

PRELIMINARY REPORT

on

Pendower Beach Hotel (Pink Hotel)

Pendower Beach, Veryan

Cornwall, TR2 5LW



Carried out on 9 August 2016

Surveyor: Ms J A Bide, Bsc (Hons), MRICS

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1 Introduction

This report serves as a general pre-acquisition survey and sets out to provide Mr M Baring advice relating to a full refurbishment of the semi-derelict Pendower Beach House Hotel, located at Pendower Beach, Veryan, Truro, Cornwall, TR2 5LW.

The report is an overview of the exterior of the property and its surround, which outlines any noticeable defects, including highlighting potential causes of concern as found through our research.

Contained within the appendices are photographs of the property exterior and immediate surroundings, as well as sketches providing ideas for further consideration.

We recommend a full pre-acquisition survey prior to purchase which can be adapted to suit individual requirements. This survey would be carried out in adherence with the latest RICS Guidance Notes for Commercial Building Surveys.

2 History

The property is a former farmhouse dating back to the 16th Century. It was extended in 1930s to form the building profile it is today. After 23 years as a hotel, it was sold in 2006 to the current owner for £3m.

We understand the current owner had submitted two planning applications, both of which were rejected by Cornwall Council for failing to consider the character, locality and environmental impact of the surrounding area. As a result of these applications, a group of local residents formed an alliance called The Friends of Pendower, successfully campaigning against any over-development of the site and rejecting any proposals contravening the character of the surrounding area. The group now recognised as The Roseland Plan, have formal status as of 9 December 2015 from Cornwall Council to oversee any development plans within the five designated areas of the Roseland Peninsula, which includes this site at Pendower.

In recent years the property has remained uninhabited and unmaintained and as a result of this neglect is now in a semi derelict state.

The current owner has other ventures in the pipeline and the property is now up for sale and ready for the new owner to develop this project.

3 Description

3.1 Tenure

The property is understood to be Freehold and offered with vacant possession.

3.2 Building

The property comprises three separate buildings of traditional brick and mortar construction with a cement render and painted pink and cream. The largest section of building is a series of interconnected single and double storey buildings with the addition of two glass conservatories and two separate detached double storey buildings. There is also a detached wooden garage/store room.

3.3 Situation

The property sits on a site of approximately four acres at the foot of a deep valley, just a few meters above Pendower beach, a popular and unspoiled stretch of coastline which joins Carne beach at low tide. The two beaches are managed by the National Trust and have Conservation status.

This stretch of coastline forms part of the Roseland Heritage Coast, is within a designated Area of Outstanding Natural Beauty and is also a Site of Special Scientific Interest (SSSI) for the unique plant, animal and fossils found in Pendower. It is noted the South West Coast path crosses the hotel and both beaches and is a popular attraction for visitors to Cornwall.

Front elevations are south east facing, and seaward.

3.4 Grounds

The grounds are predominantly self maintained forest and deep vegetation. The front elevation is sheltered by tall, mature trees, which fall within close proximity to the buildings. Trees are the responsibility of the land owner and could impose a risk to both the property and public. They should be examined by a qualified tree surgeon prior to negotiations, to check for root rot or signs of disease. Permission to remove one or more of the trees is unlikely to be granted unless they pose a significant risk. They form part of the overall look of the area and are likely to have Tree Preservation Orders on them. It is also important to fill in an '*Application for Tree Works*' form through Cornwall Planning department, 6 weeks prior to any pruning.

The land slopes away from the front buildings towards the beach which would make a lovely lawn relaxation area for guests. As mentioned, the land to the east of the property is steeply sloped with mature shrubs and trees, which hosts an abundance of wildlife. It is unlikely permission would be obtained to landscape this area, but it would be an idea to seek permission to forge and define pathways through the area for the enjoyment of guests.

3.5 Sea defences and flood risk

There are visible sea defences in place and the small river is a low flood risk to the property according to The Environment Agency Flood Map.

3.6 Overhead lines and services

Overhead cables run directly behind the buildings on the northern side and do not cause obstruction. They form a line running up the hillside and through the National Trust car park.

Services are believed to be part public and private, including a septic tank which would require frequent emptying and suggestion is for a modern Bio Pure system to be installed in place of the current, outdated system.

