



## Building Survey Report

on behalf of

The Salisbury Museum

**GRIMS DYKE BARN  
BLANDFORD ROAD  
COOMBE BISSETT  
SALISBURY  
WILTS SP5 5RL**



Inspection date: - **10<sup>th</sup> March 2016**





Chartered Building Surveyors  
17<sup>th</sup> March 2016

Mr. A. Green,  
Director of Salisbury Museum,  
The Kings House,  
65, The Close,  
Salisbury,  
Wilts, SP1 2EN.

Dear Mr. Green,

**RE: GRIMS DYKE BARN, COOMBE BISSETT, SALISBURY SP5 5RL**

Following your instruction via exchange of e-mails and my letter dated 2<sup>nd</sup> March 2016 I confirm that my buildings survey of the above property was carried out as arranged on the 10<sup>th</sup> March 2016 and I am now pleased to provide the following report for your consideration prior to purchase.

I also enclose herewith for your information copies of photographs taken of the property during my inspection together with sketch floor plan (not to scale) for identification purposes.

## 1.0 INTRODUCTION

This property comprises a detached “Kitpac” steel framed agricultural building which I estimate was originally constructed during the 1980’s. It is located within a predominantly rural setting immediately adjacent to the A354 Blandford Road but there are a number of other industrial/commercial properties within the immediately vicinity including the Wessex Raceway. Although there are no amenities nearby the comprehensive facilities of Salisbury City Centre including mainline railway station with a regular service into Central London are within approximately 10 miles.

The property has a private water supply and mains electricity. It is assumed that foul drainage is into a private septic tank located on the south side of the building. Internal heating throughout the property is limited to one oil fired overhead heater in the main workshop and electric bar heaters within the toilets.

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The building is essentially of galvanised portal framed construction comprising principal steel posts and steel roof framework incorporating galvanised collars. The external walls consist of coated and insulated galvanised steel profile sheeting with an area of timber weatherboarding to the front north facing elevation. There is a principal roller shutter loading door at the west end of the building together with secondary loading door at the front together with two pedestrian entrance doors. The external areas around the site generally comprise concrete and gravel surfaced hard standings which are fully enclosed by a high chain-link fence incorporating concrete posts and barbed wire.

## **2.0 TENURE AND LEGAL CONSIDERATIONS**

It is assumed that the tenure is freehold and that this will be confirmed by solicitors during the course of purchase.

Your legal advisers should also specifically confirm the following: -

1. Nature of right of way and extent of future repairing obligations with regard to shared access off main road;
2. Exact location of all boundaries and extent of liabilities for their future maintenance and upkeep;
3. Legal situation with regard to private water supply which is assumed to be from the Cranborne Estate.

## **3.0 LIMITATIONS OF SURVEY**

At the time of the survey the property was vacant and essentially empty. No intrusive investigations or tests of the service installations have been undertaken.

I have not inspected those parts of the construction, which are covered, unexposed or inaccessible, and I am therefore unable to confirm the extent of any defects, which upon further investigations, may be found in these areas.

I have not attempted within this report to list every defect which exists to the property, but I have concentrated my comments on significant defects and items which are considered to be of some importance.

The liability in respect of the report is limited to the instructing client only.

## **4.0 WEATHER**

The weather conditions at the time of the survey were **overcast and dry**.

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## **5.0 ORIENTATION**

For the purposes of identification within this report it is assumed that the elevation which incorporates the main loading door faces approximately due west.

## **6.0 ROOF AREAS**

### **6.1 Main Roof Covering and Ceiling**

The main roof consists of simple pitched slopes, covered with coated profile metal sheeting which incorporates a metal ridge and 9 no. GRP double skin roof lights in each slope. The roof sheets are also of double skin construction incorporating fibre glass insulation between.

The external slopes are generally in reasonable condition having regard to their age and no serious deteriorations are obviously apparent from ground level inspections. Although there is evidence of general surface weathering and deterioration to decorative coatings no serious defects are evident. There is also general surface staining and weathering to the external surfaces of the roof lights. I would however advise that routine maintenance and cleaning of the external slopes and roof lights is all that should be required in the future.

