

Condition Survey

For

Victorian Cafe

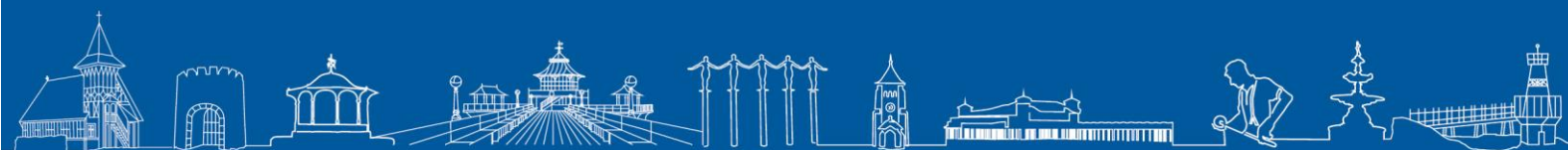
Opposite Oxford Street

Marine Parade

Weston-super-Mare

North Somerset

BS23 1AT



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1.0 Executive Summary

The elemental condition survey makes comment on the condition of the main elements of the building. Further investigation has been recommended within the report, several of these elements may lead to additional works.

Works is required to upgrade the fire protection and escape routes. The fire escape route signage is also not clear or consistent and needs to be reviewed.

While internally, the main building elements to the café area are in reasonable decorative order the kitchen needs full refurbishment, externally the building is in poor decorative order with rotten timber and decay visible.

The electrical testing has identified that the installation is at the end of its serviceable life.

Unless external decoration and repairs are undertaken there will be further failures of joinery items. Decorations should be renewed every five years to maintain the condition of the building as part of a cyclical maintenance programme. Cyclical decorations should be undertaken.

Internally the building would benefit from full decoration and refurbishment.

2.0 Introduction & Scope of Report

2.01 Scope of Report

We have been instructed to undertake a visual inspection of the Victorian Café, Opposite Oxford Street, Marine Parade, Weston-super-Mare, North Somerset, BS23 1AT and prepare a condition survey report. The property is owned by North Somerset Council but has been leased out until recently. The property has been surrendered back to the Council.

2.02 Property address

Victorian Café, Opposite Oxford Street, Marine Parade, Weston-super-Mare, North Somerset, BS23 1AT

2.03 Date of Inspection

The inspection was undertaken on Wednesday 29 March 2023 by Stephen Matthews BSc(Hons) MRICS CMaPS CEnv NRAC Consultant, Senior Building Surveyor

Report Date 31 March 2023

2.04 Limitations of inspection

The Surveyor undertook a visual inspection that was limited to the scope set out in section 2.01.

Access was limited by a sensitive and practical approach to limit intrusion to what is reasonable and to avoid causing damage. The Surveyor has not moved large or heavy items of furniture, or lifted fitted floor coverings, or taken up floorboards, or removed stored items from cupboards or attics. The Surveyor has not made holes in walls or internal plaster and has not opened up hatches that are fixed with screws or sealed with paint.

Inspection has not been made of any parts of the property that cannot be reasonably inspected or where the inspection would put the surveyor at risk of personal injury.

Services - We have not inspected or commented on the existing services to the property, for example the condition of water supply pipes, electrical installations, or drains, the inspection and report relate to the fabric of the structure. We have referred to separate investigations where they have been commissioned.

The Surveyor has not commented upon the existence of contamination or hazardous building materials as this can only be established by appropriate specialists.

2.05 Scope of Instruction

In accordance with our instructions, we will report upon the aspects of the building identified, including assessing the design, structural framework, and fabric where appropriate to our instruction.

We will consider our advice carefully, but we will not be required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.

During the Survey: -

The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the Property or injury to him or herself. Where appropriate to the instructions received the surveyor will also; -

- The Surveyor will not undertake any structural or other calculations.

