

Building Surveys



What is a Building Survey?

Building surveys are a means of providing a **detailed** evaluation of the **condition** of a building.

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They involve an **extensive inspection**.

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Building surveys are a means of providing a **detailed** evaluation of the **condition** of a building.

They involve an **extensive inspection**.

Stand-alone report that provides information on a property at a **specific point in time**.

Aims of a Building Survey

Documenting the **present condition** of the property, highlighting **areas of failure or concern**.

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Documenting the **present condition** of the property, highlighting **areas of failure or concern**.

Identifying **causes** of past, or ongoing **deterioration**.

Aims of a Building Survey

Identifying issues that need attention to
prevent serious damage.

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Identifying issues that need attention to **prevent serious damage.**

Identifying things that need further enquiries to **pre-empt problems** in the future.

Aims of a Building Survey

Presenting conservation and maintenance
recommendations.

Aims of a Building Survey

Presenting conservation and maintenance **recommendations.**

Providing an estimate of the **cost of any works** that may be required.

Aims of a Building Survey

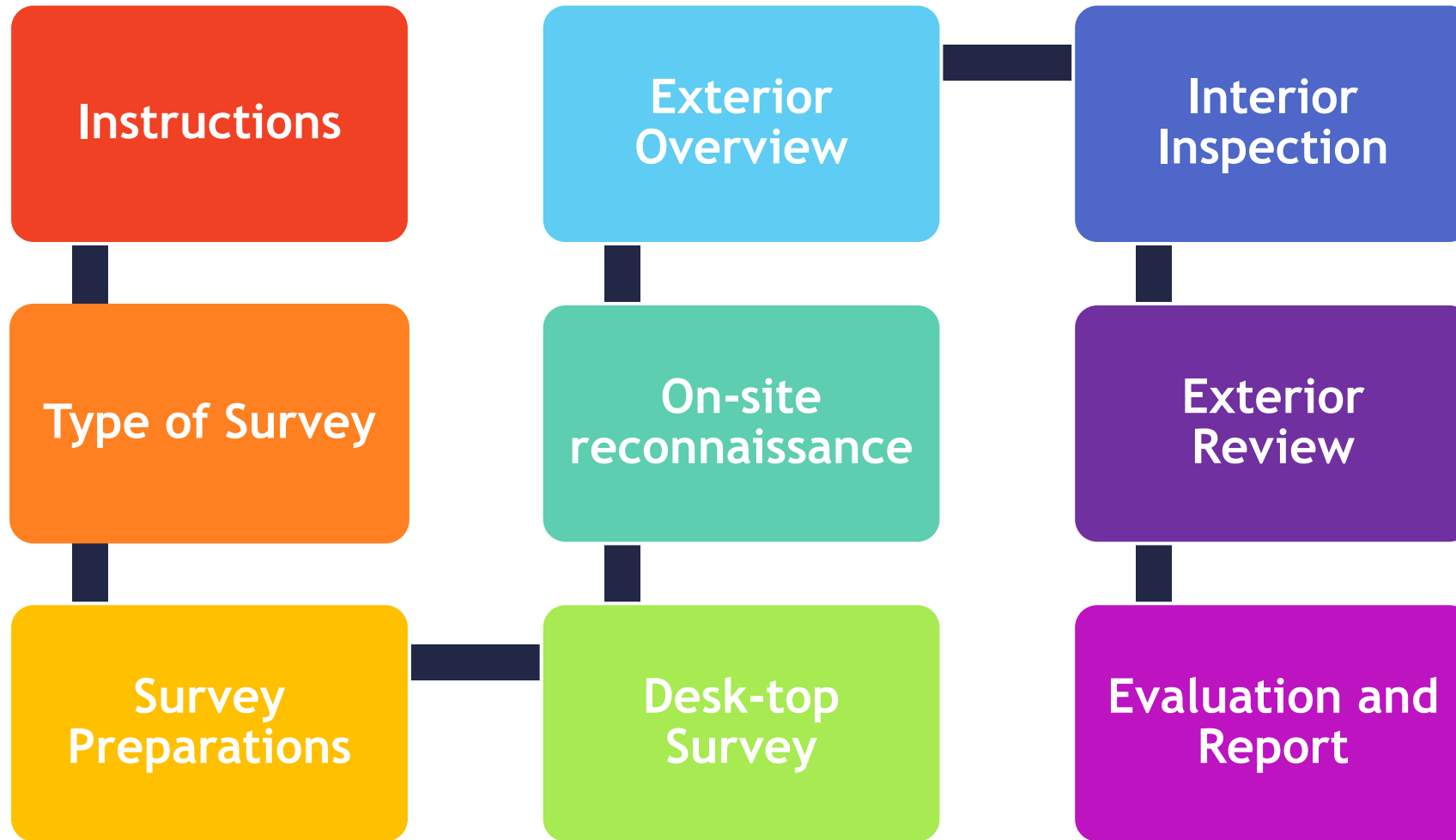
Assessing the **energy performance** of a building.