The underside of the roof sheeting which is fully exposed internally is in good condition and specifically there is no evidence of any obvious serious leakages. The junctions between the skylights and sheeting are particularly prone to leakages due to differential movements but there is no evidence to suggest that this has occurred in the past. However it would be advisable for the roof to be specifically inspected during heavy rain to confirm if any localise repairs are required. There is a small area of damaged ceiling cladding above the mezzanine, with exposed insulation, and arrangements should be made for this to be repaired as required.

### **6.2 Main Roof Structure**

Most of the roof structure is concealed by the ceiling sheeting but several galvanised collars are visible. It is assumed that the roof structure primarily comprises principal steel rafters of the portal frame together with transverse purlins but if this needs to be confirmed further investigations will be necessary. In any event, there are no obvious indications to suggest that the structure of the roof is in any way defective or that future remedial works will be essential. The galvanised purlins are also in good condition and structurally adequate.

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### **6.3 South Addition Roof**

The roof over the single-storey addition on the south side of the building (i.e. spray booth) comprises a mono-pitched slope surfaced with coated profile sheeting. The roof slope is in reasonable condition but the flashing junction with the original main wall has been badly formed using upstand metal sheeting and poor quality mastic joints.

The main slopes are in reasonable condition but the flashings are in a deteriorating state and there is evidence of past leakages internally. Allowances should therefore be made for the flashing arrangements of this roof to be completely replaced.

From my superficial inspections I have no reason to suspect that the structure of this roof is in any way defective or inadequate. Further inspections will however be required in order to confirm if the roof is adequately insulated.

### **6.4 Roof Eaves**

The eaves of the main roof are formed using coated profile metal fascias together with barges to the gables. All areas are in reasonable condition with no serious deteriorations evident.

### **6.5 Gutters and Downpipes**

The rainwater goods comprise relatively modern p.v.c. guttering discharging into p.v.c. downpipes on the north and south sides of the building.

It was not raining at the time of the survey but I do not anticipate that extensive replacement of the guttering will be essential. There is however a build up of vegetation in most gutters, particularly on the north facing elevation, and there is evidence that this has caused overflowing of the guttering and low level staining to cladding. Arrangements should therefore be made for all gutters to be cleared of debris. I would also suggest that the guttering be inspected during a heavy downpour of rain specifically to confirm if any remedial works are required to individual joints.

The downpipe arrangements are satisfactory and adequate.

## **7.0 STRUCTURE AND WALLS**

### **7.1 Structural Framework**

The main external walls primarily comprise a galvanised steel portal framework together with transverse ties. All areas of the wall framework are concealed by the wall claddings and my inspections were therefore limited.

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Notwithstanding the above, there are no obvious indications of any serious structural defects or movements to the main external walls or framework. There is however a considerable amount of water penetration at low level around the building which I suspect may have caused some deterioration and corrosion to the bases of the principal steel posts. I suspect that localised treatments are all that will be required but the degree of any deteriorations can only be confirmed if the bottom sections of the posts are fully exposed. I would therefore recommend that further investigations be carried out to determine the extent of the remedial works required.

## **7.2 External Wall Claddings**

The insulated profile sheet claddings which form the main external walls are generally in reasonable condition having regard to their age and no serious deteriorations are evident. I noted several areas where past patch repairs have been carried out and although these have not been undertaken to the highest standards I do not anticipate that further remedial works will be essential.

Notwithstanding the above, there is evidence of water penetration around the base of the building which has caused staining and localised corrosion to the claddings at low level both internally and externally. Although I do not anticipate that major replacement of claddings will be essential as will be advised later I would recommend that arrangements be made for cosmetic repairs and improvements to external surface water drainage in order to reduce future water penetrations and more serious deteriorations.

## **7.3 Internal Walls and Partitions**

The internal walls which form the office/utility areas comprise timber framed studwork faced with plasterboard. All areas are reasonably sound and no serious structural defects or weaknesses are evident.

