

SCHEDULE OF CONDITION

for

*STORMONT TRUCK & VAN PREMISES*

*UNITS 2 & 3*

*ELLEN STREET*

*PORTSLADE*

JULY 2001

*amended March 2019*



**Stormont Truck & Van Premises,  
Units 2 & 3 Ellen Street, Portslade**

**1.00 INTRODUCTION**

*Thursday 28th March 2019*

- 1.01 The property was inspected on ~~Friday, 27th July 2001~~ in order to record the general condition of the building and grounds.
- 1.02 Inspection included only areas to be demised to ~~Stormont Truck & Van Limited~~, encompassing some linked ground floor accommodation situated in an adjacent office building to the west.

**2.00 GENERAL DESCRIPTION**

- 2.01 The property consists of two interconnecting workshop units, comprising steel frames and partially load-bearing brickwork, and pitched asbestos cement roofs/details with glass fibre rooflights. Date of construction understood to be 1964.
- 2.02 Unit 3 located to the south, Unit 2 to the north.
- 2.03 Small partially open side steel frame shelter with steel profile roof/cladding abuts Unit 2 to the east. Small makeshift store with blockwork walls and concrete roof abuts Unit 2 on the east, understood to be a tenant responsibility.
- 2.04 Internal areas predominantly open workshops with high level mezzanine staff welfare and storage area to north-east in Unit 3. Portacabin reception office accommodation provided internally to east of Unit 3, and steel frame mezzanine to west. Small Portacabin office accommodation provided internally to Unit 2.
- 2.05 In-situ concrete yard provided to the east, enclosed with chainlink fencing and 2No. pairs of gates. In-situ concrete hardstandings and bitumen macadam paving provided to south of Unit 3.
- 2.06 The buildings have suffered from a lack of routine maintenance over a period of years, and accommodation is basic. Standard of appearance and condition generally low internally and externally, although some repair and maintenance recently carried out to address priority items. 
- 2.07 All windows to the building recently ~~replaced with~~ PVCu units. ~~External pedestrian doors recently replaced and refurbished.~~ ~~Roller shutter bay doors to be refurbished by Tenant under Lease.~~ 

- 2.08 ~~Main roof gutters recently overhauled and repaired to address long term water penetration. Asbestos cement roof sheeting original, some isolated repairs recently carried out. All glass fibre rooflights to Unit 2 recently replaced, Unit 3 glassfibre rooflights original.~~ \*
- 2.09 Historic movement to brickwork, cracked in several areas. Brickwork generally patchy and weathered, ~~although some recent isolated repair work carried out.~~ ✓
- 2.10 Internal spaces, finishes and fittings generally ~~dirty and heavily used. Decorations poor in most areas.~~ Concrete floors contaminated with oil and general damage/cracking. Some decoration and repair recently carried out, understood to be a Tenant responsibility. ⊗
- 2.11 External areas heavily used and yard contaminated with oil, fencing/gates in generally poor condition. Understood to be a Tenant responsibility. ⊗

### 3.00 EXTERNALLY

#### 3.01 East Yard

- 3.01.1 In-situ concrete surfacing and cast iron drainage channels of considerable age and in poor condition. Small area of bitumen macadam to north-west corner in poor condition. ~~Specific Tenant responsibility to repair as required by Lease.~~ ⊗
- 3.01.2 ~~Perimeter chainlink fencing to perimeter in poor condition. Metal frame gates to east and south, in poor condition. [Specific Tenant responsibility to repair as required by Lease.]~~
- 3.01.3 ~~Lamp standards installed to perimeter of yard, in poor condition.~~

#### 3.02 Hardstandings South of Unit 3

- 3.02.1 In-situ concrete and small areas of macadam of considerable age, in poor condition.

### **3.03     Unit 3 Roof Area**

- 3.03.1     Asbestos cement corrugated sheeting of considerable age, generally deteriorated and fixings corroded. All translucent glass fibre rooflights discoloured and surfaces deteriorated.
- 3.03.2     Lead flashings at abutment with south parapet wall in poor condition, split in several areas. Inner brickwork to parapet spalled and deteriorated. Concrete copings worn and some areas spalled, joints deteriorated and missing.
- 3.03.3     West asbestos cement bargeboard broken, poor flashing detail at abutment with office parapet wall. Bargeboards and ridges generally discoloured and weathered, fixings corroded.

