

25 Bessemer Park Industrial Estate

Milkwood Road

LONDON SW24

Schedule of Condition of Premises

taken for the London Ambulance  
Service NHS Trust

on the 03 November 2006

BBA  
40 Westow Street  
Upper Norwood  
LONDON  
SE19 3AH

## INTRODUCTION:

- 1.00 This schedule of condition was commissioned by the London Ambulance Service NHS Trust (the LAS) in the pre-ambles to the completion of the purchase of the lease of No. 25 Bessemer Park Industrial Estate.
- 2.00 The focus of attention is on the external fabric of the building of the grounds and boundaries. Relatively minor attention has been drawn to some aspects of the interior. It is understood that on completion of the purchase, the LAS will entirely refurbish and refit the building with only possibly the main entrance staircase remaining in the prospective scheme.
- 3.00 This schedule of conditions is not a structural survey of the premises and excludes all areas which could not be reasonably viewed or inspected. There is some minor reference to electrical, water and drainage services and any comment on these is nominal only and is not a comment on the integrity of the services.
- 4.00 Reference should be made to the photographs as numbered in the text and to the plan which is appended to the schedule.

#### The Premises - General:

- 5.00 Unit 25 Bessemer Park Industrial Estate is a two storey steel framed structure and is roughly square on plan and occupies a plot at the south corner of the estate remote from the other units which comprise the estate. Photos 1,2 3 and 4 give an overall and general impression of the premises.
- 6.00 The building is clad with masonry panels of face brickwork, light blue profiled metal cladding and fenestration of colour coated aluminium sections and is roofed with a light blue profiled metal decking. There is currently an up and over door giving access to what is a ground floor warehouse. The ground floor is solid concrete finished with an industrial paint.
- 7.00 The first floor is reached from the ground floor by steel staircases at diametrically opposite corners of the building. The first floor is solid concrete, unscreeded and laid on a permanent metal profiled deck which is exposed as the soffit visible on the ground floor.
- 8.00 Internally the cladding is faced with concrete blockwork at ground floor level. At first floor level approximately 50 per cent of the floor area is warehouse and the remainder has been fitted out with offices comprising lightweight partitions, floor and suspended ceilings. It is anticipated that all of the internal fittings will be removed during the proposed refurbishment.
- 9.00 Externally, the premises are fronted by a concrete block paved forecourt with access to a shingled path on the north flank. There is a service yard on the south flank which is roughly laid out with a shingle path and this area has been very poorly maintained. Access to the east flank is prevented by the main estate fence which is connected with these flanks.
- 10.00 It is understood that the premises were built approximately 16 years ago.
- 11.00 The east flank of the building is inaccessible as the estate boundary fence is affixed to the north and south flanks. Dense foliage also prevent access to this flank from the Milkwood Road boundary. Consequently, only the gutter and high level brickwork can be inspected from a distance along this flank.

The Roof and rainwater disposal system:

- 12.00 It was not possible to inspect the roof from the exterior nor to gain a good vantage point from which to view it. It is reasonable to assume that if the blue coloured profiled metal insulated deck is the same as the wall cladding, it's colour and finish are likely to have deteriorated more under ultra violet light conditions.
- 13.00 Without a detailed inspection, the condition of cladding connectors has not been possible.
- 14.00 There are at least two large translucent double skinned roof lights on the east and south sides of the roof. These are dirty and discoloured and there is some evidence of dirt within the cavity. (see photos 57 and 64).
- 15.00 It is not within the scope of this survey to determine the life span of the roof decking but it is likely that some maintenance will be required during the period of the lease, and it is likely at some stage that leaks will occur. The likelihood of re-roofing entirely during the later part of the lease should not be discounted.
- 16.00 The guttering and down pipes (photos 5 to 11 inclusive) are fair to poor in condition. Junction seams (photos 9 and 10) in main runs and at corners are evidently poor with visible seepage and discolouration. The colour coating of these elements has also deteriorated quite badly under ultra-violet light. There has been some severe seepage and discolouration on the down pipe in the south west corner of the building.
- 17.00 The gutters are evidently badly silted up as there is evidence of plant growth with in them (photos 5 and 6). It is recommended that these are cleared and inspected during the course of the refurbishment.
- 18.00 It is likely that the gutters and down pipes will require replacement during the term of the lease.

Face Brickwork:

- 19.00 The general arrangement of brick panels is shown on photos 1 to 4 inclusive. London stock facing brick have been generally used in the panels with contrasting strings of red face brick.
- 20.00 Generally the condition of the brickwork is fair though there is evidence of efflorescence at high level in the south east corner panels. It is likely that this is only superficial and not of any consequence.
- 21.00 There has been considerable discolouration of the brick panels on the north and south flanks with green algal pigment resulting from poor water throw off from the drips on the cladding panels over. See photos 15, 16 and 18.
- 22.00 In the service yard on the south flank timber deck or duck boarding has been laid on the shingle path adjacent to the fire escape door. The top of this is in line with the damp proof course and it is clear that water has splashed above the DPC line albeit on the external skin of brickwork causing quite pronounced discolouration of the brickwork with green algal pigment. This boarding is unnecessary and will inevitably be removed as a part of the prospective refurbishment works.
- 23.00 A DPC is evident as illustrated by photo 14. There is no suggestion to show any deterioration of this element.
- 24.00 There is some minor damage to brickwork adjacent to the fire escape door where the face brickwork has been burst where a cable hole has been made (17).
- 25.00 Where the boundary fence has been affixed with bolts to the north and south flanks undue stress has been placed on the masonry and the mortar joints have cracked locally. See photos 19, 20, 21 and 22.
- 26.00 It is anticipated that cleaning and the minor repairs of the brickwork could be carried out during the prospective refurbishment works.

#### Windows and Doors:

- 27.00 It is understood that the existing main goods access up and over door is to be replaced during the prospective refurbishment so no special note is made of this.
- 28.00 The windows and the main entrance door frames are colour coated aluminium framed units with double glazed and opaque solid panel panels. The nature of the opaque panels, which appear only on the main west facade has not been investigated but their general appearance is fair with no signs of deterioration. They are likely to be insulated sandwich panels and their outside face may be of a compact laminate board colour coated white. See photos 23, 24 and 25.
- 29.00 The operation of the individual sashes of the window units and the integrity of their glazing units has not been tested or noted. However, a number of double glazed units have deteriorated and failed and will require replacement during the refurbishment. Individual units shown in photos 58 and 59 (first floor east flank) and within the main entrance screen, photo 63, show typical such deterioration.
- 30.00 A number of glazed units have been blacked out with paint for security purposes on the main west facade and if these units are not removed as is anticipated in the proposed refurbishment, they are likely to require replacement. See photos 60 and 61.
- 31.00 The fire escape door on the south flank is a timber frame and leaf etc. The doorset is in a poor condition, though it is anticipated that it will be removed during the proposed refurbishment, relocated and replaced.

Exterior:

- 32.00 The building has been cut in to a natural bank on the approach to the footway to Milkwood Road and the ground has been retained approximately 2 metres from the building by interlocking pre-cast concrete units to form a retaining structure. A similar arrangement has been made on the south flank and a similar retaining structure has been formed at right angles to this flank adjacent to the fire escape door and on the line of the boundary fence.
- 33.00 As stated in the introduction, the densely foliated ground on the north flank renders access difficult if not impossible for survey purposes. The gravelled path immediately adjacent to the building on this flank is therefore in poor condition and what can be seen of it is badly strewn with debris and general rubbish which has accumulated over time. (See photo 32, south east corner and 33 north east corner.
- 34.00 The boundary adjacent to the flank to north has cultivated beds with evergreen shrubs and standard trees and it appears that this is well maintained by the estate managers and contractors (see photo 4). The decorative condition of the estate fence which runs up to this flank (photo 36) is poor and this should be redecorated. This may be the responsibility of the estate managers and contractors and should be checked.
- 35.00 The boundary to the west, which forms the boundary with the railway line and Herne Hill Station, is densely foliated with mature trees and shrubs and general foliage on both sides of the fence. The fence is a galvanised chain link type and appears in reasonable order, though it is likely that it will deteriorate during the term of the lease if careful maintenance is not carried out.
- 36.00 A low level galvanised steel Armco type vehicle crash barrier runs more or less parallel to this boundary fence and this appears to be in reasonable order. See photos 27 through 31.
- 37.00 The boundary on the south flank has been very poorly maintained and the galvanised chain link boundary fence has been subject to general debilitation as a result of the over growth of adjacent foliage.
- 38.00 At one point the boundary is formed by one flank of the three sided simple brick refuse enclosure. There was still much debris in and around this structure at the time of the survey to give reasonable comment, though it is anticipated that this structure will be removed during the proposed refurbishment. See photo 34.
- 39.00 The refuse enclosure forms, with some temporary removable mesh panels a yard adjacent to the flank of the building. This area has been a storage area for a container for which a concrete base slab was built.