It is believed the property would be heated by oil or gas but suggestion is to obtain planning permission to fit solar tiles on the south facing side of the roof structure and biomass boilers in each of the chimney stacks, providing economical, sustainable and eco-friendly heating and hot water throughout the year.

4 Site access

Access to the site is restricted to pedestrian access only. To the west is The Rocky Lane entrance side which is affected by coastal erosion, currently managed by The Environment Agency. According to their prediction, erosion over the next 50 years is approximately 1-2 meters. The drive has been closed off to all vehicles, although the current caretaker keeps a vehicle on site. A small river runs adjacent to the property on the East side and there is a narrow public footbridge providing access to both the National Trust car park via a sandy footpath, and to the beach (see location map in Appendix A and Appendices F & G Photo's 4).

The site would require a new parking area to be built. This could be in the form of a drive leading up to the hotel from the National Trust car park on the east side, and would require the building of a bridge over the river. This approach may be opposed by majority vote, however, as this eastern elevation forms part of the SSSI and has been under some scrutiny. It would be worthwhile having initial discussions with The Roseland Plan members, Cornwall Council Planning officers and The National Trust to establish their position.

A possible option would be to build underneath the footprint of the property but this would require extensive investigations into the suitability due to the precarious nature of the coast, the sites proximity to a river, the general ground conditions, and the strength of the buildings to withstand excavation work. The initial costs would be considerable and it is unknown whether the costs would be recovered within a short period.

Car Parking spaces should be designed around Local Authority Highways guides. Building Regulation requirements to be met include: Accessibility (Part K and Part M) and Fire Resistance (Part B).

Building Regulations (BR), Planning officers, Structural Engineers and Geologists must be consulted to carry out this sensitive work.

5 Construction

5.1 Roof

The roof structures are both pitched and hipped where the roof slopes downwards, and gable ended, where the roof forms a triangle at the end of a building.

There are five chimney stacks located on the ridge line of the roof structures. They are of brick and mortar construction and look to be in reasonable condition with no noticeable cracking. The brickwork on the chimney pots should be cleaned. The mortar can crack over time and allow water penetration so should be monitored. Where the stack abuts the roof line there are lead cover flashings, which from the ground level appear to be in reasonable condition. Please see appendix G Photo 3.

There should be an internal inspection to ensure the stacks are adequately supported as these are load bearing and therefore support the structural integrity of the building. If they are to remain open and used, they must be checked by a qualified HETAS engineer.

Almost the entire span of roof tiles has been replaced in recent years. The slate looks to be in sound overall condition with a few noted cracked or missing tiles (please see appendix F Photo 1 as an example of this). Water will have penetrated the roof at these points and therefore it is important to inspect the roof timbers for wood rot and / or fungus growth. Some of the timbers may require replacement. Structural defects would only be evident upon a close internal inspection. Where the old tiles remain, these have light moss growth and would require cleaning and / or replacing within the next few years.

Typically, in buildings dating from the 16th Century, there would be lower ceiling heights which would include visible beams, if these have been retained by the previous owners. The beams may contain current traces of woodworm and must be checked for signs of decay before any works commence. Ceiling heights in 1930's were typically much higher and therefore it is expected a mixture of the two will be found. Building materials containing asbestos may be found in properties such as this, having been renovated and extended during the years when asbestos was widely used. A full asbestos survey should be carried out prior to any work commencing.

A separate Radon survey must be carried out to check the levels are within the normal range as this is known to be a high Radon level area.

Solar energy roof tiles would be suitable for a conservation area and the preferred option between tiles and panels, as they are more discreet.

5.2 Windows

The majority of window openings have been boarded up due to vandalism and the windows

which remain are shown to be of casement type, single glazing within a wooden frames which have been subject to rot and weathering. All window and door openings would require replacement. Please see appendix G Photo 2.

The property may be subject to an Article 4(2) Direction, which imposes restrictions on the type or quality of replacements such as; substitution of traditional windows and doors with PVCu or aluminium.

Energy Efficiency forms part of Building Regulations and Approved document L1B provides information on the maximum U value (amount of heat that can pass through the glass and framework) which must not be exceeded. Exemption would apply to the property if the replacement windows would *unacceptably alter the character or appearance*, which in this instance, is not applicable.