### **3.04     Unit 3 North Elevation**

- 3.04.1     Facing brickwork generally discoloured and dirty with several areas of eroded pointing and spalling. Brickwork more extensively spalled at high level.

### **3.05     Unit 3 West Elevation**

- 3.05.1     Facing brickwork of in generally reasonable condition. Some spalling and erosion of mortar. Significant crack and more extensive spalling to brickwork on north-west corner and parapet.
- 3.05.2     Lower lead soaker by rainwater pipe distorted.

### **3.06     Unit 3 Flat Roof to West**

- 3.06.1     Flat asphalt roof and lead abutment flashings recently replaced.

### **3.07     Unit 3 South Elevation**

- 3.07.1     Facing brickwork generally weathered and worn, mortar joints missing and eroded in many areas. Previous patch repairs, non-matching in many areas.
- 3.07.2     Several stepped cracks from coping level to heads of windows. Cracks previously repaired in non-matching brickwork and mortar.

3.07.3 Stepped cracks in brickwork at low level beneath concrete infill panelling. Cracks previously repaired with non-matching brickwork and mortar.

3.07.4 Impact damage to east corner brickwork.

3.07.5 Movement to elevation, particularly apparent at the east corner brickwork where overhang at damp-course level.

3.07.6 Minor displacement and cracking in concrete infill panels, some slightly out of line.

3.07.7 Aluminium trims and surrounds to concrete infill panels generally discoloured and stained, several areas of impact damage.

3.07.8 Lead flashings above windows split in several areas.

3.08 **Unit 3 East Elevation**

3.08.1 Facing brickwork in reasonable condition, some staining and missing and eroded pointing.

3.09 **Unit 2 Roof Area**

3.09.1 Asbestos cement corrugated sheeting and components of considerable age and generally deteriorated. Fixings to sheets generally corroded and several loose/missing. Some sheet edges broken at south gutter abutment. Filler sections dislodged from bottom of roof sheets in several areas.

3.09.2 1No. depressed glassfibre rooflight to bottom row on south slope.

3.09.3 Asbestos cement bargeboard damaged and sections missing to east end of south roof slope.

3.10 **Unit 2 East Elevation**

3.10.1 Facing brickwork in generally reasonable condition. Some discolouration, staining and missing and eroded pointing.

3.10.2 Significant cracking and movement to north corner brickwork at low level, also apparent on north elevation.



- 3.10.3 Inset steel beam with render facing above pedestrian door level generally corroded and rendering broken and missing in many areas. Splitting to brickwork generally along the length of beam.
- 3.10.4 Concrete lintel above pedestrian door extensively spalled and reinforcing bars exposed.
- 3.10.5 Monopitch steel frame lean-to building abutting to north in reasonable condition, some impact damage to cladding.
- 3.10.6 Blockwork store abutting external wall to north Tenant responsibility under Lease.

### 3.11 Unit 2 North Elevation

- 3.11.1 Facing brickwork in reasonable condition with some areas of staining, erosion of mortar and loss of brick faces. Extensive cracking and movement to brickwork to north-east corner, previous patch repairs. Some splitting to parapet wall. Brickwork modified to east end. Small area of graffiti to west.
- 3.11.2 Rendered plinth to east corner badly cracked with loose sections of render finish, plant growth from finishes. Section missing on corner.
- 3.11.3 Parapet wall of half-brick construction, generally poor detail and uneven finish. Exposed section of asbestos cement gutter to east end broken on outer edges. Flashings at parapet abutment generally deteriorated and patch repaired.

