



7-46 Concrete spalling on vomitory wall



7-47 Section of concrete step spalled



7-48 Concrete spalling on side wall to steps



7-49 Plant growth on steps



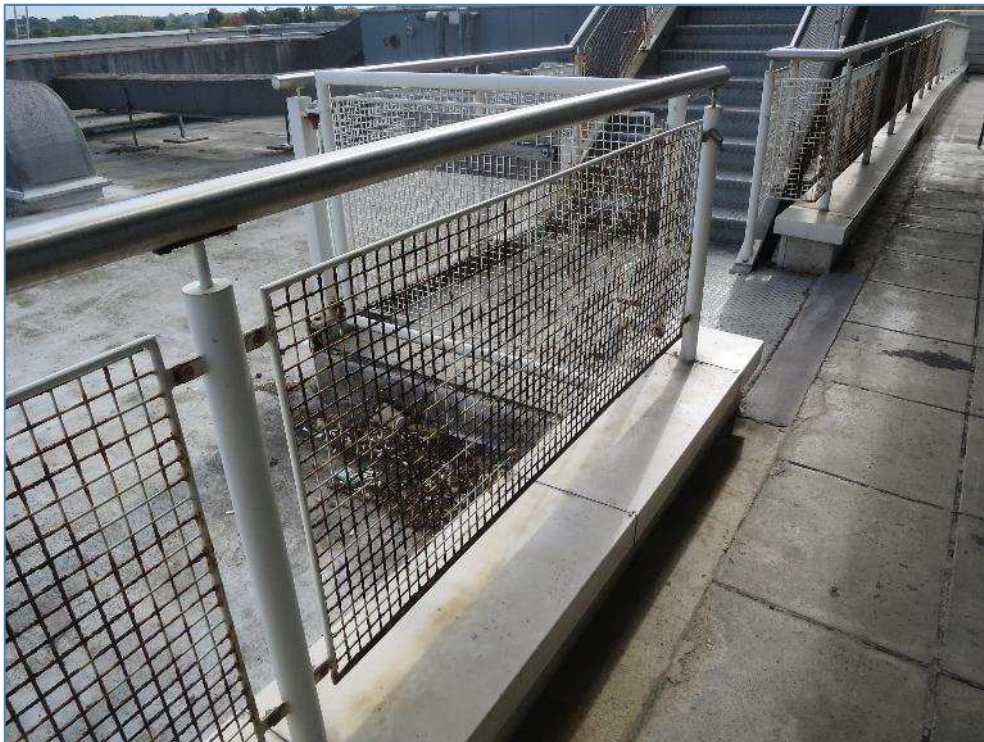
7-50 Concrete repair failing



7-51 Render spalled on side wall to stand



7-52 Leaching through concrete terrace



7-53 Surface rust to barriers



7-54 Cracks in concrete wall to ramp



7-55 Surface rust to barrier where finishes have failed



7-56 Crack in end wall of terrace adjacent ramp



7-57 Cracks in render to end wall of stand



8-01 Minor area of render spalled new bin store



8-02 Paint peeling from steel around feature windows



8-03 Surface rust to balcony support steelwork



8-04 Moss growth in joints between steel members



8-05 Water damage to ceiling in gent's toilet



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8-06 Plant growth on private box balcony