Document K of the Building Regulations stipulates that within commercial buildings, large expanses of glazing must be permanently identified as such, to avoid the danger of collision with and / or falling through.

5.3 Foundation

Foundations would be a mixture of shallow footings dating from the earlier parts of the building, to deeper foundations for the additions built in 1930s. Low footings may require reinforcing to comply with modern day standards and would depend upon the choice of alterations and the current footings' overall load bearing strength.

According to the British Geological Survey, the soil has superficial deposits of clay, silt, sand and gravel. The bedrock is a mixture of Roseland Breccia formation – Schist and metabasaltic rock.

5.4 Walls

There was visible cracking on two separate outer walls which appear to be old. They would need to be monitored as they could be a result of subsidence caused by weakened foundations. They may simply be a result of natural settlement. Please see appendix G Photo 1 for evidence.

Vegetation has been left to grow close to the property and there are signs of building penetration on the south side (please see Appendix F Photo 2 for evidence of this). Plant growth may cause moisture retention or prevent the building from drying naturally and therefore it is likely there would be damp issues. Insects and fungi thrive in moist conditions so these areas would need to be inspected and addressed prior to any work commencing.

The property would have outdated insulation which would require strategic updating such as external cladding with wool insulation backing, which would provide a good thermal barrier without losing any internal floor space.

6 Refurbishment Recommendations

There is an additional three popular hotels on this stretch of coastline, each within walking distance to a beach, which offer first class dining and leisure facilities, with two providing helicopter pads. The importance of offering something of similar quality and facilities is imperative, as are the extras in the form of luxury bedroom and bathroom suites and attention to the finer details.

The design and layout of the buildings lend themselves to a boutique hotel complex, as per Appendix B, consisting of;

6.1 Visitor accommodation

Block A: Three sea facing suites on the ground level and three on the first floor level.

Block D: Two sea facing suites on the first floor level

Block E: Three swimming pool and sea facing suites on the first floor level

Block F and G: Two detached double storey cottages of similar proportions could be split into four self-catering units.

Please see Appendix C for sketch of the bedroom and bathroom suites.

6.2 Restaurant and bistro

Block C: The ground floor of this section would make a delightful bistro / cafe for both visitors and guests of the hotel. Opening the floor out would create a relaxed and informal dining area in this section of the property, making the most of the courtyard and sea views with floor to ceiling picture framed windows. Dining on the terrace in warmer weather would be a highly appealing attraction.

The top floor of Block C would be a more formal evening dining area / restaurant, again making the most of the sea views.

Please see attached sketches in Appendix D-1 and D-2 and current building in Appendix F Photo 3.

6.3 Health Spa

Block D and E: Ground floor health spa in both blocks D and E, including a gym and treatment rooms.

Outdoor swimming pool in the courtyard, with pathways leading to the gardens and beach (please see sketch in appendix E).

6.4 Reception area

Block B: Reception area with a central staircase leading to block C and doors leading through the ground floor bistro and into the outside terraced dining area.

6.5 Parking

Underground parking has more risks attached due to the structural integrity of the buildings during excavation. It is recommended to discuss options with the Roseland Plan group in the first instance and engage the National Trust and Cornwall Planning, to come to an agreed approach.

7 Structural Recommendations

Prior to any work commencing, the property should be inspected for any deleterious material. A hazardous waste contractor such as Shield Environmental should carry out an asbestos survey on the walls, roof and floor boards, piping and guttering. It is important to check for lead piping and it is also important to examine the ground for any contaminants, which must follow Environment Agency guidance CLR11.

It is recommended that the cracking noted on the exterior parts of the building be seen by a Structural Engineer. A local company can be recommend to carry out this survey.

Any and all alterations to the property must adhere to Part II of Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework states that “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important” and further, “maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.”

It is therefore important to ensure a qualified surveyor and architect be engaged from the start to ensure any drawings and plans meet the necessary planning and regulatory requirements.

Fire Safety in any building is of particular importance and new buildings or refurbishment must adhere to BR Approved document B.

Disabled access is now a requirement, following the Disability Discrimination Act 1995 and BR Approved document M relating to access and B relating to Fire Safety must be followed. The costs thereof can be a substantial proportion of the overall refurbishment and there are limitations as to what can be carried out in a particular building. Advice in this area must be sought and form part of the redesign proposal.