## 4.00 INTERNALLY

### 4.01 Unit 3

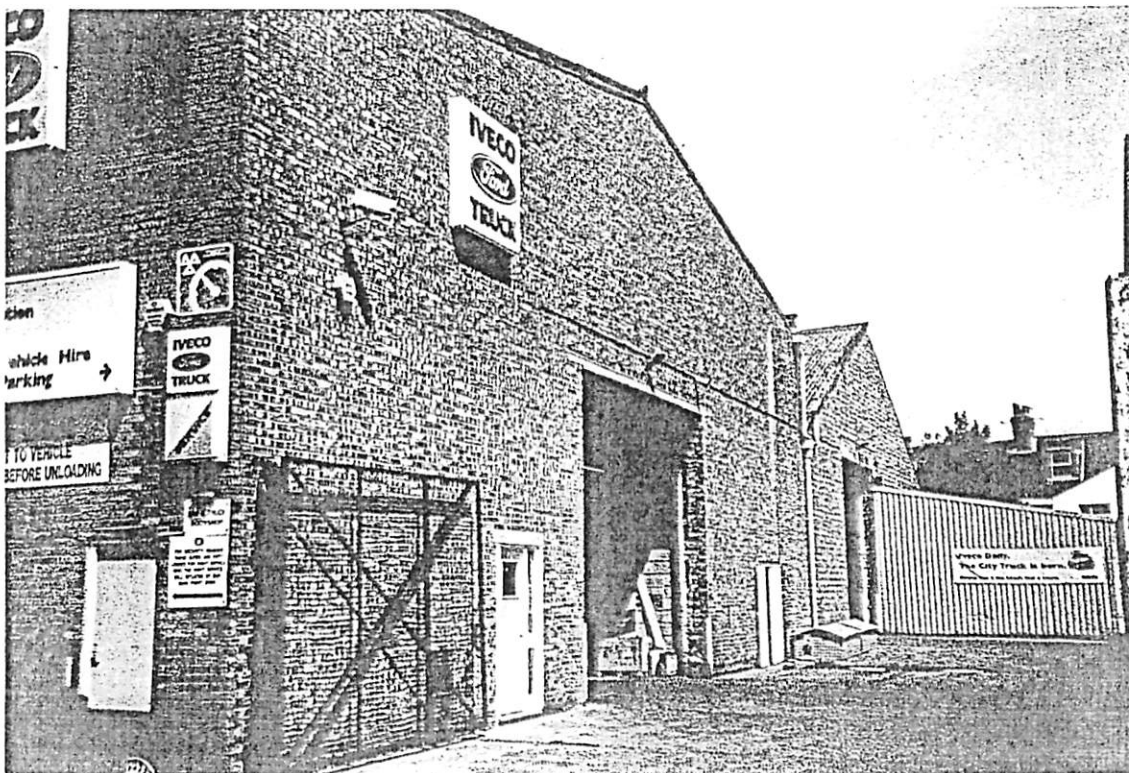
- 4.01.1 Suspended ceilings to Canteen, store and WC areas on east mezzanine floor generally in poor condition, extensive water damage under roof gutters. Some ceiling tiles missing, grid damaged in several areas.
- 4.01.2 Asbestos fire protection to upper sections of steel stanchions and cross braces. Asbestos damaged to cross brace in west corner adjacent to storage area.

4.02     Unit 2

- 4.02.1     Roof underlining panels set in metal grid, extensively water damaged and stained. Some areas of grid damaged to west. Several underlining panels replaced and non-matching, small holes in panels in some areas. Some panels dislodged.
- 4.02.2     Extensive water leakage and damage to finishes to north-east corner walls.
- 4.02.3     Significant horizontal cracking to east external wall where corrosion of steel beam has occurred.
- 4.02.4     Significant cracking to north-east corner brickwork at low level, in line with cracking externally.



