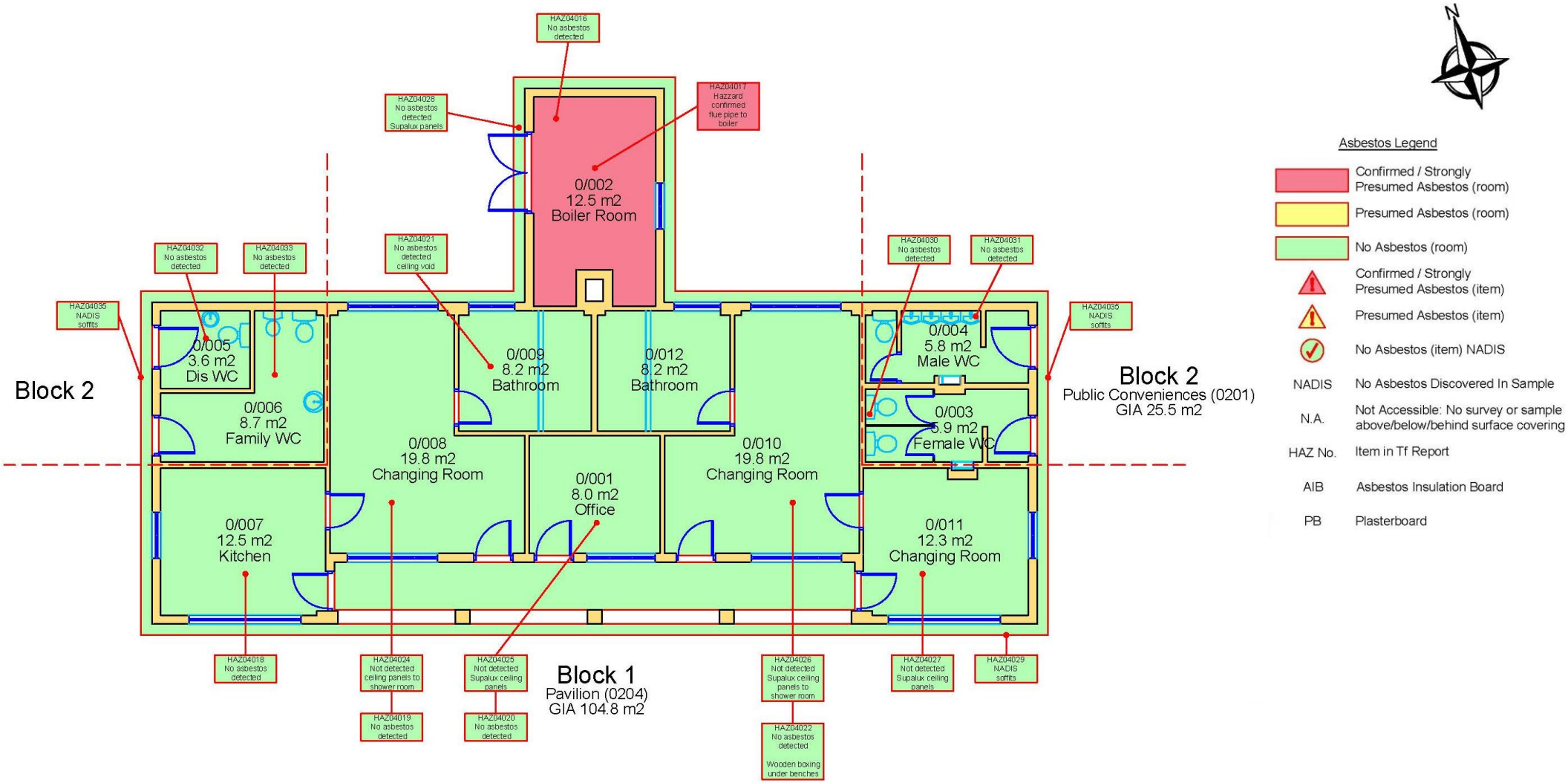
	Building Information
1	**Asbestos Survey (for information only)**



	Building Information
2	**Pavilion Condition - Summary (for information only)**

Whitecliff Recreation Ground Pavilion and Public Convenience is a single storey block located on Whitecliff Recreation Ground, adjacent to Whitecliff Road. The Pavilion toilet facilities are at either end of the building with changing rooms in the centre. The building has a hipped tiled pitched roof with rendered walls. Doors are timber [steel sheet covering] and all windows are Crittal. Rainwater goods are rolled aluminium and in some areas PVCu.

