

COMMERCIAL BUILDING SURVEY

London Borough of Barnet



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION
REPORT FORMAT
SYNOPSIS

EXECUTIVE SUMMARY
SUMMARY UPON REFLECTION

EXTERNAL

CHIMNEY STACKS, FLUES, PARAPET WALLS
ROOF COVERINGS AND UNDERLAYERS
ROOF STRUCTURE AND LOFT SPACE
GUTTERS AND DOWNPIPES AND SOIL AND VENT PIPES
EXTERNAL WALLS
FASCIAS AND SOFFITS AND WINDOWS AND DOORS
EXTERNAL DECORATIONS

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES
CHIMNEY BREASTS, FLUES AND FIREPLACES
FLOORS
DAMPNESS
INTERNAL JOINERY
TIMBER DEFECTS
INTERNAL DECORATIONS
THERMAL EFFICIENCY
OTHER MATTERS

SERVICES

ELECTRICITY
PLUMBING AND HEATING
BATHROOMS
MAIN DRAINS

OUTSIDE AREAS

PARKING
EXTERNAL AREAS

POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS
ELECTRICAL REGULATIONS
GENERAL INFORMATION ON THE PROPERTY MARKET

INTRODUCTION

Firstly, may we thank you for your instructions; we have now undertaken a Commercial Building Survey (formerly known as a Structural Survey) of the aforementioned property.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made.

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

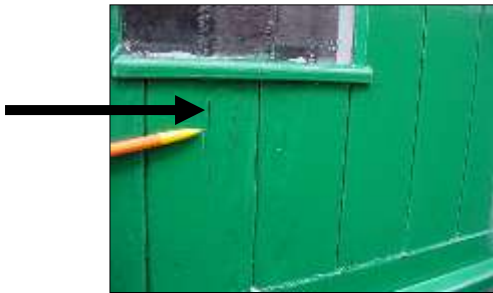
GENERAL/HISTORICAL INFORMATION

This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a three storey purpose built office building, with a roof terrace and one parking space. It is part of a development of several units and is adjacent XXXXX.

The building is accessed via a single width road. We would also comment that the property is on a sloping site and as such on a rainy day you may be the point at which the water sits.

We understand that the property is relatively newly built in 2010 and has never been occupied.

EXTERNAL PHOTOGRAPHS



Front view



Whole of property



Top of property left hand side



Bottom of property left hand side



Access road to right hand side of
Units 30 & 32



Parking space



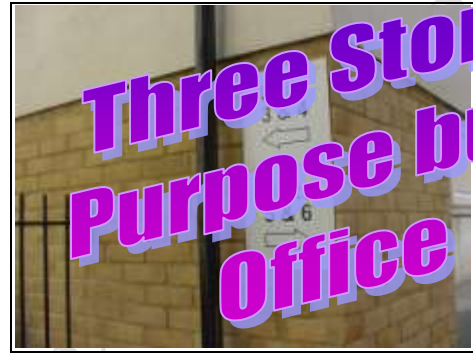
Agents advise 1,532 sq ft for sale
(not measured)

NEXT DOORS PROPERTY

The adjoining properties form part of this development and have had problems which we discuss in the main body of the report with regard to drainage and roofs.



Rear view
(Units 3 and 4)



Sign to rear

FACILITIES

(All directions given as you face the property)

Ground Floor

- 1 Entrance room
- 2 Kitchen
- 3 WC for disabled / less abled (access via kitchen)

First Floor

- 1 Office area

Second Floor

1. Office area
- 2 WC
- 3 Access to roof terrace

Outside Areas

1. Roof terrace on the top floor/roof.
2. One parking space allocated. When we spoke to you, you advised that there may be other spaces available on a rental basis from the Care Home.

Your Legal Advisor needs to check and confirm what your legal rights are with regard to access, parking and permitted hours of work.

INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room.

Ground Floor



Entrance room



Kitchen area



Disabled / less abled WC

First Floor



Left hand side of open plan office



Looking towards the stairwell

Second Floor



Left hand side of open plan office



Looking towards the stairwell



Internal WC



Access to roof terrace



Roof terrace

SUMMARY OF CONSTRUCTION

External

Main Roof:	Decking visible to the majority of the roof, asphalt can be seen to a small area near air conditioning units (approximately ten percent of roof)
Roof to Staircase:	Flat felt roof
Parapet Walls:	Rendered with stone capping
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Structural Frame:	Concrete
Walls:	Painted render at first floor level and above Stretcher bond brickwork at ground level
Windows and Doors:	Double glazed plastic windows with trickle vents

Internal

Ceilings:	Suspended ceiling tiles
Walls:	Predominantly studwork, perimeter walls solid with some areas of dry lining / false walls (assumed)
Floors: Ground Floor, First Floor and Second Floor:	Solid, assumed concrete (timber stairs)

Services

We believe that the property has a mains water supply, mains drainage and electricity (all assumed). The heating is electric; we recommend an Institute of Electrical Engineers test certificate is provided. No manholes were noted within the curtilage of the building.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 300 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'Plus Points', 'Medium Priority' and 'High Priority', to allow you to clarify and focus on exactly what the issues are.

Plus Points

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- 1) The property is available freehold albeit that it has limitations, for example there is only one parking space.
- 2) It has a roof terrace; please see our comments within the report.
- 3) You advised it is near your existing business.