1. Unit 3 - South elevation



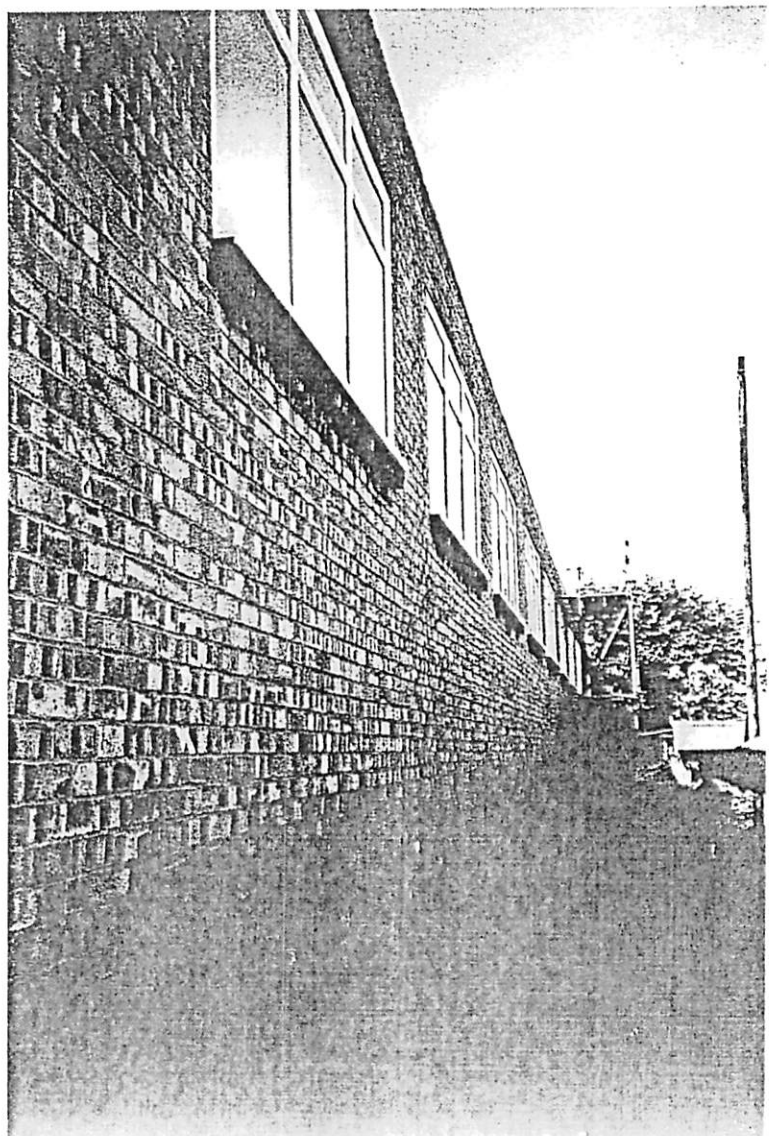
2. East Elevations, Units 3&2



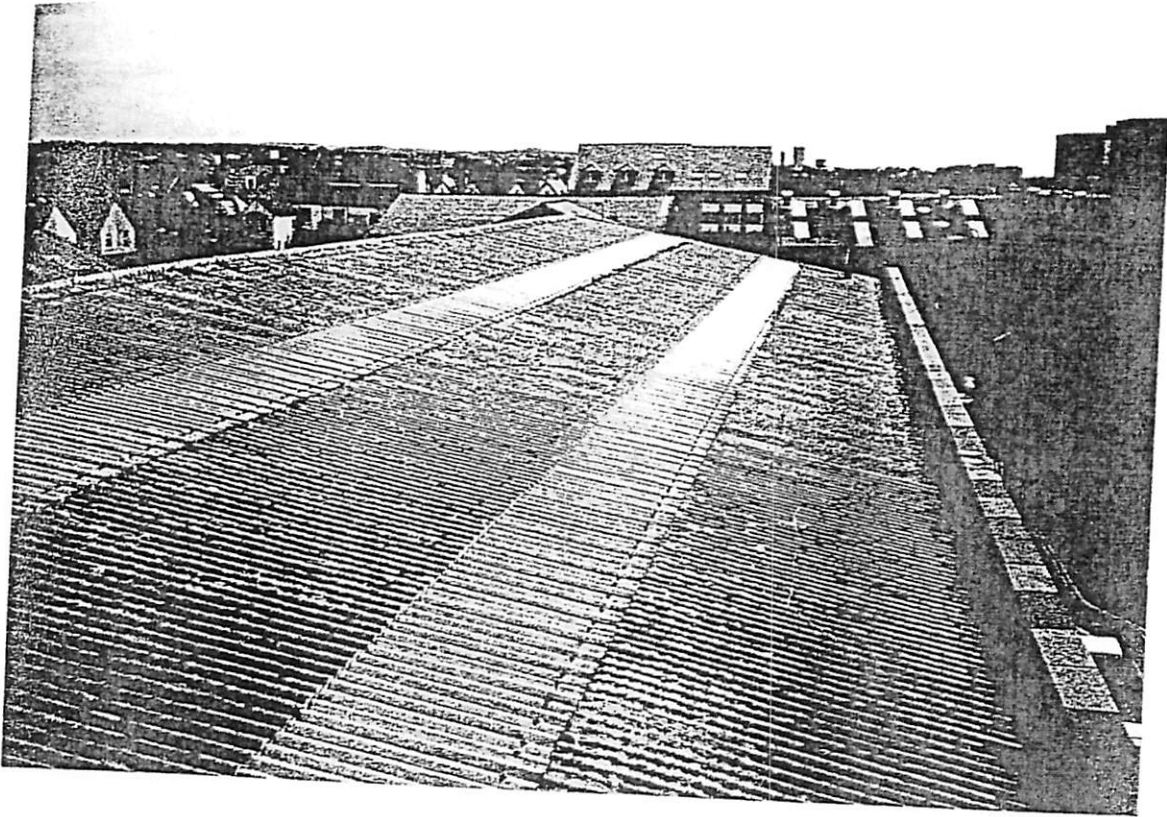