Aims of a Building Survey

Assessing the **energy performance** of a building.

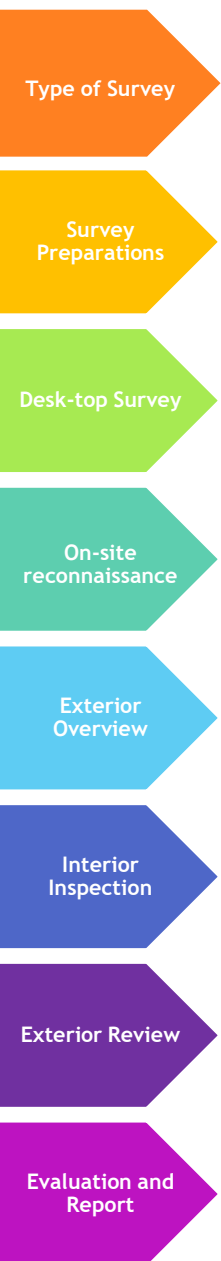
Providing recommendations for improving a buildings energy efficiency.

Building Survey Stages





Instructions



- An evaluation of clients' requirement is required at this stage.

Instructions

Type of Survey

Survey
Preparations

Desk-top Survey

On-site
reconnaissance

Exterior
Overview

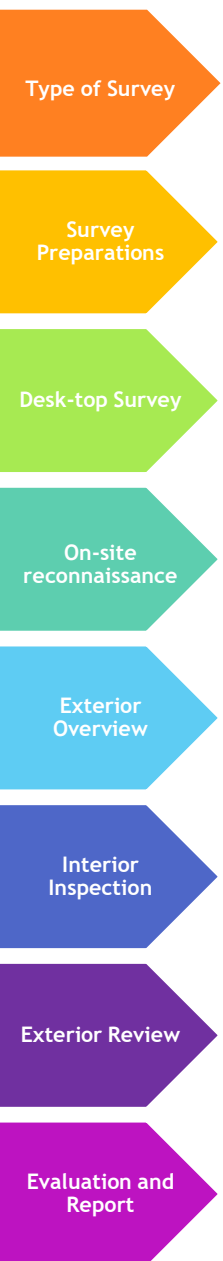
Interior
Inspection

Exterior Review

Evaluation and
Report

- An evaluation of **clients' requirement** is required at this stage.
- This will allow you to determine the **type of survey** that would best **suit their needs**.

Instructions



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- This will allow you to determine the **type of survey** that would best **suit their needs**.
- It is important to follow **guidance** from the relevant **professional body** (i.e RICS, IStructE).

Instructions

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- This will allow you to determine the **type of survey** that would best **suit their needs**.
- It is important to follow **guidance** from the relevant **professional body** (i.e RICS, IStructE).
- Any instructions should be **confirmed in writing**.

Type of Survey

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Why might you be undertaking a building survey?

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To prepare a measured drawing of the building to enable a scheme for alterations, improvements or extensions to be prepared.

Type of Survey

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To prepare a report on the condition of a property to be purchased.

Type of Survey

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To prepare a schedule of condition for a property to be taken on long lease.

Type of Survey

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To advise on the repair and preservation of a building (including 'listed' buildings).

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Work to be carried out to satisfy the requirements of the local or other authority

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To prepare plans in connection with party wall agreements.

Type of Survey

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To advise on the repair of a building damaged by fire or flood.

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To make a structural appraisal of existing buildings for ‘change of use’.

Survey Preparations

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Arrange access to the property to be surveyed.



Survey Preparations

Inform someone when and where you are surveying.