Externally:

- The block is in good condition with the exception of decorations which are required.

- Roof: sound and watertight but shows signs of aging, e.g. rust to exposed metal. There are minor defects that need attention to other areas on the roof. The life potential is circa 15 years after which some, or all elements, may need replacing.

Internally:

- Changing and communal area: general condition is fair.
- Toilets:
    - Ladies and gents are in a fair condition following recent tiling and decorative
    - Disabled toilet / family room are functioning but are in a relatively poor decorative condition.

- Electrics: tested Oct 2018 and satisfactory, with recommendations for rewiring.
- Gas Boiler: functioning and serviced annually

Generally, the building is old and in need of modernisation, replacement and refurbishment.

A full condition survey was carried out in January 2015 and is available on request.

	Building Information
3	**Utility Information and Costs (for information only)**

Water
There are two sub meters located in the boiler house providing water to the toilets and the pavilion. There is also an irrigation storage tank and a main service (Wessex water meter) away from the property.

Electric
There are two electricity meters in the groundsman facilities, one for the pavilion changing areas including sub fusing of the boiler room requirements and one supply for the toilets. This is from an electricity board cut out which has two main fuses, each supplying an electricity board meter. This supply is 230V single phase providing 2 x 80 to 100amp single phase supplies. No testing has been done on the current condition of the electrics as it is expected a full of partial refurbishment would be part of the change of use.

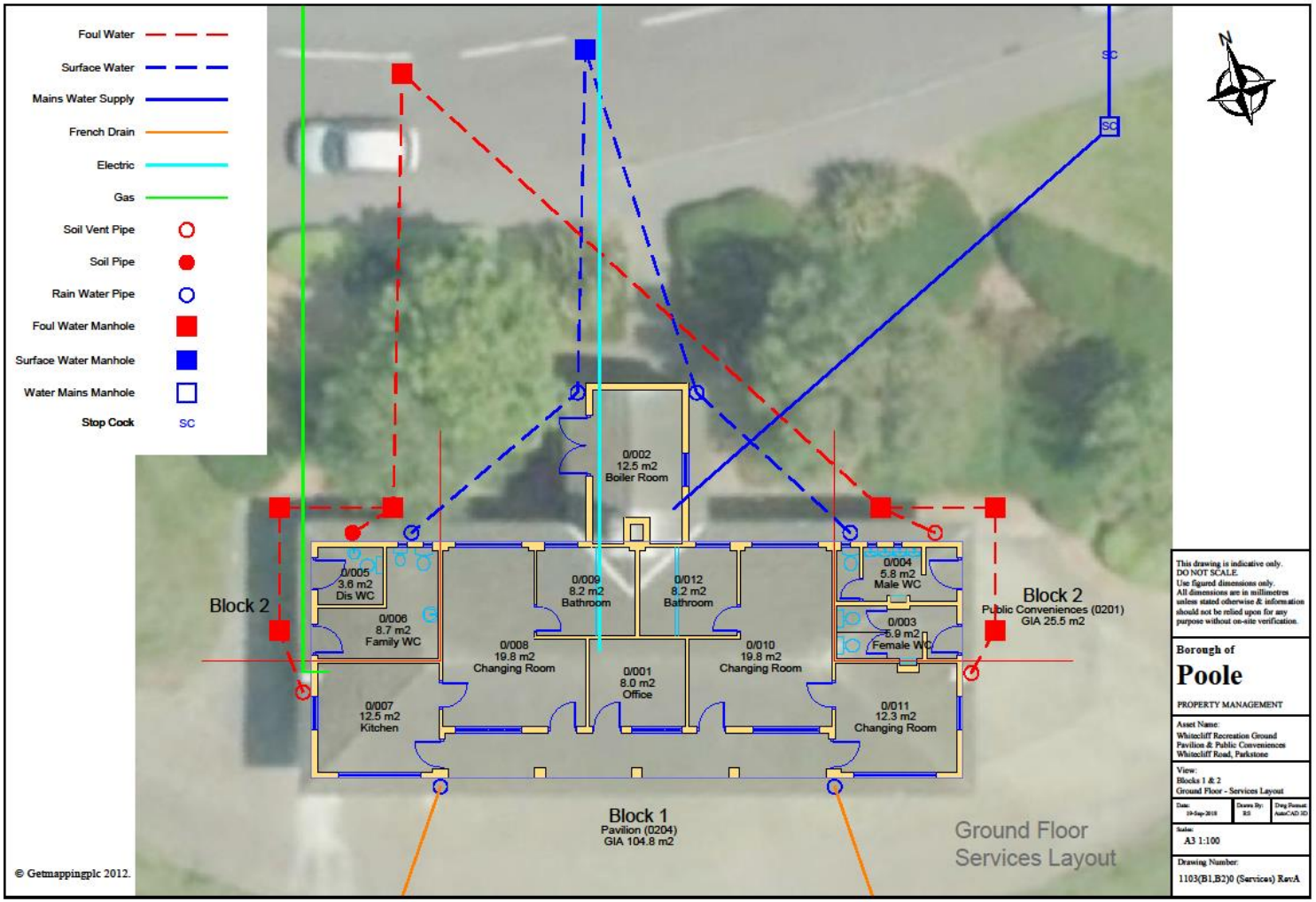
Gas
The gas intake is in the kitchen and supplies the boiler house and a small domestic supply. It is situated in a cupboard under the worktops.