8 Conclusions

The property is aesthetically attractive in the way it sits against a backdrop of greenery with a wide stretch of sandy beach at its foot. It is an attractive proposition for a long term investment plan. Sympathetic improvement to the buildings would require time and dedication, and the full refurbishment will require a large sum of money initially, followed by ongoing annual maintenance costs.

The property falls within the highly sought after and desirable Roseland Peninsula, which offers a wealth of sea faring history and is the seat of the world renowned Tregothnan Estate, the only tea growers in England.

The Roseland welcomes a large number of visitors each year, seeking the vast expanses of beach and coastline and lush vegetation, pretty architecture quietly secluded from the crowds of the north coast and near enough to the beautiful city of Truro. It is centrally located within the Roseland, a stone's throw of St Mawes and St Anthony's Head to the West and Portholland to the East. This plot is in a particularly exclusive coastal area which has restricted planning and building permissions imposed, making it unlikely there will be any future developments permitted within this stretch of coastline.

Whilst there are a number of four and five star hotels situated within the Roseland Peninsula, they are spaced apart quite well and all offer something slightly different and would appeal to different tastes.

The completed project would appeal to large hotel chains, current hoteliers looking to expand their portfolio and private individuals or entrepreneurs looking for both purchase and leasehold business endeavour.

Our company was formed three years ago and offers a fresh, innovative approach, retaining skills and knowledge under one roof. We employ a team of building professionals, including an Architect, Structural Engineer, Quantity Surveyor and work with local interior designers, so that we can manage your project from beginning to completion and consult with you every step of the way. The team has a wealth of local knowledge and experience and are willing to provide as much or as little hands on assistance as is needed throughout each stage.

We welcome any feedback you may have and look forward to further discussions with you.

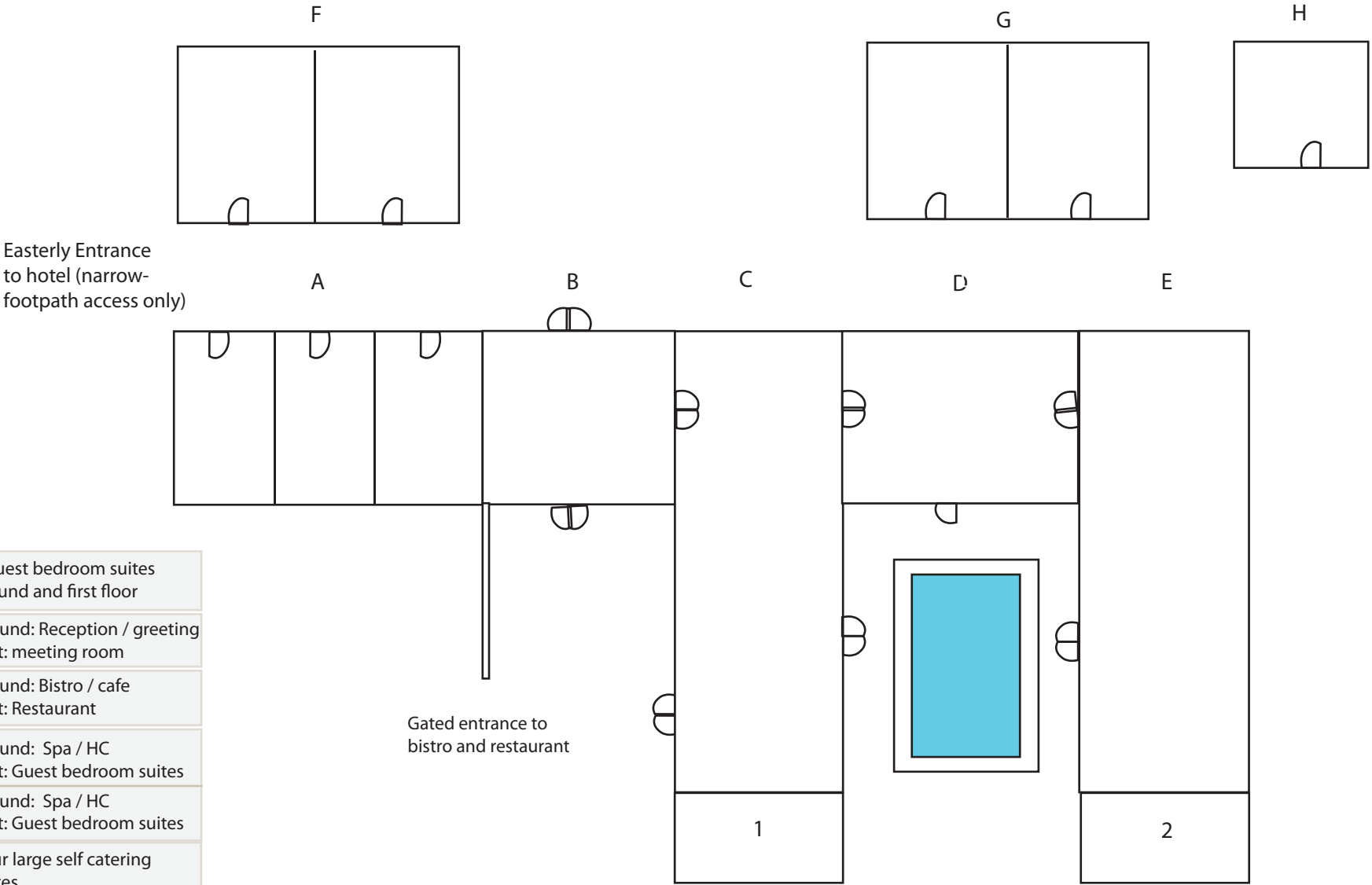
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Appendix A

