



Project No	P530-S1-20-01
Project Name	Burnfield Toilet Block Structural Inspection
Client	Grantown Initiative (Community Group)
Property Address	Existing Burnfield Toilet Block, Burnfield Avenue, Grantown-on-Spey, PH26 3HH
Reason for Inspection	Transfer of Property from Highland Council to Grantown Initiative
Inspection Date	17 th February 2020
Inspection By	Colin JI MacPhee, Bsc (Hons) I.Eng, MICE, FGS

INTRODUCTION

Gunn MacPhee & Associates Ltd was engaged to undertake a structural inspection at the existing Burnfield public toilet block. Detailed below are the findings from this investigation.

LOCATION

The toilet block is based on Burnfield Avenue with the confines of the public carpark in the town of Grantown-on-Spey, as shown on the OS extract detailed below.



Location Plan

BUILDING STRUCTURE

The block accommodation consists of male, female and disabled toilets with a utility room accessed from the male toilets. Detailed in Appendix I are photographs of the building and a layout plan is contained within Appendix II. The property is a detached masonry built structure finished externally with a wet harling. Internally the building is tiled throughout with quarry tiles to the floor area and ceramic tiles to the walls.

BUILDING STRUCTURE

The roof is a pitched and hipped ended structure constructed with a traditional timber truss arrangement with sarking boards and finished externally with natural slate. The presence of roofing felt could not be established during the survey. The roof structure is accessed through a hatch in the utility room and the loft space is insulated with glass wool. There are roof windows located on the north east gable and rear elevation.

SERVICES

The building is connected to the public water supply and foul / surface water drainage systems. The incoming water supply and meter are located in the women's toilet. There is no cold water storage tank to the building with all sanitary ware fed directly from the public water main. There is only a cold water tap supply at the wash hand basins.

The foul / surface water drainage system is currently accessed by the removal of concrete cover slabs to inspection points located at each gable end of the building. A floor drain is provided within the male toilets. Overflows are provided from the WC, discharging through the rear wall of the building, with disabled toilet overflow to the front elevation.

The electrical distribution board and energy supply meter are wall mounted within the utility room. An instantaneous hot water tank is located in the utility room to provide domestic cleaning water only. Wall mounted tubular thermostatic heaters are located throughout the building to provide condensation / frost protection only. External lighting is provided above door entry points and internally lighting is provided to all accommodation.

Windows & Doors

The external doors are heavy duty solid timber with a deadlight above. The windows are metal framed and single glazed with an opening top light. The roof windows are single glazed and timber framed with no opening sections.

DEFECTS

There are no structural defects with the main building although the following defects and short comings were noted with the ancillary equipment, fittings and fixtures.

- *There is no insulation of the water pipes in throughout the building.*
- *There are no electrical testing certificates for the water heater, disabled toilet hand drier, condensation heaters and electrical system.*
- *There is evidence of historical leaking of the incoming water main to the ladies toilet.*
- *There is condensation and mould damage to the paintwork within the ladies toilet, most likely due to the leaking water main.*
- *The concrete cover slabs to the foul drainage system does not allow for easy access for maintenance and inspection.*
- *There are some broken, loose and missing slates to the roof.*
- *The lead flashing to the gable end roof window has been compromised with daylight visible from the loft hatch.*
- *The overflows from the WC that exit the rear and front elevation walls are not sealed.*
- *Wall tiles missing below urinal in male toilets.*
- *Isolated wood worm noted to plywood backing to electrical distribution board.*
- *Cracking to plaster and paintwork to utility room roof and walls.*

OTHER CONSIDERATIONS

There is no hot water supply provided to the toilets and consideration should be given to install instantaneous water heaters at each wash hand basin. There are no hand drying facilities within male and female toilets, considerations should also be given to providing energy efficient eco hand driers. The wash hand basin to the disabled toilet is very small, ideally the basin should be larger with a lever type tap.

Exclusions

No testing of the plumping, heating or electrical testing was undertaken. All comments are based on a visible inspection of exposed structure, fabric, furniture and fittings.

CONCLUSION & RECOMMENDATIONS

The existing building is in fair condition with no significant structural defects. The following works are recommended to secure the integrity of the building and improve the function of the facilities. The cost of these works is anticipated to be in the order of £5000.

- Provision of 3nr instantaneous water heaters.
- Provision of 2nr hand driers.
- Insulation of pipework in non-heating areas.
- Undertake testing and certification for electrical supply & equipment.
- Investigate and ensure incoming water main leak fixed.
- Treatment of mould and condensation damage to ladies toilet.
- Provide ductile iron access covers to existing foul sewer access points.
- Replace and repair missing and damaged roof slates.

CONCLUSION & RECOMMENDATIONS (continued)

- Inspect and repair lead flashings to roof windows.
- Seal overflow pipes openings through exterior walls.
- Repair wall tiles missing below urinal in male toilets.
- Cracking to plaster and paintwork to utility room roof and walls.
- Deep clean and disinfection to all accommodation.
- Repainting of all internal non-tiled surfaces

APPENDICES

Detailed below are the following appendices in support of the report.

