

Welsh Streets, Princes Park, Liverpool

Building Survey Report

46 Kelvin Grove



1 Introduction

1.1 Inspection

1.1.1 The property was inspected on Tuesday 29th April 2008. The weather during our inspection was sunny with showers. The ambient temperature was approximately sixteen to eighteen degrees centigrade.

1.1.2 For the purposes of this report, the Kelvin Grove elevation will be treated as the front elevation and this faces north-east. All directions left and right used within the report are as taken from a point externally facing the front elevation.

1.1.3 The whole of the property was vacant at the time of our inspection and had been stripped of items of value including most internal doors, gas and plumbing pipework, and the central heating installation. In addition, the services connections had been disconnected. Kitchen and bathroom fittings had also been removed.

1.2 General description

1.2.1 The subject property is a traditionally built two storey late Victorian house, forming part of a larger detached building which wraps around the subject

property to the left and rear.

Roofs are of natural slate to a symmetrical hipped configuration, penetrated by large brick chimneys with brick chimneys. The roof covering is of slate and drains to cast iron ogee eaves gutters and pipes, again requiring extensive overhaul and repair.

The elevations are of solid brick, laid Flemish bond, 230mm in thickness with an ornate corbelled dentil course at eaves including painted sandstone lintels carved to match the moulded brickwork. There is a sandstone string course continuous with the first floor window sills.

There is a 3-sided stone bay window with parapet and flat roof to the left hand main living room.

The ground floor is a mix of suspended timber and solid constructions, the latter having a combination of parquet and quarry tile finishes. The upper floor and staircase are of timber.

1.2.2 Internally, finishes generally comprise lath and plaster ceilings with the majority of original detail remaining, plastered masonry walls or timber stud partitions, and timber joinery. The timber floorboards are partially concealed by hardboard and the presence of finishes.

1.2.3 The building occupies a basically level site.

2 Inspection

Estimated cost (£)

External inspection

2.1 Roofs

2.1.1	Chimney stacks and flashings appear to be in poor condition as viewed from ground level. Some loose pointing and weed growth was noted to the stacks.	£1000.00
2.1.2	The roof coverings appeared in fair condition generally subject to the need for continued maintenance attention. However, provision of a 30 year life and also upgrading of the roof insulation to the sloping soffits will necessitate complete renewal of the roof coverings.	£8000.00
2.1.3	No access was possible to inspect the roof above the front bay. No evidence of leakage was noted internally. However, provision of a 30 year life and also upgrading of the roof insulation to this roof will necessitate complete renewal of the roof coverings.	£600.00
2.1.4	The metal gutters to the front and rear elevations are leaking at joint positions and there are some missing pipework sections, requiring immediate attention by way of replacement to match the existing.	£1500.00

Estimated cost (£)**2.2 Elevations**

2.2.1	The front elevation has been partially re-pointed in the past and there have been some untidy attempts to repair the dentil course. Sensitive localised repairs are required.	£400.00
2.2.2	Right hand flank elevation not fully visible. Provisional repair quantity to be included.	£500.00
2.2.3	External joinery – generally the casements and sashes are capable of repair but reverting to original window patterns would and sash windows is recommended, incorporating double glazing.	£8800.00
2.2.5	Redecoration of all retained external joinery and stonework is required.	£1000.00

2.3 External areas

2.3.1	The side yard was not accessible so provisional repairs sum to be included as part of any retention proposal.	£1000.00
2.3.2	The paving to the front yard is a little high and should ideally be isolated from the building elevation to aid drying of the lower fabric to ease dampness.	£1500.00

Internal inspection

For the purposes of this report we have assumed that reinstatement of the property would be as existing in terms of layout.

2.4 Roof voids

2.4.1	The roof void is only partial and would need to be extended or the ceiling replaced in order to improve insulation levels. Existing conditions in the area, which is plastered and painted, are good. Allowance for access/alteration.	£1000.00
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2.5 Ceilings

2.5.1	Largely original construction in good condition. Allowance for hidden defects.	£500.00
2.5.3	Otherwise ceilings require redecoration.	£700.00

2.6 Walls and partitions

2.6.1	Largely original construction in good condition.	£750.00
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Estimated cost (£)

Allowance for plaster repair.