We are sure you can think of other things to add to this list.

Medium Priority

Problems / issues raised in the medium priority section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) Roof problems

We had a limited view of the main roof due to the decking. Where we can see the main roof around the air handling units was asphalt and represents about ten percent of the area. There is slight undulations and rucking in the asphalt.

The business that owns the property to the front and also one of the new buildings (XXXXXXX) advised they have had considerable problems with two areas of their building:

1. The roof
2. The drains (which we will discuss later)



Decking covering most of the roof



Asphalt roof finish only visible around air handling units

XXXXXXXXXX

They kindly escorted us and showed us the problems that they have had within their building. This included the ceiling tiles down within their training room that was being affected by the dampness still, even though they had a roofer carry out various repairs on the roof. Unfortunately the roof problem has been relatively persistent over the time they had owned the building.

The owner of XXXXXXXX advised that they were lucky they had a warranty and had been able to get the developer back although it had been a very slow process.



XXXXXX Ltd have problems with the roof causing ceiling tiles to be stained and deteriorate

In our experience, where you get a leak with an asphalt roof, it is very difficult to find out where it is coming from without using very specialist equipment and of course you would have to remove all the decking.

ACTION REQUIRED AND ANTICIPATED COST: As mentioned, we have had a very limited view of the roof but bearing in mind the problems that have occurred next door we would recommend that you put aside the sum of £5,000 to £10,000 for the possible removal of the entirety of decking, a full test and report of the surface (you can use dye tests and also electronic testers) and most importantly, you get a full guarantee from the developers for at least twelve months.

As we have mentioned, we have spoken with XXXXXXXX who advise they have had particular problems with the developer returning on any work.

Please see the Roofs and Dampness Sections of this Report.

2.0) What is the leaking roof affecting?

We believe the leaking roof is saturating the roof slab which is then being transferred into the walls / render / plaster, resulting in the cracking in the structure. We believe the roof problems are a combination of issues which will make the roof and the walls particularly difficult problems to resolve.



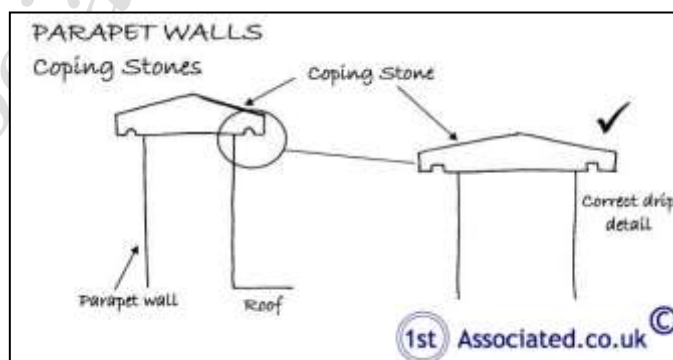
Coping stone and timber roof decking

2.1) Is the coping stone correct?

We checked areas of the coping stone and noted that the drip detail is very close to the main wall. This could be an additional problem that is causing dampness coming through the property.



Parapet wall at high level



2.2) Decking problems

Is the decking also causing additional problems by allowing dampness into the parapet wall by capillary action?

We can see moss in some areas.



Moss can be seen on parapet wall

2.3) Other buildings parapet walls

We have taken a walk around this building as a whole and would comment on two areas:

1. Next to the care home we could see a fascia board that is deteriorating indicating that dampness is getting in.
2. We can also see what looks to have been render repairs carried out at high level



Deteriorating fascia board



Possible re-rendering / repair work at high level (it does not show up very well in this photo)

2.4) Too many roof problems for a new building

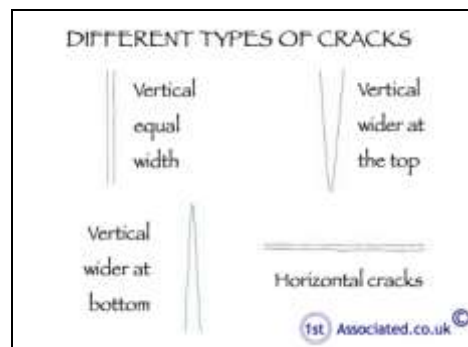
We consider this to be a relatively high risk purchase based upon the condition of the roof alone as this appears to be affecting the walls as well.

Please see the Roof and Dampness Section of this Report.

4.0) Cracking

There are a variety of different types of cracks to the external of the building; vertical, horizontal and raking. Internally the cracks are predominantly vertical equal width.

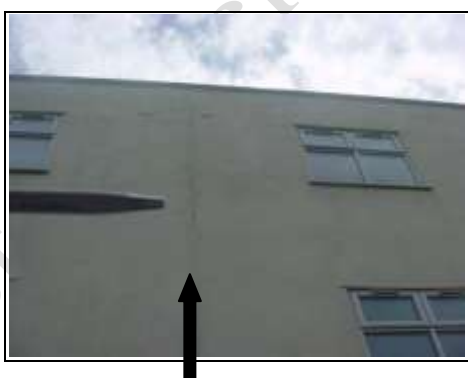
We believe the cracks relate to a number of things. They are initial settlement as discussed, but we also believe that the building is suffering from the amount of dampness coming into the roof.