Desk-top Survey

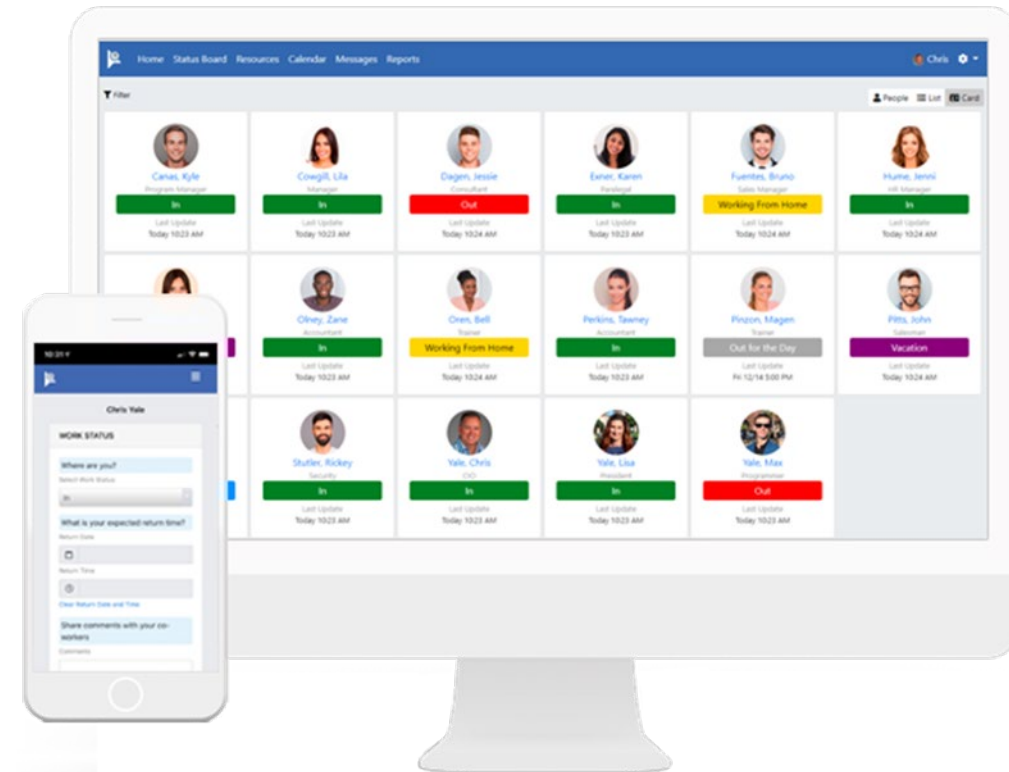
On-site
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Survey Preparations

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Identify the equipment needed.

Survey Preparations

Desk-top Survey

On-site reconnaissance

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Evaluation and Report

Identify the equipment needed.



Survey Preparations

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Source appropriate PPE



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- An examination of all documentation and other information related to the building being surveyed is advisable.

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- An examination of all documentation and other information related to the building being surveyed is advisable.
- This is best done before the building survey proper is undertaken.

Desk-top Survey

On-site
reconnaissance

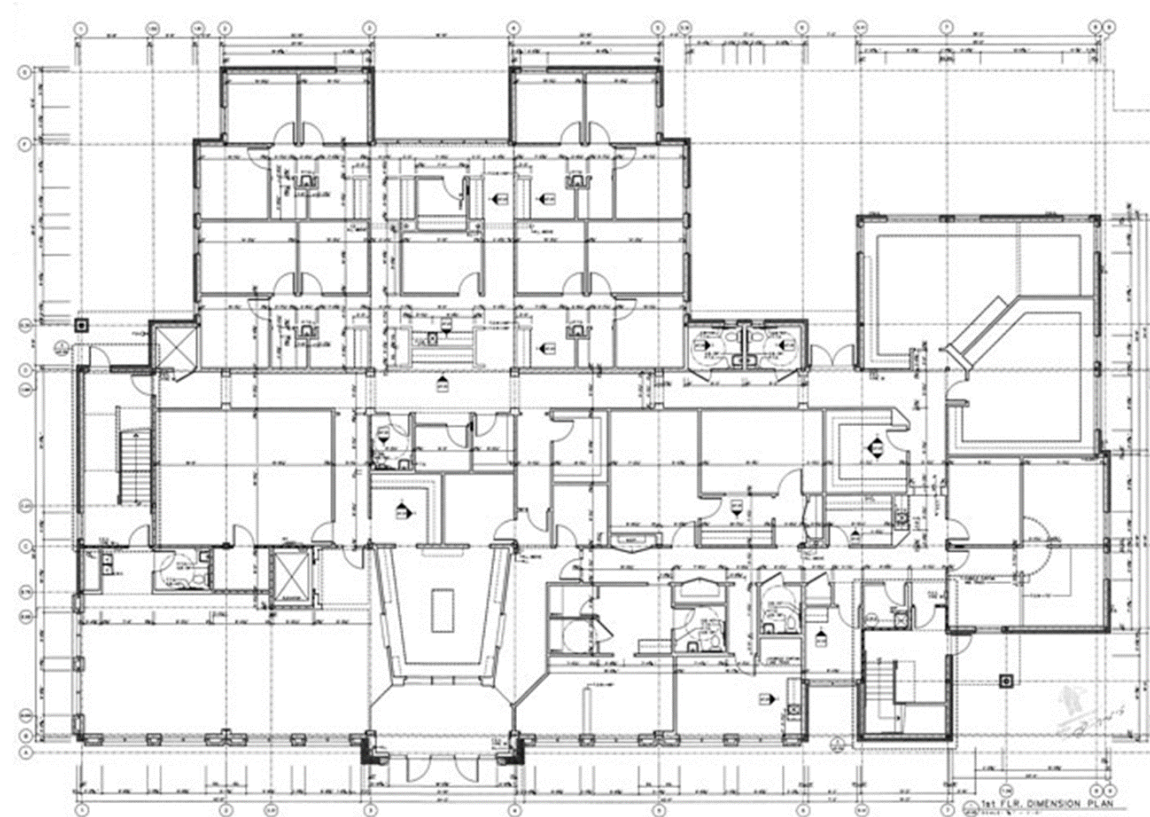
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As-built plans and drawings to show the building's original construction



