

Condition Survey Report

Salisbury Library

March 2023

Wiltshire Council



Notice

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Document history

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1. Introduction

1.1. Instruction

Faithful+Gould has been commissioned by Wiltshire Council to undertake a condition survey for Salisbury Library, Market Walk, Salisbury SP1 1BL. Further to this, the necessary works will be prioritised and costed for presentation along with this summary report.

1.2. Location and Site

The site is located within the centre of Salisbury city opposite the Salisbury market square. The site is accessed by public footpaths run around the east and south elevation and by vehicle from Castle Street. The site sits within the Salisbury Conservation Area.



1.3. Property Description

The original library was built in 1956 and consists of a three-story steel-framed construction. In 1972, a large extension was added, which enabled the inclusion of the front desk area and the stacks. The front elevation to the east is housed behind a large bath stone façade dated 1859. This structure (façade only) is listed Grade II and consists of three large arches acting as entrances into the atrium, loading bay and the market walk to the south elevation of the library. The market walk runs under the library's first floor to the south elevation, providing pedestrian access and access to restaurants and shops within the market walk. The rear elevation consists of masonry brickwork comprising of stretcher bonds with 12 large UPVC-formed window units. All roofs are shallow pitched (flat) construction with built up felt coverings. The deck where exposed was observed to be of concrete construction, and is believed to be insulated, though the depth of insulation is unknown. There

are several roof lights throughout the lower roof area and there is a glass atrium roof over the main entrance. The roof has a large parapet wall to the front elevation and has metal railings to the perimeter. The roof houses multiple service structures.

1.4. Inspection Details

The site was surveyed on 7th, 8th and 12th December 2022. The weather conditions during all visits were dry, cold, and partly sunny. During all visits we were escorted by the Client's Agent to give access then allowed to freely access all areas of the site. Photos were taken during the inspection which have not been included within the report, however, can be made available on request. Our inspection included the internal and external elements of the building and immediate external areas surrounding the building. The inspection was non-intrusive in nature and a "visual only basis". Our survey has documented defects observed at the time of the inspection, indicating general condition as well as specific existing and visible defects, and planned preventative maintenance items. It is worth noting that some defects were reported but not observed at the time of the inspection, these included ongoing water ingress from roof or rainwater goods, recurring problems with historic foul drainage from 2nd floor toilets.

1.5. Report Format

The condition ratings are as follows:

| Condition Grade, Replacement and Priority Key | | | |
|---|---|---|-------------------------------------|
| A | As New | 1 | <1 year - Immediate (within 1 year) |
| B | Sound, Operationally safe, Minor deterioration | 2 | Years 2-3 - Not immediate |
| C | Deteriorated, Repair/ Replacement | 3 | Years 4-5 |
| D | Imminent risk of failure/ Penalty & End of life | 4 | > 5 years - Not within period. |

Costs identified in the report are for budget purposes and are at present day rates, with no inclusion for inflation over the 5-year period. Prices are on an elemental basis and do not include allowance for economies of scale, nor do they factor in associated costs for closure, contractor preliminaries or overheads and profits. All costs are exclusive of VAT. No detailed design work has been undertaken in preparing the budget costs, which have been estimated using empirical data and rates from equivalent maintenance projects.

2. Limitations and Clarifications

- We have not undertaken measured surveys; measurements were taken for verification and cost quantification purposes only.
- The preparation and presentation of drawings is not included, however can be provided to demonstrate how quantities have been arrived at. The existing plans provided have been utilised for room location, use and references.
- The information provided is a snapshot of condition as observed and is not designed to be used as a schedule of repair.
- For reference purposes, the site and building has been split into the following reference elements: Ceilings, Electrical, External Areas, External Walls Windows & Doors, Fixed furniture, Floors & Stairs, Internal Walls & Doors, Mechanical, Roofs, Sanitary Services.
- We have not reviewed statutory documentation.
- We have not reviewed fire strategy, compartmentation plans, or current fire risk assessment before providing commentary on condition, the content of these documents may change the priority of requirement of the elements reviewed.