## **7.4 Foundations**

I have not inspected the foundations themselves as this would have required considerable excavation but as previously advised there are no indications to the supported frameworks of any past movements or distortions emanating from foundation level. I therefore have no reason to suspect that the foundations which are provided below the supporting structures are in any way defective or inadequate. I know of no particularly onerous sub-soil conditions in this area and it is assumed that the underlying ground conditions primarily comprise chalk which is regarded as a good and stable foundation base. I therefore have no reason to anticipate future problems with foundation stability.

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Notwithstanding the above, it is always advisable to ensure that any buildings insurance specifically includes cover for “subsidence, landslip and heave”.

### **7.5 Damp Proofing**

I suspect that no damp proof course is provided within the main wall structures and as previously advised there is evidence of low level water penetration between the wall claddings and ground floor structures. This is primarily due to the high concrete aprons and ground levels which exist externally around the building and which are generally at the same height as the internal floor levels. I suspect therefore that there is no effective barrier to prevent direct or splashing rainwater penetration under the claddings.

In order to prevent future water penetrations I would suggest that the external concrete aprons be either completely removed or suitable drainage channels formed.

I would however recommend further investigations be carried out before remedial works are undertaken specifically to confirm the nature of the concrete apron around the building and the exact detailing which exists at the junction between the main wall structures and concrete floor surfaces.

## **8.0 FLOORS**

### **8.1 Ground Floor**

The ground floor is primarily of reinforced concrete construction with a painted smooth coating over most areas.

There are no obvious significant structural defects to the ground floor construction and I would advise that it should prove adequate for normal industrial use. However, if more specific advice is required with regard to its exact load-bearing capabilities then a more detailed appraisal by a structural engineer will be necessary.

The surface of the floor itself is generally showing signs of wear and tear and allowances should be made for improvements/re-coating as required.

### **8.2 Mezzanine Floor**

The mezzanine floor above the office areas is primarily of steel framed construction incorporating timber joists surfaced with chipboarding. Although reasonably sound and adequate for storage purposes, I suspect that the load-bearing capacities of this floor are limited and further investigations and structural engineers appraisal will be required if particularly heavy loads are to be stored throughout this area.

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The metal staircase with timber treads which provides access up into the mezzanine is reasonably sound and although the treads are adequate, they are inherently weak and may require future strengthening.

## **9.0 DOORS AND FINISHES**

### **9.1 External Doors**

The main loading door at the west end of the building comprises a galvanised vertical shutter door which is electrically operated. There is evidence of obvious distortion at the base of the door and although it has not been tested I suspect it does not operate efficiently. Arrangements should therefore be made for the door to be overhauled and serviced by a suitably qualified specialist or the original manufacturer.

The small vertical galvanised shutter door on the north side of the building is in reasonable condition but it does not close securely. Once again allowances should be made for the door to be overhauled by a specialist as required.

The external pedestrian access doors on the west sides of the building comprise metal faced flush type. Both doors are in reasonable condition but there is evidence of some deterioration and localised corrosion particularly around the edges of the doors. I would however advise that localised repairs and decoration is all that should be necessary. As will be advised later however allowances should also be made for improvements to the panic bar/escape locks to these doors as required.

### **9.2 Internal Doors**

The internal doors throughout the office/toilet areas primarily comprise painted hollow flush type. Although adequate, the doors are of poor quality and allowances should be made for general overhauling or the provision of better quality doors as required. If the doors are to be retained their fire resistance should also be confirmed and upgraded as required.

The sliding aluminium glazed doors behind the roller shutter door off the reception office are in reasonable condition but require some localised repair and adjustment.

The oak glazed panelled door between the reception office and main workshop is in reasonable condition but again requires localised repair and upgrading particularly to provide adequate fire separation.

Allowances should also be made for the provision of better quality doors to replace the poor chipboard doors between the workshop and spray booth as required.