Ellen Street, Portslade



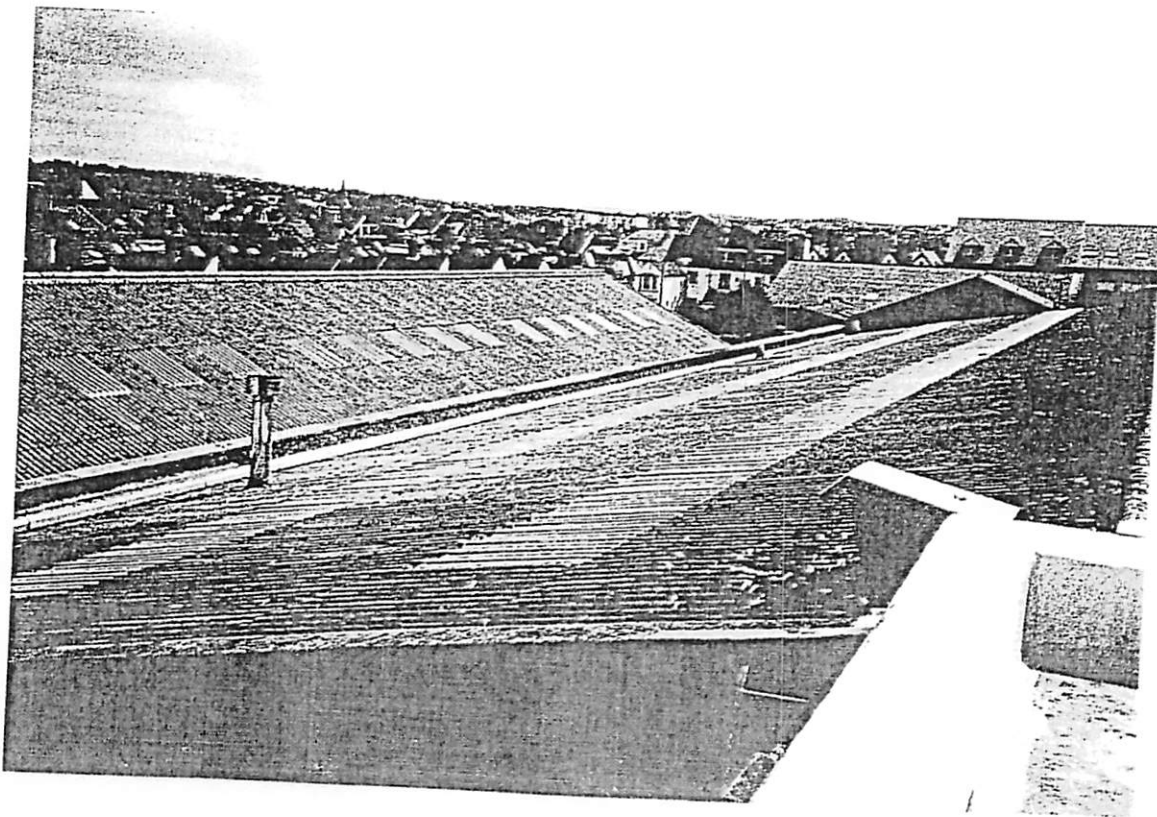
3. East Yard



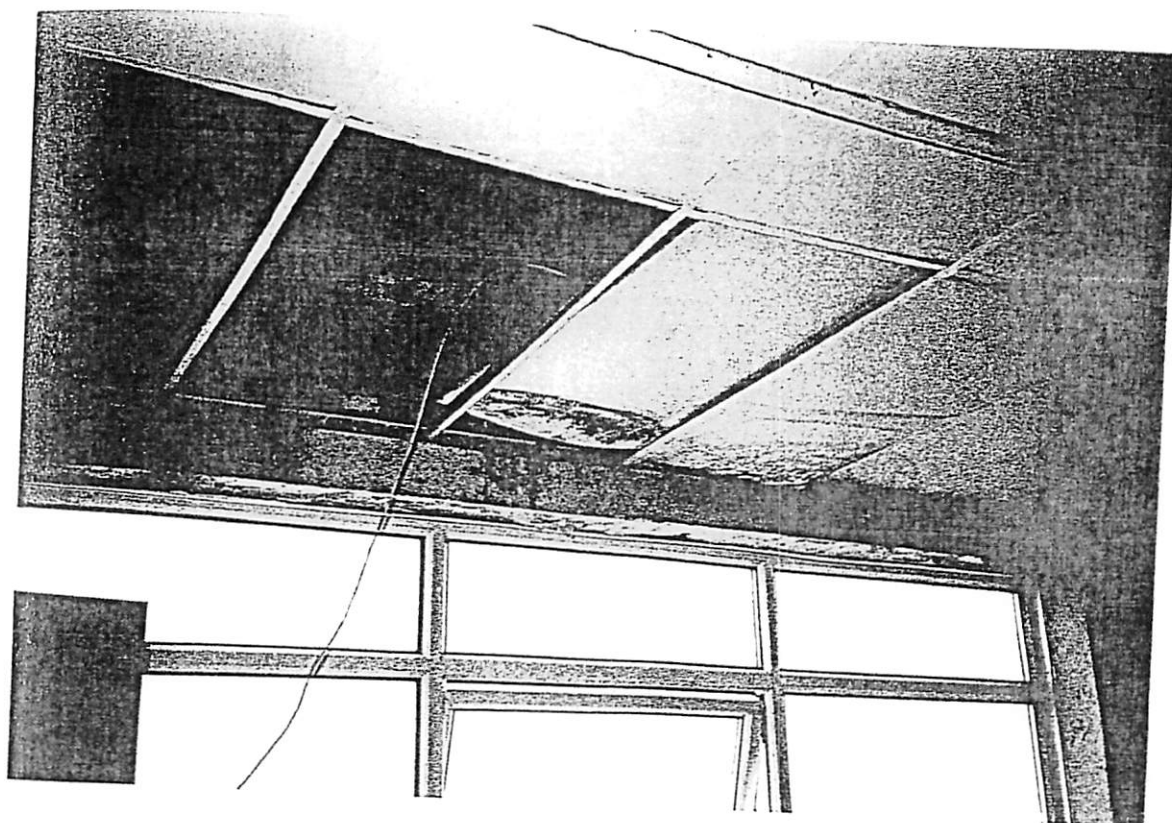
4. Unit 2 - North Elevation