- *Appendix I - Photographs*
- *Appendix II – Building Layout Plan*

Gunn MacPhee & Associates Ltd
Consulting Engineers
March 2020

Appendix I - Photographs

Site Photographs



Photograph 1 – Front Elevation



Photograph 2 – North East Elevation

Site Photographs



Photograph 3 – South West Elevation



Photograph 4 – Rear Elevation

Site Photographs



Photograph 5 – Male Toilet



Photograph 6 - Male Toilet

Site Photographs



Photograph 7 – Male Toilet



Photograph 8 – Electricity Distribution Board & Meter (Utility Room)

Site Photographs



Photograph 9 – Water Heater (Utility Room)



Photograph 10 – Utility Room

Site Photographs



Photograph 11 – Loft Hatch



Photograph 12 – Roof Structure

Site Photographs



Photograph 13 – Disabled Toilet



Photograph 14 – Disabled Toilet

Site Photographs



Photograph 15 – Female Toilet



Photograph 16 – Female Toilet

Site Photographs

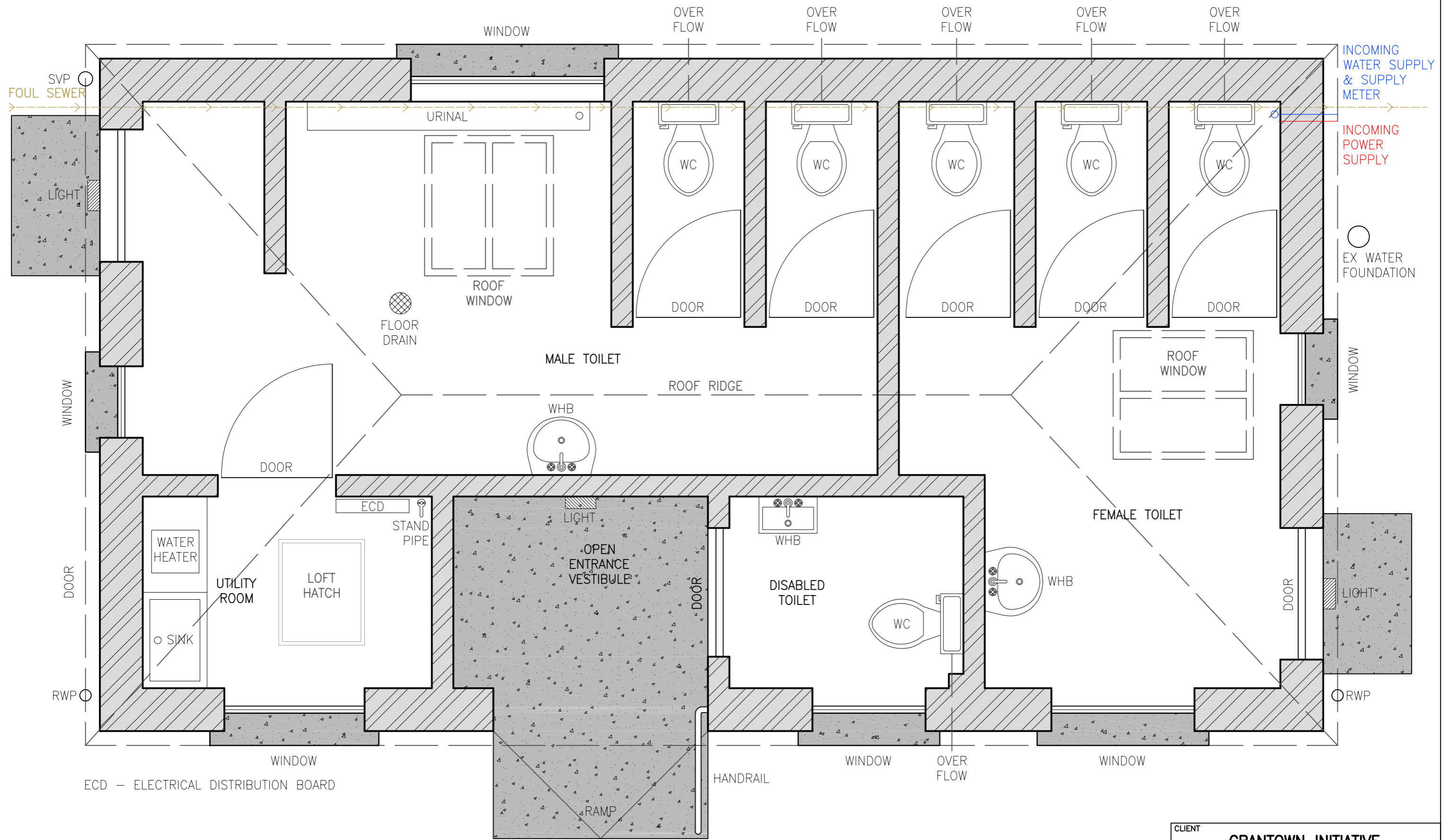


Photograph 17 – Female Toilet



Photograph 18 – Roof Light (Female Toilet)

Appendix II – Building Layout Plan



EXISTING LAYOUT PLAN
SCALE 1:50



CLIENT	GRANTOWN INITIATIVE		
PROJECT	BURNFIELD TOILET BLOCK		
DRAWING TITLE	LAYOUT PLAN		
DRAWN	CJIM	DATE	17.02.20
SCALE (A3)	AS SHOWN	DRG No	P530-001