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### **9.3 Wall Finishes and Ceilings**

The plasterboard wall surfaces and ceilings throughout the office/toilet areas are generally in reasonable condition and extensive re-plastering is not anticipated. There are however areas of localised damage, particularly where previous tenants fixings have been removed, and allowances should be made for making good in association with future redecorations.

### **9.4 Internal Decoration**

The standard of internal decoration throughout the office/toilet areas is generally poor and allowances should be made for redecorations and improvements to suit your particular requirements.

## **10.0 SERVICES**

No specific tests or detailed inspections have been carried out in respect of the services or drainage but from my superficial examination I am pleased to provide the following comments. However, if more detailed advice is required, suitably qualified specialists should be consulted.

### **11.1 Electricity**

Three Phase mains electricity is supplied into the property with the principal meter and fuse/control panels situated to the northwest corner of the main workshop. The installation throughout the building generally comprises relatively modern p.v.c. wiring and fittings which include overhead lighting in the main workshop together with perimeter power points and trunking. Light points and sockets are also provided through the office and toilet areas.

From my superficial inspection, there are no obvious fundamental defects to the electrics and I do not anticipate that extensive re-wiring will be essential. Some upgrading of the installation however to bring it up to modern standards and comply with your specific requirements will be necessary. I particularly noted that the mains smoke alarms throughout the office areas have been removed and there is no efficient alarm/emergency lighting throughout the main workshop. Allowances should also be made for improvement to trunking and obsolescent fittings as required.

If more specific advice is required with regard to improvements required to the electrics prior to purchase I would suggest that a qualified electrician be consulted.

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## **10.2 Water Supply and Plumbing**

A private water supply, which is assumed to be from the Cranborne Estate, is provided into the building. The exact nature of the supply and the legal situation should be confirmed as required. The principal stop valves are located within the gents w.c. and the p.v.c. storage tank with adjacent insulated hot water cylinder are located on the mezzanine. The plumbing generally comprises copper and p.v.c. pipework.

The plumbing installation is basic but adequate and no serious defects are obviously apparent. Since the property has been vacant for some however I would recommend that arrangements be made for the plumbing to be fully tested prior to taking reoccupation of the premises. Allowances should also be made for improvements to suit your particular requirements.

## **10.3 Sanitary Fittings and Kitchen Units**

The w.c.'s and basins within the male and female toilets are relatively modern and in reasonable condition. The stainless steel sink in the kitchen area is also satisfactory. Allowances should however be made for improvements as required.

The relatively modern fitted cupboards and units within the kitchen are functional but allowances should be made for minor adjustments and improvements as required.

## **10.4 Gas**

No mains gas is available.

## **10.5 Heating**

There is only one overhead oil fired warm air heater unit in the workshop. Superficially this appears to be in reasonable condition but it only provides a basic level of heating and allowances should be made for improvements as required. In any event I would recommend that the heater unit be checked by a qualified heating engineer who should specifically advise upon its operating efficiency and life expectancy.

No heating is provided throughout the office areas. There are two electric bar heaters within the male and female toilets and both of these are in poor condition and will require replacement.

Allowances should therefore be made for improvements to heating throughout the building to suit your requirements.

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## **10.6 Drainage**

No specific tests of the foul or surface water drainage has been undertaken and it is assumed that foul drainage from the toilets and kitchen sink are into a private septic tank located within the southwest corner of the site. An inspection of the tank has not been undertaken but the drains within the nearby manhole were seen to be in reasonable condition and running freely. I therefore have no reason to suspect that the tank does not operate efficiently but if more specific advice is required in this regard further investigations will be necessary. Allowances should also be made for making good around the manhole and specifically for improvements to the loose cover.

It is assumed that surface water drainage from the downpipes is into soakaways located around the site. Although it was not raining at the time of the survey I have no reason to suspect that these arrangements are seriously defective or inadequate. As previously advised however allowances should be made for improvements to surface water drainage generally around the perimeter of the building in order to prevent future internal water penetrations below the external wall claddings.