	Current providers	Meter numbers
Electric	N Power	E11Z50386 E15ML03917
Gas	Total Gas and Power	G4K00328051501
Water	Water 2 Business	98A808901

COSTS	2015-2016	2016-2017	2017-2018
Electric	£325.79	£581.58	£693.02
Gas	£448.88	£436.27	£422,38
Water **	£5732.62	£5196.04	£5501.40

****** This includes water used for irrigation of the cricket pitches.

	Building Information
4	**Utilities Survey** (for information only)



	Building Information
5	**Structural Survey (for information only)**

Site Inspection Report

GAP LTD
GODSELL • ARNOLD
PARTNERSHIP LTD

Project Title: Whitecliff WC's and Pavilion

Project No: 18244

By	Date of Inspection	Sheet	Client	File	Action
J Rana	17th August 2018	1	Borough of Poole	☐	

1.0 Reason for Visit

GAP Ltd were asked to carry out a structural survey of Whitecliff Pavilion, Whitecliff Road, Poole. This is to include an assessment of the existing foundations to ascertain if a first floor could be added. The report is to also include an assessment of the structural soundness of the building including the roof. The building is currently used as public toilets as well as changing rooms for sports clubs.

2.0 Observations and History

The Building was built in the early 1950's on an area of reclaimed land which later included the demolition rubble from the old town slum dwellings as well as the over burden from the working clay pits.

The building is single storey, comprising of a steel trussed roof with load bearing masonry. (see SK01) The trusses bear onto the external masonry perimeter walls and columns. The steel trusses are painted but are showing signs of rust damage corrosion. This is also visible on the steel purlins that span between trusses that in turn support the roof. This is indicated on the photos on SK03 (photos 02, 05, 06, 07 and 08). Internally the walls are constructed from solid masonry with precast concrete lintels over doorways and windows (see SK03, photos 01, 03, 04 and 09).
Several trial holes were created around the perimeter of the building to exposed the depth and width of the existing foundations. The results of these pits can be seen on SK02. The bearing strata for all the areas that were exposed is fine grey ash which is made ground.
Trail pit 5 showed an area that had previously been underpinned and this is indicated by the sign of two different layers of concrete as well as the different depths.
Trail pit 1 indicated reinforcement protruding from the foundation.

The top of all the foundations are shallow to the top of ground level and the actual thickness of the foundations are suitable to support the existing structure.

The proposal is to use this structure to create a new first floor. The size of the foundations and the bearing strata that is currently present, which is reclaimed fill, will not currently support another floor, whether that be constructed from timber or precast concrete.