Vertical cracking to front



Horizontal cracking



Vertical cracking



Horizontal cracking

4.1) How to stop dampness getting into this property

We feel there is a combination of problems here. As you are aware there is dampness coming in from the roof. We also feel that now with the hairline cracks opened up over a fair amount of time there will be what is known as lateral dampness which is dampness coming through the structure.

ACTION REQUIRED AND ANTICIPATED COST: You need to seal the cracks as soon as possible with suitable mastic. In the long term there are two alternatives available.

1. Regular maintenance in the form of the sealing of any cracks. This would initially be a few thousand pounds. It is likely to need a tower scaffolding or similar. It is likely that over time the amount of cracks will reduce, however we cannot guarantee this and our other concern is that the scaffolding will of course block the access road unless you get a specialist scaffolding which will be expensive.
2. An alternative we know what has been used, particularly by local authorities where they have problem buildings of this type, is to use an over cladding or a rain cladding. This is a system which puts a screen in front of the existing render. This solution can work well, although we are aware of problems with rain cladding.

The main difficulty is that it would make your building stand out and any future person surveying the property would identify that there has been problems within this area.



Example of timber rain cladding on another building giving protective layer to blockwork beneath



Example of close up of rain cladding on another building

ACTION REQUIRED: As discussed another option may be for you or you and the adjoining buildings to buy a tower scaffolding and store it on site and use for any high level work. We believe that tower scaffold platforms or similar will become the norm throughout the property industry with Health and Safety becoming more and more important.



Please see the Dampness Section of this Report.

5.0) Right of light

The windows to the left hand side (all directions given as you face the property from the front door entrance) are opaque, indicating that someone has applied for a right of light to the side elevation. They may be proposing or have development rights.



Opaque glass on left hand side

ACTION REQUIRED: Your legal adviser needs to be very careful about this point and to check if development is going to take place and if so how, what and when.

Please see the Windows and Doors Section of this Report.

5.0) Leaks seen to ceiling tiles

We will start by saying they are not as bad as the ones seen within XXXXX property. The dampness we can see, we believe, has come from the adjacent service duct which looks to be a soil and vent pipe (or possibly an internal downpipe as we haven't seen many downpipes to the roof). We suspect it to be a soil and vent pipe.



Staining to ceiling tile on the first floor



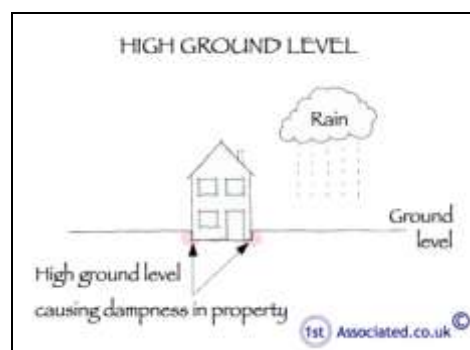
Dampness in the hallway on the first floor coming in through a tile which we lifted

ACTION REQUIRED: The seal around the soil and vent pipe needs to be checked and also the plumbing pipes need to be checked for leaks. Alternatively, if this is an internal downpipe for rainwater then the decking on the roof will of course need to be lifted in this area and checked for leaks. We would add that there looks to have been some repainting and touching up carried out in the property. This could be where damp has come through, it could simply be where damage has occurred.

Please see the Ceilings Section of this Report.

6.0) Low damp proof course / high ground level

We noted there is little difference between the outside and the inside area, which does of course mean that you can get dampness in the property and could be prone to flooding.



Threshold to front of property is—
nearly same height as the outside
floor



Damp proof course too low



No DPC at all

ACTION REQUIRED: Lower the ground level around the property; this may or may not be possible depending upon ownership.

Please see the Damp Proof Course Section of this Report.

7.0) Sewerage Problems

As mentioned, we have spoken to the occupiers in XXXXXXXX (they were the only ones in the property at the time of our inspection). They advised us of a major problem they have had with regard to sewerage and as they understand it the developer did not enlarge the drainage system when they carried out the development.



XXXXXXXXX Ltd



Rear side access to next door property – they have had drainage problems as the developer didn't increase the size of the original drains.



Sewerage problems have occurred in this area

To us this rings alarm bells from the point of view of:

- 7.1 That they were not organised enough to carry out this work quickly as identified.
- 7.2 That they did not identify the work has not been carried out; it was only the occupier that did.
- 7.3 They must have originally carried out the work knowing there could be some problems unless they didn't have the appropriate construction knowledge.

8.0) Fire regulations

Your Legal Advisor needs to check if the roof terrace is considered an evacuation safe area. This means that people have the choice of going down the stairs to get away from the fire or up onto the roof to wait to be rescued. This may be why the roof is in an asphalt rather than a more combustible material. What concerns us is that you have a timber decking on the roof that may well be a fire area. We would much prefer to see a Pavia slab or similar, as you can see in the photo below.



Decking on top floor terrace

Pavia slab defined

This is a thin paving slab used on roofs to identify walkways and be bonded directly to the roof or held in place by its own weight, depending upon the system used.



Example of pavia slab on flat area next to a living roof

This is for two reasons:

8.1 As already mentioned we consider it a fire risk. Should there be any problem such as people smoking on the top roof and not putting their cigarettes out properly this could ultimately lead to a fire on the decking.