3. Executive Summary

3.1. Building Fabric

Generally, the building fabric and finishes are in aged and deteriorated condition from prolonged use. Whilst individual repairs and replacement could be undertaken to remedy higher priority works, our recommendation is that the most effective remedy would be a thorough and complete refurbishment. This approach could bring the building up to a better standard, reducing repair and ad-hoc maintenance cost for the near future and improve the aesthetic and performance of the building.

3.1.1. Internals

Floor coverings primarily consist of hard-wearing, short pile carpet tile, sheet and tile vinyl and terrazzo flooring. Most floor coverings were in 'satisfactory' condition. However, whilst not inherently defective the floor finished were aged in appearance and many were life expired and overdue replacement.

The walls are predominantly painted plaster and are viewed to be in a tired condition with some areas of cracking, it is not believed that this is structural due to the building construction however investigation is recommended. It was also noted that there were numerous locations where the decorations have deteriorated, and it is recommended that these be renewed throughout the building.

Ceilings are a mix of suspended grids with mineral fibre ceiling tiles and painted plastered ceilings. Several water ingress issues were noted throughout the building, some appear to be linked to defective rooflights. There were many damaged and missing ceiling tiles through water ingress or repeated removal for maintenance, the tile and grid system are of older style and whilst the condition data generally highlights areas of repair, a replacement of ceilings would improve performance and aesthetic and is therefore recommended.

Doors to circulation/ general ancillary spaces are painted timber with brushed stainless-steel ironmongery and are in satisfactory condition, however some doors marked as fire doors showed signs of damage from prolonged use. Where these affect the integrity of the door, these should be highlighted separately in the FRA, it is however recommended that these are reviewed as part of recommended refurbishment to bring the existing installations up to current standards where possible.

Kitchens/kitchenettes comprise of base and wall-mounted units with worktops and in-built/ free-standing appliances and in satisfactory functional condition however seem outdated and would benefit from renewal.

WCs consist of terrazzo floor coverings, laminated timber cubical systems with pan and high-level system, and timber IPS systems around ceramic wash-hand basins, which have all deteriorated. The toilets on the second floor are in particularly dated and deteriorated condition however works have been recommended in all toilets.

3.1.2. Externals

The roof coverings consisted of built-up insulation tapered to falls in gutters with a bitumen felt covering. Whilst the material covering did not appear to be life expired, there were several defects observed particularly around terminations and upstands. The roof is suffering from areas of ponding water, deteriorated bitumen felt, significant vegetation growth throughout and insufficient fall. In some areas, this ponding appeared to be a result of the roof's gradient and/or tapered insulation inadequately discharging into the outlets. It was also noted that many outlet leaf guards were partially blocked with leaves, moss and general detritus. Regular maintenance is required for the clearing of these to ensure the dissipation of surface water. The flat roof has also failed in some areas, as evidenced internally. Due to the defects noted above, and the cost of repair and future lifespan of the materials, it is recommended that the roof coverings are replaced within the next 5 years.

The glass atrium roof generally appears to be in serviceable condition however cracked glazing was recovered, this is not considered to be of high priority as the wired glazing was still held together.

The roof contains PVC roof lights which are also outdated and showing signs of age-related degradation. There is staining internally around the roof lights which is likely the result of condensation and or water ingress. It is our opinion that these should be replaced at the same time as the roof coverings.

The external drainage was also noted as defective. The guttering to the flat roof had been reported by users of the building to be blocked and is suspected of having failed and caused internal water ingress. It is recommended that a full intrusive investigation is undertaken to assess the condition of the internal drainage throughout the library. This must be done before a complete internal refurbishment to avoid reoccurring defects.

On the roof were multiple service rooms of different construction. A number of these were in very poor condition and significant evidence of deterioration and are possibly contributing to areas of water ingress visible internally. Without intrusive investigation the necessary works to these areas was hard to determine, however may extend the replacement of the timber structures. Timber external doors and woodwork generally are in poor condition with evidence of timber decay. Tiled façades to the service rooms had several slipped / missing tiles, the cause of the failure was not clear but may extend beyond the need for isolated repair, this should be investigated at the time of the roof replacement.