There are several ways to overcome this:

- Underpin the whole perimeter of the foundations either by :
  - Strip foundations created in sequence
  - Mini piling with shelf angles to support the exiting foundations
- Create a steel exoskeleton on a series of piled foundations to allow the creation of a frame that can then support a new frame and structure over.
- Knock down and replace with a new building that will also comply with the new requirement for Disproportionate collapse.

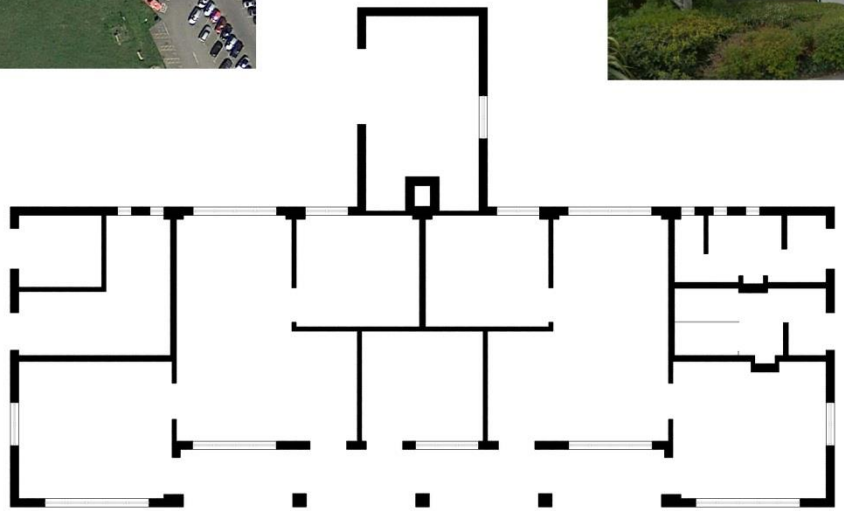
3.0 Recommendations

The existing masonry structure is unsuitable to support a new floor on top of it. Additional strengthening is required to enable this proposal, whether that be underpinning or creating and exoskeleton. The whole of this development is also based what the proposed building is to be used for which will influence the foundations and structural solution for the additional storey.

J Rana

J Rana, Director
For and on Behalf of Godsell Arnold Partnership Limited

Report – Whitecliff Pavilion, Poole,



Ground Floor Plan
1:50

REV	DESCRIPTION	DATE	BY
P1	Preliminary Issue	17.09.18	PLP

Status: PRELIMINARY

GAP LTD
GODSELL-ARNOLD PARTNERSHIP LTD
Consulting Civil and Structural Engineers
7 Arrowsmith Court
Station Approach
Broadstone
Dorset BH18 8AX
Tel 01202 600800
www.gapltd.co.com