8-07 Surface rust to balcony support steelwork



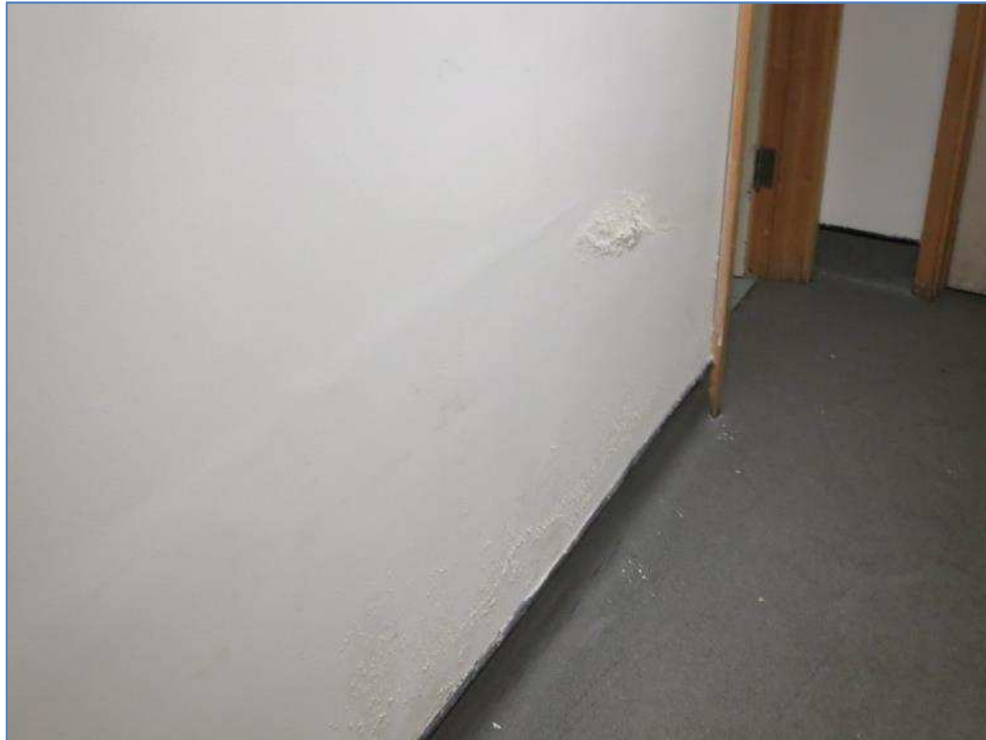
8-08 Water damage to wall in corridor to kitchen



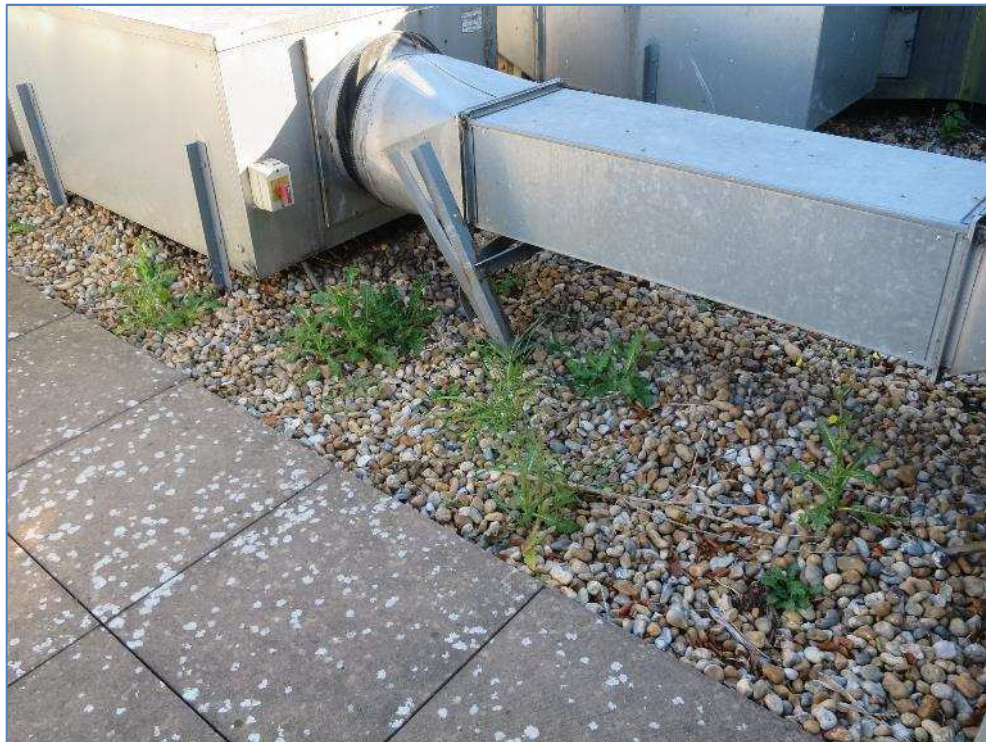
8-09 Water damage to ceiling in kitchen



8-10 Minor surface rust to roof canopy support steelwork



8-11 Water damage to wall in corridor to kitchen



8-12 Plant growth on roof



8-13 Minor surface rust to plant enclosure support steelwork



SANDOWN PARK

A Jockey Club Racecourse

Sandown Park Racecourse
Annual Structural Survey 2018

October 2018



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1. Introduction

This report has been prepared at the request of Sandown Park Racecourse and examines the structural condition of the facilities at the racecourse as listed below, as required under the Safety of Sports Ground Act 1975 and amendments. The report follows the recommendations of the Guide to Safety at Sports Grounds 2008 section 5.13.