- The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.
- The Surveyor is not required to move any obstruction to inspection including, but not limited to, fixed covers, hatches, furniture, and floor coverings.
- The Surveyor will not attempt to remove securely fixed covers or housings.
- The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply, or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to cut or lift fixed floorboards.
- The Surveyor will inspect the roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer Surfaces of the roof or adjacent areas will be inspected using binoculars but will be excluded if they cannot be seen.
- The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect.

Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the Property. However, the Surveyor will advise in the Report if, in his or her view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

3.0 Description of the Property

3.01 Type and age

The Victorian Cafe is part of a larger building. The building originally dates from 1905 and was constructed as public lavatories. An area, that appear to have been originally constructed as a sea front shelter within the building has been extended and converted to form the café. The date of this work is not recorded.

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The property is Grade II listed, the listing is set out below:-

Heritage Category: Listed Building

Grade: II

List Entry Number: 1386806

Date first listed: 29-Apr-1999

List Entry Name: PUBLIC LAVATORIES

Statutory Address 1: PUBLIC LAVATORIES, MARINE PARADE

Details

ST 36 SW WESTON SUPER MARE MARINE PARADE

1148/1/10011 Public lavatories

GV II

Public lavatories; partly converted to cafe and shop. Dated 1905. Roughcast and applied timber-framing on stone plinth. Felt-covered gable-ended roof with deep bracketed eaves, and with louvred ridge ventilators; octagonal cupola over centre with lead-clad dome, tall tapered finial and wrought-iron weathervane. PLAN: Rectangular on plan with back facing beach to west, and portico at centre of east front. The lower flat-roof north and south end ranges and range across the back were probably added later. The north part of the original building is now used as a cafe, and the north end range is a shop. EXTERIOR: Single storey. Originally symmetrical 8:3:8 bay east front, with thin applied framing and roughcast panels, glazed on right; shaped brackets to deep eaves; central gabled portico with moulded plaster tympanum ornamented with arabesque and strapwork decoration and with putti, and supported on thin moulded cast-iron columns with ornate pierced cast-iron spandrels. Lower flat-roof ranges at either end and at rear. INTERIOR altered.

3.02 Local factors

We have undertaken enquiries with the local planning Authority, we have been advised that in addition to being Grade II listed, the property falls within the Great Weston Conservation Area and has enhanced Article 4 protections. These designations may place constraints on any future works proposed and advice should be sought before works are commissioned.

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The site is within the Weston-super-Mare Central ward.

The site abuts and is surrounded on three sides by a Wildlife site of international importance, this designation will place constraints on any future works proposed, especially works to increase floor area and advice should be sought before works are commissioned.

The site abuts and is surrounded on three sides by a site of Special Scientific Interest, this designation will place constraints on any future works proposed, especially works to increase floor area and advice should be sought before works are commissioned.

The site abuts and is surrounded on three sides by a site of Nature Conservation Interest, this designation will place constraints on any future works proposed, especially works to increase floor area and advice should be sought before works are commissioned.

The site abuts and is surrounded on three sides by a special area of conservation, this designation will place constraints on any future works proposed, especially works to increase floor area and advice should be sought before works are commissioned.

The site abuts and is surrounded on three sides by a Special Protection Area, this designation will place constraints on any future works proposed, especially works to increase floor area and advice should be sought before works are commissioned.

The site abuts and is surrounded on three sides by a Wildlife site this designation will place constraints on any future works proposed, especially works to increase floor area and advice should be sought before works are commissioned.

The site falls within a Bat consultation zone, and this may affect any building works proposed, advice should be taken before any works to potential Bat Habitats. Bats are statutorily protected under several pieces of legislation including: -

- Wildlife and Countryside Act 1981.
- The Conservation of Habitats and Species Regulations 2017

The site falls within surface water and tidal flood zone 3a; further advice should be obtained before any schemes are undertaken that could be affected by flooding or affect surface water provision.