Desk-top Survey

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Desk-top Survey

On-site
reconnaissance

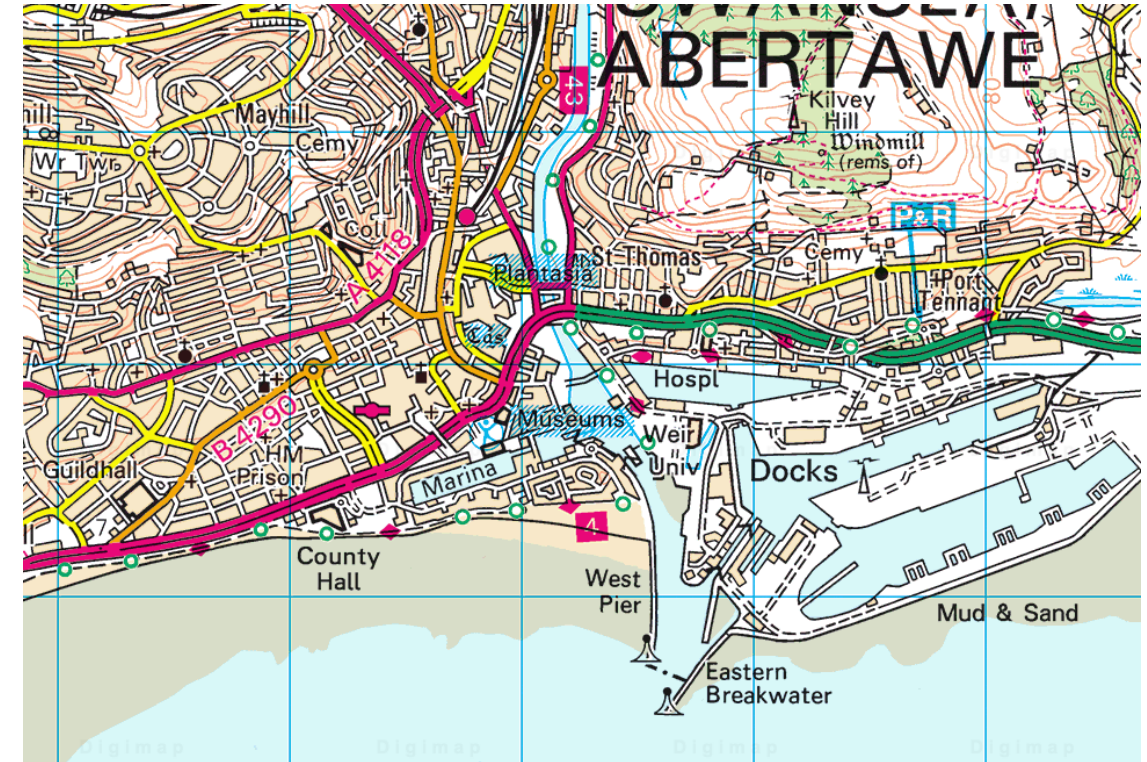
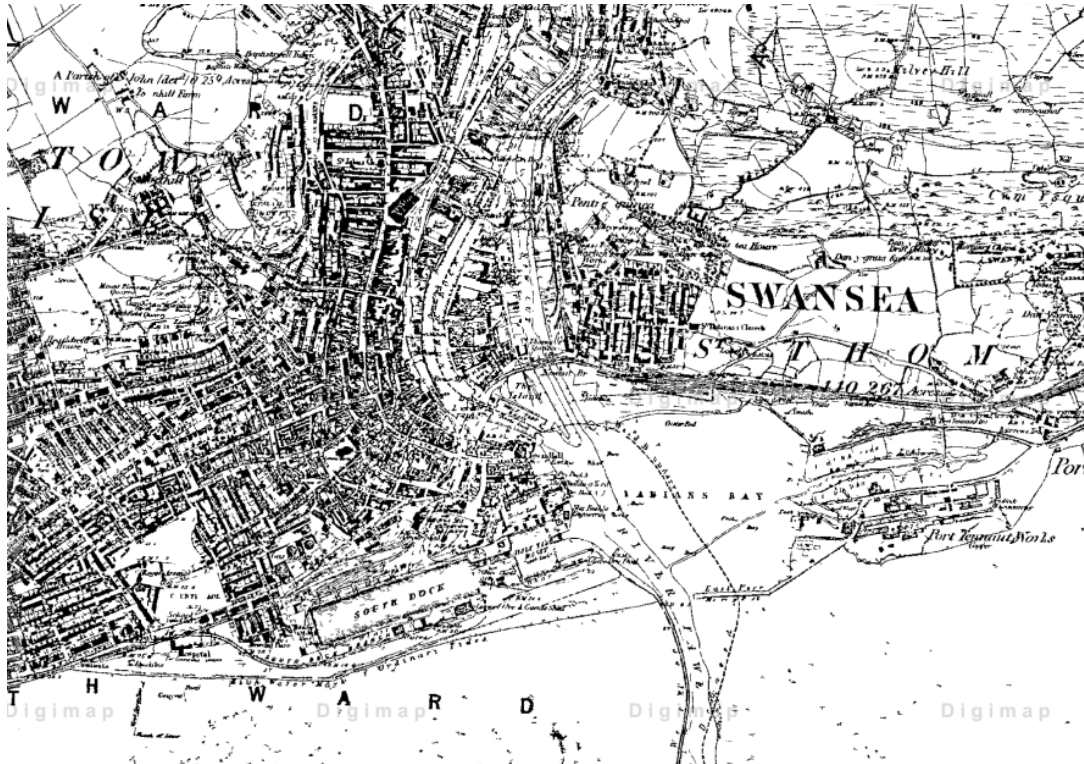
Exterior
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Ordnance survey maps of the area.