The front external façade consists of Bath stone construction which is considered in good condition apart from minor staining at the base of the elevation. The window units within the arches of the front elevation are also in good condition. However, the timber framing would benefit from redecoration. The rear elevation is in good condition. However, the UPVC window frames have become begrimed and would benefit from a clean. The external elevation had been subject to minor graffiti at a low level, which should be cleaned.

3.2. Mechanical and Electrical

3.2.1. Mechanical Services

The heating requirements of the building are served by 2no 200kW non condensing gas fired boilers which distribute low temperature hot water (LTHW) through steel pipework to a combination of steel radiators and heating coil within the air handling unit (AHU). The heating boilers are life expired and are unlikely to be repairable due to age and replacement is recommended in the short term. Ancillary boiler equipment including pumps, pressurisation unit and automatic control valves are generally in satisfactory condition. The heating distribution system including pipework, radiators, supply and extract AHU and associated ductwork and grilles are original to the building and are life expired. Due to age and poor condition of the heating distribution system, it is unlikely to be repairable and as such, it is recommended that the system is fully replaced in the short term to allow continuity of the building. The over door air curtains serving the main entrance are in satisfactory condition.

The heating system is subject to BMS control which is generally in satisfactory condition. However, the outstation which provides 24V control outputs to the actuator valves is at the end of its anticipated life cycle and is recommended for replacement in the short term.

A redundant control panel, humidifier and supply AHU within the roof plant rooms are recommended for removal.

Air conditioning is provided to the galleries and book storage rooms via split type systems which are generally in satisfactory condition.

Heat recovery units and associated ductwork and grilles serving the library, galleries and book storage rooms are in satisfactory condition.

Local extract fans serving the kitchen and toilets are in poor condition and are recommended for replacement in the short term.

Hot water is provided by a number of electrical point of use water heaters. The water heater serving the second floor kitchen is at the end of its anticipated life cycle and is recommended for replacement in the short term. The water heaters serving the toilets are in satisfactory condition but are recommended for replacement in the medium term due to age and general wear and tear. A redundant calorifier on the second floor is recommended for removal. Hot and cold water is distributed to the toilets and kitchen through copper pipework which is original and at the end of its anticipated life cycle; replacement is recommended in the short term.

Above ground drainage pipework is original to the building and is recommended to be replaced in the short to medium term due to age and condition. A macerator pump to the ground floor toilet has failed and requires replacement.

Two passenger lifts serve the building and are in satisfactory condition.

Automatic sliding doors to the main entrance, and swing door to the side entrance are generally in satisfactory condition.

3.2.2. Electrical Services

The power requirements of the building are served from the main 400A TPN MCB distribution board which in turn serves a number of SPN and TPN MCB sub distribution boards via PVC SWA cables. Power is distributed from the boards via flush and surface mounted wiring in conduit and dado trunking with plastic switches and socket outlets. The majority of the electrical distribution system was replaced circa 2014 and is generally in satisfactory condition. However, a proportion of power wiring, lighting wiring and accessories are original to the building and are in poor condition. It is recommended that remaining original sections of the electrical system are replaced in the short term.

The lighting system consist of a variety of fittings including modular recessed LED and fluorescent luminaires, surface mounted linear LED and fluorescent luminaires, surface mounted track lighting and CFL downlights. Some of the lighting installation has been replaced in recent years and appears in good or satisfactory condition. However, the majority of the lighting installation, including linear recessed and surface mounted T8 fluorescent fittings are in poor condition and are recommended for replacement in the short term. Emergency luminaires consist of integrated stand alone fittings, bulkheads and exit lighting. Emergency luminaires are mostly in satisfactory condition although the majority are approaching the end of useful life and are recommended for replacement in the short to medium term. External luminaires are generally in poor condition and are recommended for replacement in the short term.

The fire alarm system consists of an addressable panel, repeater panel, MICC and FP200 wiring, MCPs, sounders and automatic detectors. The fire alarm system is generally in satisfactory condition. However, the main panel and automatic detectors are at the end of serviceable life and are recommended for replacement in the short term.