Exterior, continued:

- 40.00 As previously stated, timber decking has been placed along this south flank over the shingle pathway, for reasons unknown. The staining etc. to the brickwork which this has caused, the decking has rotted and will inevitably be removed as part of the general site clearance during the proposed refurbishment.
- 41.00 At one point in this yard the galvanised fence has been totally removed close to the refuse enclosure (see photo 26). It is likely that a whole section of fence is replaced during the proposed refurbishment.
- 42.00 As with the north flank, the estate fence in this area should be cleared of all closely growing foliage and redecorated and as previously noted, this may be the responsibility of the estate managers and contractors and should be checked.
- 43.00 Generally, the condition of the condition of the ground and boundaries in this area is very poor due to poor maintenance and the accumulation of debris and this will inevitably be given attention during the course of the proposed refurbishment. Photos 37 through 39 illustrate this area generally.

Footways and the Forecourt:

- 44.00 It is reasonable to assume that the concrete flagged footway flanking the main carriageway in to the estate is in the care and maintenance of the estate managers and contractors. It is in a fair and reasonable condition. See photos 40 and 41.
- 45.00 A concrete flagged footway which drops down from the public footway runs in to a similar footway which flanks the main entrance façade. Some of the joints in the flags are disjointed and will require re-setting during the course of the proposed refurbishment. See photos 42 and 43.
- 46.00 The condition of the concrete block pavements and kerbs which form the main forecourt is fair and reasonable. A small depression has occurred locally in the matrix of concrete blocks adjacent to the main inspection chamber cover (see photo 50). It may be prudent to take up and reset this area of blocks during the course of the proposed refurbishment.



### Incoming and Outgoing Services

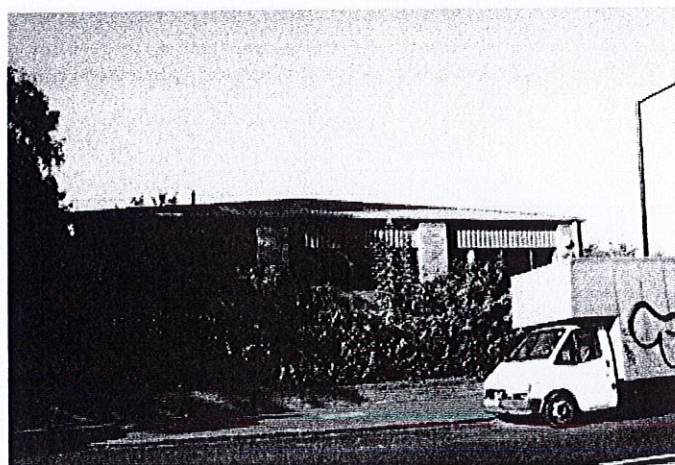
- 36.00 It is not within the scope of this survey to present and accurate report on the drainage services. A full drainage survey is recommended.
- 37.00 Yard gulleys and an inspection chamber are visible within the forecourt. See photos 49 and 50. These appear to be in good and reasonable order on the surface.
- 38.00 The presence of a petrol interceptor was not evident. The recommended drainage survey may show the yard gulleys connecting to a common interceptor chamber outside the immediate demise.
- 39.00 Incoming services appear to enter the premises mainly on the north flank but the inability to gain access to the east flank leaves us unable to inspect the possibility of the ingress or egress of similar services
- 40.00 A cluster of services (photos 44, 45, and 47) on the north flank is comprised of an insulated polypropylene water main, approximately 28 mm diameter. This is shrouded by a plywood box which should be replaced. A fibre optic or similar cable enters the building close to the water service. It is reasonable to assume this service issues from the concrete covered telecom chamber which may be administered by BT. See photo 48.
- 41.00 A PVC drain and overflow and, at higher level an extract fan grille from a W.C. are illustrated on the latter photos. As the drain leaves the building it makes a 90 degree turn and runs in to a PVC ground drain which is so close to the surface of the shingle path that it can be easily exposed as illustrated in photo 40. It is not known how this drain progresses further but its depth suggests that it has not been constructed in accordance with the Building Regulations.
- 42.00 These services enter the building under the half landing of the main staircase as illustrated in photo 53.
- 43.00 A mains gas service enters the building adjacent to the main entrance door. See photo 46.
- 44.00 This gas main enters the existing warehouse (photo 51) and is capped off as there are no gas burning devices in the building.
- 45.00 The electricity supply enters the building in a swept duct and the main distribution board, consumer unit and meters are located on the wall behind the half landing of the main staircase, within the existing warehouse.
- 46.00 It is not within the scope of this survey to comment on any aspect of the electrical supply service and a full survey is recommended.
- 47.00 There is only one main soil stack (photo 56) which is likely to terminate with a vent at roof level though this could not be seen. Services connected to this stack at ground level include 2 no. W.C. s and basins some of which are illustrated in photos 54 and 55.

### The Steel Frame and Staircases:

- 60.00        General photographs 60 to 72 inclusive are shown of these elements for broad record and information. It is not within the scope of the survey to comment on the structural integrity of the main framework and secondary and other members including connections. The same applies to the foundations and floor slabs.
- 61.00        The exposed main frame appears to have been painted with a maroon intumescent paint. Generally this is in good order, but the intumescent paint finish has been chipped on arrises of structural steel members (Photos 67 through 69). These areas should be repaired during the course of the proposed refurbishment.
- 62.00        The steel staircase are secondary to the main steel frame but are inter connected (Photos 71 and 72). Where concrete block partition walls have been constructed up to these staircases, cracks are apparent in some blockwork joints and in the blocks themselves. It is likely that this is due to differential movement between the floor, partitions and steelwork.
- 63.00        Fill between the steel structure and the internal block face of the external wall has cracked and will inevitably be addressed during the course of the proposed refurbishment works. See photo 69.



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3



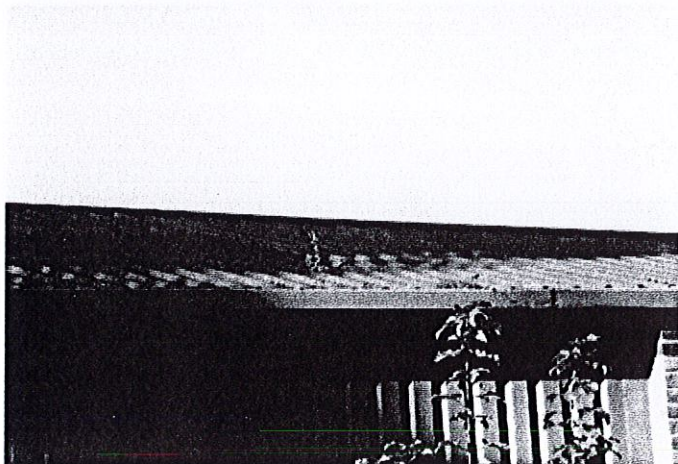
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*General External Views  
of the premises*





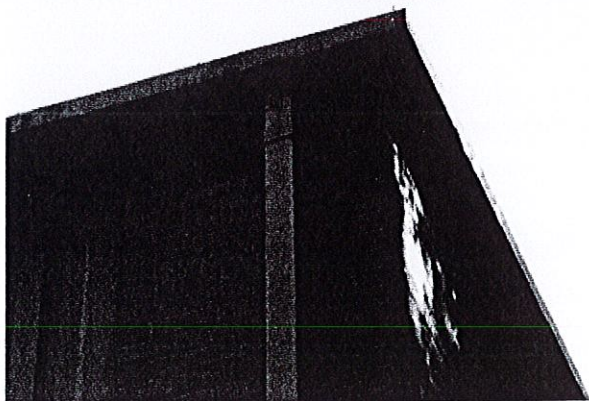
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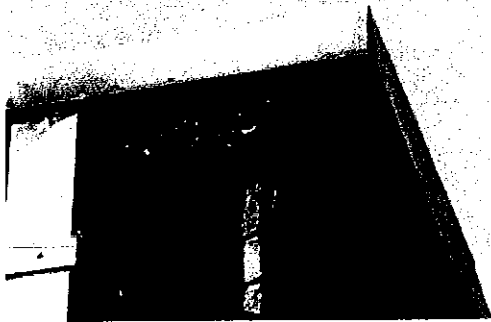


