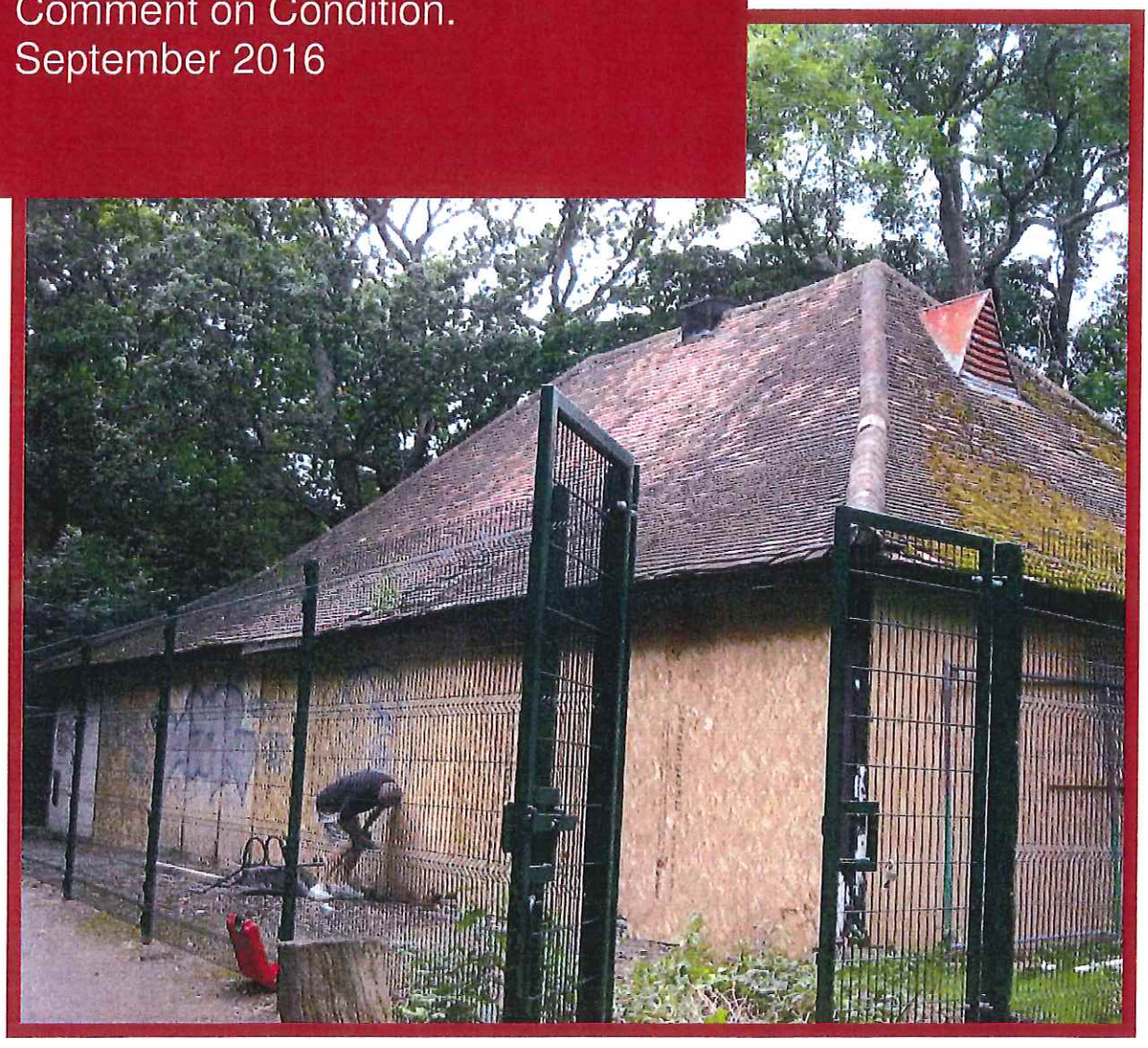
CAPITA

Commercial in Confidence

Cherry Tree Wood Pavilion. East Finchley

Comment on Condition. September 2016



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Brief Comment on Condition

General Summary

Following a request from Chris Smith (London Borough of Barnet SRO) to provide a view of condition and suitability of Cherry Tree Wood Pavilion we can make the following observations.

We visited the property 13th July 2016, the weather was fine and sunny and the depot was unoccupied and boarded up at the time of the visit.

The building is located adjacent to the east entrance to the park, within the park boundary. There has been a temporary fence erected around the building to secure the area and prevent access to the public to the building due to its poor and unsafe condition. The building is a modified, lightweight steel framed building with no fines concrete infill panels, timber doors and windows and pitched roof clad in plain clay "Rosemary" type roof tiles.