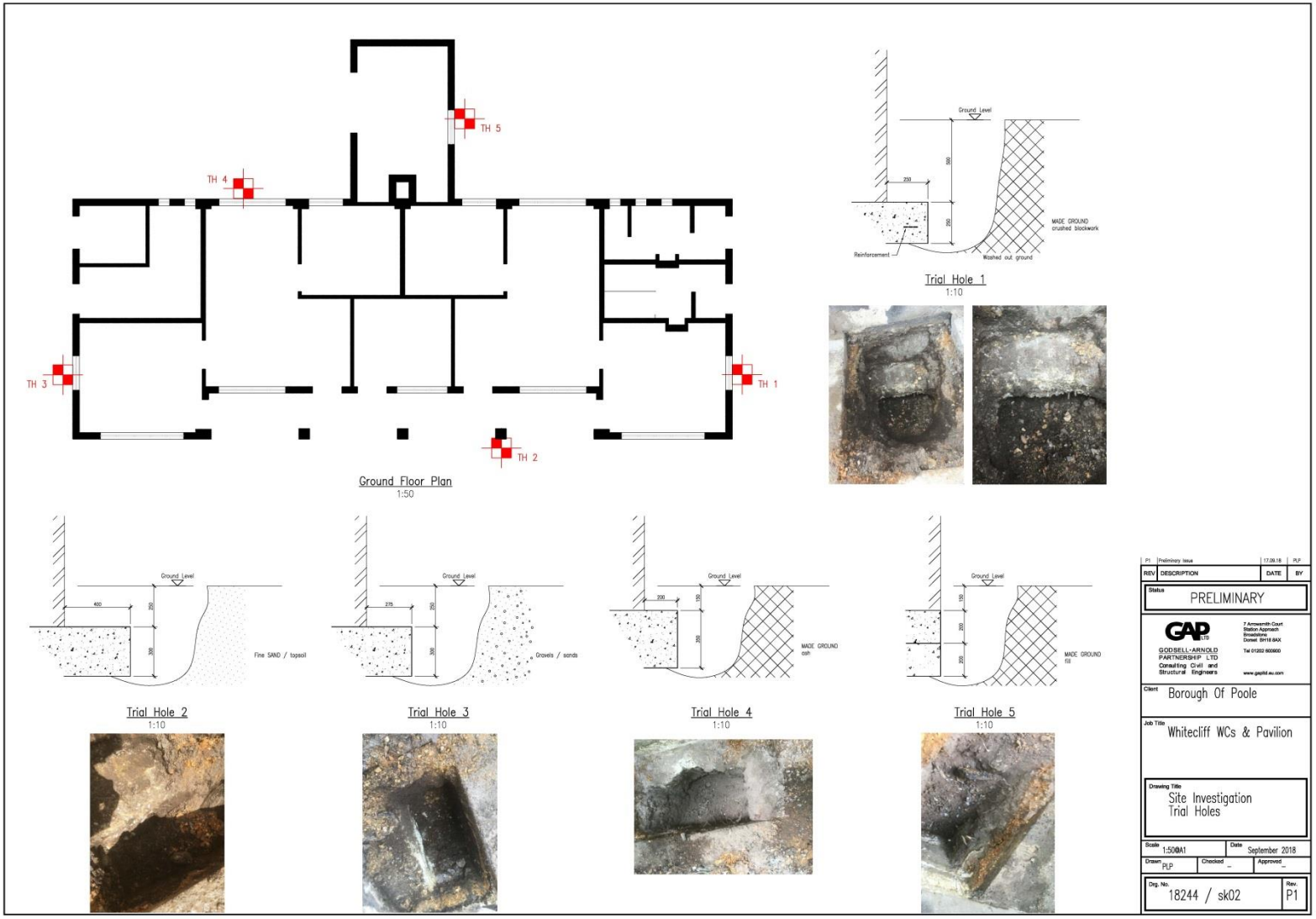
Client: Borough Of Poole

Job Title: Whitecliff WCs & Pavilion

Drawing Title: Site Investigation Location

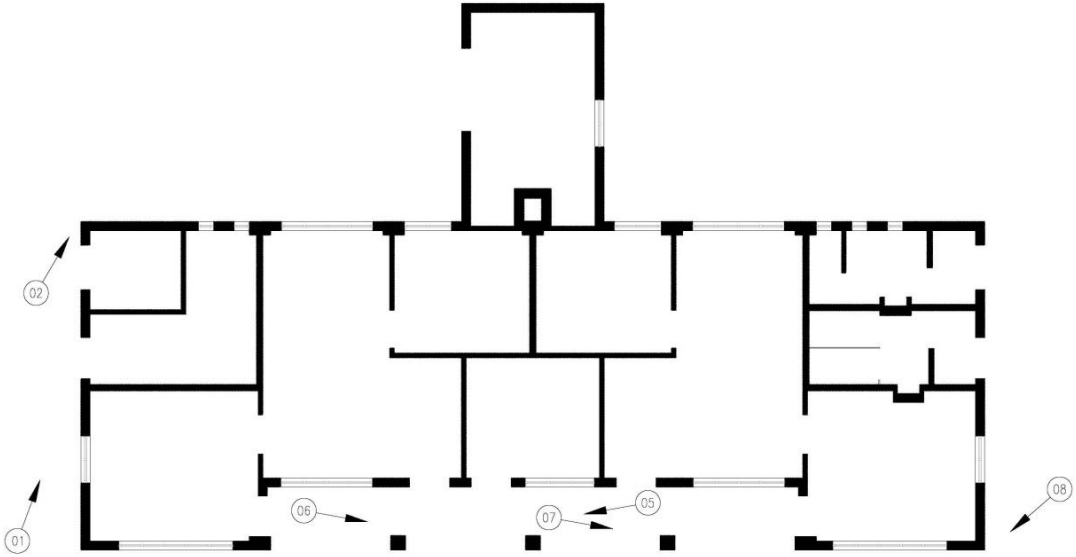
Scale: 1:500@A1 | Date: September 2018
Drawn: PLP | Checked: – | Approved: –

