

TOOTING TRIANGLE ONE O'CLOCK CLUB
Summary Extract from Condition Survey Report
Survey date 24th November 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, we consider Tooting Triangle One O' Clock to be in poor condition. The building has been vandalised and there are several areas of damage to the fabric which are described in the report. In addition to this the building and its grounds has suffered flooding in the recent past and appear to have been neglected in terms of routine maintenance. A significant programme of repairs and redecorations is recommended. To prevent further damage by flooding, it is recommended that the below ground drainage system is repaired and replaced in places.

External Fabric

The external fabric of the building consists of exposed and painted brickwork. All elevations were assessed and appear to be structurally sound but have been graffitied. Paint removal is recommended to the fairfaced brick and redecoration is required to the painted brick. Therefore, the external fabric is deemed to be in poor condition.

Rainwater Goods

The rainwater goods are a combination of cast iron and UPVC externally mounted fittings. In most cases the rainwater goods have been detached and require re-fixing. Some areas of replacement guttering and down pipes have also been identified. The rainwater goods are deemed to be in poor condition.

Windows

All windows are modern double glazed aluminium opening casements. The windows have protective roller shutters but in some cases these have been removed and the windows broken. The report identifies areas where replacement roller shutters and windows are required and where window glass needs replacing. Generally, the windows are in poor condition.

Roof

The building comprises of a part flat and part pitched roof with bituminous felt roof coverings and painted timber fascia boards to the perimeter. The roof covering is cracked and worn and replacement is recommended. The fascia boards require redecoration. Generally, the roof is in poor condition.

Internal Walls/Ceilings

Due to recent cases of flooding in the building, many of the lower parts of the internal walls have been significantly damaged by water. These are mainly painted brick walls, which will require repair and redecoration. Other wall surfaces have significant scuffs and marks which can be picked up with the Council's ongoing decorative maintenance.

The ceilings are mostly woodwool slabs set within painted timber rafters. These appear to be in acceptable condition.

Doors

The majority of internal doors were deemed to be in acceptable working order, with the exception of one timber door in the main play area part of the building which doesn't shut properly, therefore requiring either repair or replacement.

The external doors are a combination of glazed and timber and are in poor condition. Repairs are identified within the report.

Floor Coverings

Similarly, the previously mentioned flood in the building has affected some of the floor coverings. The vinyl in the lobby area and children's WC have been particularly badly affected and need replacing as a result.

Sanitary Services

The sanitary services are in working order but require significant cleaning, particularly in the children's WC area.