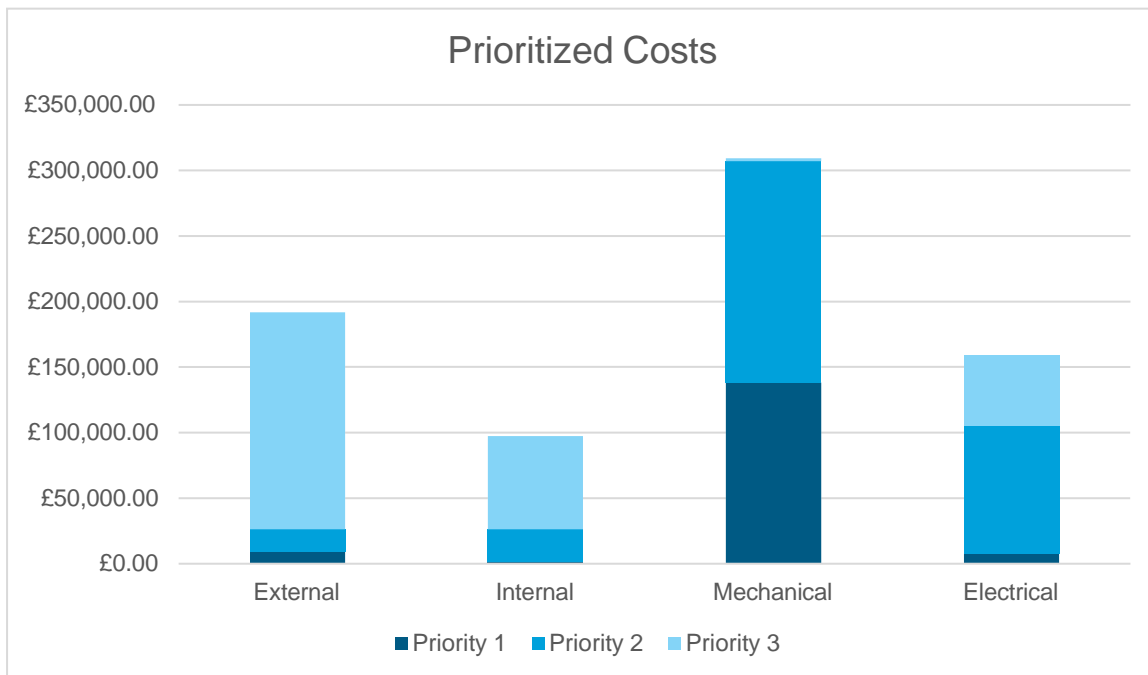
The intruder alarm and CCTV system are generally in satisfactory condition.

Panic alarms are present to the ground and first floor library and are approaching the end of useful life; replacement is recommended in the medium term.

Lightning protection is generally in satisfactory condition.

4. Prioritized Works / Costs

| Area / Element | Priority 1 | Priority 2 | Priority 3 | Total |
|----------------|-------------|-------------|-------------|-------------|
| External | £9,160.00 | £17,155.00 | £165,495.00 | £191,810.00 |
| Internal | £1,860.00 | £24,370.00 | £71,175.00 | £97,405.00 |
| Mechanical | £137,990.40 | £169,183.08 | £2,125.70 | £309,299.18 |
| Electrical | £7,810.00 | £97,915.50 | £53,373.00 | £159,058.50 |
| Totals | £156,820.40 | £308,623.58 | £292,168.70 | £757,612.68 |



Urgent 'Priority 1' Works

1

Externals

- The flat roofs contain numerous defects, including ponding, vegetation growth and ineffective/defective drainage. Recommend to clear outlets and gutters of debris, repair or refix upstands and further investigate water ingress following completion of these works. Full roof replacement specified in P3.
- A crack is evident within a Georgian wired glazing panel in over the atrium. Whilst this is not considered to be a health and safety risk currently this should be repaired to prevent degradation and risk to people below. Possible loose wall tiles to adjacent service room may also be a risk to further glazing damage.

Internals

- Within toilets on the 2nd floor there are damaged and de-bonded ceramic tiles that require replacement to prevent injury to users.
- Within the toilets on the 2nd floor there is a damaged ceramic basin with sharp exposed edge posing a risk to users. This should be replaced or made inaccessible as a priority.
- Possible internal investigation to investigate source(s) of water ingress / leaks.