4.0 Elemental Condition

The Victorian Café occupies the North section of the building, the remaining areas are retained as public toilets. We have only commented on the areas of the structure that form or enclose the Café.

4.01 Roofs

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The building has pitched, and flat roofs finished with built up felt, with a central decorative tower, timber framed roof lantern and linear roof windows. The Victorian Café occupies the North section of the building, the remaining areas are retained as public toilets. We have only commented on the areas of the roof above the Café.

The roof covering is approaching the end of its serviceable life and is heavily discoloured with some areas of blistering and bulging to the perimeter edges. Internally there is no significant evidence of water ingress to the visible areas of the ceiling and the roof appears to be largely weathertight.

The structure of the roof is not visible to inspect, being boxed in at high level. The roof appears to be reasonably regular and true, although we cannot comment on the presence of damp within the structure.

The tower is over the public toilets and not commented on within this report, there are two sets of roof windows over the café. To the rear is a set of metal framed, Georgian wired, flat roof windows set into the slope of the roof, the external face of these was not accessible for inspection. Internally the frame is in reasonable condition, seven out of the nine glazed panels are broken.

To the centre is a timber and iron traditional lantern light with louvre panel sides for ventilation. The timber, where visible externally is in very poor condition with rot and decay visible. Some sections of timber are in danger of falling out due to the level of rot. Extensive timber repairs are required. On two elevations the timber has been faced with Upvc cladding, there is no record of Listed Building Consent being granted for the use of this material to repair the building and this repair may be in breach of planning.

Both sets of roof windows have solar film on them, this has failed and is peeling off.

An allowance needs to be made to obtain permission for the use of this materials or to remove this material from the roof and reinstate the original structure. It may be that planning will require the removal of this materials.

At the perimeter of the roof, there are painted timber soffits, to the front there is a water leak with water coming through the soffit, this has damaged the timber.

The roof needs to be repaired and the damaged sections of soffit cut and replaced. Generally, the soffits are in poor condition and in need of localised repairs and decoration.

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The building does not appear to have lightning protection fitted, the building is a raised point in a relatively flat area between the beach and marine parade with a ferrous weather vane and spike to the cupola over the tower. We would strongly recommend that a Lightning Risk Assessment Study is undertaken, we would anticipate this leading to a requirement for remedial works.

4.02 Rainwater goods

The rainwater is collected on the pitched and flat roofs and directed via the roof falls into perimeter gutters and downpipes. These are in poor condition with leaking joints, blocked gutters with vegetation growth and missing and damaged downpipes. The gutters and downpipes require a full overhaul, replacement of missing brackets, cleaning of gutters and resealing of joints and replacement of missing and damaged downpipes.

The gutters are Ogee profile white plastic gutters with round plastic downpipes, these originally would have been painted cast iron Ogee profile gutters with either square or round downpipes. There is no record on the accessible electronic planning data base of a Listed Building Consent being submitted and granted for the installation of plastic gutters and downpipes. Further enquiries should be undertaken with the planners, we would anticipate this leading to remedial works due to a potential breach of the listed building consent process.

4.03 Tower

To the centre of the roof is a decorative tower with a curved cupola roof and decorative weather vane. This is located above the public toilets and is not commented on within the report.

4.04 External Walls

The external elevations of the building are solid masonry walls to three sides and infill timber framed walls to the front elevation. The building was originally constructed as a sea front shelter and then enclosed at a later date to form the café. It is not known if the original cast iron

columns are encased within the front elevation construction or have been removed.

The masonry walls are reasonably level and true and provide structural support for the building. To the front elevation the wall is masonry to the lower section with single glazed timber windows and doors. The structure is in serviceable condition although in need of localised repairs and full decoration.

4.05 Damp-proof courses

There was no evidence of a damp proof course being included within the construction of the building, elevated damp meter readings were noted in several locations. This is consistent with the age, type of construction and location.

4.06 Substructure

The substructure was not exposed for inspection, no significant cracking was identified at the time of the inspection within the areas accessible for inspection.