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8

*General views of the roof  
and guttering etc.*



**9**

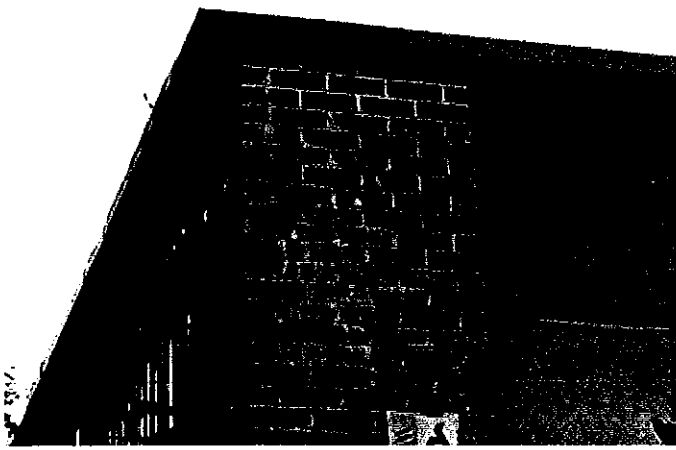


**10**



**11**

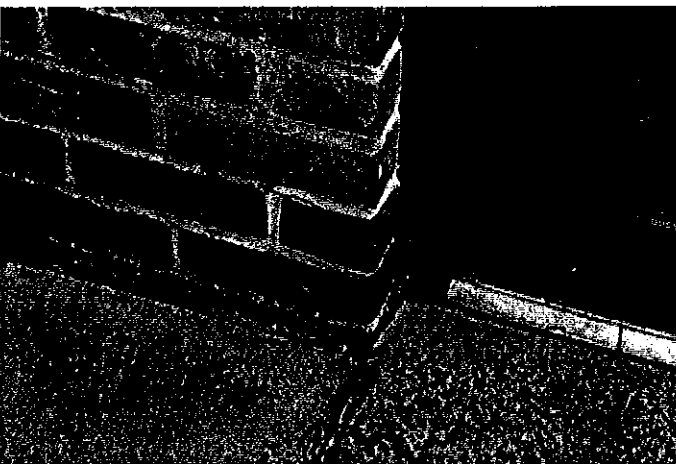
*General views of the  
guttering etc.*



**12**



**13**

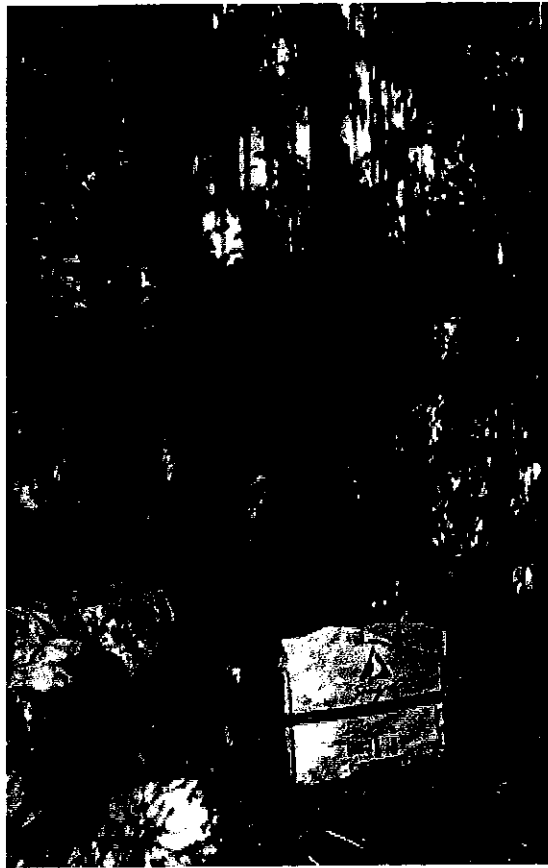


**14**

*General views of the  
brickwork and cladding*



**15**



**16**



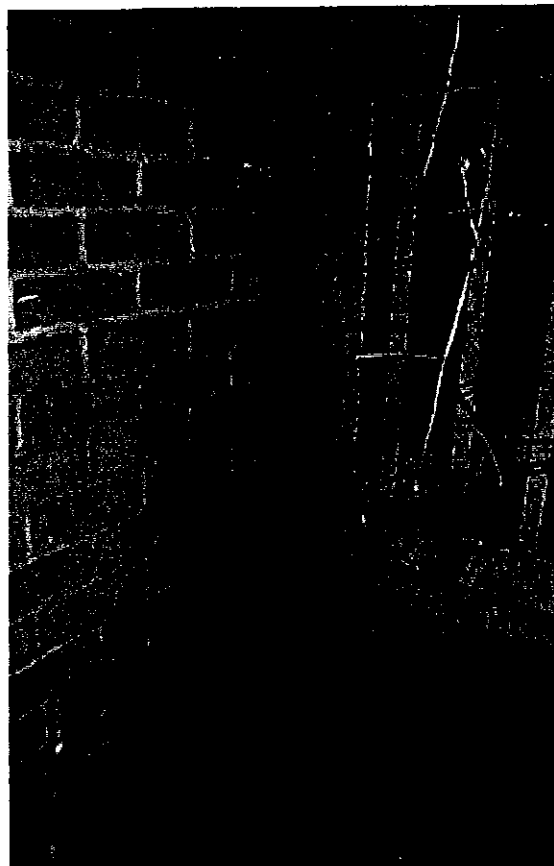
**17**



**18** *General views of the  
brickwork and cladding*



19



20



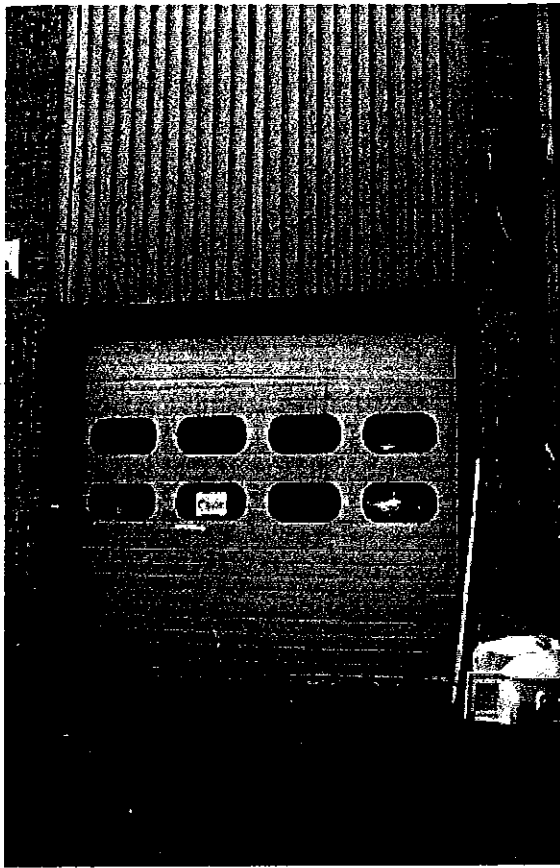
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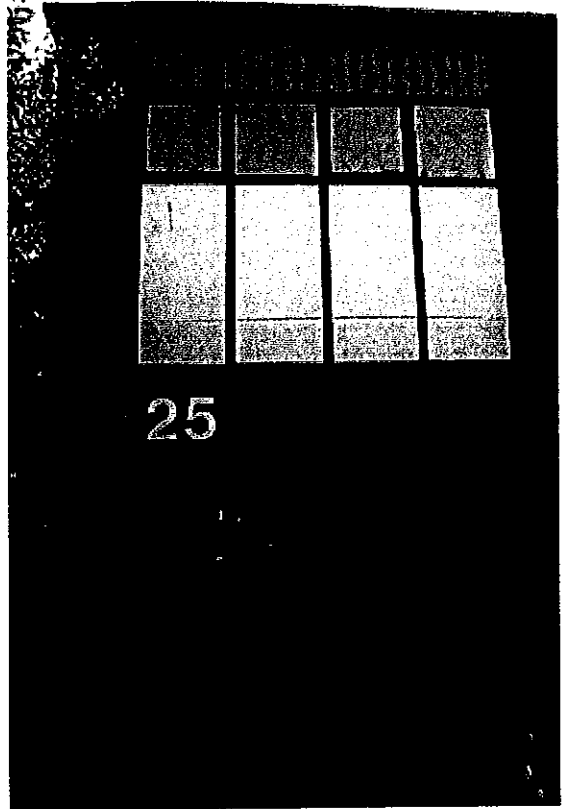
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*Defects in brick where  
boundary fence is  
affixed*