Desk-top Survey

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Geological maps of the area.



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The various Royal Commissions on Ancient and Historic Buildings.



<https://rcahmw.gov.uk/>
<https://coflein.gov.uk/en/>

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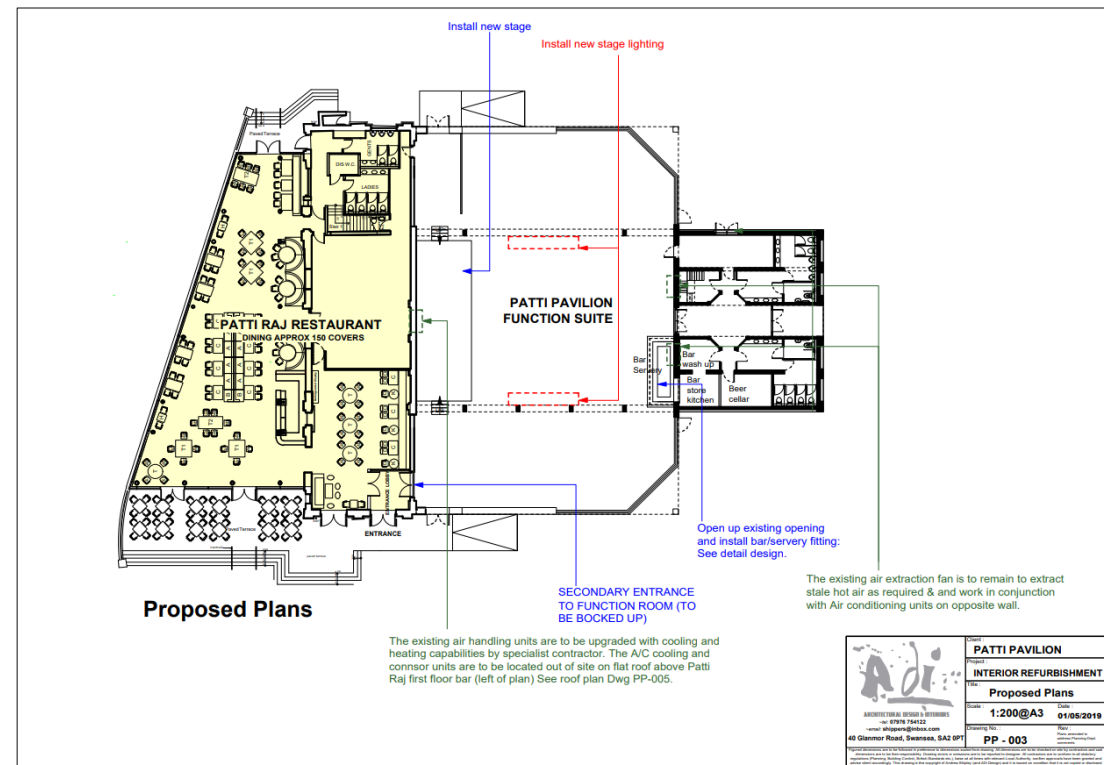
Exterior Review