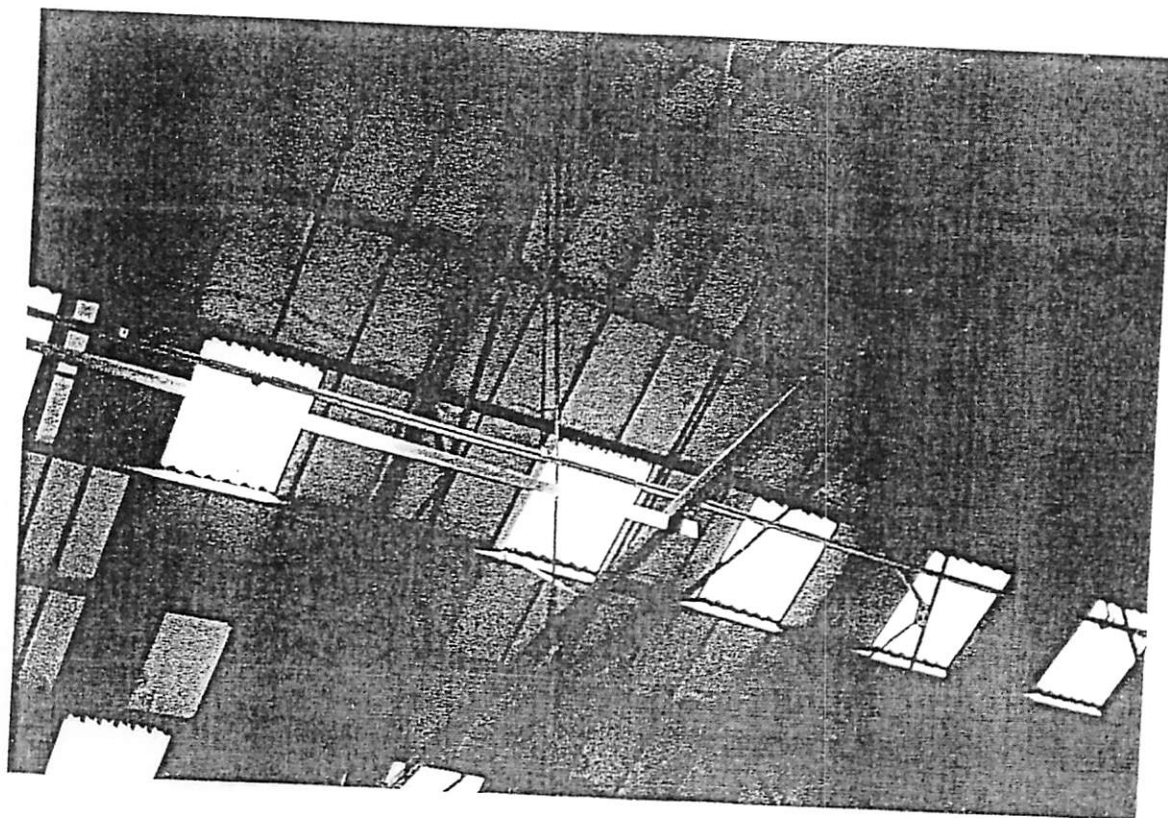
5. Unit 3 - South roof slope



6. Unit 3 - North roof slope/Unit 2 - South roof slope