8.2 We cannot see the roof so cannot establish if there are any leaks.

8.2 This type of decking always gets slippery over time, which is not ideal when you are on a roof.

ACTION REQUIRED: We would recommend that the entirety of the decking is removed and a Pavia slab used which is more usual on an asphalt roof such as this.

ANTICIPATED COST: We would set aside the sum of £5,000 to £10,000; please obtain quotations.

Please see the Other Matters Section of this Report.

High Priority

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

We found no one specific item that falls into this category, although we do feel that the property is a high risk purchase.

Other Items

Moving on to more general information.

Maintenance

This is a modern property and as such should in theory have limited maintenance, however as you have seen, modern properties are built to a price rather than to a standard and you are likely to find some latent defects even with a twelve month guarantee period.

ACTION REQUIRED: You must have a minimum of twelve months guarantee period, ideally two years.

Services

We have carried out a visual inspection of the services and no tests have been carried out. The developer should provide up to date certificates for all the services. For example, with the electrics we would expect a test and report to Institute of Electrical Engineers standards (IEE) by an NICEIC registered and approved electrical contractor or equivalent.

Heating

The heating is electric with electric radiators with, we assume, an air handling system in the ceiling. Again, as this is new we would expect your legal advisor to request and provide copies of all test certificates / commissioning certificates. However there is nothing the same as actually living in a building to understand how it generates and retains heat.

Lighting

The lighting looks to be Category 2 lighting which is suitable for most office use. You do, however, need to check this.

Drainage

We did not find any manholes. As explained, the next door owners have had considerable problems with the drains.

ACTION REQUIRED: We would recommend a closed circuit TV camera report.

Water Supply

We normally assume that any lead pipework has been removed, however from the comments and the problems that your neighbours have had we cannot make this assumption.

ACTION REQUIRED: We recommend you make your own enquiries.

Services in General

We would always recommend with regard to all services that you have an independent check by a specialist contractor.

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

High risk

We consider this to be a high risk purchase. We feel that it is currently a buyer's market and that there is better available on the market.

We would comment that we believe the lack of parking and the lack of toilet facilities for this size of property would mean there is a limited market to who this property can be sold to. Whilst it would not appeal to an institutional investor (as explained it does not meet institutional requirements), as you commented it may appeal to another business owner such as yourselves, we do feel that the parking is considerably restricted and in turn will restrict the market to which you can sell to. Again XXXXX, when we spoke to them about this, identified that parking is a nightmare situation.



Your one parking space

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you read the Report and contact us on any issues that you require further clarification on.

MORE ABOUT THE REPORT FORMAT

Just a few more comments about the Report format before you read the actual main body of the Report.

TENURE – FREEHOLD

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

COMMERCIAL AGENTS – FRIEND OR FOE?

It is important to remember that the commercial agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We as your employed Independent Chartered Surveyor represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Residential Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

**THE DETAILED PART OF THE REPORT
FOLLOWS, WORKING FROM THE TOP
OF THE PROPERTY DOWNWARDS**



EXTERNAL

ROOF COVERINGS

The Roof Coverings section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

Dependent upon the age of your property and the type of construction it may or may not be present, please read on:

We will consider the roofs in two areas; the main flat roof and high level roof above the stairs.

Main Flat Roof

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

The main roof has a decking covering approximately 90% of the roof. Where we can see the roof it is asphalt, however we are concerned that we could see undulations in the asphalt where we could see it. Whilst we consider asphalt the Rolls Royce of roof finishes it does have to be put on by a skilled tradesman to an appropriate decking.



Decking



Crazing to the surface of the asphalt



Undulations in the asphalt

Obviously this is a new property and it is of course a concern as generally asphalt roofs are considered to last at least twenty five years however we would refer you to our comments in the Executive Summary and the comments made by the neighbouring property.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Detailing to the asphalt roof

We are concerned about the detailing of the asphalt roof.

Firstly because we could not see it properly and secondly because the decking appears to go right up to the perimeter and therefore causing capillary action to the parapet wall.



Vent at high level where parapet wall is

Our recommendation is to remove the decking, check the roof and add a Pavia slab to protect the roof.

Our second concern is with regard to the parapet wall for a number of reasons, the coping stone which we have explained in more detail in the Executive Summary, the unusual weep hole details that we could see that we haven't come across previously in our many years of surveying and we could also see that the handrail is starting to rust.



Parapet wall depicted by arrow



Weep holes in parapet wall



Railings starting to rust

ACTION REQUIRED: Please see our comments in the Executive Summary.

Party Walls

The dividing wall to the rear of the property is also a party wall. If you do any work on these you will need to deal with the Party Wall Act. Here is a brief explanation of it.

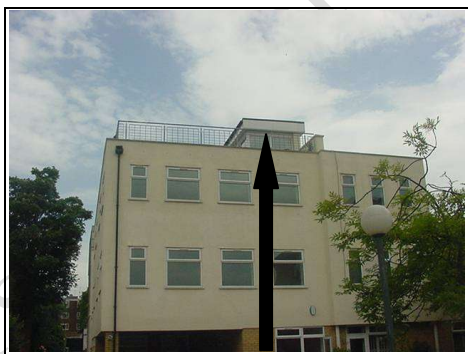
Party Structures Defined - Party Wall Act Etc. 1996

A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.

Any work to party structures, such as party walls or party chimney stacks, require agreement under the Party Wall Act. We would be more than happy to offer you help and advice in this matter.