Evaluation and
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Previous building control approvals or planning permissions – to indicate any past major changes or interventions to the property.

Planning Applications (10)

- Retention of stage and bar, installation of lighting, internal redecoration, installation/ upgrading of air handling/ cooling systems and other internal works at the Patti Pavilion (application for Listed Building Consent)
Ref. No: 2019/1539/LBC | Status: Application Withdrawn
- Retention of stage and bar, installation of lighting, internal redecoration, installation/upgrading of air handling/cooling systems and other internal works at the Patti Pavilion
Ref. No: 2019/1559/FUL | Status: Being Considered
- Retention of stage and bar, installation of lighting, internal redecoration and other internal works at the Patti Pavilion (application for Listed Building Consent)
Ref. No: 2019/1560/LBC | Status: Approve
- Discharge of condition 3 (operational management plan), condition 5 (control of music), condition 6 (proposed colours) of Listed Building Consent 2019/1560/LBC granted 12th August 2019
Ref. No: 2019/1991/DOC | Status: Being Considered
- The retention of one internally illuminated fascia sign, one non-illuminated individual letter sign, one internally illuminated projecting sign (double sided) and one internally illuminated hanging sign (single sided)
Ref. No: 2010/1039 | Status: Approve
- One internally illuminated fascia sign, one non-illuminated individual letter sign, one internally illuminated projecting sign (double sided) and one internally illuminated hanging sign (single sided) (application for Listed Building Consent)
Ref. No: 2010/1040 | Status: Approve
- Demolition of existing ground floor extension, erection of new single storey ground floor extension, new first floor extension over existing roof terrace, internal alterations, construction of new raised terraces and steps and refuse storage area. Complete external refurbishment of existing retained building including new replacement roof, new glazed side screens and windows, new rainwater goods, new external glazed doors, existing masonry made good and repainted, external ironwork repaired and repainted, existing external enclosure to first floor balcony rebuilt to match existing. Realignment of part of existing perimeter wall of St Helens sports ground to provide new 37 space car park, cycle park, landscaping and associated accesses off Gorse Avenue.
Ref. No: 2006/1228 | Status: Approve
- Demolition of existing ground floor extension, erection of new single storey ground floor extension, new first floor extension over existing roof terrace, internal alterations, construction of new raised terraces and steps and refuse storage area. Complete external refurbishment of existing retained building including new replacement roof, new glazed side screens and windows, new rainwater goods, new external glazed doors, existing masonry made good and repainted, external ironwork repaired and repainted, existing external enclosure to first floor balcony rebuilt to match existing. (application for Listed Building Consent)
Ref. No: 2006/1226 | Status: Approve
- Demolition of single storey extension and replacement with part single, part two storey extension on south west elevation, provision of new openings on side elevation, construction of mezzanine floor and new internal staircase, demolition and construction of internal walls, reinstatement of servery and stage in main assembly hall (Application for Listed Building Consent)
Ref. No: 2003/0088 | Status: Application Withdrawn



Desk-top Survey

On-site
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Other local authority records - statutory notices or previously objected schemes by neighbours.

On-site reconnaissance

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Establishing the physical and spatial contexts of the building on site is critical.

On-site reconnaissance

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What is the actual physical context of the property?

On-site reconnaissance

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On-site reconnaissance

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Are there any major obstacles or natural formations that might have an impact on the property?

On-site reconnaissance

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Are there any major obstacles or natural formations that might have an impact on the property?



On-site reconnaissance

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Do any of the surrounding properties display common faults that would suggest subsidence or other problems with the topography?

On-site reconnaissance

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On-site reconnaissance

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Are there any access problems that may adversely affect the use of the property?