## **11.0 FIRE PRECAUTIONS AND MEANS OF ESCAPE**

The fire precautions and means of escape from the building are generally inadequate and not in compliance with current regulations. Specifically, allowances should be made for the provision of efficient integrated mains smoke alarms throughout all areas of the building together with emergency lighting and illuminated exit signs to the external doors. Allowances should also be made for upgrading fire doors, improvements to signage and the provision of fire fighting equipment as required.

If more specific advice is required with regard to the improvements necessary to bring the building up to modern regulations I would suggest that the Fire Officer be consulted.

## **12.0 SITE AREAS**

### **12.1 Fences**

The boundaries around the property are generally well defined by high chain-link and barbed wire fencing incorporating concrete posts. Although in reasonable condition, the fencing will require future maintenance and upkeep particularly where there are areas of overgrown hedging to the east and south boundaries.

Solicitors should therefore be requested to confirm the extent of your liabilities in this regard.

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The two heavy steel framed/mesh gates which provide access into the property are in reasonable condition but they are in need of some adjustment and provision of secure padlocks.

### **12.2 Hardstanding/Parking Areas**

The concrete and gravelled hardstanding areas around the building are generally weathered and in need of essential maintenance and upgrading. Specifically, there is evidence of weed growth to gravelled areas together with general surface damage to the concrete. Allowances should therefore be made for repair and improvements as required.

### **12.3 Oil Tank**

The p.v.c. oil tank at the rear of the building is in reasonable condition and of adequate capacity.

There is also a redundant fuel tank and arrangements should be made for this to be removed as required.

### **12.4 Access Road**

The shared access drive off the main road is gravel surfaced with several pot holes. Although adequate it will require some future maintenance. Solicitors should therefore be requested to confirm the nature of the rights of way which exist over this area and the extent of your liabilities for its future maintenance and upkeep.

## **13.0 SUMMARY**

As I hope you will determine from reading the body of this report, I am pleased to confirm that this building is in my opinion essentially sound and generally in reasonable condition having regard to its age. No serious structural defects were found during the survey but the building is in need of some essential maintenance and upgrading. I would particularly recommend that allowances be made in respect of the following: -

1. Clearing of debris/vegetation from gutters;
2. Future maintenance and cleaning of roof slopes and skylights;
3. Replacement of missing boarding to front east elevation;
4. Improvements to surface water drainage detailing around at base of building to prevent water penetrations internally below claddings;
5. Further investigations and remedial works as necessary to bases of structural columns;
6. Repair/overhauling of distorted main loading doors;

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7. Improvements to flashing arrangements above side addition roof;
7. Upgrading/improvements to electrics;
8. Improvements to fire precautions and means of escape;

It is difficult at this stage, to provide an accurate assessment of costs in respect of the above works but for initial budget purposes I would estimate an expenditure of at least £25,000 will be required. If more specific advice is required with regard to costs however I would recommend that detailed specifications be prepared so that contractors competitive quotations can be obtained.

I would also recommend that the building be insured for reinstatement purposes in the sum of £300,000 inclusive of fees and demolitions.

I trust this report is satisfactory and suitable for your purposes but please contact me should you require any further advice in this connection. I would also like to enclose herewith a note of my fee account and I look forward to receiving settlement within 14 days in accordance with our agreement.