High level roof above the stairs

This is a felt flat roof. It is in slightly below average condition; we can see the cuts are uneven on the edge and the small upstand on this roof has not bonded correctly.



High level roof above stairs



Looking at the felt roof itself, showing uneven cuts and rucking to upstand

General comment

We would add that the latest Building Regulations require flat roofs to be ventilated; in this case we cannot see it because of the decking. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot. Again, the latest Building Regulations require this and we were unable to establish if it was there as we could not see it.

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from the roofs themselves.

Finally, we were only able to see approximately 10% percent of the main roof from the roof level itself. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

Finally, we have made our best assumptions on the overall condition of the parapet walls from the parts we could see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

GUTTERS AND DOWNPIPES

The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and Downpipes

The small roof over the stairway has a plastic gutter.



Guttering at top of stair area

The main roof has one hopper head visible to the front of the property, we are hoping that it also has internal downpipes however we have not been able to see this. We would say that this is insufficient for the size of the roof and if it is the only outlet then it is likely to overflow. We believe that two downpipes on a roof of this size is the absolute minimum and we would be concerned with overflowing of the hopper head as well as blockages. We simply have no easy access underneath the decking to check this further.



Hopper head to front

ACTION REQUIRED: Add more downpipes; however this is far easier said than done.

We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes. Also bear in the mind the comments we have made within the Executive Summary about the drainage in general.

Soil and Vent Pipes

We can see one soil and vent pipe to this property (although there are two soil and vent pipes in the photograph).

As mentioned, it looked like this is leaking.



Soil and vent pipes

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

There may be some painted asbestos pipes at high level. It is very difficult to identify these from ground level. Our comments are therefore based upon our best assumptions.

WALLS

External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

The property is finished with a painted render to the higher levels and a Stretcher Bond brickwork at ground floor level.

Painted Render

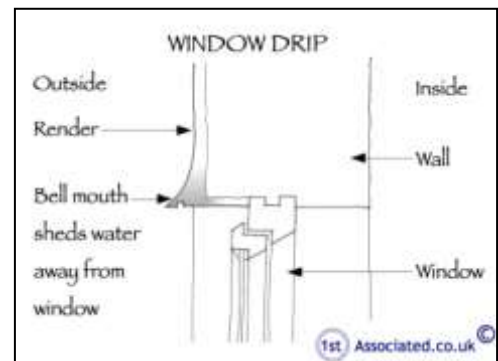
The external walls are finished in a painted render at high level. Painted render is generally used on modern properties as it is cheaper than brickwork and can also include an insulation layer to meet modern thermal efficiency standards.



Testing the condition of the render

Render Detailing

You can normally tell whether the render is good or not by the drip detail over the window and the bell mouth to the base of the property. There is a drip detail to all windows, although it is minimal in some cases.



Drip detail over window

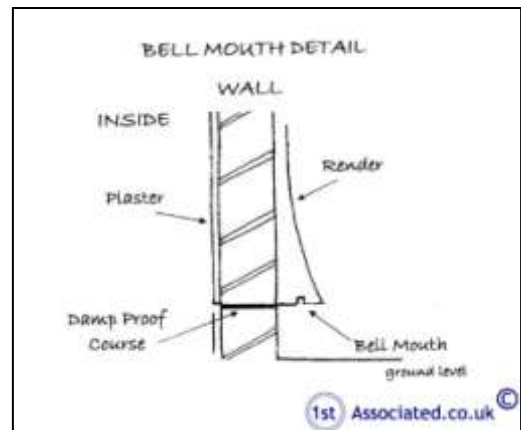


Minimal drip detail

We would have preferred a larger drip detail to the base of the render.



Drip detail to base of render



ACTION REQUIRED: Please see our comments in the Executive Summary.

Hairline cracking throughout the render

We can see, as we are sure you can, hairline cracking throughout the render. This we believe comes from a combination of issues, including initial settlement and also dampness within the structure as a whole, and we believe too hard a cement based render, which allows for no movement in the structure.



Cracking to the front of the property

We can also see rusting to one of the angle beads, which means that an internal angle bead has been used externally as these rust.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Wrong angle beads have been used in some areas

Brickwork

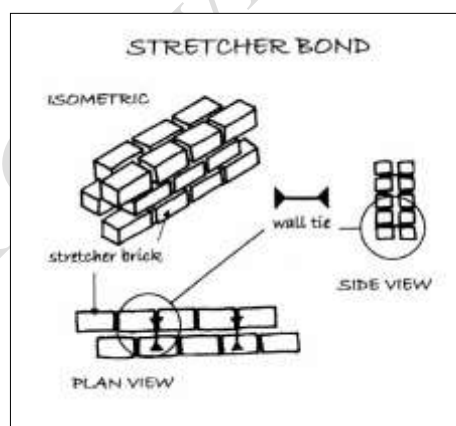
There is Stretcher Bond brickwork to the base of the property. The term "Stretcher Bond" means that from the outside of the property, you can see a row of the sides of the bricks (known as "stretchers") followed by a course above of the same stretch of bricks set off so the joint is centrally above the "stretcher". This pattern would repeat throughout.



Stretcher bond brickwork

Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of heat insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. As there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties.



Unusual things to the brickwork

For some reason, which we are unable to establish, two areas of the brickwork have been repointed.