4.07 Floors

The property is single storey and was built over the beach, the floor is a suspended concrete floor over a void. The floors appear to be in a serviceable condition, offering a reasonably level surface.

4.08 Ceilings

The ceilings are a mixture of painted timber clad ceilings to the café and suspended lay in grid to the kitchen area. The timber ceilings to the café area are in need of localised repair and full decoration.

The kitchen ceiling is a lay-in grid ceiling with hygienic tiles and set in lighting units. There are numerous damaged and discoloured tiles, the ceiling is at the end of its serviceable life.

4.09 Internal walls and partitions

Internally there is a solid masonry wall separating the café from the public toilets and a masonry wall with several openings separating the kitchen from the café. The wall between the café and toilets is in reasonable condition and provides a good separation of the buildings.

The wall between the kitchen and café areas is constructed from brickwork and has been built up of the concrete slab to separate the spaces. Consideration could be made to adjusting the layout of the

building and moving this wall. The wall is serviceable, but the layout of the openings may not suite all service operators.

The wall does not provide separation of the areas of the café.

4.10 Windows, doors, and joinery

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The external windows to the building are a mixture of timber single glazed windows, metal single glazed windows and replacement double glazed Upvc windows.

The windows and door to the front elevation are in poor condition with the opening units binding on operation, these need to be serviced, the operation eased, localised repairs undertaken and fully decorated.

The windows to the rear elevation are white Upvc double glazed windows, these originally would have been painted timber single glazed windows. There is no record on the accessible electronic planning data base of a Listed Building Consent being submitted and granted for the installation of replacement windows. Further enquiries should be undertaken with the planners, we would anticipate this leading to remedial works due to a potential breach of the listed building consent process.

The external doors to the building are single glazed timber doors, internally there is a single door between the kitchen and café.

The kitchen area has stainless steel sheeting to the walls, a free-standing sink unit and a handwash basin fixed to a timber partition wall. The stainless-steel wall panelling is damaged with numerous holes where equipment has been removed. It will be very difficult to fill these holes to make the covering hygienic. An allowance needs to be made to replace the wall cladding.

Within the building are glazed panels, these do not all have a kitemark on them confirming they are impact resistant to BS6262:part 4. Under the Workplace (Health Safety & Welfare) Regulations 1992, Regulation 14 requires that "Transparent or translucent surfaces in doors, gates, walls and partitions should either be of safety material or be adequately protected against breakage."

A glass inspection survey should be commissioned, all glazed panels that are not either safety material or adequately protected will require safety film applying to make them safe.

The café area has raised counter tops fitted to the perimeter of the room, these are laminated kitchen counters supported on stainless steel legs. The counter tops are damaged and in poor condition.

4.11 Decoration & Finishes

The floor finishes are sheet vinyl flooring, these are at the end of their service life with areas that are totally worn through, splits and failed seams. The floor coverings need to be replaced.

The external joinery needs decoration with the original timber grinning through and some areas of decay and timber damage. Internally the café area is in reasonable decorative order, although tired. The kitchen is in need improvement.

To maintain the building in good and serviceable condition the painted elements should be regularly decorated, the current guidance is that the surfaces should be painted every 5 years.

4.12 Dampness

At various points throughout the building, we tested accessible surfaces for dampness using a resistance type moisture meter.

Raised meter readings were recorded in some areas, these were generally lower than anticipated. The building was not constructed as a café, having been converted from public toilets and the method of construction reflect the age of the building and its intended use.

The damp should be managed, it will take significant investment to enable the building to perform to the same level as a purpose-built café of modern construction.

4.13 Timber defects.

Rot was visible to the external joinery of the building. Remedial works will be required when the building is decorated.

No other timber defects were noted in the exposed structural timbers at the time of our inspection.

4.14 Structural movement

There were no structural concerns, cracking or movement evident to the main structural and supporting elements of the building accessible to inspect at the time of our survey.