On-site reconnaissance

Exterior
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Are there any access problems that may adversely affect the use of the property?



On-site reconnaissance

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Are any of the adjoining/approach roads in a poor condition?

On-site reconnaissance

Exterior
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Evaluation and
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Are any of the adjoining/approach roads in a poor condition?



On-site reconnaissance

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Is there space for future lateral extensions to the building being surveyed?

On-site reconnaissance

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Evaluation and
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Is there space for future lateral extensions to the building being surveyed?



On-site reconnaissance

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Is the property in a low-lying area that is susceptible to flooding?

On-site reconnaissance

Exterior
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Is the property in a low-lying area that is susceptible to flooding?



Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
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An on-site survey comprises three stages: exterior overview, interior inspection and review of exterior and surrounding site.

Exterior Overview

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Exterior Review

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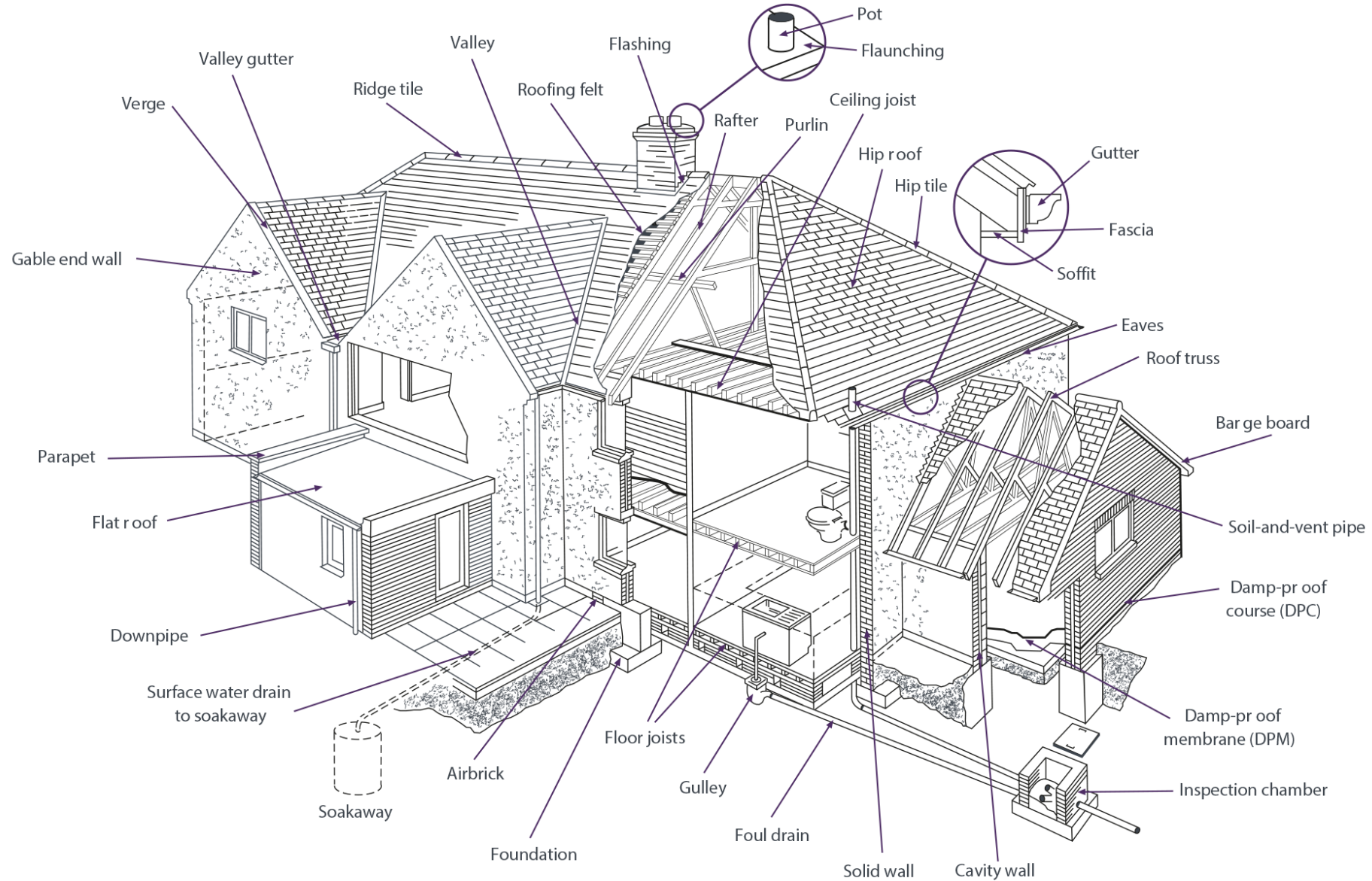
The external appraisal focuses on the main elements of the building and records any significant defects. Usually this is done using a top-down approach.