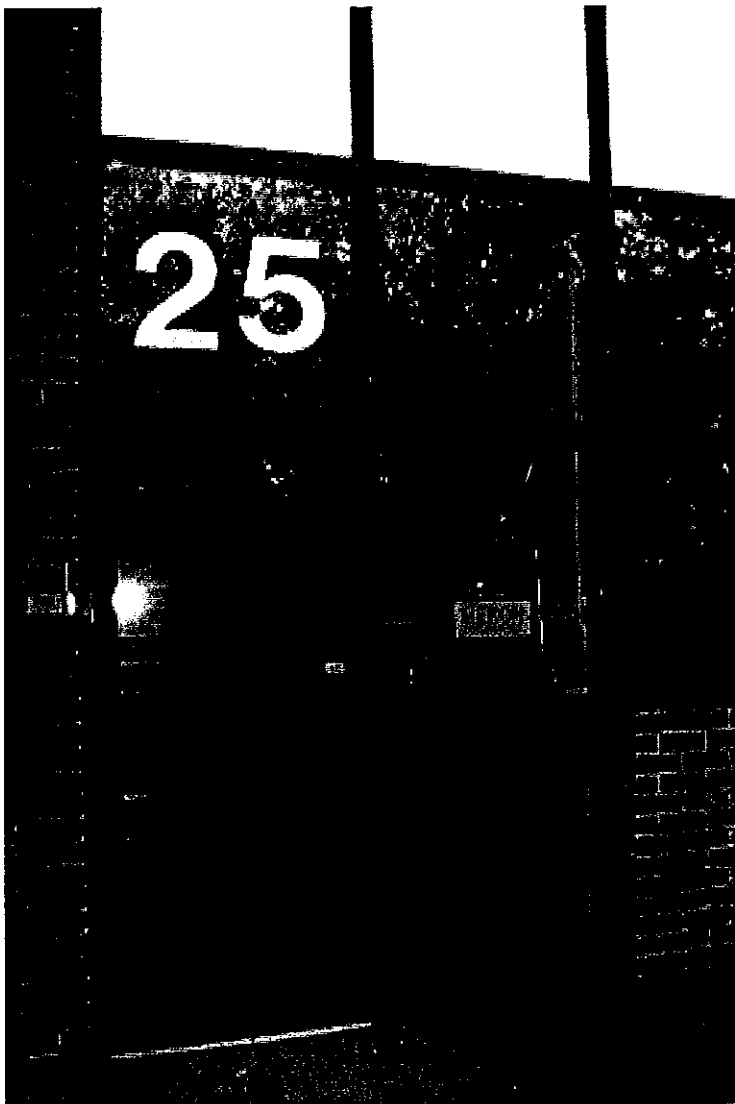




23



24



25

*General views of the  
brickwork and cladding,  
existing up and over door  
and entrance screen*

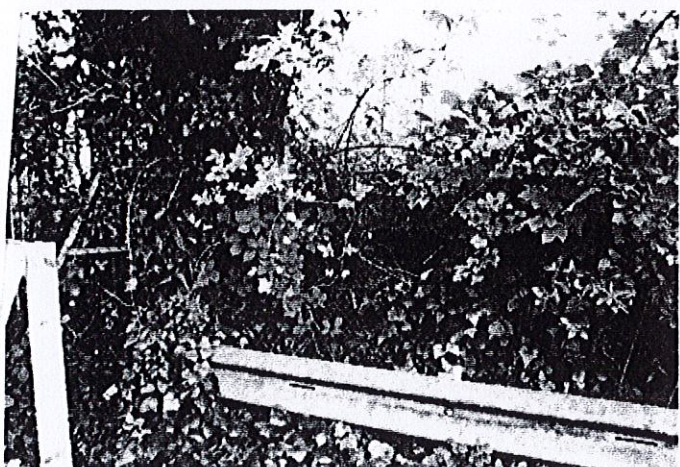




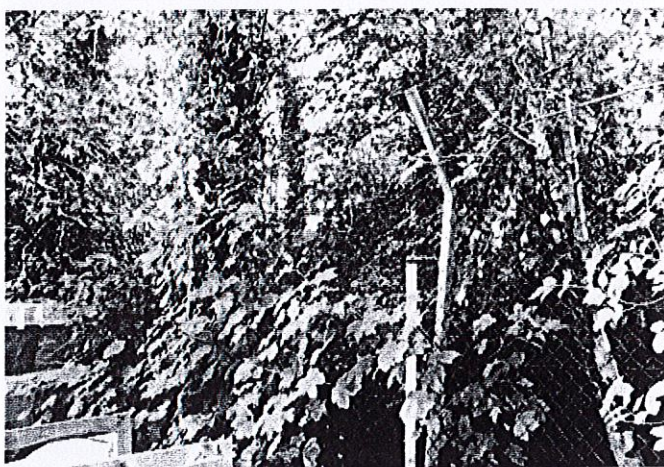
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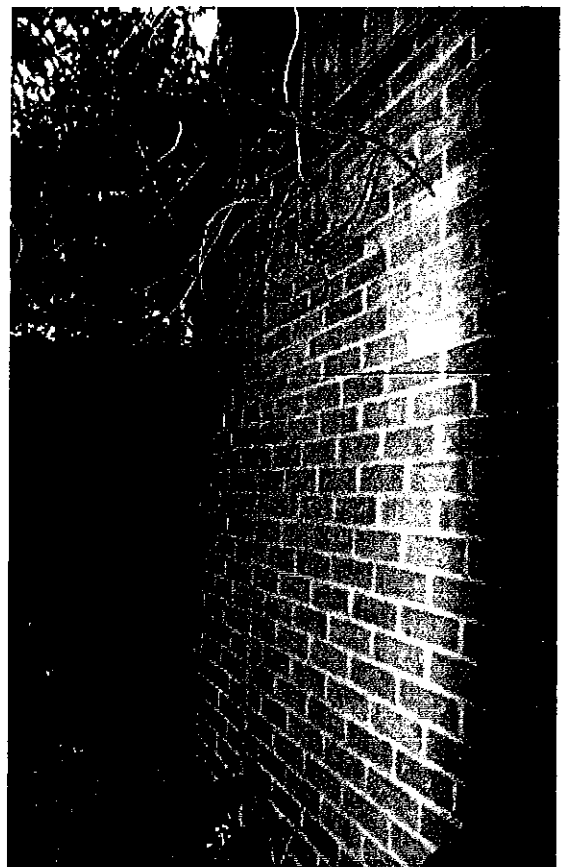
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*General views of the  
boundary*





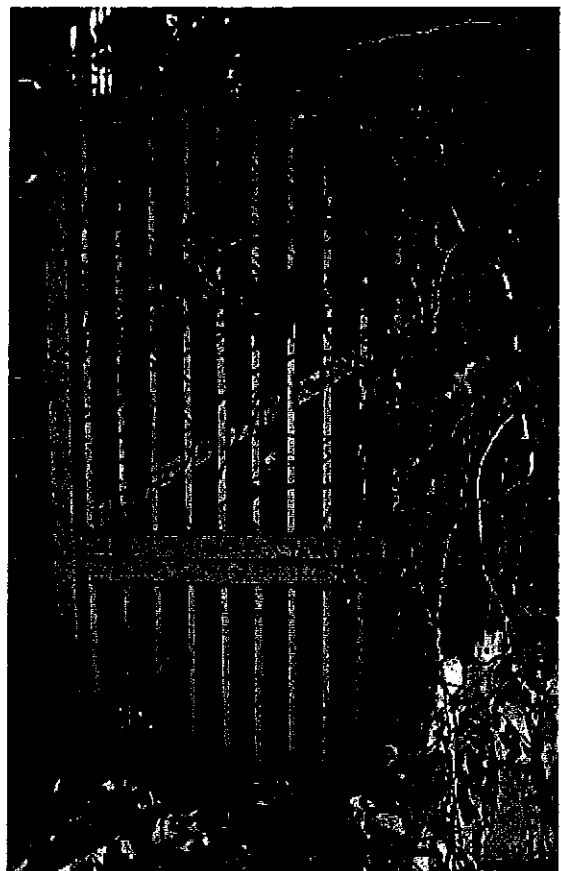
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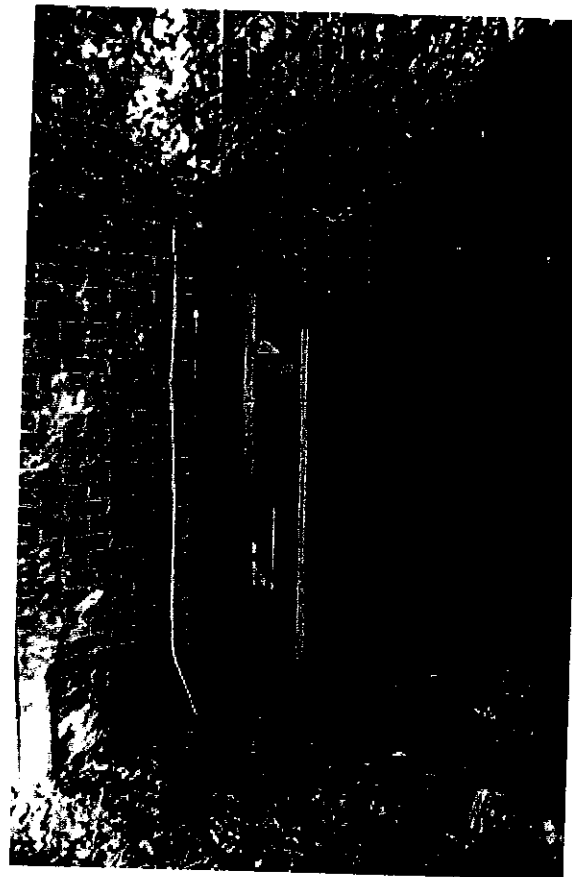