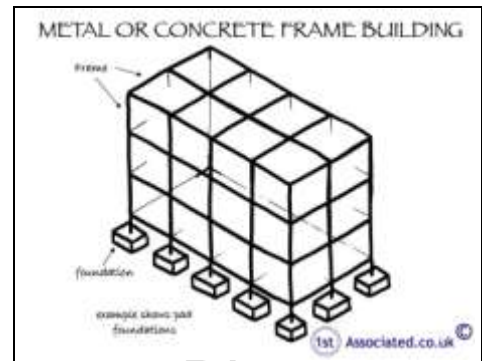
Please see our comments in the damp proof course section of the report.



Two repointed perpendicular ends to the brickwork (perp ends)

Structural Frame - concrete frame or metal frame

Throughout the report we have been looking to establish what sort of structural frame this property has. Typically in a modern property today you would have a metal structural frame. There are signs with the circular columns to the right hand side (there is rusting) that this is a metal frame, however the main column to the front of the property near the parking is encased and could be metal or concrete. If anything it is more likely to be steel due to its size.



However, throughout the property we then had concrete floors which are more akin to a concrete frame structure, though upon reflection we feel that the building has been built traditionally with a metal frame being used where openings are required (for example to the car park area). The building then having a traditional construction and there were no signs of metal frame work or concrete beams when we viewed inside the roof.



Column to front



Column – likely to be concrete



Close up of rusting column

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by painted render / brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age metal lintels or concrete lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the painted render / brickwork / plaster has been finished. We have made various assumptions based upon what we could see and how we think the painted render / brickwork / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

1stAssociated.co.uk Copyright

FOUNDATIONS

The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

There is no typical foundation for this type of building, it could be anything from a 'deep strip' foundation to possibly a raft or pad foundation.

The new tarmac to the front of property concerns us. We feel it may relate to either the drainage alterations that the neighbour spoke about or to foundations that have been added or amended in this area.



New tarmac to front of property

ACTION REQUIRED: Your legal Advisor to request in writing confirmation of the problems or reasons for this new tarmac.

London Clay

As with most properties in the London area, this property stands on London Clay. It is therefore more susceptible than most should drains leak or trees be allowed to overgrow etc. It is not unusual to have some settlement in London properties.

Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up

with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection - the Building Research Establishment recommend a year of monitoring of any cracking.

We would always recommend that you remain with the existing insurance company of the property.

We would refer you to our comments with regard to building insurance throughout this report.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES

Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are no trees within what insurance companies term as influencing distance of the property.

Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Please also refer to the External Areas Section.

DAMP PROOF COURSE

The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, the DPC is intriguing. Where we can see it, it is too low and in some cases we cannot see it at all, which is a very poor practice on a modern property.

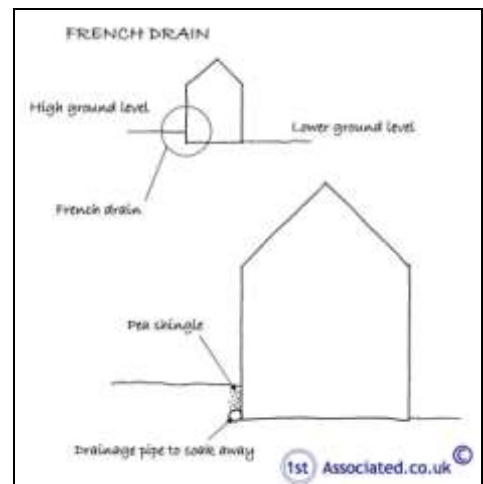


DPC too low



No DPC at all

ACTION REQUIRED: We recommend a French drain is added around the property / lowering of the ground level. We would add that we have never come across this in a modern property previously.



Grass growing along the edge

There is grass growing along the edge which indicates to us a problem with the DPC levels which is why we have recommended a French drain.



Grass growing around edge

ACTION REQUIRED: Add a French drain. Please see our comments in the Executive Summary.

ANTICIPATED COST: In the region of £2,500 to £5,000. We really should not be talking about these sort of problems on a brand new property.

Your attention is drawn to the section of the report specifically dealing with dampness.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

WINDOWS AND DOORS

This section windows and doors, and any detailing such as brick corbelling etc.

Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Windows and Doors

The property has plastic double glazed windows, which generally look to be of a reasonable quality. However having said that dampness can clearly be seen around a lot of them. We believe that possibly they have been positioned too far forward or without a damp proof course. Please see our earlier comments.

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case all the windows are in reasonable condition with the exception of the dampness that can be seen internally.



Double glazed window



Flaking paint on window sills –
we saw condensation



Dampness meaning that the mastic
around the windows is coming out

Positioning of the windows

The windows are positioned forward to almost flush with the front of the building which does mean that dampness can get around them particularly if a vertical damp proof course has not been put in place. We would need to open up the windows to establish if one has been put in place, however from the dampness that we can see internally there is certainly a problem with these windows.

The other thought we had with regard to the windows is that there could be dampness coming down from the roof that is being exposed at the actual window location.

Right of light

We noted opaque glass on the left hand side of the property (all directions given from the front entrance). This could mean that someone has rights to develop to the side of you.

ACTION REQUIRED: Your solicitor to investigate. This may or may not be important or relevant to you. Please see our comments in the Executive Summary.



Opaque double glazed window to left hand side

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years.