It is understood that the report will be submitted to Elmbridge Borough Council as part of the process of renewing certification under The Safety of Sports Grounds Act.

2. Scope of Report

The racecourse was visited on the 8th to 11th October 2018. All observations and recommendations in this report are made on the basis of visual examination only and relate to the condition of the buildings and facilities on the days of our inspection.

The buildings covered in this report are Sandown Park Lodge, the Administration Building, the Saddling Boxes, the Stables, Horse Wash, the crush barriers and steps, the Grandstand, the Eclipse Pavilion and the Starting Stalls Barn.

3. Sandown Park Lodge

3.1 General Description

This is a two-storey brick faced 21-room hotel that was opened in November 1990. Rooms 1-8 are on ground floor with rooms 9-21 at first floor. At ground floor there is the reception, along with the dining room and toilets. The building is of traditional brick construction. It has a clay-tiled pitched roof and plastic gutters and down pipes. At the stable end there is an open carport at ground floor. There is an external fire escape at the administration building end.

3.2 Observations

The defects noted during our inspection are scheduled in Section 10 of this report, with the corresponding photographs included in Section 11.

3.3 Conclusions and Recommendations

The building is generally in good condition. All external timber and metal will need to be prepared and painted as part of the maintenance programme.

The loose roof tile over the main entrance to the lodge should be made good as a matter of urgency. The cause of the water damage to the carport soffit should be investigated and remedied prior to making good.

4. The Administration Building

4.1 General Description

This is basically a three-storey brick faced, built in various stages. The roof is a pitched roof of clay tiles and the windows and doors are of PVC.

The building incorporates the reception area and offices at ground floor, which is only on the car park elevation. At first floor there are further offices, as well as race day facilities. At the stable end is the Owners and Trainers area. At the time of the visit this was being refurbished and extended. At second floor there are further offices.

4.2 Observations

The defects noted during our inspection are scheduled in Section 10 of this report, with the corresponding photographs included in Section 11.

4.3 Conclusions and Recommendations

The building is generally in good condition. The following points will need addressing as shown.

The external timber will need to be repainted fairly soon in order to prevent further deterioration. Rotten sections of the timber should be raked out and filled prior to repainting.

In the Weighroom there appears to be a recurring problem with water penetration around the high level windows. Work has been carried out in this area during the last year, and no new water damage is evident at present..

5. The Stables

5.1 General Description

The stables consist of a number of single storey buildings such as the veterinary first aid unit, the sampling unit, various stable units and ladies and gents toilet block, along with tack boxes and storage units. The stable block was built over a number of years and utilises various forms of construction and materials, mostly brick externally. A later addition was the horse wash, which utilises block walls.

5.2 Observations

The defects noted during our inspection are scheduled in Section 10 of this report, with the corresponding photographs included in Section 11.

5.3 Conclusions and Recommendations

The stables are in a fairly run down state and in need of work in a number of areas. The timber is rotting in many places and generally in need of repainting to prevent further deterioration. The loose eaves boards should be re-fixed straight away.

The loose bricks over the entrance to the stable office need to be made good as soon as possible. The crack in tack boxes 13-18 should be filled due to its location and the apparently loose bricks

The toilet block has now been replaced with new facilities, whilst the original gents toilet has been properly closed.

The stables are nearing the end of their economic life. Extensive work is required to bring them up to date, which would still leave them with a limited life. It is recommended that consideration be given to replace the stables fairly soon.

6. Saddling Boxes

6.1 General Description

This consists of an open single-storey timber structure covered by felt with three closed compartments at the right hand end and two closed boxes at the left hand end.

6.2 Observations

The defects noted during our inspection are scheduled in Section 10 of this report, with the corresponding photographs included in Section 11.

6.3 Conclusions and Recommendations

The damaged timber on the rear elevation should be made good to prevent further deterioration. At the same time the timber should be repainted.

7. Grandstand

7.1 General Description

This structure was built in 1972-74. It is three storeys' high with a lower ground floor under part of the building. The building is almost entirely of pre cast concrete construction.

