

Wholetime Fire Station

Costs **Priority**

Property	Fire Station	External	
Date of Construction	1960	Internal	
No. of Storeys	1	Total	
Floor Area	765		Contingency / Prelims
Surveyor	D Trowler		Professional Fees
Date of Survey	26 January 2017	Total Cost	£ 310,050.00

Condition Summary

1. Flat roof coverings are at end of lifespan with surface ponding and moss growth.
2. Majority of windows & doors have been replaced however a small number of original ones are provided to rear.
3. Minor repairs are required to yard surfaces and sections of path require replacement.
4. Internally majority of building has been refurbished and is in reasonable condition.
5. The electrical services installations are aged.

Principal Recommendations

1. Replace flat roof coverings throughout, including fascias and roof lights.
2. Replace windows and doors including rear appliance bay doors.
3. Re-surface yards and footpaths to building perimeter.
4. Replace fibreboard ceilings, re-decoration and new flooring internally.
5. Re-wire building and replace selected light fittings.

External Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
1	Roof Covering	Felt covered sloping and flat roofs, some with solar reflective coating. Asphalt roof to Gym.	All flat roofs are considered to be at end of lifespan with surfacing ponding, moss growth and poor insulation.	Replace flat roof covering with high performance insulated warm roof system.		
2	Rooflights	4 no. polycarbonate roof lights. Polycarbonate patent glazing.	Reasonable condition.	Refit as part of re-roofing works.		
3	Fascias	Painted timber.	Flaking paintwork and delaminating plywood, including to Tower.	Replace with Trespa of equal pre-finished fascias.		
4	Rainwater Goods	Cast iron and aluminium with some sections of plastic. Internal outlets to central roofs.	Reasonable condition.	Consider replacement with coated aluminium to reduce future maintenance.		
5	External Walls	Brickwork with prefinished cladding panels above and below some windows.	Corrosion to metal frames around appliance bay door openings. Minor areas of recessed pointing to brickwork.	Prepare and decorate metal frame. Repoint brickwork.		
6	Windows & Doors	Double glazed aluminium to majority. Small number of timber windows and doors.	Window frames are dirty. Timber doors and windows have limited life.	Wash down aluminium window frames and cladding panels. Replace timber doors and frames. Replace timber windows.		
7	External Decoration	Concrete frame, fascias, doors and windows, rainwater goods.	Poor condition.	Re-decorate		
8	Yard and Access Road	Concrete with small area of tarmac to rear yard.	Localised areas of cracking / uneven surfacing to concrete including at site entrance. Drainage channels require cleaning. Tarmac surfacing degrading.	Relay tarmac surfacing. Patch repair concrete. Clean out drainage channel.		

External Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
9	Footpaths	Precast concrete paving. Tarmac to front entrance.	Redundant oil tank enclosure to rear. Precast concrete paving is generally uneven with open joints. Moss on surface of tarmac.	Remove oil tank enclosure. Relay precast concrete paths in tarmac. Clean down tarmac.		
10	Boundary	Low level brick walls. Galvanised steel palisade fencing. Timber panels with concrete posts.	Patch areas of recessed mortar joints.	Repoint brickwork.		
A	External Improvements	Modernisation of building exterior		Installation of insulated render and cladding to front and side elevations		
B	Access Improvements	No significant works				

Internal Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
11	Appliance Bay & Kit Room	Two bay appliance bay. Kit area and BA Workshop in converted third bay.	Reasonable condition. Quarry tile floors to Kit Room and Workshop. Workshop fittings dated.	Replace quarry tile flooring with sheet vinyl safety floor to assist cleaning. Replace Workshop fittings. Re-decorate.		
12	Offices	Watch Room and 4 no. Offices	Reasonable condition. Slight soiling to carpets.	Replace carpets and re-decorate.		
13	Toilets & Lockers	Male and Female Toilets each with showers. Accessible Toilet. Locker Room with resting chairs. Small Rest Room. Small Drying Room.	Good condition. Staining to floor in vicinity of urinals and in accessible toilet. Minor soiling to carpet in Locker Room.	Patch repair toilet floors. Replace Locker Room flooring in long term. Re-decorate.		
14	Kitchen & Rest Room	Kitchen with large Mess Room adjacent.	Mess Room in good condition. Kitchen is dated and requires full refurbishment.	Refurbish Kitchen including new wall, floor and ceiling finishes and fittings. Decorate Mess Room.		
15	Community	Located within Safety Building				
16	Corridors	Central Corridor	Slight soiling of carpet. Painted brick walls.	Line walls with plasterboard. Replace carpet and re-decorate.		
17	Gym	Located in rear wing with external access	Bare brick walls with old flooring.	Refurbish room including lining walls, new flooring and decoration.		
18	Ancillary Accommodation	Comms Room, Stores, Cadet Store & Boiler Room	Boiler Room requires decoration including floor.	Re-decorate.		
19	Electrical	Lighting and power	Wiring is old. Fittings dated. Some light fittings require replacement.	Allow for full re-wire of building and replace of switches, sockets and selected light fittings.		
20	Mechanical	Heating and hot water. Local extract fans with air conditioning to Comms Room.	Boiler Replaced. Water heater aged.	Replace water heater. Allowance for repairs / modifications.		

Internal Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
C	Internal Improvements	General	Drying Room is small and poorly located.	Extend Drying Room into adjacent Store and refurbish or find alternative location within Building.		
D	Access Improvements	Circulation and Facilities	Narrow doors / unsuitable ironmongery.	Modification / replacement of doors.		