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

EXTERNAL DECORATIONS



The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

The external decoration is reasonably new. With all render you need to keep the waterproof coat in good condition. We ideally recommend redecorating every four to five years. This will be fairly costly as it will require scaffolding, which in turn may have to be specialist scaffolding to avoid blocking the access road.



Access road that would be partially blocked by scaffolding when redecorating

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

We can see that the ceiling is a suspended square ceiling tile on an exposed suspended ceiling grid.



Suspended ceiling tiles

Structural ceiling

From what we can see the structural ceiling is concrete.



Structural ceiling



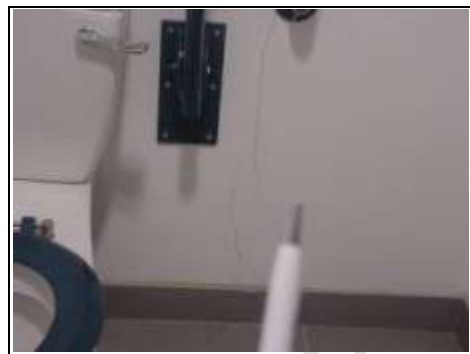
Concrete ceiling



Metal ties and conduit

Internal Walls and Perimeter walls

The walls are a mixture of solid walls (assumed blockwork or similar) and studwork walls. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.



Vertical crack in disabled / less abled toilet

Vertical cracks

Vertical cracks are visible throughout the property. We rarely come across such pronounced cracks in a property of this age.



Pen indicating hairline cracks



More hairline cracks



Further hairline cracks

Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

FLOORS



Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Floors

The floors felt solid underfoot so we have assumed are concrete.



Lifted a section of the floor on the stairs on the second floor

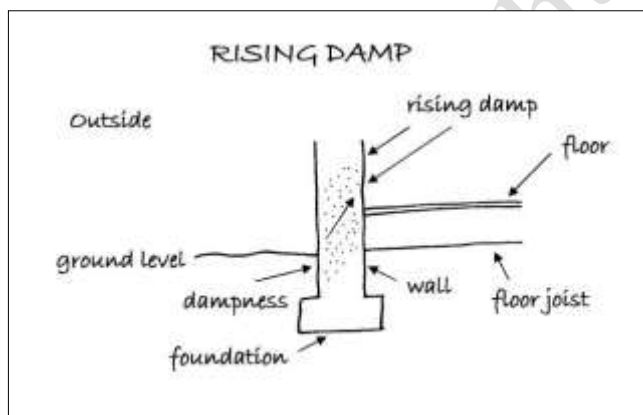
Finally, we have not been able to view the actual floors themselves due to them being covered with carpet tiles, laminate flooring, floor coverings, etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

DAMPNESS

In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.



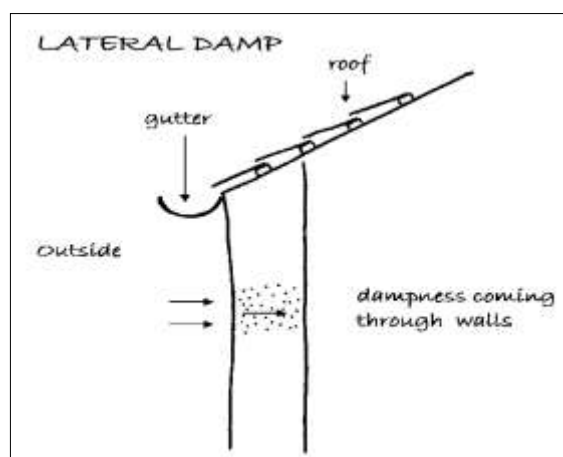
A random visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found no rising damp however we suspect this is because the property is relatively new.

ACTION REQUIRED: Please see our comments with regard to the damp proof course and the ground levels.

Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.

We used a damp meter on the external walls. We have found dampness.





High level dampness to window



High level dampness



Dampness to windows



Mastic coming up on window

ACTION REQUIRED: Please see our comments in the Executive Summary.

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

Some of the dampness inside looks to be like what you would get from condensation. However in an unoccupied property it is rare that you get condensation such as this as it is normally human activity and humans that help create the condensation.

However, it depends upon how you utilise the building. Common sense is needed and a balance between heating and ventilation of properties. Normal airing of the property will resolve condensation problems.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

1stAssociated.co.uk Copyright

INTERNAL JOINERY

This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

The doors are panel doors with glazed vision panels. The toilets have full panel doors.

Fire Doors

In a property such as this it is fire doors that we are most concerned about as fire doors offer a break in a worst case scenario where a fire occurs, we therefore recommend checking the doors to the kitchen and any other high risk areas are fire doors.



Fire door with vision panels



Example of a modern fire exit

Staircase

There is one staircase to the building. The construction of the stairs is timber. We would much prefer to see two fire exits on a building of this height. We presume permission has been gained with the terrace being considered as a safe rescue area, albeit that it is built in timber.



Staircase

Please see our earlier comments with regards to this.

Kitchen

The kitchenette on the ground floor is to an as new standard. We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.

TIMBER DEFECTS

This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

*Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.*

In this type of structure dry rot is very unlikely.

Wet Rot

*Wet rot, also known by its Latin name *Contiophora puteana*, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.*

Again, in this type of structure wet rot is very unlikely.

