

From: Haywood, Steve
Sent: 28 February 2011 08:54
To: Singleton, Derek
Cc: Mumford, Paul
Subject: Meadfoot Beach Chalets

Derek

Just a line to confirm my conversation with you last week, re the condition of the chalets at Meadfoot. (I believe Paul has issued you with all of the photos that he took of the site as I have only attached the photos that I consider to show the elements I have based my recommendations on)

The roofs and walls of the last eight chalets are in a condition that can only be described as very very poor and as such are past the point of any practical repairs and we are strongly recommending that they are removed from site in the interests of safety.

I have attached photos to highlight our concerns and it can be clearly seen that the roofs have been patched in an ad-hoc manner and in a way that would not offer any longevity to the life of the building, to repair these roofs the old coverings would need to be removed, this would then lead to exposure of suspected rotten roof support timbers which will require reconstruction, it is noted that the overhanging canopy has no means of support on its leading edge and is relying on rotten roof timbers to retain it in place. It is our considered opinion that this structure is likely to fail at any time and could possibly injure any one stood/laid below it. To carry out any repairs to the roofs the work would need to comply with Health & Safety legislation, the whole structure would require access scaffolding to be erected both for safe working above and for edge protection to prevent falls from height. The cost of these works including all H&S issues would probably cost more than the cost of installing new chalets and we still have the rear walls and floors to consider. The rear walls have suffered damage from large rocks and other objects striking it, possibly due to the lack of any protection from the scree slope that is directly behind these units. Again various attempts have been made to patch and mend but not to a suitable standard, the rear walls require sheeting completely with a marine grade ply or a shuttering grade board, the floors of the chalets are also showing signs of water penetration and rot and would need works to ensure that they continued to support persons using the chalet.

Our recommendations would be to remove completely the eight units at the far end of the row and replace them with free standing beach chalets. I would also recommend that some form of protection is installed to protect the new chalets from rock falls by either a mobile barrier or the construction of a small retaining wall.

The remainder of the chalets are not on the face of it in too bad a condition and with prudent maintenance and, some well considered and executed repair works, the life of the remaining units could be extended for a further few years.

As to regards the structure below these beach huts we have engaged our structural engineer to look at some of the concrete sections where it would appear that the internal reinforcing steel bars are starting to leech rust stains onto the outer surface and where the concrete is showing signs of cracking. A more detailed report will follow once his investigations have been completed.

If we can assist you in any way either now or in the future please do not hesitate to contact me.

Regards

Steve Haywood.

Principal Services Engineer - Property Services

Torbay Development Agency

Tor Hill House

Union Street

Torquay

TQ2 5QW



Tel: 01803-207335

Fax: 01803-207511

Email: steve.haywood@torbay.gov.uk

www.torbay.gov.uk www.torbaydevelopmentagency.co.uk

Torbay Development Agency is a public private sector partnership working with Torbay Council to deliver economic regeneration, asset and estate management, strategic tourism, business support, and voluntary & community sector development.

This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential information and/or may be legally privileged. If you have received this email in error, please notify the sender immediately and delete this email.