

Photographic schedule of condition – Sparrow's Nest Public Conveniences – 20.11.2020



Sparrow's Nest Public Conveniences

- Brick built construction Part of overall Sparrow's nest building. Share occupancy with café/restaurant next door
- Evident that building has significant volume of footfall. Serving large numbers of the public.
- Toilet appears to have undergone a fairly recent refurbishment.



Evidence of blown plaster leading to tiles falling. .

Significant area of wall requires attention.

Root cause of the issue needs to be established.
Evidence of water permeation – possibly caused by leaking roof or blocked guttering.
Surveyor unable to establish cause due to building being closed at the time of visit (during lockdown)



Existing urinal trough not to current guidelines for Public Conveniences.

Suggest removal of existing and replacement with 3no individual cubicles with modesty partitions
NB, Consider 2no urinals rather than three to conform to current social distancing guidelines

Budget estimate - £950



Handwashing station. In reasonable condition. Space does not allow installation of further sanitaryware

Hand drier in good working order

Cold water feed only.



Evidence of previous water leak.

Issue would be addressed if installing new urinals. Otherwise replacement fittings required – Budget estimate £100



Evidence of algae spread on overhead cistern. Ball valve adjustment required and deep clean.

Replacement cistern included in urinal replacement costings above.



WC cubicle in good working order.

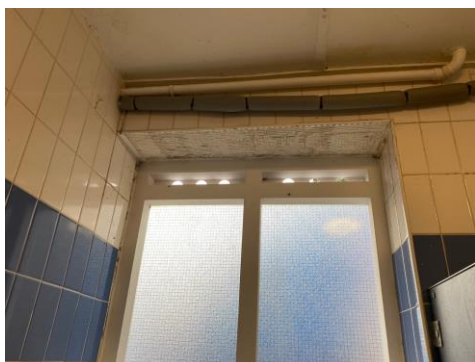
Consider replacement in 5-10 years.

Cubicles and modesty panelling in reasonable order.



Would benefit from thorough deep clean but no need to replace for 5 years.
Budget estimate - £3500

Floor tiles appear to be in fair condition. Would benefit from a deep clean and machine scrub with body fat remover. Allow for replacement between 10-15 years time.



Plaster blown above window frame – tiles removed



Ladies

In good working order.
Panelling and cubicles appear to have been replaced a short while ago.



Sanitaryware in reasonable condition.

Consider retrospectively fitting 5no toilet seats – budget estimate £250



Similar to Gentleman's toilets, handwashing area appears in reasonable condition. Space does not allow installation of further sanitaryware.

Hand drier in good working order

Cold water feed only.



Windows in reasonable condition – allow for redecoration and patch repairs within 3 years or uPVC replacement in 8-10 years



Door frame showing signs of water damage. Likely caused by continual floor mopping rather than water permeation.

Part replacement of frame to be spliced in and redecoration – budget estimate £200



Further evidence of loose tiles within window surround.

Windows in generally reasonable condition.



Tile movement floor to ceiling.

Replacement required. Consider complete removal and like for like replacement or change to whiterock panelling

Conclusion:

Toilet block is in a good general state of condition. One area that requires further investigation is the wall tiles. Significant areas have seen the plaster blown and tile adhesive fail. Root cause of this is unknown. Recommendation to undertake full roofing survey to establish whether water has penetrated. Equally plausible is an internal water leak from the top story of the building.

There appears to be no hot water supply the toilets. Surveyor was unable to gain entry to other areas of the building to establish whether hot water had been isolated due to the enforced closure of the restaurant or whether there were no hot water services. Costs to allow hot water feeds to the public conveniences could exceed £20k (based on similar scheme being undertaken within the south region of East Suffolk Council).

Recommendation to consider removing all tiles and replacing with whiterock cladding or similar panelling, once the cause of the fallen tiles has been established.

All sanitaryware and equipment appear to be well within their expected lifecycle. Assuming all drainage is uncompromised, complete refurbishment will not be necessary for 15+ years

Total budget estimate:

Wall tile removal and fitting of whiterock panelling - £10,000

Installation of replacement urinals - £950

General joinery patch repairs - £500

Replacement sanitaryware - £250

Windows and entrance doors repair and redecoration £450

Total - £12,150

NB, Hot water supply to all toilets has not been costed due to the number of potential solutions. Allow anything up to £25k

DRAFT