Woodworm



Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

Once again, in this type of structure woodworm is very unlikely.

Finally, we have not opened up the structure therefore cannot comment on any of these areas.

INTERNAL DECORATIONS

With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

Decoration is as new as the property has not been occupied. There did look to be some areas where the paintwork has been repainted over which we assume is to cover the dampness staining internally.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties. Post war insulation started to be introduced gradually. In the 1970s thermal efficiency started to be thought about following the fuel crisis and in more recent years there has been a drive towards thermal efficiency. However it should be noted care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

HIPs

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes.

Roofs

We have not opened up the roof structure therefore we cannot comment. As you are aware we were unable to see the roof due to the decking.

Walls

The property has a mixture of stretcher bond brickwork and render. We assume, if built to new building regulations, it will meet the latest standards.

ACTION REQUIRED: Your Legal Adviser to check and confirm that it has been built to current Building Regulations.

Windows

The windows are double glazed and therefore will have reasonable thermal properties.

Services

The services, we assume, are yet to be used and commissioned. There is electric heating which is not ideal for an energy consumption point of view. We have identified electric heating on other new /refurbishment developments that we have surveyed where developers made the financial decision not to extend the supply of gas to the property.

Summary

Generally we would comment that the property is not to modern thermal efficiency standards. We believe that this is becoming more and more important as a criteria for national companies when they rent properties due to their carbon footprint and other commitments they may have so this would limit the market to which you can sell into when you come to sell the property or rent it.

1stAssociated.co.uk Copyright

OTHER MATTERS

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

The electrics are as new however we would recommend in the first instance an up to date Institute of Electrical Engineers standards (IEE) test and report carried out by an NICEIC registered and approved electrical contractor or equivalent.



Service conduit

Please note there is an electricity substation close to the property. Concerns have recently been expressed with regard to health risks in connection with the above average electro-magnetic fields. Whilst health risks have not been proved some purchasers may be deterred.



Electricity substation close by

Lighting

The property has Category Two lighting. This may or may not be appropriate for your use. You need to check and confirm this.



Category two lighting

Heating

Heating is via electric space heaters.



Electric heating

Air handling units

We have not tested the air handling units. You therefore need to arrange tests.



Air handling units



Air handling unit

Security

There is a door entry system.



Door entry system and also the
thermostatic controller

Fire Regulations

A service contract should be in place.

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the property has been built to Fire Regulations. If the terrace is considered a fire safety area we would recommend it is replaced with non-combustible material.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement. In this case there is a disabled toilet on the ground floor.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Drains

We did not find any manholes during the course of our survey. We have not carried out a drainage test. Please see our comments in the Executive Summary with regard to your neighbours and the problems they have had with the drainage.

ACTION REQUIRED: We would recommend that a closed circuit TV camera report is carried out.

Service Pipes

We have not checked the service pipes other than running the taps for approximately fifteen minutes when they had a steady flow of water and there was no build up or back up.

It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

1stAssociated.co.uk Copyright

LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

WEATHER

It was a hot summer's day at the time of the inspection. The weather did not hamper the survey.

Our weather seems to be moving towards the extremities from relatively mid range.

NOT LOCAL

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

EMPTY PROPERTY

The property was empty at the time of our survey, we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to us not opening up the roof or the floors, not having any design details, specifications or drawings and as the property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers. We thank you for coming to meet us at the property.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

APPENDICES

Use Classes Order 2005

It is recommended that you confirm the position of each case with the Council's Planning Department
Correct Summer 2005

TCPA Use Classes Order 2005 (Effective 21 April 2005)	Use/Description of development	Permitted Change to another use class
A1 Shops	Retail sale of goods to the public – Shops, Post Offices, Travel Agencies and Ticket Agencies, Hairdressers, Funeral Director and Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes.	No permitted change
A2 Financial and Professional Services	Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and Employment Agencies. Other Services – Betting Shops. Principally where services are provided to visiting members of the public.	A1 (where there is a ground floor display window)
A3 Restaurants and Cafes	Restaurants and Cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes (now A1)	A1 or A2
A4 Drinking Establishments	Use as a Public House, Wine Bar or other Drinking Establishment	A1, A2 or A3
A5 Hot Food Takeaway	Use for the sale of hot food for consumption off the premises	A1, A2 or A3
B1 Business	(a) Offices other than in a use within Class A2 (Financial and Professional Services) (b) Research and Development – Laboratories, Studios (c) Light Industry	B8 (where no more than 235m ²)
B2 General Industry	General Industry (Other than Classified as in B1) The former 'Special Industrial' Use Classes, B3 – B7, are all now encompassed in the B2 Use Class	B1 or B8 (B8 limited to 235m ²)
B8 Storage or Distribution	Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories	B1 (where no more than 235m ²)
C1 Hotels	Hotels, Boarding Houses and Guest Houses. Development falls within this class if 'no significant element of care is provided'	No permitted change
C2 Residential Institutions	Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.	No permitted change
C3 Dwelling Houses	Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes - students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.	No permitted change
D1 Non-Residential Institutions	Medical and Health Services – Clinics and Health Centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls.	No permitted change
D2 Assembly and Leisure	Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicle or firearms.	No permitted change
Not in any use class (Sui Generis)	For example: Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses and the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Garden Centres.	No permitted change

Marketing by: www.1stAssociated.co.uk
0800 298 5424