Drg. No.: 18244 / sk01 | Rev.: P1


TH 1
TH 2
TH 3
TH 4
TH 5
Ground Floor Plan
1:50
Ground Level
MADE GROUND
crushed blockwork
Reinforcement
Washed out ground
Trial Hole 1
1:10
Fine SAND / topsoil
Trial Hole 2
1:10
Gravels / sands
Trial Hole 3
1:10
MADE GROUND
ash
Trial Hole 4
1:10
MADE GROUND
fill
Trial Hole 5
1:10
P1 Preliminary Issue 17.09.18 PLP
REV DESCRIPTION DATE BY
Status
PRELIMINARY
GAP LTD
GODSELL-ARNOLD PARTNERSHIP LTD
Consulting Civil and Structural Engineers
7 Arrowsmith Court
Station Approach
Broadstone
Dorset BH18 8AX
Tel 01202 600600
www.gapltd.au.com
Client
Borough Of Poole
Job Title
Whitecliff WCs & Pavilion
Drawing Title
Site Investigation
Trial Holes
Scale 1:50@A1
Date September 2018
Drawn PLP
Checked –
Approved –
Drg. No. 18244 / sk02
Rev. P1

01

02



Ground Floor Plan
1:50

03

04

05

06

07

08

09

REV	DESCRIPTION	DATE	BY
P1	Preliminary Issue	17.09.18	PLP

Status: PRELIMINARY

GAP LTD
GODSELL-ARNOLD PARTNERSHIP LTD
Consulting Civil and Structural Engineers
7 Arrowsmith Court
Station Approach
Broadstone
Dorset. BH18 8AX
Tel 01202 603900
www.gapltd.eu.com