35

*General views of the  
boundary*



36



37



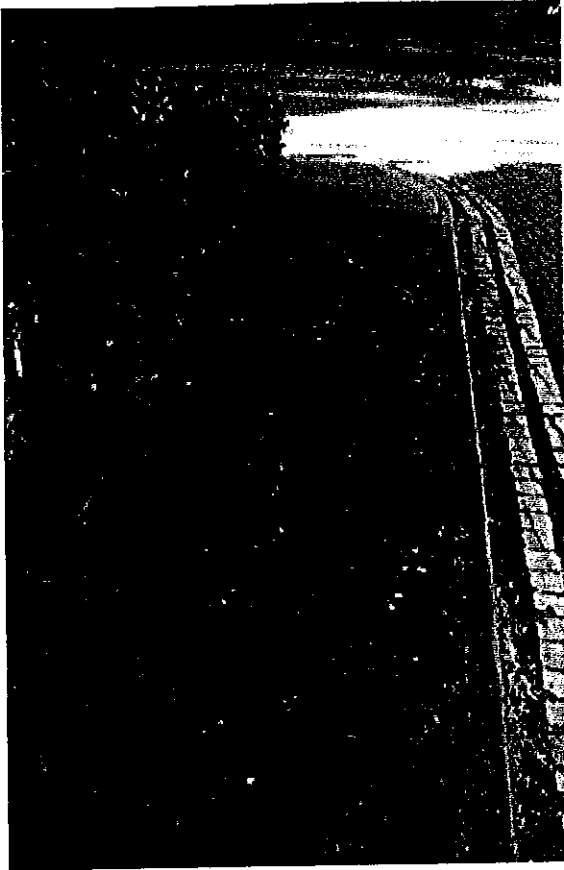
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*32 - View of the boundary  
fence adjacent to the north  
wall*

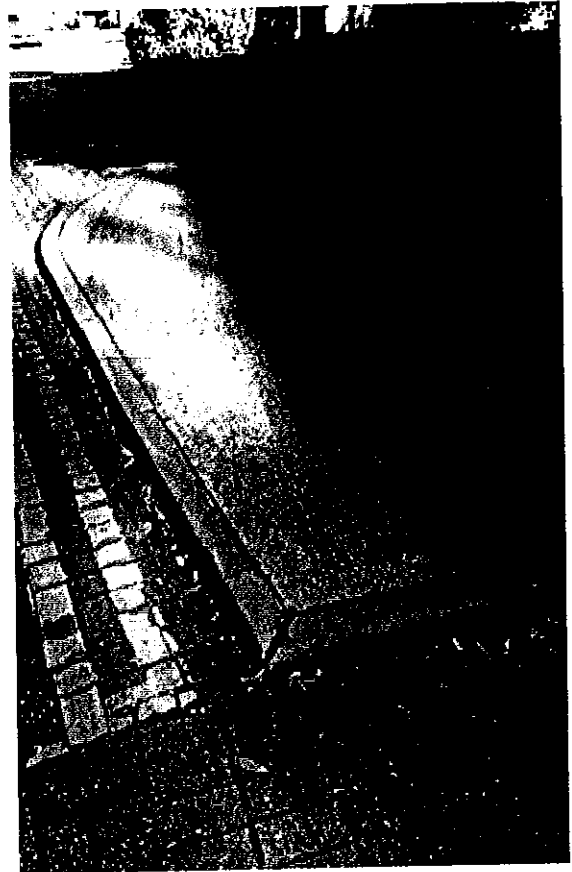


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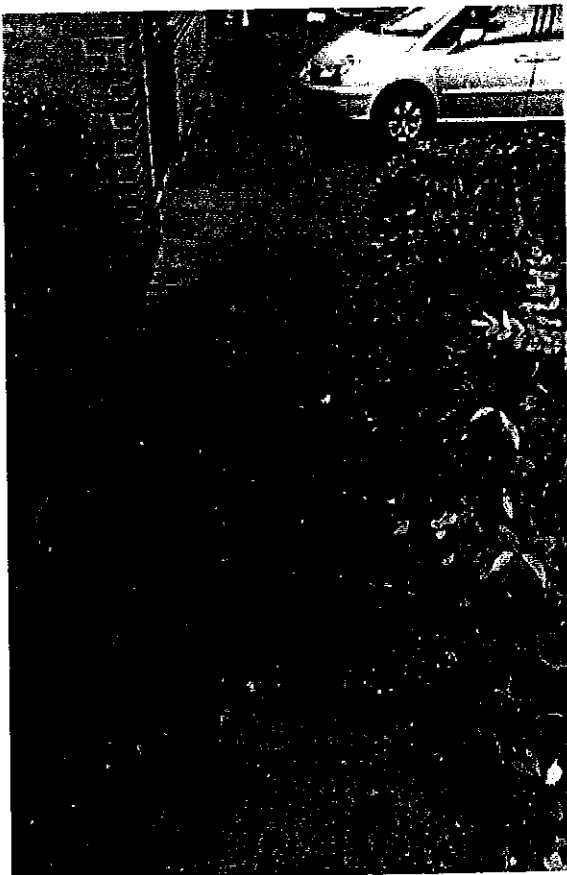
*33 - 35 General views  
of the yard adjacent to  
the fire escape*



40



41



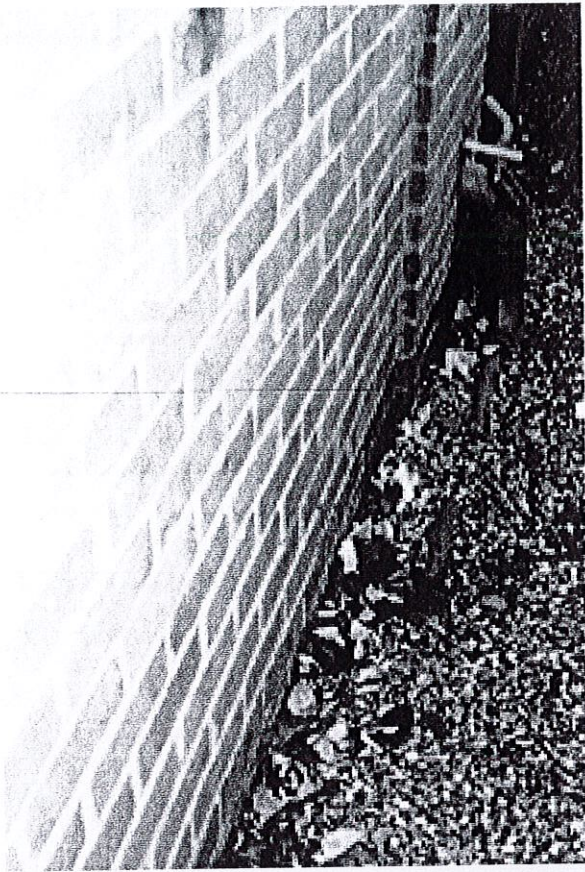
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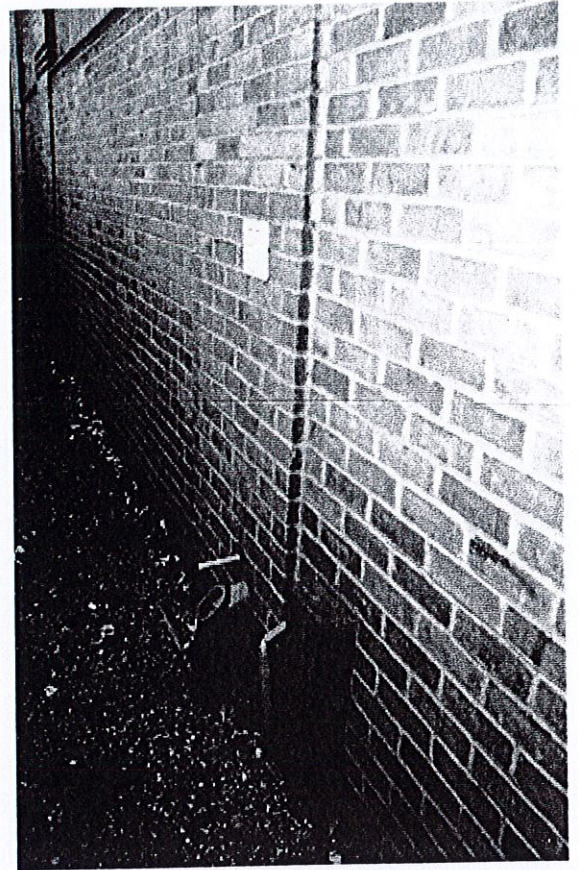
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*General views of the  
footways and pathways*