4.15 Means of escape

Cafés are subject to the Regulatory Reform (Fire Safety) Order 2005 and as such Fire Risk Assessments (FRA) are undertaken by the building operator, these identify the areas and walls considered to be critical for the protection of life and the property.

We have not been provided with a copy of the current FRA to review. Once an FRA is undertaken, this may well lead to remedial works to compartmentation walls within the building.

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4.16 Accessibility

The building has reasonable accessibility with a level threshold into the café. The accessibility of the service will depend on the fit out and operational systems put in place by the incoming tenants.

4.17 External areas

The building opens onto Marine Parade to the front, we are not aware of any external areas within the curtilage of the café.

4.18 Building services

Specialist inspection and reports of the building services have not been commissioned.

The building is quite small with limited services, there is a gas fired, wall mounted boiler in the kitchen which provides heating and hot water.

An EICR (electrical installation condition reporting), fixed wire testing and hard wire testing has been undertaken, we understand that the extent of defects identified make repair not financially viable and that the property requires a full rewire.

The lighting is fluorescent lighting of a type that will be covered by the ban coming into force this year. From later this year the manufacture or importing of fluorescent lamps is banned, the existing lighting needs to be replaced with LED lighting.

All retained equipment needs to be inspected and tested before it is used.

The gas installation needs to be inspected and reported on, there was no visible gas shut off valve, we understand that this is a statutory requirement.

The incoming water main appears to be a lead main, this will need to be investigated and replacing.

4.19 Statutory Approvals

We have assumed that all works undertaken at the building have been granted the necessary statutory approvals and that the works have been undertaken in accordance with these approvals and best practice at the time the work was undertaken.

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However, that does need to be confirmed, the building has UPVC double glazed replacement windows, Upvc cladding and Upvc replacement gutters and downpipes, this all require listed building consent and conservation area consent. It should be confirmed that the necessary permissions are in place.

5.0 Conclusions & Recommendations

The elemental condition survey makes comment on the condition of the main elements of the building. Further investigation has been recommended within the report, several of these elements may lead to additional works.

Works is required to upgrade the fire protection and escape routes. The fire escape route signage is also not clear or consistent and needs to be reviewed.

While internally, the main building elements to the café area are in reasonable decorative order the kitchen needs full refurbishment, externally the building is in poor decorative order with rotten timber and decay visible.

The electrical testing has identified that the installation is at the end of its serviceable life.

Unless external decoration and repairs are undertaken there will be further failures of joinery items. Decorations should be renewed every five years to maintain the condition of the building as part of a cyclical maintenance programme. Cyclical decorations should be undertaken.

There has been works undertaken that require planning approval, the building has UPVC double glazed replacement windows, Upvc cladding and Upvc replacement gutters and downpipes, this all require listed building consent and conservation area consent. It should be confirmed that the necessary permissions are in place.

6.0 Appendix A -Schedule of Photographs

<u>Element</u>	<u>Comment</u>	<u>Photograph</u>
Rear Elevation	The darker yellow paint identifies the extent of the café.	
Side elevation		
Front elevation		

<u>Element</u>	<u>Comment</u>
Roof window	Rot to roof window

Photograph






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Roof	Trim in poor decorative order, replacement plastic gutters
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Roof	Water damage to soffits, repairs required
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<u>Element</u>	<u>Comment</u>	<u>Photograph</u>
External Elevations	Window sill and frame totally rotted through	
Rear Elevation	Upvc cladding to lantern window on roof, Upvc gutters and downpipes and Upvc windows, all require Listed Building Consent	
Kitchen	Lead pipe on incoming water main, all lead water pipes should be removed	

<u>Element</u>	<u>Comment</u>
Ceilings	Worn and damaged ceiling tiles to kitchen

Photograph



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Floors	Sheet flooring to kitchen totally worn through
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Roof	Broken glass and peeling film to roof window
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