From the lower ground floor level to the first floor there are viewing steps under 19.5m (65') cable stay cantilever roof, with translucent infill panels.

In 2002 a major refurbishment took place and a fabric canopy was added at the rear of the stand, covering the terrace at first-floor level overlooking the parade ring. A new media centre was constructed at the same time.

7.2 Observations

The defects noted during our inspection are scheduled in Section 10 of this report, with the corresponding photographs included in Section 11.

For details of the barriers to the stand see separate report.

7.3 Conclusions and Recommendations

The front terrace is in a poor state, with many areas of concrete spalling. The racecourse are at present looking to make good the terrace and prevent water ingress into the building. It is recommended that the crush barriers to the terrace be painted whilst carrying out these works.

Any loose spalling render on the underside of the parade ring viewing balcony should be removed. It is recommended that regular checks be carried out.

The damaged corner fascia panel to the parade ring viewing terrace needs to be properly secured as a priority due to its location. The previously damaged corner panel has been made good.

A closer check is required to the roof beam where concrete appears to have spalled.

Overall the grandstand is structurally sound, with most work required being of a cosmetic nature.

8. Eclipse Pavilion

8.1 General Description

This four storey building contains hospitality boxes on all floors and was erected in 2003. It is connected to the grandstand by a bridge.

8.2 Observations

The defects noted during our inspection are scheduled in Section 10 of this report, with the corresponding photographs included in Section 11.

8.3 Conclusions and Recommendations

The building is generally in good condition. Most of the observations should be made good in the normal course of redecoration. The cause of the water ingress should be investigated and made good prior to carrying out refurbishment.

9. Starting Stalls Barn

9.1 General Description

The barn is a steel frames building with metal cladding externally. Some roof panels are opaque. It is a purpose designed and built structure.

Internally the barn is open plan.

9.2 Observations

The defects noted during our inspection are scheduled in Section 10 of this report, with the corresponding photographs included in Section 11.

9.3 Conclusions and Recommendations

The barn is in fairly good condition, with no structural problems being noted.

