

To whom it may concern

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Rose in June, Selsmore Road, Hayling Island – Condition Report

Introduction

This report is to be read in conjunction with the Planning Application for redevelopment of the above property. It takes into account the works proposed in the application and should not be considered as a stand alone building survey for any other purposes.

The former Rose in June public house is situated on Selsmore Road on Hayling Island. It consists of an original Victorian two storey building which forms the main frontage and entrance. To the rear is a single storey brick built extension with a tiled pitched roof. To the east a number of smaller brick and flat roof extensions have been added to provide a kitchen and additional welfare facilities and storage areas.

We understand the Pub ceased trading approximately five years ago and has been vacant since. As a result the property has been subject to significant vandalism, including an arson attack on an adjoining thatched barn which subsequently had to be demolished as a result. The property is currently boarded up to prevent further damage and unauthorised access.

Condition of the main building

The external elevations of the Victorian part of the property are formed in fair facing flemish bonded brickwork. The brick elevations appear to be in a reasonable condition. We noted isolated minor impact damage throughout and a number of stepped cracks through the mortar joints. A small crack is visible at high level running vertically through the brickwork from eaves level.

We were unable to view the foundations to assess their composition or condition. There is, however, no evidence of movement in the foundations in any part of the main building.

The slate roof covering is in a poor condition with a number of slates missing or damaged. This has resulted in significant water ingress into the property. Although we could not access the roof void, we were able to visibly inspect most of the roof structure from the first floor. Significant areas of the timber roof structure are rotten and in need of replacement. Where the timber has remained dry, however we believe sound timber may be present.

The timber sash windows have not been tested however they also appear in fair aesthetic condition. They would need to be fully overhauled to return them to a functional standard however the proposed future use of the building does not require the windows to be in working order.

The main timber door of the property is missing and the inner glazed door has suffered substantial damage. Both these doors would be replaced during the proposed refurbishment.

Internally the structural elements of the main part of the property are in a fair condition. Although there is widespread damage caused to the fittings and finishes, the structural integrity of the brick walls and columns appears relatively unaffected. Generally the lintels and supporting beams appeared in a fair condition however we did note that the timber beams between the main building and rear extension are affected by water penetration. The extent of the damage is unknown until the extension building is removed and a detailed investigation can be carried out.

At first floor level the damage to the property is widespread. Due to the damage to the roof covering, water ingress is significant. This along with the vandalism has resulted in damage to the plaster finishes and timber floor boards. The timber boards forming the first floor landing are in a very bad state of repair and the majority, along with the ceiling finishes beneath, have collapsed leaving the timber joists exposed.

Condition of the single storey additions

The pitched roof of the extension at the rear of the property is in a very poor state of repair. A large number of tiles have been removed as a result of vandalism. Significant water ingress from the flat roofed extensions to the east also indicates that the roof coverings over these parts of the building have now failed. Water ingress into the property is now a major issue.

The brick and block cavity walls are generally in a fair condition. Vegetation growing beneath the rear elevation is causing isolated damage to the masonry and likewise to the metal doorframes which have become distorted by the force of the plants growing up. The timber window frames at the rear are severely damaged as a result of vandalism and in some cases the frames have been completely pulled out of the brickwork openings.

Internally the single storey extensions are in a very poor condition. Water penetration as a result of the condition of the roofs has caused widespread damage to the internal areas including the timber roof structure and ceiling finishes, of which many of the ceilings have now collapsed. Standing water and general debris from the roof is evident within the kitchen area and dining area.

Generally

Fixtures and fittings, including the lighting throughout have been damaged beyond repair. The toilet in the former staff areas has been vandalised and the cistern has been removed from the wall. Windows have been smashed, kitchen units have been ripped out and appliances have been overturned. Light fittings have been pulled out of the ceilings and there is evidence that copper pipes and wire have been cut out and removed from the property.

Due to the extent of the damage, which has also affect the electrical supply the three phase electricity supply has been disconnected and buried out side the building on health and safe grounds.

Externally, drain covers are damaged and chambers are full of debris. An attempted survey found the drains to be blocked with silt and they require jetting through before their condition can be ascertained.

The site is affected by numerous stands of Japanese Knotweed. These have been treated twice with a herbicide. Before works commence it is proposed that the rhizomes are dug up and removed from site by a licensed contractor.

Conclusion

To conclude, we believe that the elements of the building that are expected to be retained, including the north and west elevations and foundations are structurally stable and capable of conversion. We believe that the roof structure of the original building would be capable of repair but it would be more economic to remove and

replace the original roof structure with a truss roof. The existing extension is in a very poor condition and is proposed that it is demolished as part of the works. During the works an assessment of the internal and other non accessible elements will be carried out on a continuous basis.

I trust the above is satisfactory for your requirements however if you have any further questions please do not hesitate to contact me.