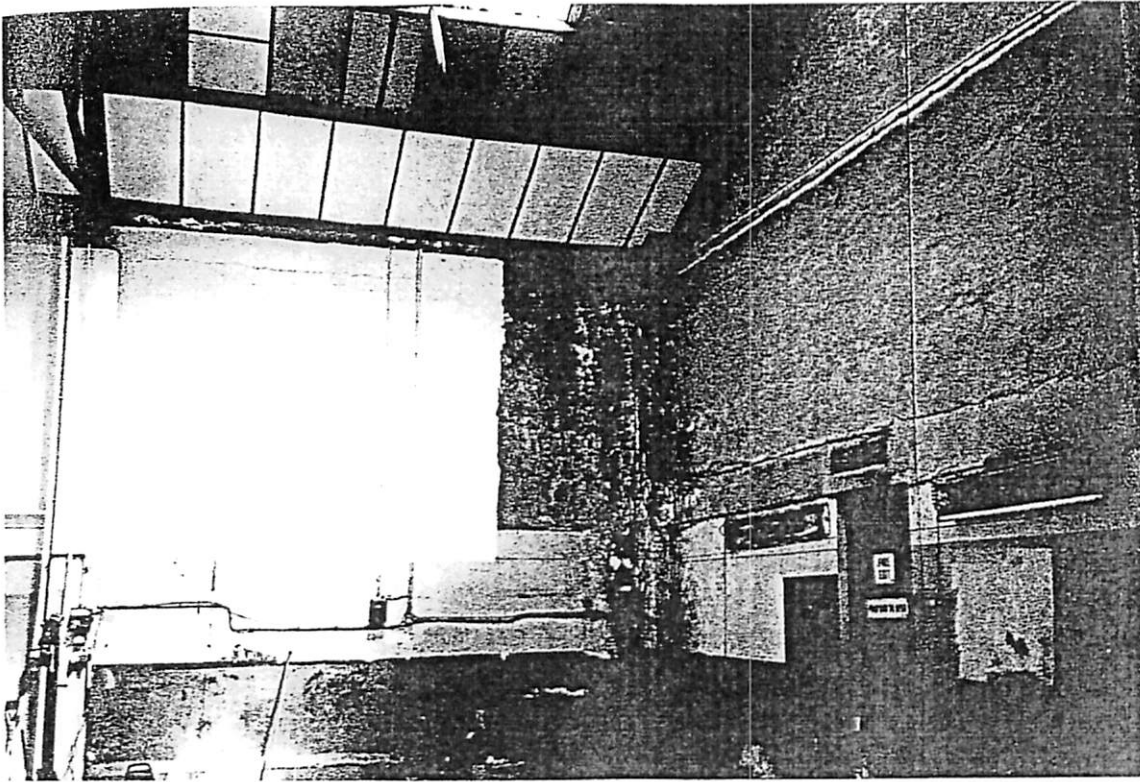


7. Unit 3 - Canteen ceiling



8. Unit 2 - Ceiling linings





9. Unit 2 - North-East internal corner