Aerial map Pendower Beach position and access

- A** 4 acres of sloped forest land belonging to the property
- B** National Trust Pay & Display car park
- C** Road access to National Trust car park and beach only
- D** Sandy footpath from National Trust car park
- E** Pendower Beach House Hotel
- F** Footbridge crossing over the river
- G** Road access to property closed due to coastal erosion
- H** Small free public car park for SW coast path and beach





A	6 guest bedroom suites ground and first floor
B	Ground: Reception / greeting First: meeting room
C	Ground: Bistro / cafe First: Restaurant
D	Ground: Spa / HC First: Guest bedroom suites
E	Ground: Spa / HC First: Guest bedroom suites
F	Four large self catering suites
G	Four large self catering suites
H	Hotel Laundry room
1	Extension old conservatory
2	Extension old conservatory

Proposed hotel bedroom



Bedroom Sketch
Artist: Eric Ennis (no date)

Proposed bedroom suite shower room



Study sketch
Artist: Wilson Kelsey Design (no date)

Proposed courtyard dining terrace



Courtyard at Alston Hall in Lancashire
Artist: Carol Johnson (no date)

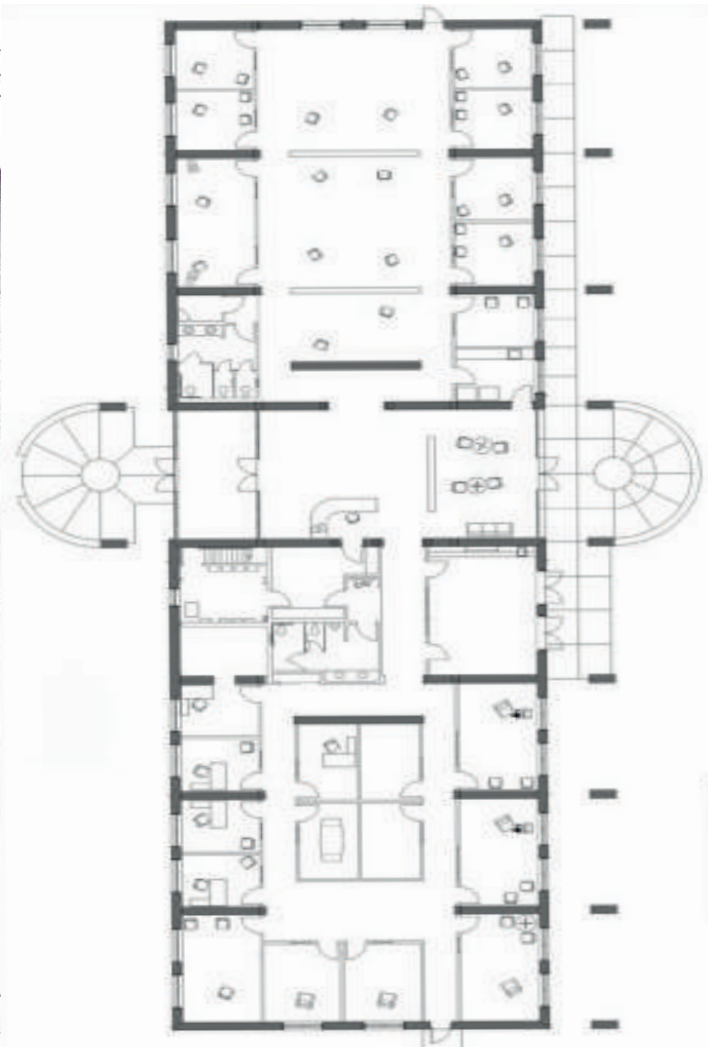
Appendix D-2

Proposed view of ground floor bistro into courtyard



Sketch: William Hefner's kitchen and dining area
Artist: Louise Keane (2014)

Proposed plan of ground floor bistro



Drawing: Survey Autocad Drawing
Drawing by: NealThomas (2011)

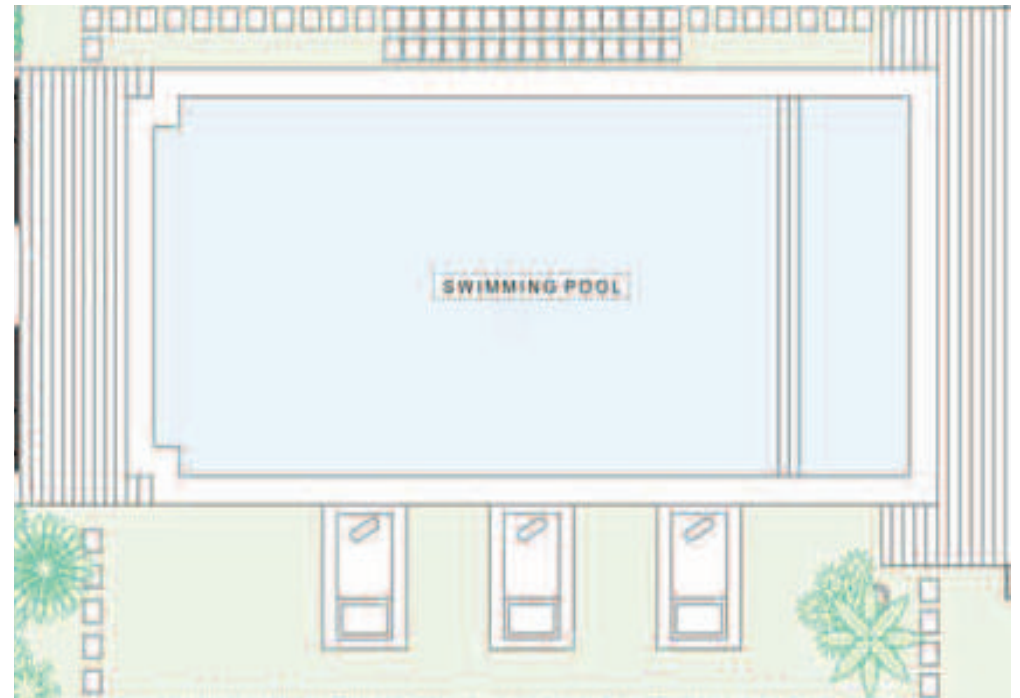
Proposed first floor restaurant



Sketch: Breakfast anyone?
Artist: Joan Borawski (no date)



Sketch: Courtyard pool inbetween U shape of blocks C, D, E
Artist: Philip Edwards (no date)



Drawing: Layout of courtyard pool inbetween U shape of blocks C, D, E
Copyright: CV Sewatama International (2011)

Photo 1 - new slate tiled roof, missing tile beside lower left dormer



Photo 2 - overgrown vegetation (Block A)



Photo 3 - reception and bistro / restaurant (Block B & C)



Photo 4 - driveway / access and blocks F, A and C in the distance



Photo 1 - evidence of a vertical crack (Block C)



Photo 2 - boarded up windows and doors (Block F)



Photo 3 - brick chimney stack and lead flashing



Photo 4 - footbridge over the river toward the property



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