Client: Borough Of Poole

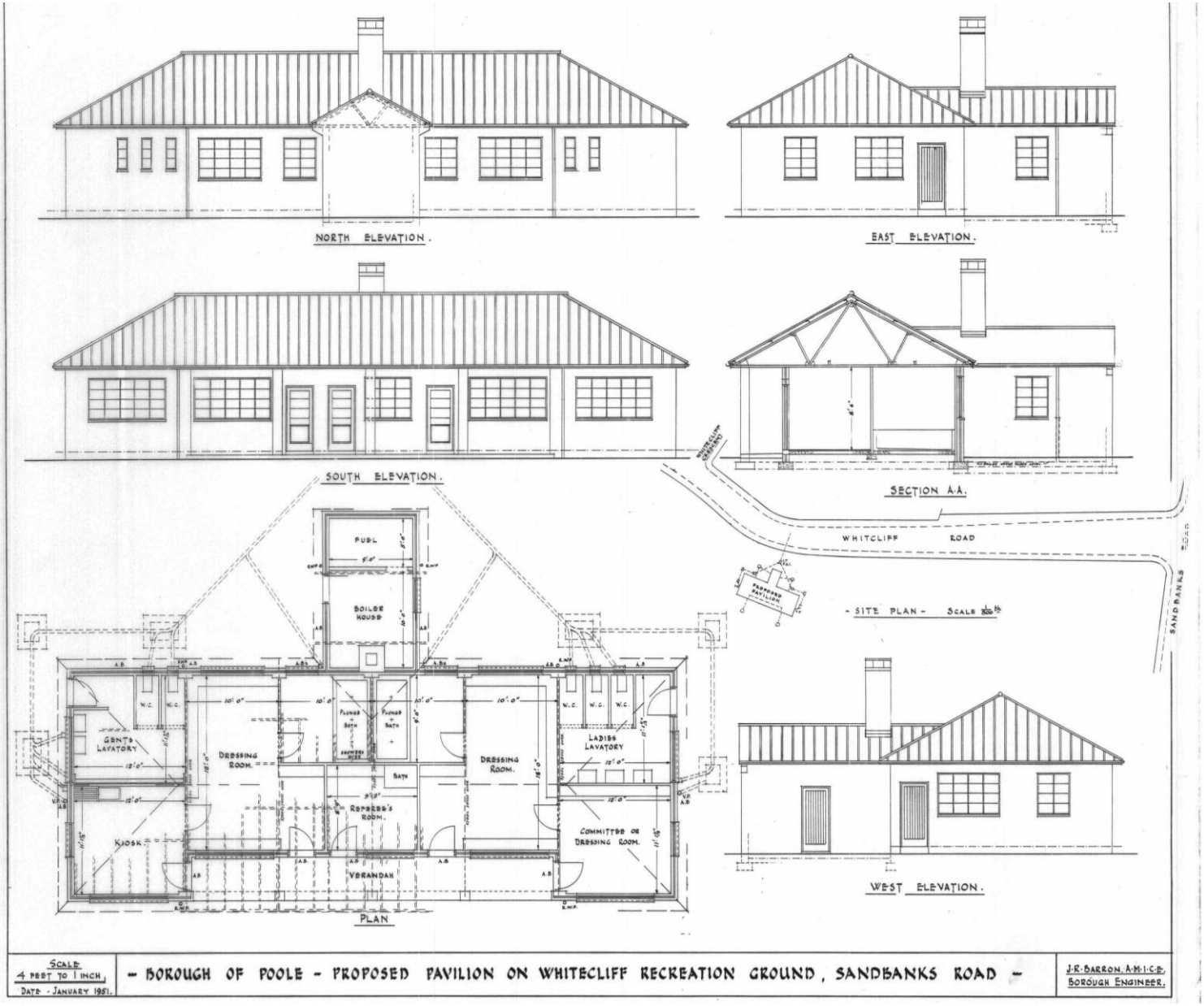
Job Title: Whitecliff WCs & Pavilion

Drawing Title: Site Investigation Survey Photos

Scale: 1:50@A1 | Date: September 2018
Drawn: PLP | Checked: – | Approved: –

Drg. No.: 18244 / sk03 | Rev.: P1

	Building Information
6	**Pavilion Elevations (for information only)**



Please note:
There have been changes to the Gents and Ladies Lavatory since this drawing was produced.

	Building Information
7	**Ground Condition Survey (for information only)**

In October 2018, a site investigation and laboratory testing was carried out by ACS Testing Ltd and a factual report prepared.

The objective of the investigation was to provide geotechnical parameters to enable the design of the proposed construction, including in relation to foundations and buried concrete specification, and geochemical information to inform waste soil disposal.

Four exploratory holes were drilled in accessible locations around the building.

The full report can be viewed at Appendix J.

	Building Information
9	**Bat/Biodiversity Survey** (for information only)

NEGATIVE BAT/ BIODIVERSITY SURVEY

kpecology

This is to certify that Katie Pollard of KP Ecology surveyed
Whitecliff Recreation Ground Pavilion & Public Conveniences,
Whitecliff Road, Poole, Dorset
and the area immediately surrounding the building

Grid Ref. SZ 03215 90704

on 26th June 2018

and found no bats, or evidence of bats or protected species and
considers the property to have negligible bat potential

NOTE: The survey was conducted in line with Bat Surveys for Professional Ecologists: Good Practice Guidelines 2016 (3rd edition) (Bat Conservation Trust). It shows the situation at the time of the survey. If any during the course of building work, bats, or any other protected species are found, then work must stop by law and the consultant ecologist Dr Katie Pollard (T: 07982 393085) contacted for advice.

Unless further information is received that suggests circumstances may have changed, negative checks will be considered valid for three years from the date of the survey.

Ecologist Signature

Date: 26th June 2018

Director & Principal Ecologist BSc MSc PhD MCIEEM
Bat Class Licence WML-A34- Level 2. Registration No: 2015-11253-CLS-CLS

KP ECOLOGY LTD
1 Sovereign Business Park, 48 Willis Way, Poole, Dorset BH15 3TB. Registered Company No: 07636201
T: 07982 393085 E: office@kpecology.co.uk W: www.kpecology.co.uk