

Photographic schedule of condition – Fenn Park Public Conveniences – 20.11.2020



Fenn Park Public Conveniences

- Brick built construction with tiled roof.
- Evident that building is in dilapidated state in need of major renovation or demolition.
- Building appears to have been withdrawn from operation for a number of years.
- Currently boarded up and cordoned off to public.
- Roof appears to have been vandalised with lead flashing removed at some stage
- Surveyor unable to gain access at time of visit



Building appears to be of sound construction
Brickwork and pointing in reasonable condition
New roof required
Replacement entrance doors required – budget estimate
£1200



Building currently has no rain water roofline guttering system.
Evidence of water penetration and brick damage in localised areas
Budget estimate to replace (including replacement soffits)
- £600



Brickwork pointing in good condition
Graffiti removal and pressure wash required – budget estimate £250



Reinstating of window required – budget estimate cost £450



Substantial root growth through rooflight.
Assume roots have penetrated flooring and/or drainage
Indicative of major issues within the toilet block.
– example of damage due to roof issues.



Complete roof replacement required including slate tiles, timber roof trusses, hip tiles, flashing, 2no rooflights – budget estimate £4500

Internal:
Assume replacement of all sanitaryware including:
2no WC's
1no urinal
2no handwashing units
Cubicles and modesty panelling
Budget estimate - £3500

NB, unable to assess condition of flooring, assume replacement floor tiling required – Budget estimate £1000

Conclusion:

Toilet block has fallen into a significant state of repair requiring considerable renovation to return to service.

Total budget estimate:

- Replacement doors and windows - £1650
- Replacement Guttering and Soffits - £600
- Graffiti removal and pressure wash - £250
- Replacement roof - £4500
- Internal fit-out - £3500
- Replacement flooring - £1000

Total - £11,500

NB, fracturing of underground drainage system is likely to have occurred – not costed for the purposes of the survey.

Political appetite and public demand would appear to suggest toilets are not critical in the immediate area due to the length of time the building has been closed. A number of members of the public were consulted by the surveying team at the time of the site visit. There was a general consensus that the toilets would not be used if they were operational.

Long term plans for the park have yet to be established.

Demolition costs would be in the region of £7000 assuming services have been removed from site.

It is the surveyor's recommendation that, based purely on costs to reinstate services against demolition, that the building be demolished.

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