General condition of the building:- Poor and dilapidated

Approximate location of Pavilion

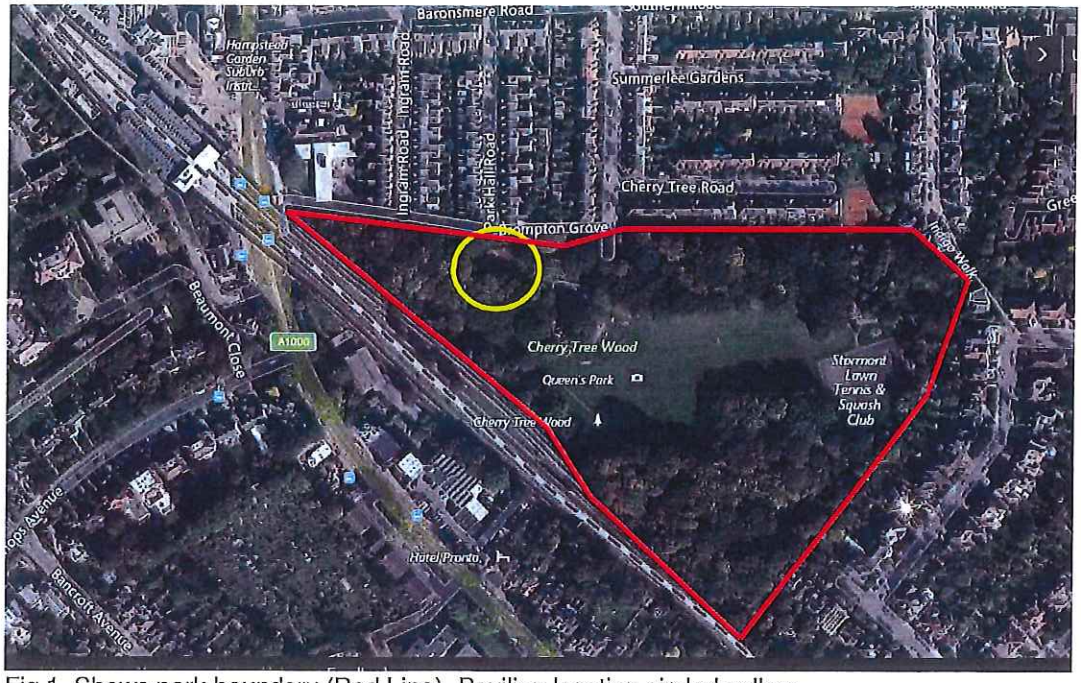

Fig 1. Shows park boundary (Red Line), Pavilion location circled yellow.

The Pavilion

Fig 2. View of front and side elevations.

General Description

The building is located close to the east entrance to Cherry Tree Wood Park, adjacent to the main pathway through the park from east to west.

The building has been boarded up and a security fence has been placed around the building because of its unsafe state of repair.

There are two places to the rear of the building where it appears that someone has at some stage forced entry to the building and is currently unsecure, albeit the building is fenced to all sides.

There is evidence of people sleeping rough inside, i.e. make shift beds, clothing etc.

The building is in a very dilapidated state, there are issues with the roof, external and internal walls, floor etc. and I would concluded that the building should be considered for demolition for safety reasons.

Fig 3. View of rear elevation.

Roof

The roof is in a very bad state of repair, there are holes in the front pitch of the roof, a very poor repair has been carried out, however there are still holes to this side of the roof. We inspected the roof timbers to all areas of the roof and found that supporting walls had been removed from inside of the pavilion and the whole central area of the roof structure had been supported off a brick standard which appeared to be make shift and unsafe.

There were many areas around the perimeter of the roof where the roof timbers were decaying and the roof was sagging in places to all sides where rafters are rotten and degraded.

Fig 4. View of central brick pillar with main roof truss members sat on top.

Fig 5. View of roof from front of the building, note the areas sagging caused by decay and lack of appropriate support.

Fig 6. View of roof from side of the building, note the areas sagging caused by decay and lack of appropriate support.

Fig 7. View of severely decayed rafters.