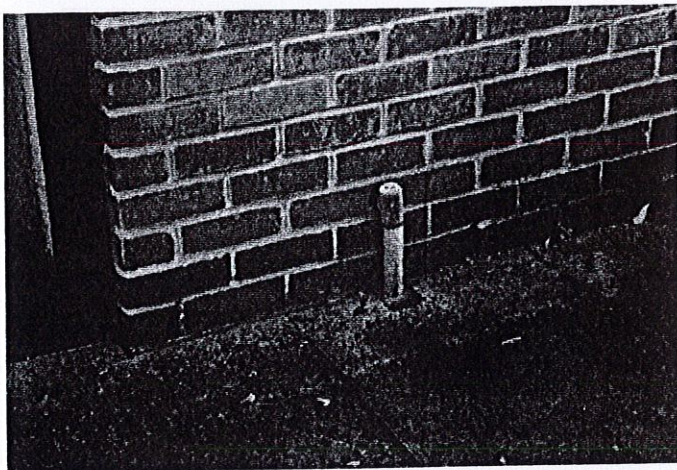




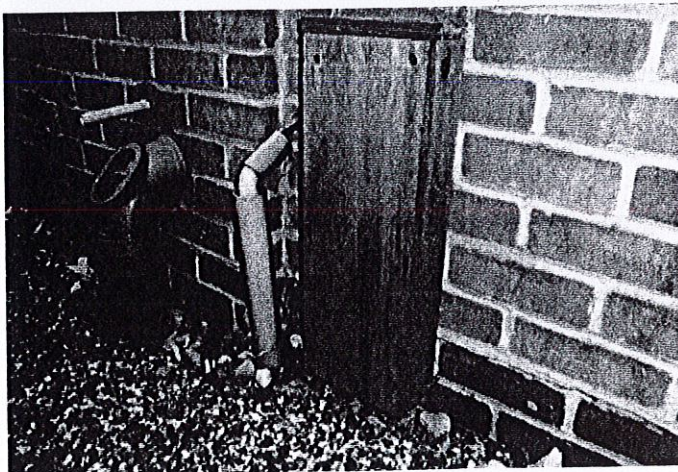
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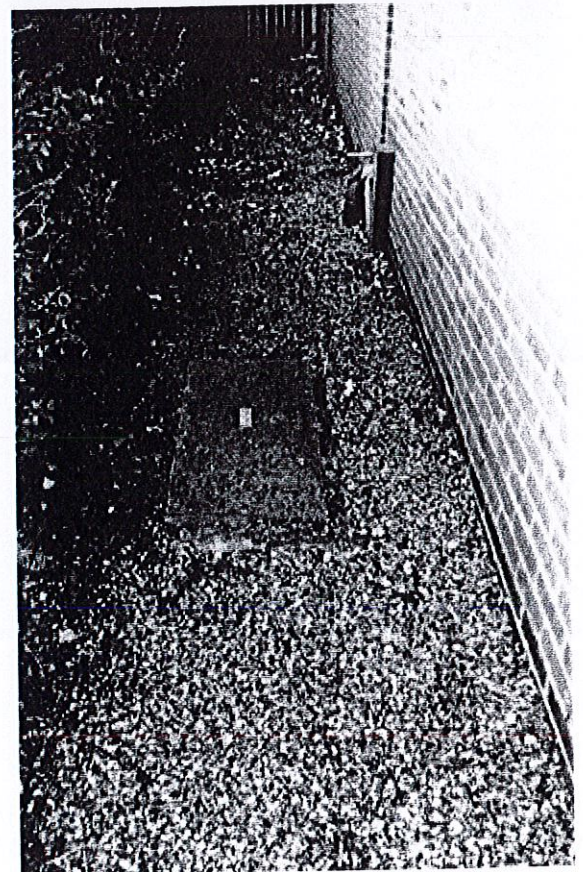
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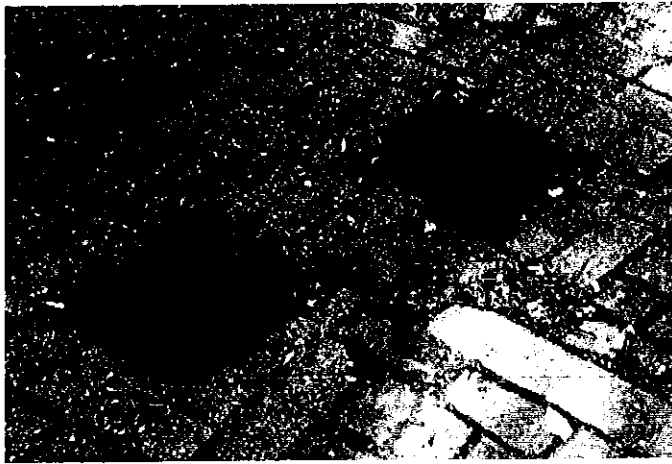
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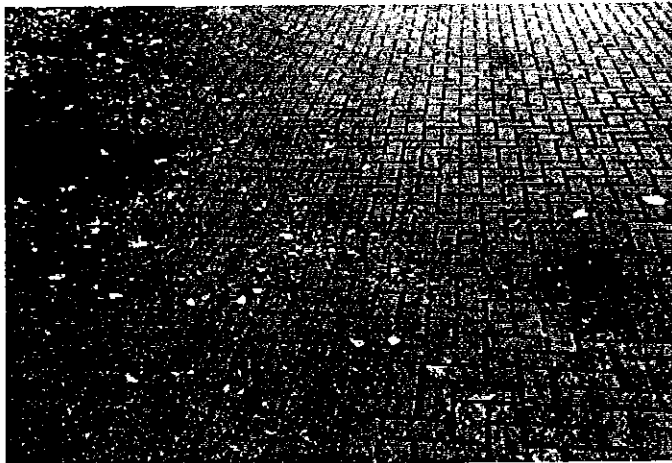
48

*General views of the pathway  
flanking the north wall and the  
incoming services*





