

MULLALY

Chartered Building Surveyor
Surveys, Projects & Costs



BUILDING CONDITION REPORT

Property: The site of the Former Pink Hotel
Pendower Beach Regeneration
Gerrans Bay
Ruan High Lanes
Nr Truro
TR2 5LW

Prepared for: KOHA ARCHITECTS

Prepared by: Matt Mullaly MRICS

Date of Report: January 2019

Date of Inspection: 26th November 2018

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Reference: 24/19

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1. INTRODUCTION

Matt Mullaly MRICS was instructed by PBHH Limited to undertake a condition survey of the existing buildings forming the now closed and partially derelict Pink Hotel at Pendower Beach.

The brief of the Condition Survey was to look at the structure and fabric of existing buildings in detail and to provide comment structural integrity and fabric of the buildings.

Following an initial briefing of my findings the brief was revised to comment on the habitability of the buildings generally. We were informed that it is likely that only s Block G will remain in tact within the proposed new development master plan. All other properties on the site are likely to be demolished.

2. SITE BACKGROUND

The development, we believe, was started with a single dwelling 'Block G' in the 1800s.

The Hotel closed in 2006 and was purchased in 2007 we understand.

3. LIMITATIONS

The inspection is based on the terms of our original appointment letter dated on 9th November 2013. The key points of which are stated below;

Exemptions

1. No below ground drainage survey has been undertaken. No visual inspection has been undertaken through covers where possible.
2. The building has been unoccupied for at least 15 years and there is no power with the exception of a summer conservatory used as shop and also an occupied block used by a warden Block E.
3. For safety purposes there has been NO inspection of any roof voids. Visual inspection only has taken place in Block G.
4. We have NOT inspected the services.
5. We have NOT inspected the property for asbestos. Although we have noted its presence on site, in some areas of Block J, particularly, but not exclusively.
6. We have not commented on matters relating to the surrounding land or any environmental matters arising.
7. We have cannot confirm the presence, if any, of Japanese knotweed.

Our written report will contain photographs and comment on the elements of the buildings only and no comment on the services or costs for reinstatement.

Recommendation

- I. A CCTV survey of below ground drainage is undertaken.
- II. An asbestos inspection is undertaken.
- III. Mundic block testing to the reception area of Block G as well as Block A and B is recommended. If not to be demolished.

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3.0 BUILDING CONDITION BLOCK BY BLOCK

Historic Details available at the time of the survey

OS Map 1880,1971

See Appendix 1 - Koha Block Plan drawing no. 106

Description	Condition	Summary of Action
BLOCK A	Fair. Watertight modern cavity wall construction. Domestic accommodation built in the 1980s.	Habitable - Requires kitchen / bathroom, central heating and rear French door repairs.
Access	Access to ground floor restricted. Access to rear 1st floor via a timber balcony in very poor condition.	Rebuild rear deck to 1st floor. Provide access to ground floor doors.
BLOCK B	Fair. Watertight modern cavity wall construction. Domestic accommodation built in the 1980s.	Habitable - If reinstatement works are undertaken.
Roof condition - Fair	Natural slate over a truss modern timber roof with a breathable felt.	
Walls are cavity block work	Cavity wall. Slate roof. Windows and doors missing including kitchen and central heating system.	
Windows and Doors	Upvc front door and window missing and damaged.	
BLOCK C	Has been demolished.	
BLOCK D Extends into Block E	Ground floor flat - Poor. Very damp. Interiors gutted. Extensive mould.	Assume demolition.
	Upper Flat - Occupied habitable at present. Poorly insulated no roof void access. Very damp.	Assume demolition.
BLOCK E Extends into D	Ground floor flat - Poor. Very damp. Interiors gutted. Extensive mould.	Assume demolition.

Description	Condition	Summary of Action
	Upper Flat - Occupied habitable at present. Poorly insulated no roof void access. Very damp.	Assume demolition.
BLOCK F	Poor.	Uninhabitable. Demolish
Roof	Extensive damp ingress through leaking plastic corrugated sheet roof.	
Walls	Walls damp from penetrating damp at semi basement level.	
BLOCK G -	Fair condition.	Retain the building.
	The oldest building on site. Potentially part of a retained element to the new Scheme.	
Roof	Good. Natural Spanish slate over a hand cut truss timber truss roof with a breathable felt below. See photo 04.	
Walls	Fair. Walls are assumed to be natural solid stone and cob to the ground floor. 800mm thick on the ground floor and 600mm on the 1st floor.	
Walls	The first floor walls appear to be solid rammed earth cob to the rear elevation (north) but stone and cob to the front south facing wall. See photos 7 and 8.	
Windows and Doors	Poor Windows and Doors are upvc to the majority of the building with casement timber opening units to the 1st floor rear.	
Floors	The floor joists are undersized and are deflecting to the 1st floor.	
BLOCK H	Poor.	Demolish
	A lean to timber canopy roof supporting a felt roof covering. Roof abuts Block G. See photo 09.	
BLOCK I	Poor.	Assume demolition.
	The upvc conservatory in a poor condition.	

Description	Condition	Summary of Action
BLOCK J	Very Poor.	Uninhabitable. Assume demolition.
Roof	Considerable asbestos sheet roofing. Roof is holed causing interior damage.	
BLOCK K	Very Poor.	Part demolition needed to the affected 1st floor timber frame facing the beach.
Roof	Some roof access. Generally water tight.	
Walls	Rot to the 1st floor timber frame wall structure on the east elevation. See photo 12.	Structurally the timber frame is exposed to the east elevation.
BLOCK L	Very poor.	Uninhabitable. Assume demolition.
	Single storey lean to. Roof leaking.	
BLOCK M	Fair.	Moderate condition. Recommend demolition as part of the new scheme.
Roof	Slate roof appears watertight. No access to check the roof void however.	
Windows	Upvc windows have been installed too close to the front facade with no rebate - require removal due to ongoing damp ingress.	
Wall	Hard cement render remove and repaint.	

4.0 SUMMARY

The majority of the former hotel buildings remain potentially habitable with investment, as all retain relatively water tight slate or concrete tile roofs.

The walls to the site appear to be clear of major structural defects except to the timber frame element of Block K.

On the whole the upvc window and doors throughout the site are in very poor condition.

The sanitary ware and services including water and central heating have been removed across the site except to parts of Block G and to an occupied flat extending at 1st floor level across Blocks E and D.

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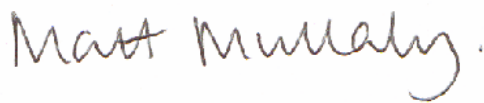
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At present Blocks J and F both are in considerable disrepair due to extreme damp ingress and the presence of asbestos. We consider demolition may be necessary for these units.

Block A and B are of modern cavity wall construction. The accommodation has been built since the 1980s and would require limited upgrade to make the units fully habitable.

The viability of the remaining buildings on the site will be based not just on their structural condition but also on their architectural merit as part of a master plan.

We understand at the time of this inspection that Block G may be retained at the heart of the new scheme.

A handwritten signature in brown ink that reads "Matt Mullaly". The signature is written in a cursive, slightly slanted style.

Matt Mullaly MRICS