On-Call Fire Station

			Costs	Priority
Property	Fire Station	External		
Date of Construction	1961	Internal		
No. of Storeys	1	Total		
Floor Area	245	Contingency / Prelims		
Surveyor	D Trowler	Professional Fees		
Date of Survey	11 January 2017	Total Cost	£ 238,980.00	

Condition Summary

1. Flat roof coverings are affected by ponding and have poor thermal performance.
2. Property has single glazed windows and timber doors.
3. Yard and access road surfacing is degrading. Path is uneven.
4. Office and community room facilities have been refurbished and are in reasonable condition.
5. Toilets and Kitchen are dated with many original features.
6. Gym is located in appliance bay. Drying Room is small and Cadets housed in portable building.

Principal Recommendations

1. Replace all flat roof coverings with high performance warm roofing system. Include for new rooflights.
2. Replace windows and doors with double glazed aluminium framed windows & doors.
3. Re-surface yard and access road.
4. Re-design toilets to create modern facilities, including accessible toilet. Refurbish kitchen.
5. Replace lighting with LED lighting.
6. Convert one appliance bay or extend building to provide Gym, Cadet Room and BA workshop.

External Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
1	Roof Covering	Mineral felt covered flat roofs	Ponding on surfaces with moss in areas. Minor patch repairs. Roofs uninsulated. Evidence of leak in appliance bay.	Replace with new insulated warm roof system, including new outlets and perimeter trims.		
2	Rooflights	3 no. pyramid rooflights	Reasonable condition. Not possible to determine if they are mansafe.	Replace with triple skin rooflights when flat roof covering replaced.		
3	Fascias	Timber painted with aluminium trims	Paint flaking in sections. Limited lifespan to timber.	Replace with Trespa of equal pre-finished fascias.		
4	Rainwater Goods	Internal pipes	Reasonable condition but given age of building will be nearing end of lifespan.	Replace when roof coverings replaced. Consider relocating to building exterior to minimise risk of damage from leaks.		
5	External Walls	Facing brickwork with painted concrete frame to appliance bay.	Spalling to concrete lintols to high level windows. Minor areas of recessed pointing / damage to brickwork. Cladding to tank room reached end of lifespan.	Repair concrete lintols and patch repair brickwork. Remove tank room if redundant. If not redundant then replace cladding. Allow for decorative timber cladding around entrance canopy / porch area to modernise appearance.		
6	Windows & Doors	Insulated overhead doors to front appliance. Folding metal doors to rear. Single glazed steel windows with timber surrounds. Timber doors.	Reasonable condition. Poor thermal performance.	Replace rear appliance bay door. Replace all windows and doors with double glazed aluminium windows and doors.		
7	External Decoration	Painted windows, doors fascias, cladding and concrete. Drill Tower.	Reasonable condition	Re-decorate concrete frame and drill tower. Remaining elements to be replaced with pre-finished components.		

External Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
8	Yard and Access Road	Tarmac	Surface is degrading and cracking.	Relay surfacing and renew markings. Replace concrete surround to drainage channel.		
9	Footpaths	Precast concrete paving	Cracked and uneven.	Replace paving.		
10	Boundary	Low level chain link fence to rear.	Poor condition.	Replace with welded mesh fencing or similar.		
A	External Improvements	Modernisation of building exterior		Installation of insulated render and cladding to accommodation block		
B	Access Improvements	Building Approach	No designated pedestrian access route. Raised door threshold.	Mark out level clear route. Modify door threshold.		

Internal Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
11	Appliance Bay & Kit Room	Two bay appliance bay. Kit area opens onto corridor. BA workshop to rear of bay.	Cracks to appliance bay floor. BA Workshop is dated. Old lockers in Kit area. Roof leak to appliance bay.	Refurbish BA workshop. Replace lockers. Re-decorate		
12	Offices	Watch Room and single office.	Reasonable condition. Old glazed screens to Watch Room.	Replace glazed screen. Re-decorate.		
13	Toilets & Lockers	Male Toilet & Shower. Female Toilet with shower. Small cupboard as Drying Room.	Accommodation is dated and do not provide modern facilities. Accessible provisions within female toilet are none compliant.	Fully modernise facilities to create two shower pods with toilet, one of which can be accessible. Consider re-design of other internal accommodation to create a drying room.		
14	Kitchen & Rest Room	Kitchen located off small office. Rest Room shared with community room.	Kitchen is dated.	Refurbish Kitchen including new flooring, units, ceiling and decoration.		
15	Community	Single room adjacent front entrance.	Good condition.	Re-decorate.		
16	Corridors	Single corridor from front to rear	Vinyl flooring to rear section is soiled.	Replace vinyl with barrier matting. Re-decorate.		
17	Gym	Open area within appliance bay used.		See improvements		
18	Ancillary Accommodation	Cadets housed in external portable building. Boiler room to rear. Comms Room adjacent entrance.	Issues with water ingress from yard into boiler room. Portable building is in reasonable condition although problem was reported on site with floor.	Consider long term replacement of portable building with permanent accommodation. (see improvements)		
19	Electrical	Lighting and power	Light fittings are nearing end of life cycle.	Replace with LED lighting. Allowance for repairs / modifications.		

Internal Condition Summary

Fire Station

Ref	Element	Description	Condition Summary	Recommendation	Priority	Cost
20	Mechanical	Heating and hot water. Local extract fans with air conditioning to Comms Room.	Reasonable condition.	Allowance for repairs / modifications.		
C	Internal Improvements	Gym, Cadets & Drying Room	Existing provisions are poor or non-existent.	One appliance bay could be converted to create a Gym, BA Workshop and Cadet Room. The existing BA workshop could then be adapted to provide a Drying Room. Alternatively the building could be extended to the rear using the space occupied by the former oil tank.		
D	Access Improvements	Circulation and Facilities	Narrow door / unsuitable vision panel. No accessible toilet.	Modification / replacement of doors. Accessible toilet included above.		