Exterior Overview

Interior
Inspection

Exterior Review

Evaluation and
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Exterior Overview

Interior
Inspection

Exterior Review

Evaluation and
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Exterior Overview

Interior
Inspection

Exterior Review

Evaluation and
Report



Exterior Overview

Interior
Inspection

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Evaluation and
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Interior Inspection

Exterior Review

Evaluation and
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The internal inspection is done on a room-by-room basis, normally working clockwise.

Exterior Overview

Interior Inspection

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Any problems relating to the use and condition of the building as well as to what extent any defects found externally are affecting it internally should be recorded.

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
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In the absence of original drawings, the on-site stage may require a measured or dimensional survey.

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
Report



Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
Report



Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
Report



Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
Report

Condition	Good
Category	Optimal
Description	Reasonable state of repair
	No major defects
	Satisfies most user requirements



Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
Report

Condition	Fair
Category	Wind and Watertight
Description	Showing signs of wear and tear Potentially neglected and approaching being run down



Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
Report

Condition	Poor
Category	Dilapidated
Description	Extensive defects to structure and fabric Crumbling fabric



Exterior Overview

Interior Inspection

Exterior Review

Evaluation and
Report

Condition	Bad
Category	Ruinous
Description	Only some walls present
	Little or no roof structure
	No windows and doors
	Vegetation growing throughout

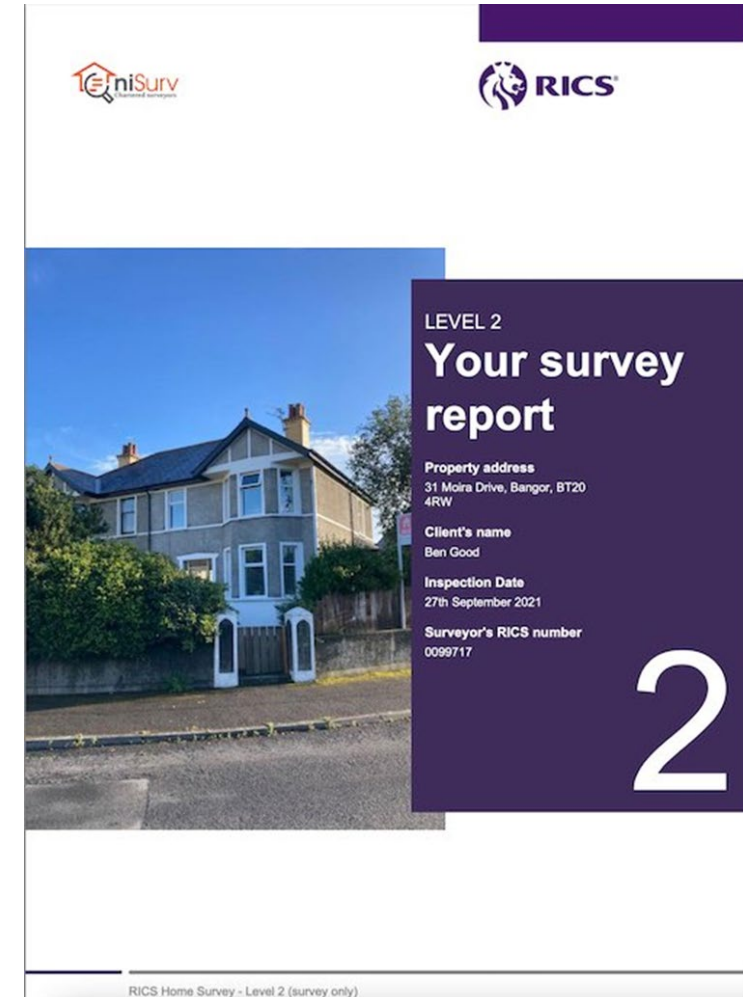


Evaluation and Report

Once the survey has been completed and the evidence collected, the surveyor should then evaluate their findings.

Evaluation and Report

These will be articulated in the building survey report.



Evaluation and Report

- Any verbal feedback given by the surveyor to the client before submitting the report should be kept brief.
- It should also be consistent with any subsequent written feed-back.

Evaluation and Report

The report should be detailed and comprehensive to avoid overlooking important issues, which might expose the surveyor to a negligence claim.