Electrical

- Replacement of life expired external luminaires.
- Replacement of electrical control panels in plans rooms

Mechanical

- Replacement of existing boilers, flues and heating controls.
- Removing redundant ventilation equipment and replacing life expired AHU
- Replacement of 1st and 2nd floor hot water radiators and pipework.

Essential 'Priority 2' Works

2

Externals

- External doors and architraves to the utility buildings have succumb to rot and it is recommended that these are replaced.
- The roof lights above the female and male WC on the second floor have failed. It is recommended that these are replaced to prevent further ingress and damage.
- Vertical tiling to walls above flat roofs are found to be in poor condition with several slipped tiles. Refix / replace tiles and investigate cause and remedy.

Internal Finishes

- Many areas throughout the site had deteriorated finishes to floors, including areas of carpet tiles and vinyl. This is predominantly due to general wear and tear. It is recommended that these are to be replaced over 1-3 years; in the short term, a deep clean in accordance with the manufacturer's guidance would increase their residue life. Please see the report for further detail of locations.
- Walls and ceilings around the site were generally in a tired condition; however, some areas, the decorations had deteriorated at a faster rate than others due to general wear and tear. Therefore, it is recommended that these areas be redecorated within 1-3 years to improve aesthetics.
- It is recommended that all internal finishes are out of date and should be renewed to improve the libraries aesthetics.

Internal Doors

- A number of internal doors were in poor condition, with damage to faces and poor previous repairs. Some doors are assumed to be fire doors, but their function is unknown. Where damaged and deteriorated doors are critical to compartmentation, they may require upgrading to priority 1.

WC's

- The WC's throughout the building are viewed to be outdated. It is recommended that full toilet refurbishments are undertaken to improve the aesthetics of the building.

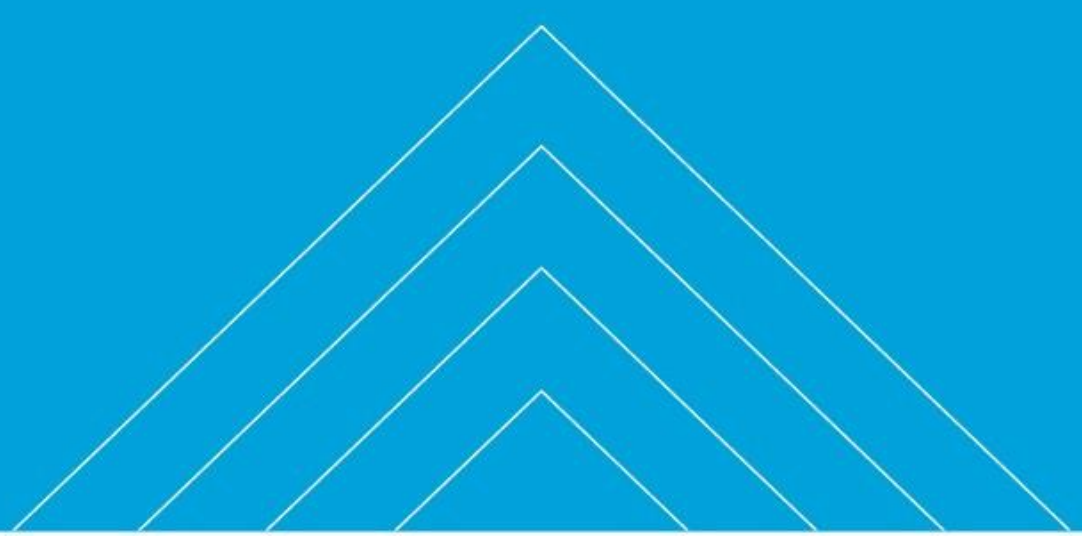
Electrical

- Replacement of life expired internal luminaires.
- Partial replacement of lighting and small power accessories.
- Replacement of existing fire alarm panel and minor improvements to wiring and accessories.
- Replacement of electrical control panels in plans rooms

