
**2023**

**ORIGINAL SKETCH 2019**



2023

KITCHEN EAST WALL



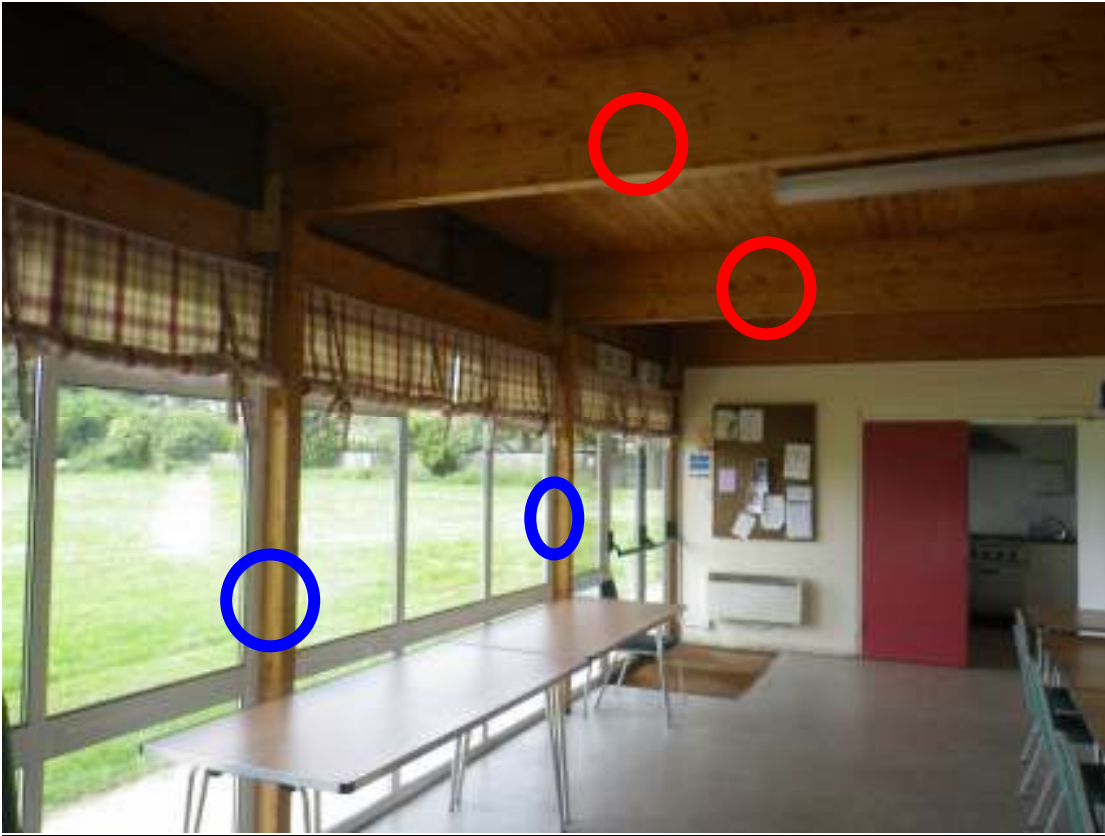
New Cracking 2023



**General view of front elevation**



**Remove 2 x trees**



**General view to show the structure**

Roof supported by timber glulam beams, **red**

Columns around the perimeter, **blue**

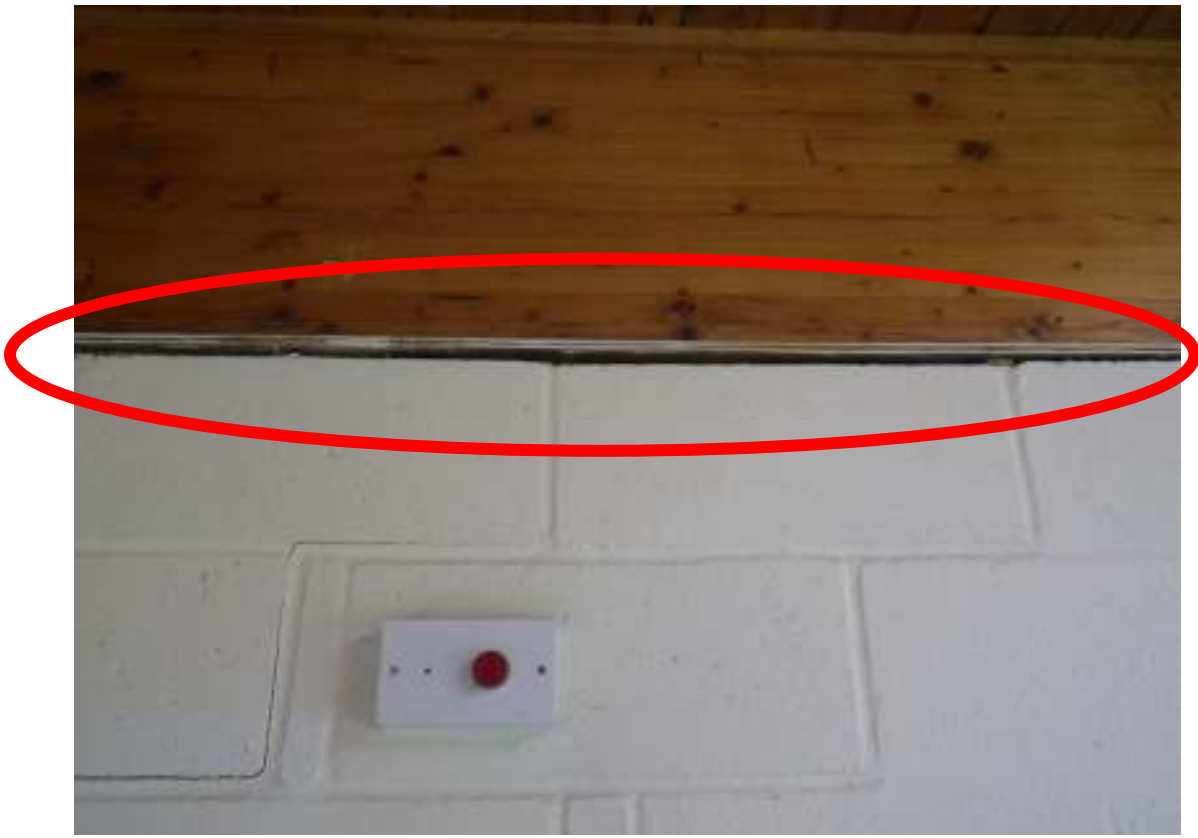


**View towards disabled person toilets**





**Opening up under the timber glulam beams due to the concrete slab settling**





Cracking above the doorways





**Cracking in kitchen**



**Kitchen, cracking to left hand side of cooker hood in previous photograph**



**Changing area, diagonal cracking to walls**



**Changing 1, cracking to the floor slab**



**Urinals. Cracking to wall**

Light visible through the crack to the plant room