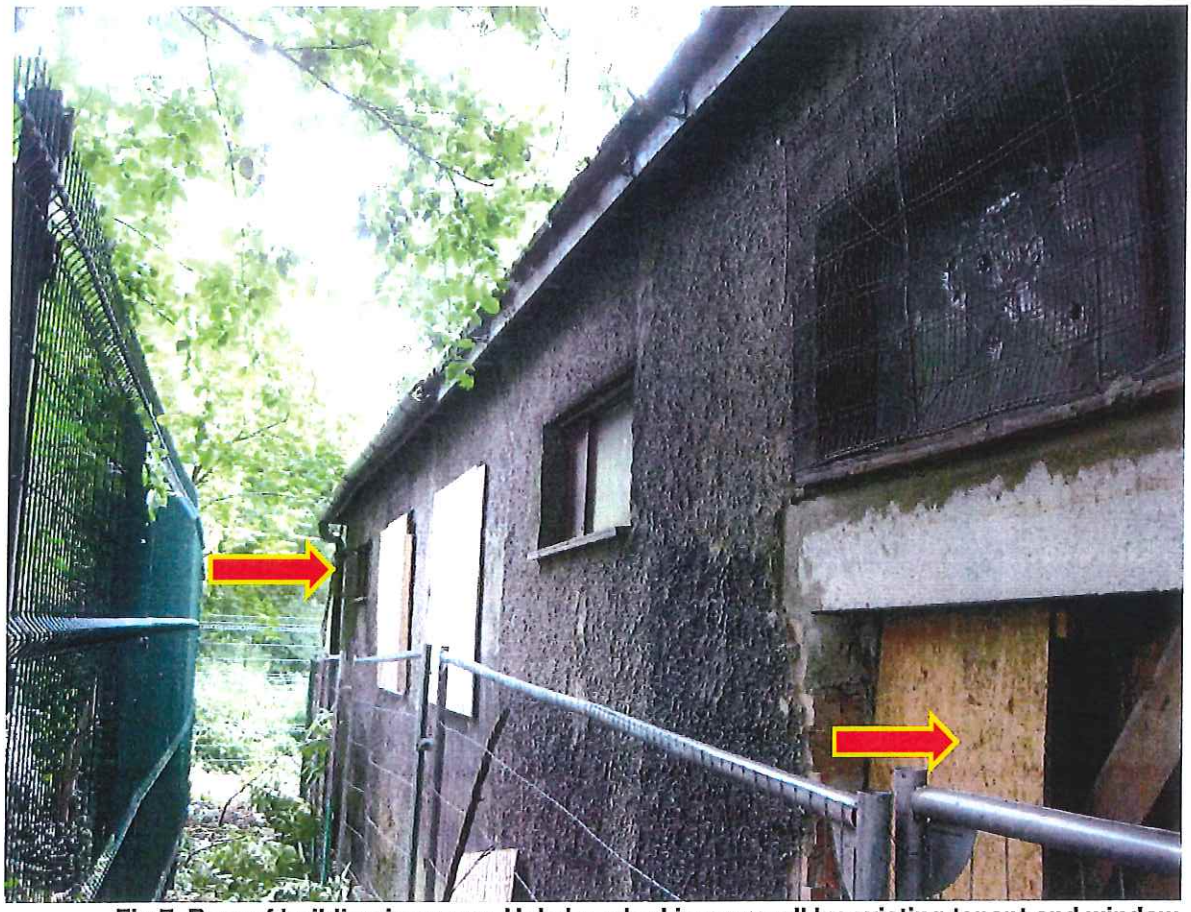

Fig 7. Rear of building insecure. Hole knocked in rear wall by existing tenant and window removed.

Fig 8. Evidence of someone sleeping rough in pavilion.

Fig 9. Unsupported concrete panels between corroded metal studs could collapse. This is typical of several locations.

The internal walls of the pavilion are constructed in a lightweight steel frame and infilled between with an insitu no fines concrete panel. The metal studs are seriously corroded in all locations around the building and the current tenant has cut holes through the internal walls in a number of locations and has not adequately supported the remaining panels. The panels and metal frame carry the main roof structure and could fail due to inadequate support being afforded by the alteration and decay.