2.7 Floors

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| 2.7.1 | The floors appear in good order subject to some localised damage. However, the replacement of floors may be undertaken to upgrade thermal performance. Allowance for repair only. | £750.00 |
| 2.7.2 | Replacement of floor coverings is required throughout. | £2750.00 |

2.8 Internal joinery

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| 2.8.1 | All internal doors have either been removed or have been vandalised and thus require replacement throughout including architraves and repairs to damaged frames. | £3200.00 |
| 2.8.2 | Isolated repairs are required to the staircase, balustrade, skirting boards and window boards where damaged. | £300.00 |
| 2.8.3 | Redecoration of joinery is required throughout. | £500.00 |

2.9 Kitchen

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| 2.9.1 | The kitchen has been removed and thus requires reinstatement. | £4000.00 |
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2.10 Bathroom and WC

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| 2.10.1 | The sanitary fittings had been removed/ and thus require reinstatement. | £3000.00 |
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2.11 Electrical installation

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| 2.11.1 | The electrical installation has been disconnected and partially removed. Complete reinstatement of the installation is therefore required. | £3500.00 |
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2.12 Heating installation

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| 2.12.1 | There is a dated gas fired boiler, but we would envisage complete replacement with a high efficiency boiler. Radiators and gas fires have been removed. | £4000.00 |
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2.13 Water installation

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| 2.13.1 | The water installation has been disconnected and internal pipework removed. Complete reinstatement is therefore required. There is an active leak in the kitchen. | £500.00 |
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Estimated cost (£)

2.14 Drainage installation

- 2.14.1 Internally the above ground plumbing and drainage installation has been substantially removed and requires reinstatement. We have also allowed a sum for repair of drainage below ground. £1750.00

2.15 Thermal insulation

- 2.15.1 There appears to be no thermal insulation provision at present to the roof. £600.00
- 2.15.2 There was no evidence of insulation to the external walls. We have included for insulating primary elevations to Building Regulations standards. £4700.00
- 2.15.3 There was no evidence of insulation to the ground floors. We have included for replacement of rear solid floors incorporating insulation, and for provision of insulation to the existing suspended timber floors to the front of the property. £3200.00

2.16 Structural movement

- 2.16.1 There appears to be minimal evidence of structural movement affecting this property. All elevations are fundamentally plumb and free from significant cracking. Some untidy repairs have however been undertaken in the past, for reasons not presently known. -
- 2.16.2 Having examined other buildings in the locality, there seems to be a widespread issue with foundation movement. However, without ascertaining the precise cause of this mechanism, we are unable to reach a formal conclusion at this stage. It is therefore recommended that some form of ground investigation is instigated including a structural engineer's input, in order to fully determine the reasons for the movement and appropriate remedial measures. At this stage we have allowed a provisional sum for foundation stabilisation. £30000.00

2.17 Dampness

- 2.17.1 High moisture content was detected internally with a moisture meter to the front bay window(25% TMC in timber skirting) and some suspect readings in the rear party wall in the hall and to the dining room. These issues appear capable of rectification. £2000.00

Total estimated works cost	£92,000.00
Access and preliminaries – 15%	£13,800.00
Contingency Sum – 5%	£4,600.00
Sub-total	£110,400.00
Professional fees – 10%	£11,040.00
Total estimated cost	£121,440.00

3 Comments on HHSRS

With the property presently being void and most amenities being stripped out, an assessment in terms of HHSRS is not considered to be of relevance

4 Conclusion

- 4.1 Although there is limited visible evidence of significant current movement, due to the widespread evidence of foundation movement locally we have recommended further investigation in this regard.
- 4.2 Subject to an extensive scope of rehabilitation works, this property appears capable of effective re-use. However, the condition of the attached building also appears poor and improvement of the subject property in isolation is unlikely to prove effective.
- 4.3 Please refer to our Main Summary Report for additional information relating to SAP rating and further optional improvement measures.

5 Limitations

- 5.1 Please refer to our Main Summary Report.

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Director

The Edward Finch Partnership

**Appendix 1
Photographs**



Front elevation



High ground and paving levels to front – exacerbating dampness.



View from rear showing condition beyond demise.



Poor quality previous repair to dentil/ gutter defects.



Small existing attic space.



Typical internal conditions.