10. Reports

11. Photographs



3-01 Loose roof tile over main entrance



3-02 Timber eaves boarding rotting



3-03 Timber eaves boarding rotting



3-04 Timber fascia on rear elevation rotting heavily



3-05 Water damage to soffit of carport



4-01 Missing and damaged roof tiles outside male jockeys



4-02 Paint peeling heavily from timber fascias



4-03 Heavy rot to timber fascia



4-04 Heavy rot to timber fascias



4-05 Crack in brickwork at end of lintel



4-06 Damp damage to ceiling in lady jockeys toilet



4-07 Minor cracks in wall in valets store room



4-08 Damp damage to ceiling in jockeys rest room



5-01 Cracks in brickwork to rear of veterinary unit



5-02 Corrugated roof sheeting rusting heavily



5-03 Loose brick over door to stable manager's office



5-04 Bricks spalling on end wall of entrance building



5-05 Roof ridge sagging over stables



5-06 Eaves soffit board working loose



5-07 Timber soffit boarding rotting in stable 72



5-08 Damp and rot to timber soffit boards in tack boxes 25-30



5-09 Paint peeling from end wall of stable 81



5-10 Timber roof vent box breaking up



5-11 Timber roof vent box breaking up



5-12 Paint peeling heavily from walls in tack boxes 31-36



5-13 Cracks in end wall of tack boxes 7-12



5-14 Cracks and loose render to external wall



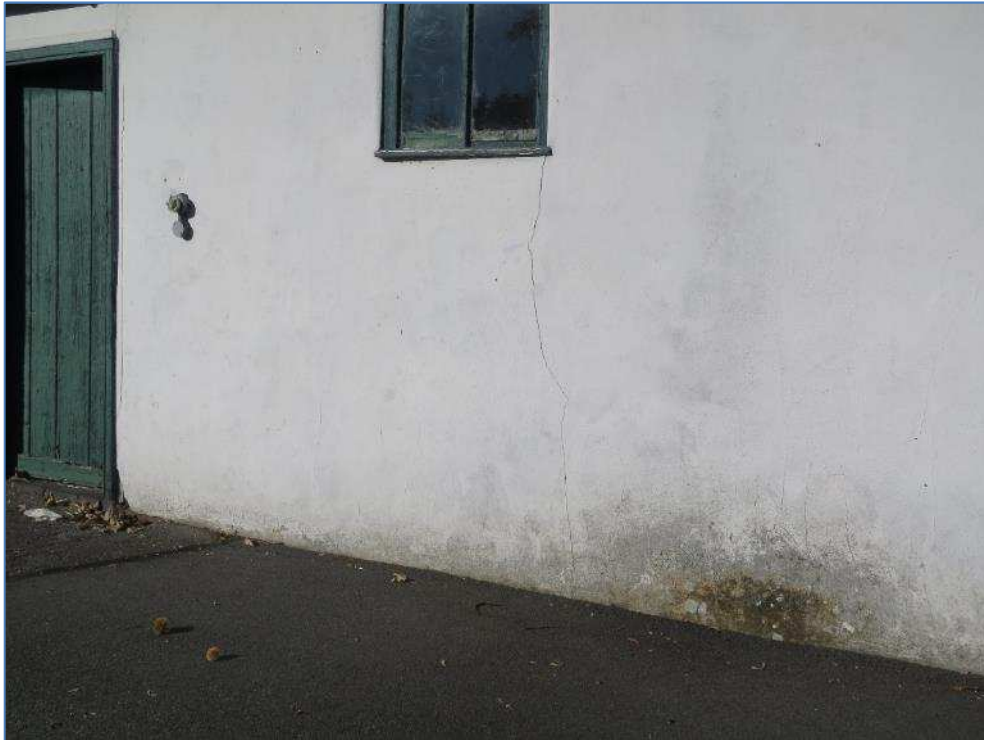
5-15 Timber soffit boards rotting in stable 96



5-16 External render spalled and spalling to end wall



5-17 Timber eaves boards rotting heavily to toilet block



5-18 Cracks in external render of toilet block



5-19 Minor rot to timber soffit boarding in stable 103



5-20 Paint peeling from timber eaves boards with minor rot



5-21 Crack in wall at step between stables 108 & 109



5-22 Gutter downpipe missing near stable 110



5-23 Timber window frame rotting heavily



5-24 Timber eaves boarding working loose



5-25 Plant growth on roof



5-26 Heavy moss build up on roof



5-27 Asbestos roof sheeting fraying at edges



5-28 Timber soffit boarding rotting in stable 1



5-29 Cracks in wall to tack boxes 19-24 adjacent stable 17



5-30 Crack in wall between stables 18 & 19



5-31 Minor surface rust to roof timber tie straps



5-32 Crack in wall in tack boxes 13-19 adjacent stable 32



5-33 Timber soffit boarding rotting in stable 49



5-34 Wall timber rotting heavily in stable 51



5-35 Cracks in rear wall of tack boxes 1-6



5-36 Crack in rear wall of stable 46



5-37 Timber eaves boarding rotting heavily between stables 53 & 54



5-38 Timber eaves boarding rotting heavily outside stable 56



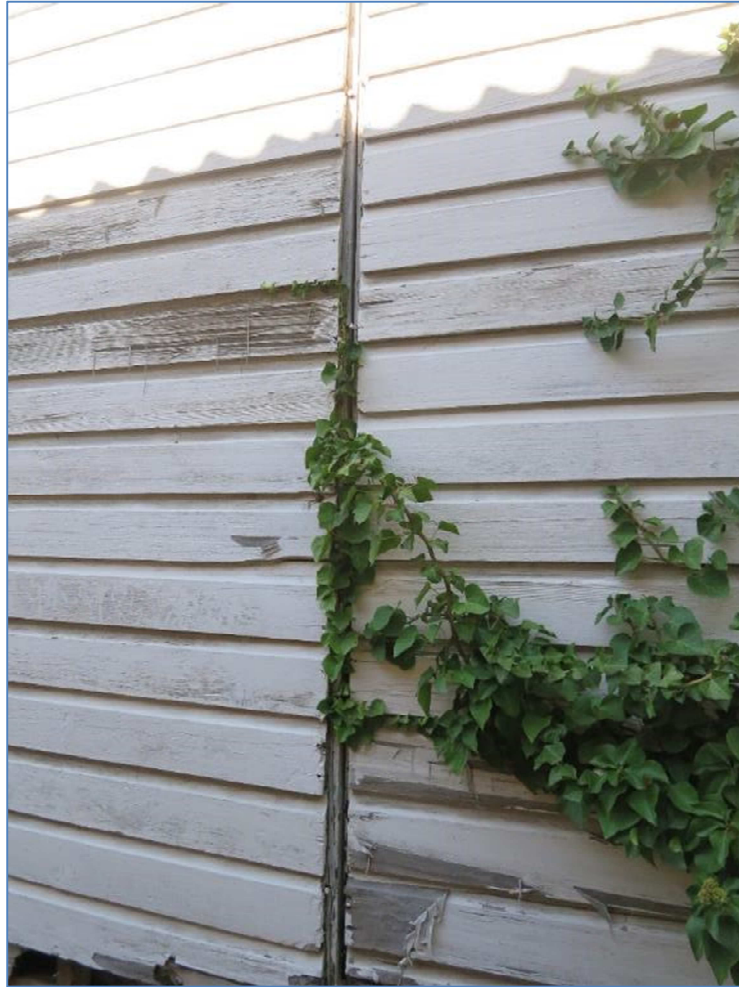
5-39 Roof step timber to stable 63 rotting and warping heavily