49

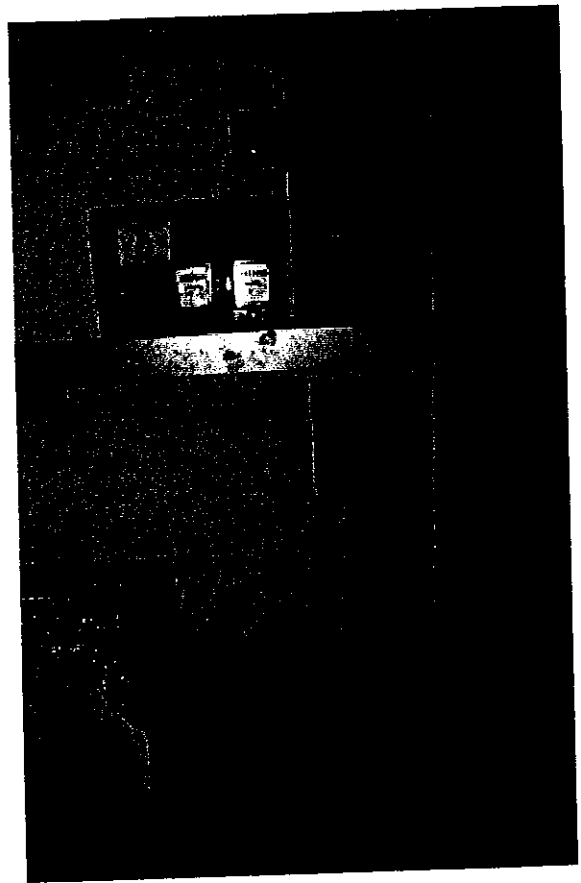


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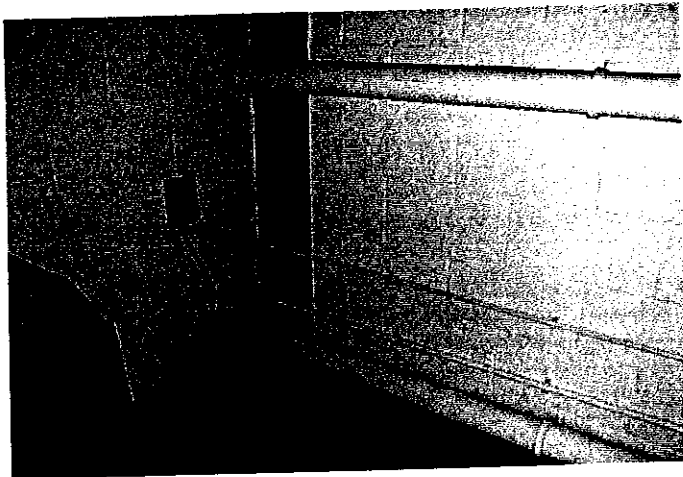
*Views of the the forecourt  
drainage*



51



52



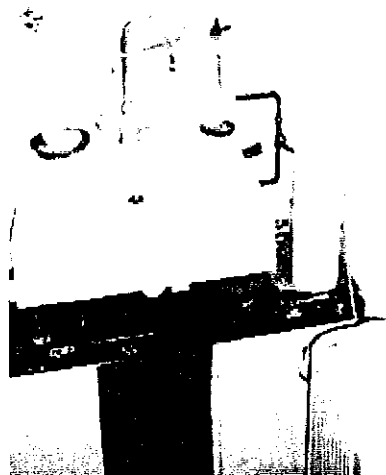
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*Views of the incoming  
services*





54

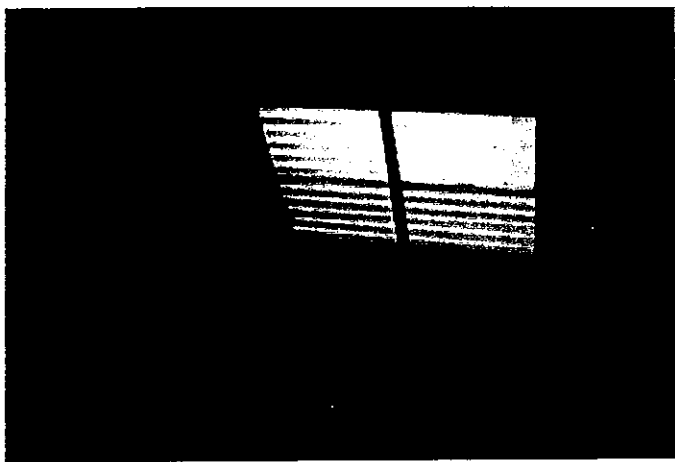


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56

*Internal services*



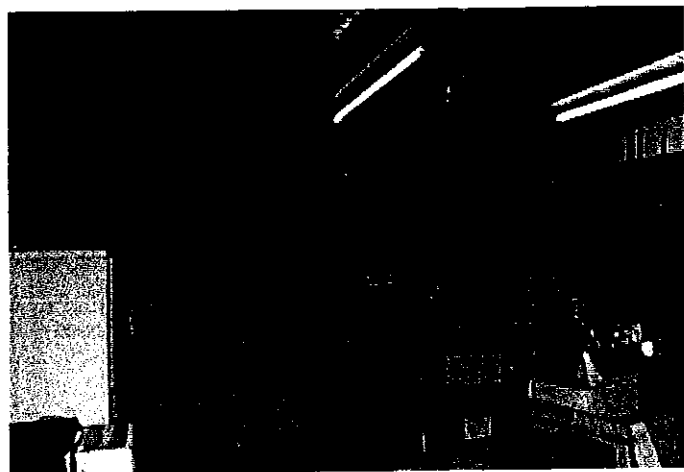
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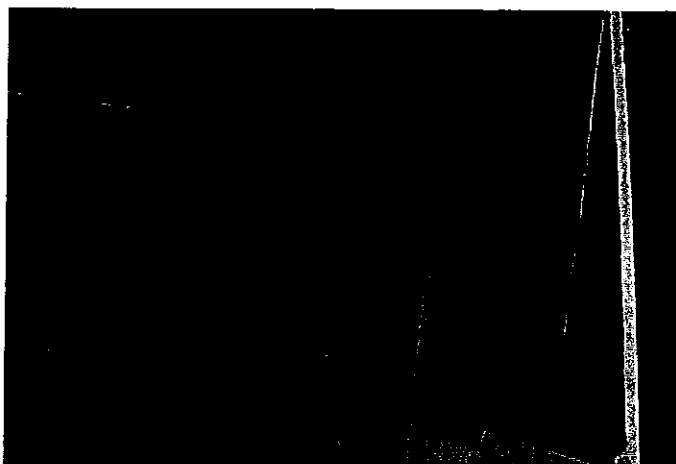


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60

*Rooflights and windows*



61

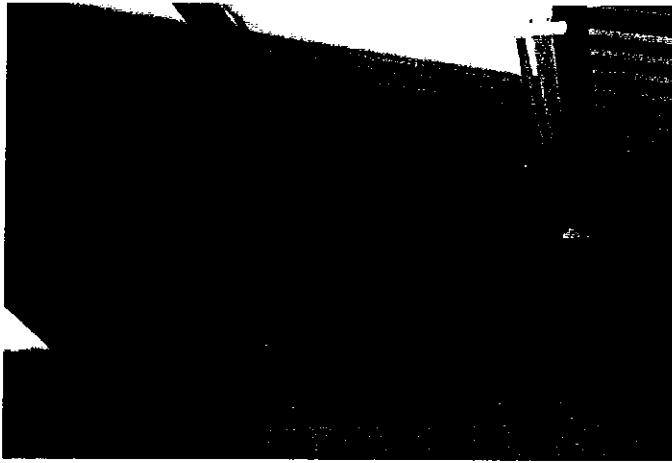


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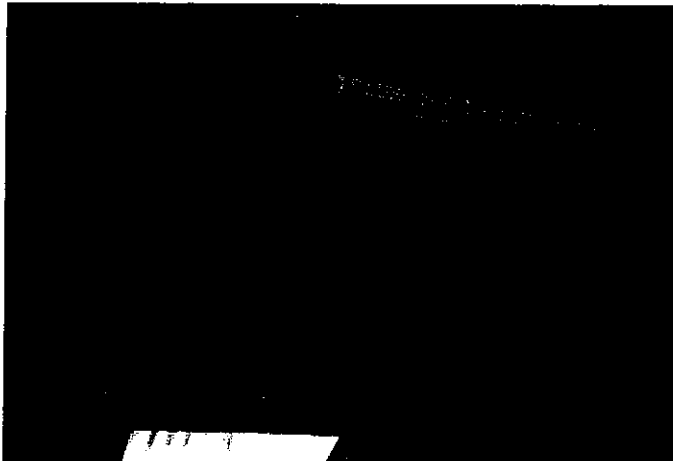


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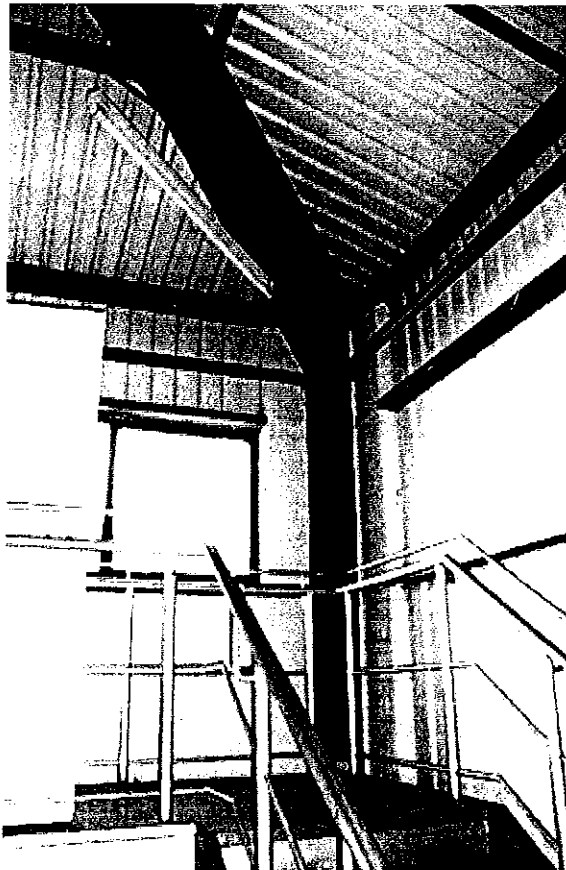
*Windows and entrance  
screen*