Mechanical

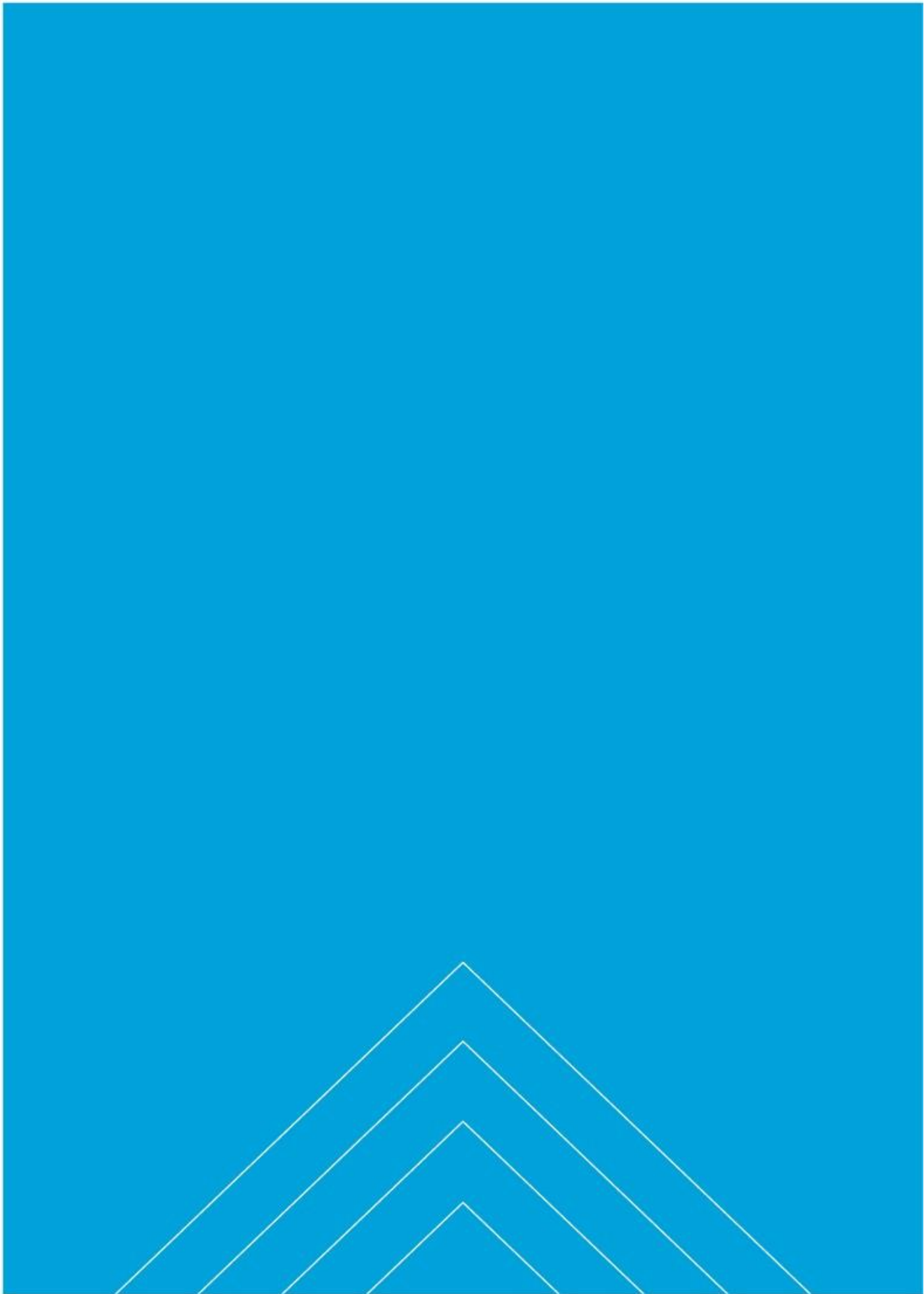
- Replacement of existing water distribution pipework and outlets throughout.
- Replace above ground drainage throughout. flues and heating controls.
- Replacement of existing ventilation ductwork and grilles throughout.

5. Appendices



5.1. Appendix A – Condition Data





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