



**BARRON**  
**SURVEYING SERVICES**  
CHARTERED BUILDING SURVEYORS


**REPORT ON BUILDING AND HARD LANDSCAPING FABRIC**

**AT**

**VICTORIA GARDENS  
CALLINGTON ROAD  
SALTASH  
PL12 4DL**

**FOR SALTASH TOWN COUNCIL  
THE GUILDHALL  
LOWER FORE STREET  
SALTASH  
PL12 6JX**



<b>Prepared By: James M Barron MRICS</b>	<b>Date: 18 April 2023</b>	<b>Rev:</b>
<b>Checked By:</b> 	<b>Job Ref: 4235</b>	



- Chartered Building Surveyors
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## **1.0 GENERAL ITEMS**

### **1.01 Instructions**

Instructions were confirmed by Saltash Town Council to Barron Surveying Services Ltd and are in accordance with Barron Surveying Services letter 14 March 2023 and subsequent Purchase Order.

### **1.02 Site Inspection**

A site inspection of Victoria Gardens was carried out on 12 April 2023 from 9am.

The weather during the site survey was overcast and very windy (storm Noah) following a wet and windy spell.

The site inspection and condition report has been carried out by James M Barron MRICS.

### **1.03 Description of Property**

The property is Victoria Gardens.

This is an ornamental garden area with selected trees, shrubs and other planting.

Victoria Gardens sits at the west end of Fore Street and has a north boundary alongside Callington Road and a south boundary alongside St Stephens Road. The west boundary follows a line alongside the Maurice Huggins room and bordering Malvern House and Numbers 2 to 8 St Stephens Road.

Within the gardens is the Maurice Huggins room which is a detached building. The exterior only of that building will be considered in this report.

There is also a monument and masonry 'bandstand' within the gardens.

There are footpaths through the gardens with entrances from Callington Road, Fore Street and St Stephens Road.

The site slopes up from Fore Street towards the western boundary and is relatively level between its north and south boundaries.

### **1.04 Fabric Condition Report**

This report will be set out in a tabular format.

The report will consider items of external building fabric, hard landscaping, boundaries, railings, footpaths etc.



This report will not consider soft planting and trees, some of which will be specimen trees, likely planted when the ornamental garden was originally established.

The report will describe each item of building fabric with reference to the following:

- Item
- Description
- Condition
- Work required
- Photograph
- Plan reference number

Where appropriate plan reference numbers are shown on the accompanying site layout drawing at section 4.0 of this report.

Where appropriate, photographs of items described will be set out at section 3.0 of this report.





## 2.0 FABRIC CONDITION REPORT

JOB NO - 4235  
ADDRESS - VICTORIA GARDENS, SALTASH

APRIL 2023  
FOR SALTASH TOWN COUNCIL

BAKON  
MUNICIPALITY OF SALTASH

ITEM	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTO REF	PLAN REF. NO.
North Boundary Wall	Stone boundary wall alongside Callington Road. Approximately 1.4m high. Predominantly granite stones randomly coursed with concrete copings.	Diagonal crack in wall. Weed growth at junction with Callington Road. Cement jointing between stones. Generally good. Localised areas where pointing poor, particularly around the vegetation growth. Pointing poor at gate abutment.	Spray off. Rake out and re-point crack.	P2	1
		Areas along length of wall where there is some rotational displacement with wall slightly leaning over towards Callington Road but retaining wall structure remains stable.	Remove vegetation and make good pointing to wall.	P3	2
		Rotational displacement and outward bulge of wall caused by root growth of large specimen Monkey Puzzle tree.	Monitor over time.		
		Remove vegetation. Rake out cracks and re-joint wall in this displaced area. Monitor this area for ongoing progressive movement over time. Movement that has developed so far will be of longstanding. If movement progresses, install restraint strap to wall, to structural engineer's design.		P4	3
South Boundary St Stephens Road	Random stone boundary retaining wall between Victoria Gardens and St Stephens Road. Predominantly granite with granite coping stones.	Prolific vegetation growth from stone joints.	Remove vegetation. Rake out any defective joints and re-point. Make good any loose coping stones.	P5	4
		West end of this south boundary wall has noticeable rotational displacement leaning over St Stephens Road. Longstanding movement resultant from lateral pressure of retained park ground behind. Wall is elderly, not constructed with any backing drainage or weep holes.	Monitor this length of displaced wall for ongoing progressive movement. Displaced length approximately 30m to west boundary.	P6	5
West Boundary	West boundary from south end alongside No. 2 St Stephens Road. Wall or fence completely enshrouded in ivy. Only visible from park side.	Not visible.			