64



65

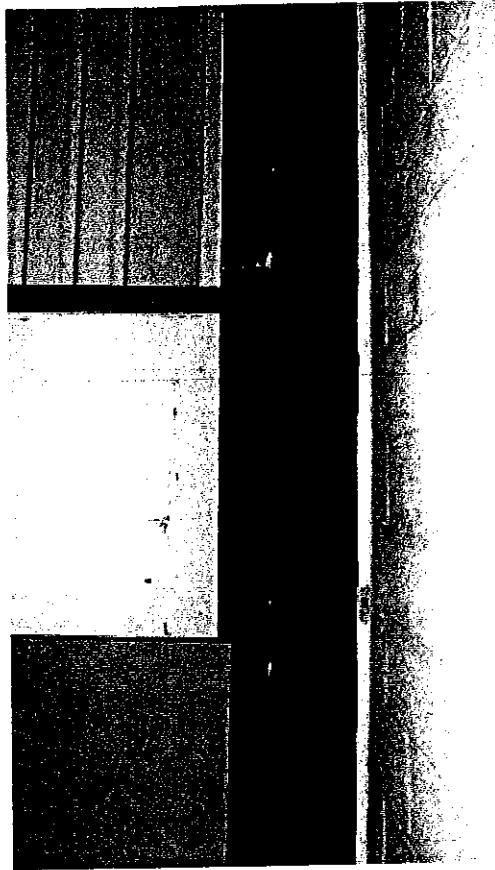


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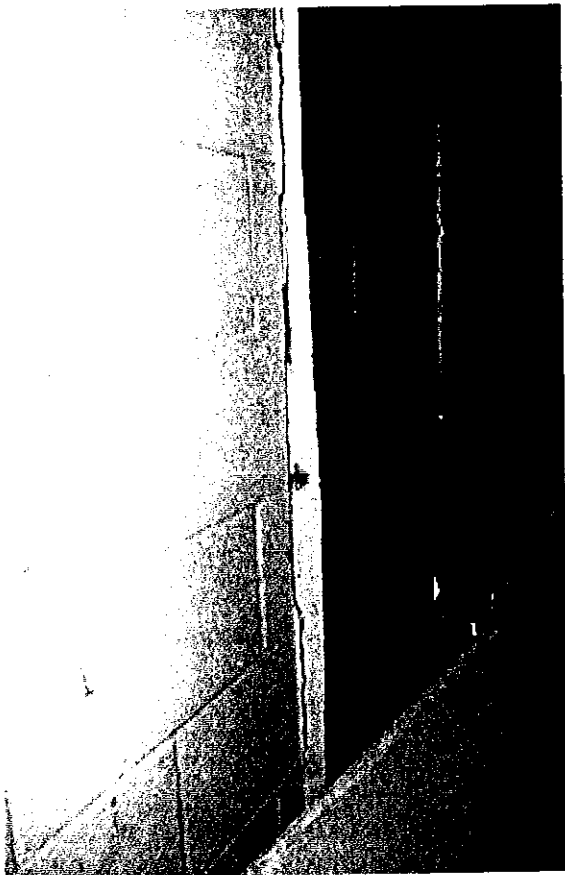
*Steel framework*



67

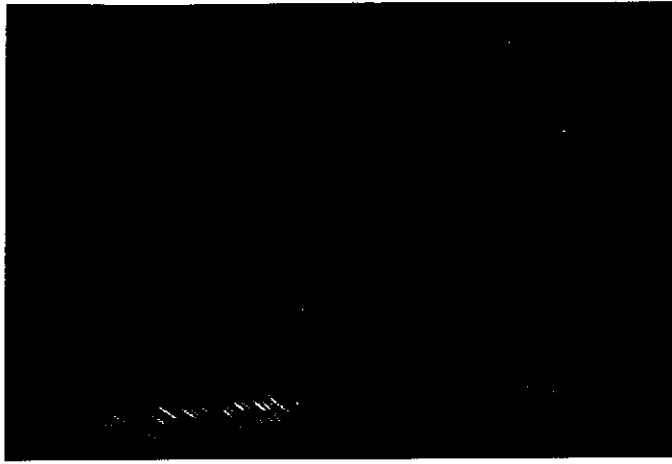


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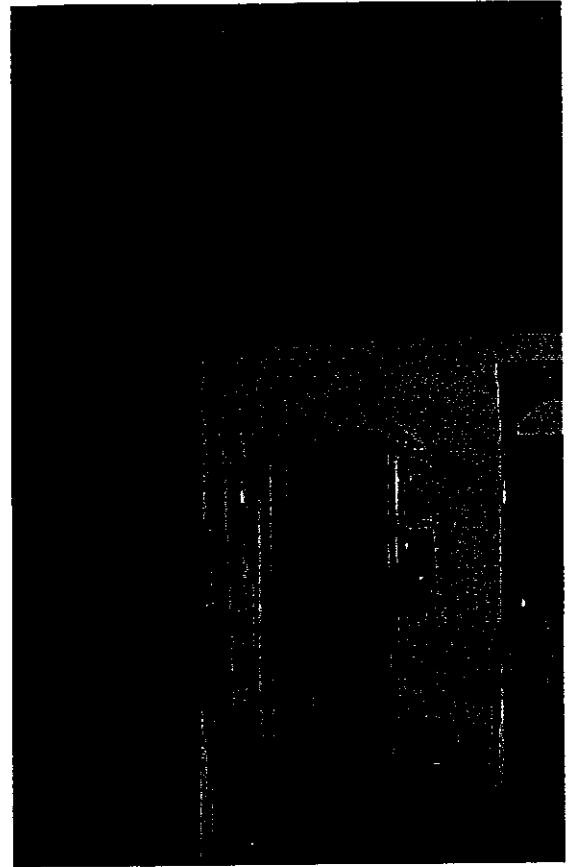


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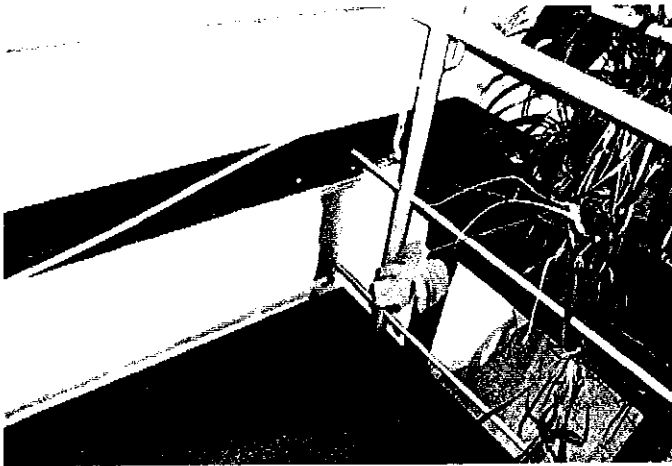
*Steel framework*



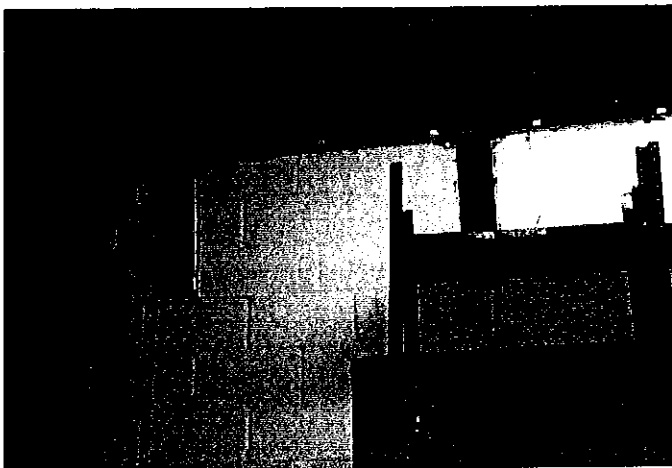
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73



71



72

*Steel framework*