

Condition Survey Report

YC009-Tooting Triangle - Balham Boxing Club



Printed on 05/04/2022

Condition Survey Executive Summary

Address

Tooting Triangle - Balham Boxing Club
Tooting Triangle - Balham Boxing Club
366 Cavendish Road
London
SW12 0PP



Building Survey

Last surveyed by : Mark Baxendale
Survey date : November 12, 2021

Condition surveys are a visual inspection of accessible areas. There has been no 'opening up' or testing of any nature on either the fabric of the building or any of the mechanical & electrical installations. The resulting data is not a specification for the procurement of required works and all quantities are approximate.

Overall Condition

Overall, Balham Boxing Club is considered to be in Satisfactory – Poor condition mainly due to a lack of maintenance and general improvements. The fabric throughout is tired and exhibiting numerous defects. There are no severe defects affecting the structural integrity of the building although the key issue identified was the water ingress noted to the rear area labelled 'New External' on the floor plan. Further investigations are required to gain access to the main roof area and assess the condition as we noted signs of water ingress internally, which indicate an issue with the roof coverings or subsidiary elements.

External Fabric

The external fabric of the building is principally a metal frame with infill panels, which are considered to be in poor condition to all elevations. Rust was noted in numerous areas and the aesthetic condition was also poor. It appears as though the external fabric has previously been subject to graffiti, which has been painted over poorly. We have recommended rubbing down and preparing all external areas ready to receive a new external decorative finish. The small area which are brick and rendered to the rear of the building are generally tired but deemed to be in satisfactory condition.

Rainwater Goods

The rainwater goods were generally concealed to most elevations though there was no indication of any blockages. However, the rainwater goods to the rear elevation were UPVC and considered to be in bad condition as they were damaged and disconnected causing the rainwater to pond on the roof and run directly down the face of the building. We have recommended urgent replacement of the rainwater goods to this elevation to prevent further deterioration of the building.

Windows

There are no windows within the building. However, natural light is provided via skylights which are considered to be in poor condition. We noted the glazing to all skylights had been replaced for fibreglass, which does not allow light to pass through. We recommend replacing all skylights.

KEY : Condition grading
A : Good
C : Poor

B : Satisfactory
D : Bad/Urgent work required

Priority grading
1 : Immediate work required
3 : Required within 3-5 years

2 : Required within 2 years
4 : Required from 5 years onwards

Roof

As previously noted, we were unable to gain safe roof access. However, we did note an area of internal water ingress, which indicates the roof, or its subsidiary elements have failed. Additionally, one of the exposed hipped rafters was saturated. We have recommended further investigations to access the roof and undertake the necessary remedial works to prevent further deterioration internally.

Internal Walls/Ceilings

The internal walls and ceilings were generally in satisfactory condition. There were no significant defects however, we noted tired decorative condition throughout and recommend redecorating throughout. Additionally, we noted moisture damage within the male & female changing room. We were unable to inspect the other side of the wall as this was part of a neighbouring property, which we did not have access to; however, there was no heating or ventilation within either of these areas. This should be addressed before hacking back the moisture damaged areas and re-plastering.

Doors

Doors throughout were noted to be in satisfactory condition. All doors are functional though decorative condition is tired and should be updated.

Floor coverings

Floor coverings were mostly vinyl and carpeted throughout. All floor coverings were either past their serviceable lifespan or approaching this stage, so we have therefore recommended updating all floor coverings on a like for like basis.

Sanitary Services

All sanitary fittings were in satisfactory and poor condition. Though functional, we noted all fittings were approaching the end of their serviceable lifespan and should be renewed.

Mechanical Survey

Last surveyed by : Mark Baxendale
Survey date : November 12, 2021

Electrical Survey

KEY : Condition grading A : Good C : Poor	B : Satisfactory	Priority grading	
	D : Bad/Urgent work required	1 : Immediate work required	2 : Required within 2 years
		3 : Required within 3-5 years	4 : Required from 5 years onwards

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