ITEM	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTO REF	PLAN REF. NO.
	Boundary wall then turns to head west at rear of terrace of property St Stephens Road. Boundary hidden within large laurel bush bank. Boundary wall rubblestone slate and granite approximately 1.6m high.	Jointing almost completely worn away from wall.	Re-joint exposed lengths of stone wall complete.	P7	6
	West boundary stone garden wall part rendered and with brick top separating Victoria Park from Malvern House. Retained ground on park side. Random stone wall with slate capping. Wall visible from Malvern House car park entrance. Remains reasonably plumb and well jointed.		Maintain joints between stones over time. Re-joint cap stones and remove vegetation.	P8, P9	7
		Gate swings shut but latch does not slide into keep. Corrosion of metalwork and paint poor.	Adjust latch. Prepare and paint.	P10	8
Railings and Gates	Metal swing gate west end Callington Road. Callington Road railings - galvanised powder coated or painted railings with posts and supporting brackets let into concrete coping of boundary wall.	Moss and algae on railings. Some chipping to powder coating. Bolt fixings all intact.	Clean railings and touch in paint or powder coating where missing.	P11	9
	Callington Road gate.	Metal gate with ornate finials on top. Hinges badly corroded. Gate swings but binds on tarmac and will not fully close.	Adjust hinge to pull gate plumb and allow to close into latch. Repair latch where loose.	P12	10
	East length of Callington Road railings older metal painted railings with ornate finial posts and bracket supports.	Metalwork generally in reasonable condition for age.	Cut back vegetation where encroaching and thoroughly prepare and paint metalwork.	P13	11
	Fore Street entrance gates. Pair of metal swing gates with floor hinge and gate hinge and large gate posts with arch head.	Gates do swing and latch shut. Metalwork corroded and paint poor.	Thorough preparation and painting including arch Victoria Gardens head.	P14	12
	St Stephens Road railings. Elderly metal railings with ornate finials, posts and brackets let into granite copings.	Many areas of more significant corrosion to these railings. General wear, corrosion and general deterioration of paint.	Detailed survey and replacement of badly corroded sections of metalwork. Subsequent thorough preparation and painting of railings complete.	P15 P16	13 14
	St Stephens Road gate - metal swing gate with ornate posts.	Gate posts lean over towards St Stephens Road following general leaning of this length of boundary walling. Metalwork and paint in poor condition.	Monitor lean over time. Prepare and paint metalwork.	P17	15
Footpaths	North west corner - footpath tarmac surface.	Root growth from nearby tree affecting path. Lifting and cracked areas of tarmac. Trip hazard results.	Chop out tarmac cracks. Re-grade affected area and re-surface to remove trip hazards.	P18	16



ITEM	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTO REF	PLAN REF. NO.
	East of Maurice Huggins room - 3no. Granite steps with metal handrail one side.	Metal handrail loose.	Re-bed handrail base. Consider installing additional handrail opposite side of steps to improve safety and greater compliance with Building Regulations.	P19	17
	Fore Street gated entrance section of footpath leading up into park.	Monkey Puzzle tree roots affecting tarmac surface. Cracked and broken. Uneven surface presents trip hazard.	Chop out cracked and uneven tarmac surface. Re-grade. Protect roots as necessary and surface to remove trip hazards.	P20	18
Monument	Granite stone plinth and monument Major General Sir William Penn Symonds. Copper plaques.	Visually in good condition. Some missing jointing to base stones.	Re-joint where missing.		
Bandstand	Concrete base. Textured concrete block surrounding walls and concrete coping. Fronts monument and Fore Street approach.	Crack across floor slab. Stepped crack across length of walling.	Rake out cracks and re-joint.	P21, P22	19
Maurice Huggins room	Roof. Fascias and Soffits.	Trapezoidal sheet metal. Good condition. Corrosion to sheet edges. Sheet laps and fixing bolts will be corroding. PVC clad fascia boards. Boarded and painted soffits. Dirty.	Plan to overcoat sheet metal roof with specialist waterproof paint treatment to prolong longevity of sheet material. Thorough clean and re-paint soffit boarding in due course.	P23, P24	20
	Gutters and downpipes.	Length of white plastic gutter with white downpipe over gully. Adjacent soil and vent pipe with branch outlets over gullys.	Clean PVC. Water test and seal gutter joints.		
	External walls.	Masonry rendered and painted walls. Slate stone cladding east elevation. Large concrete beam across openings east side. Walls structurally stable, no significant cracking or movement.	Re-decorate previously painted render in due course.		
	Windows.	White or brown PVC double glazed windows with fanlight openers, PVC sills and canted slate under sill. Good visual condition.			
	Doors.	PVC rear door full panel. Door infill panel north elevation with cracked PVC face. Brown PVC principal entrance door east elevation.	Repair PVC fascia panels where damaged.	P25	21



### 3.0 PHOTOGRAPHS



**P2 – diagonal crack in wall**





**P3 – vegetation and poor jointing**



**P4 – rotational displacement near tree**





**P5 – prolific vegetation growth**





**P6 – displaced west end of south boundary wall**





**P7 – west boundary wall**



**P8 – west boundary wall**





**P9 – west boundary wall**



**P10 – Callington Road gate**





**P11 – railings**





**P12 – Callington Road gate**





**P13 – East length of Callington Road railings**





**P14 – Fore Street entrance gates**





**P15 – corroded St Stephens Road railings**



**P16 – base of railings**





**P17 – St Stephens Road gate**



**P18 – north-west corner footpath**





**P19 – handrail east of Maurice Huggins room**



**P20 – cracked path**





**P21 – cracked floor slab to bandstand**



**P22 – walling to bandstand**





**P23 – roof to Maurice Huggins room**



**P24 – corroding sheet edges**



**P25 – damaged fascia panels**





# 4.0 ANNOTATED DRAWING