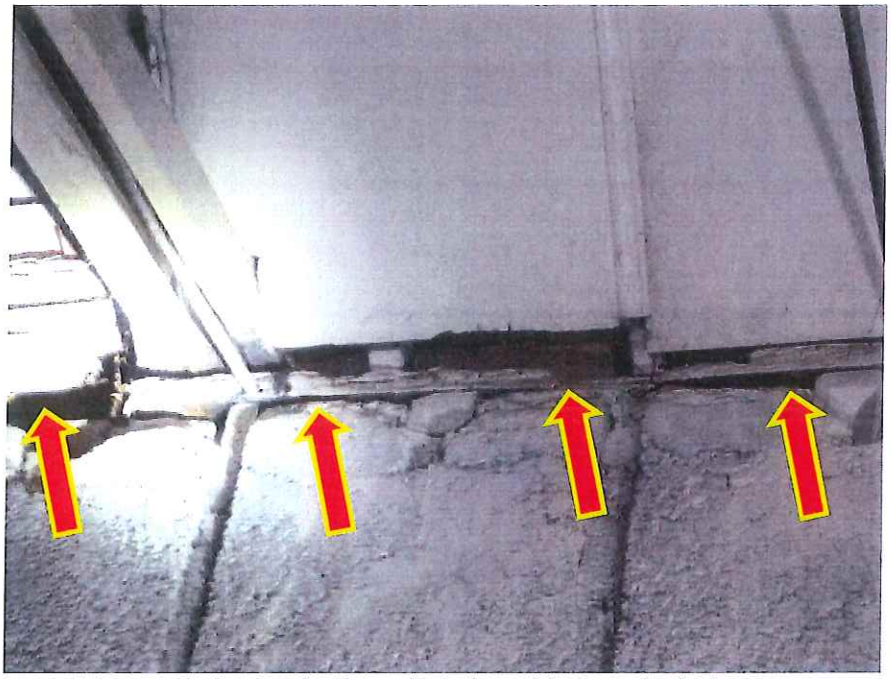

Fig 10. Timber wall plate and rafters decaying, this is typical of most areas at eaves level and in other areas.

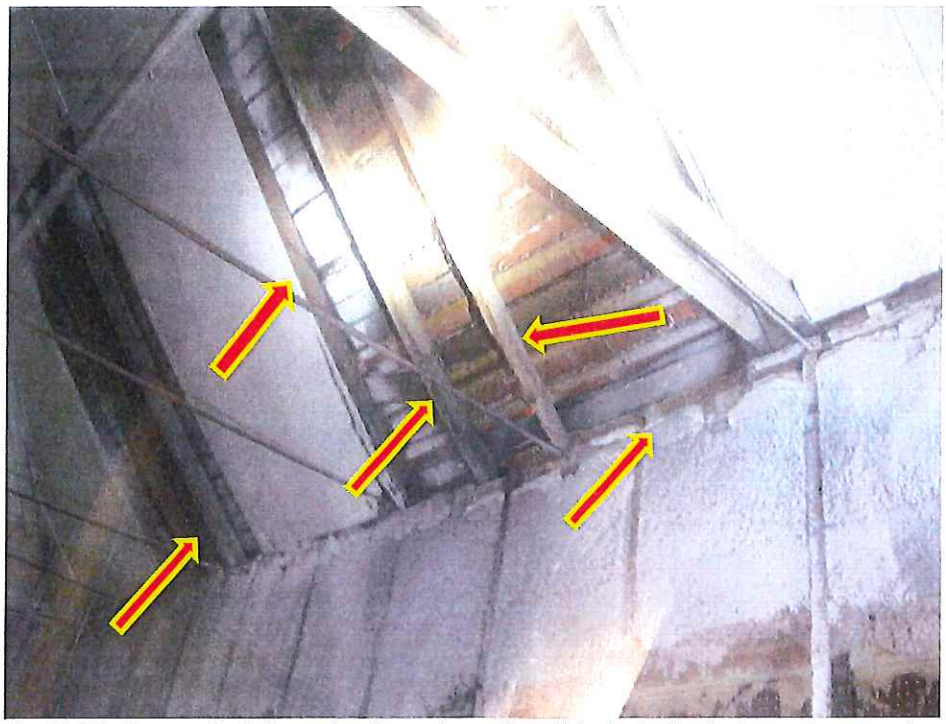

Fig 11. Timber wall plate and rafters decaying, this is typical of most areas at eaves level and in other areas.

Fig 12. There are several holes in the floor. The holes appear to be trial pits to check out ground conditions below the concrete floor slab. There are also open drainage connections within the building.

Summary

This building is in a seriously poor state of repair. There are major issues with the roof structure, walls and floor, there are no services in the building and we would suggest the best option for taking this forward is to demolish to make the building safe.
Should there be a requirement for a building in this location we would suggest replacing with a new building that is secure and fit for the purpose required.

Our estimated cost to deal with all the structural issues inherent in this building and carry out a full refurbishment would be in the region of [redacted] to [redacted] / M2 at best.
Our estimated cost to rebuild the building would be in the region of [redacted] to [redacted] / M2.

Should the building be used for anything specialist where specialist equipment would be required the costs are likely to exceed the above figures.

A new building could be designed and constructed to be secure and efficient to operate, the existing building is unsafe, insecure and would be very expensive to operate given the lack of thermal insulation in the roof / walls / and floor. New drainage and services would be required in either situation.

Limited access around the building was available at the time of the visit due to the unsafe condition of the building and clutter within the building.

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