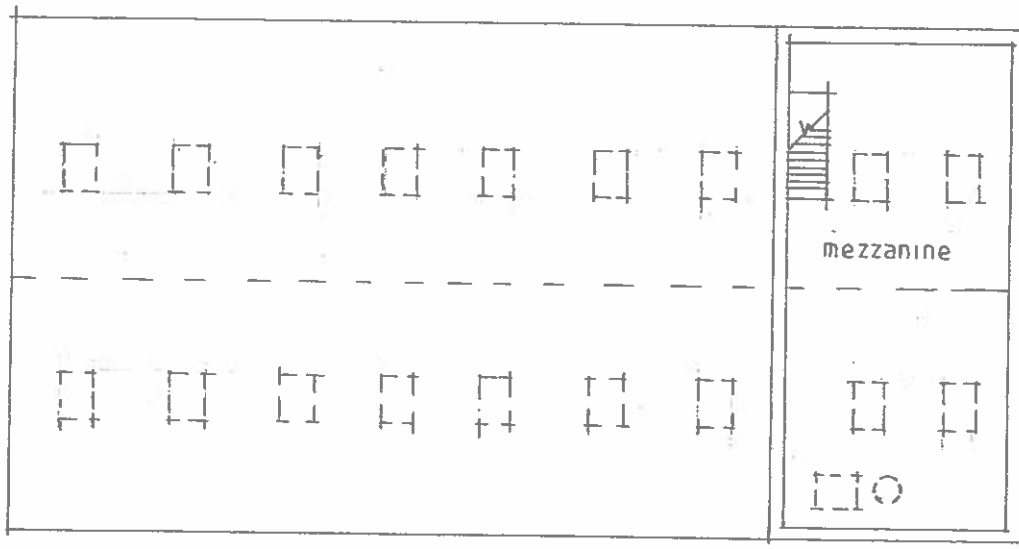
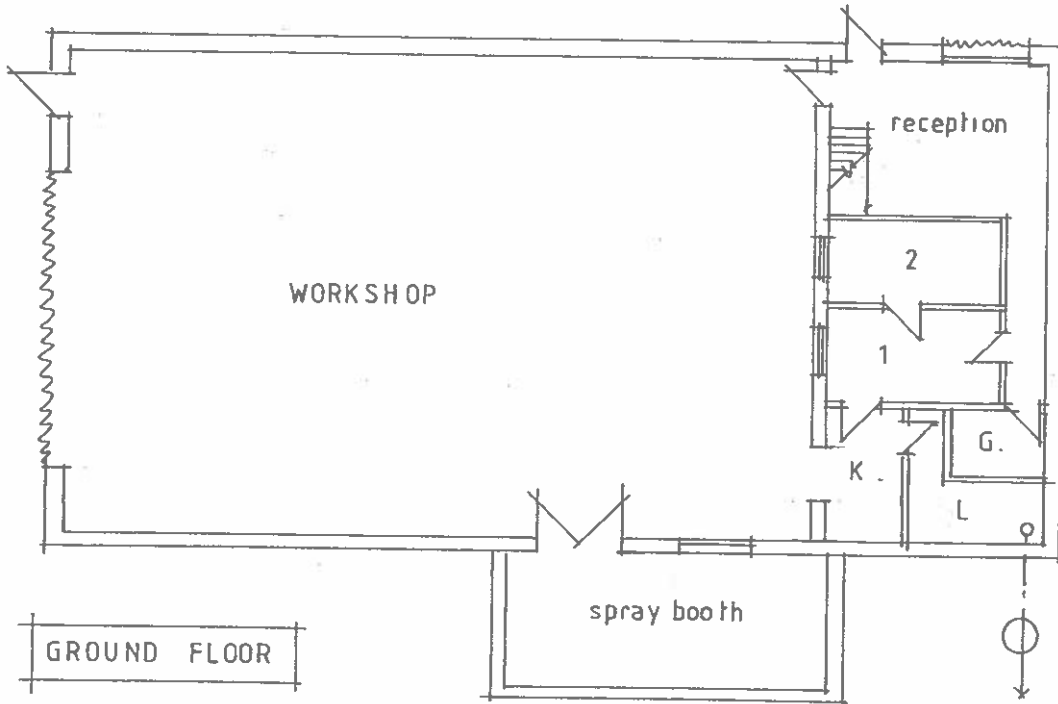
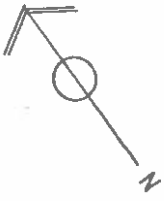
Thank you once again for your instruction in this matter.

Yours sincerely,



**S.J. LINARD/FRICS, MCI Arb**

GRIMS DYKE BARN  
SKETCH FLOOR PLAN—not to scale



**GRIMS DYKE BARN, COOMBE BISSETT, SALISBURY SP5 5RL  
PHOTOGRAPHS TAKEN 10<sup>TH</sup> MARCH 2016**