5-40 Roof step timber to stable 65 rotting and warping heavily



6-01 Paint peeling heavily from timber cladding



6-02 Timber infill between panels missing



6-03 Timber cladding rotting heavily



6-04 Gutter downpipe damaged



6-05 Timber soffit boarding warping



6-06 Timber infill between panels working loose



6-06 Timber to saddling box rotting



7-01 Paint peeling from media centre support steelwork



7-02 Illuminated sign support bracket rusting



7-03 Surface rust to steelwork to staircase



7-04 Plant growth on roof of media centre



7-05 Water damage to wall in media centre entrance foyer



7-06 Plant growth on parade ring viewing terrace



7-07 Leaching to steppings



7-08 Concrete spalling on underside of viewing terrace new Champagne Bar



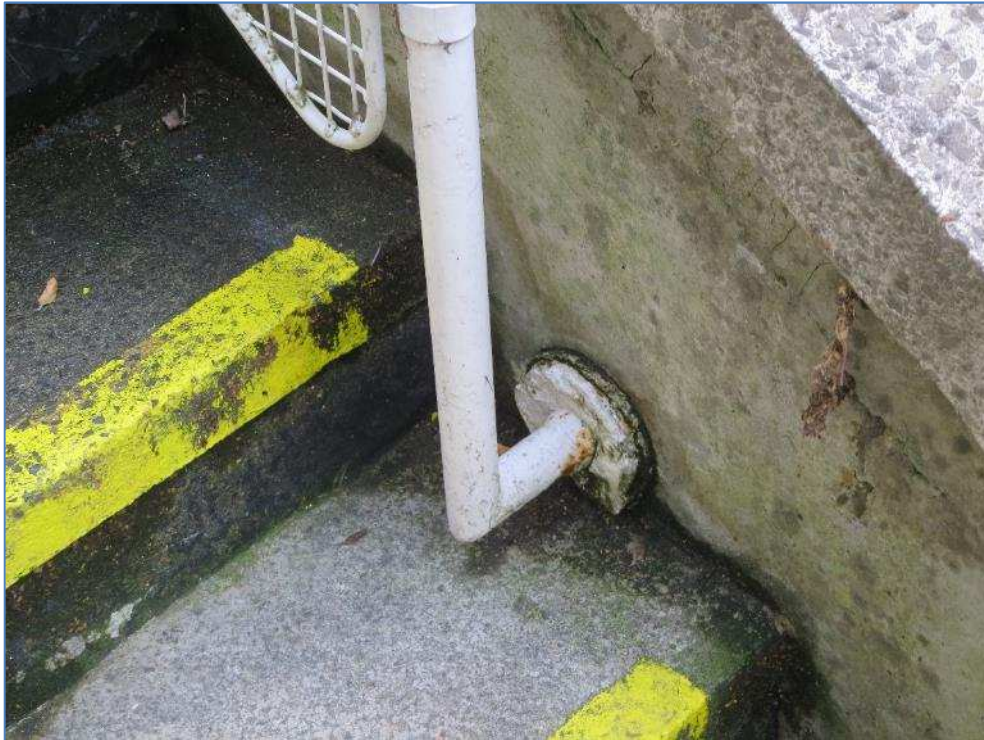
7-09 Minor movement of precast concrete unit due to impact damage



7-10 Impact damaged precast unit replaced with insitu concrete



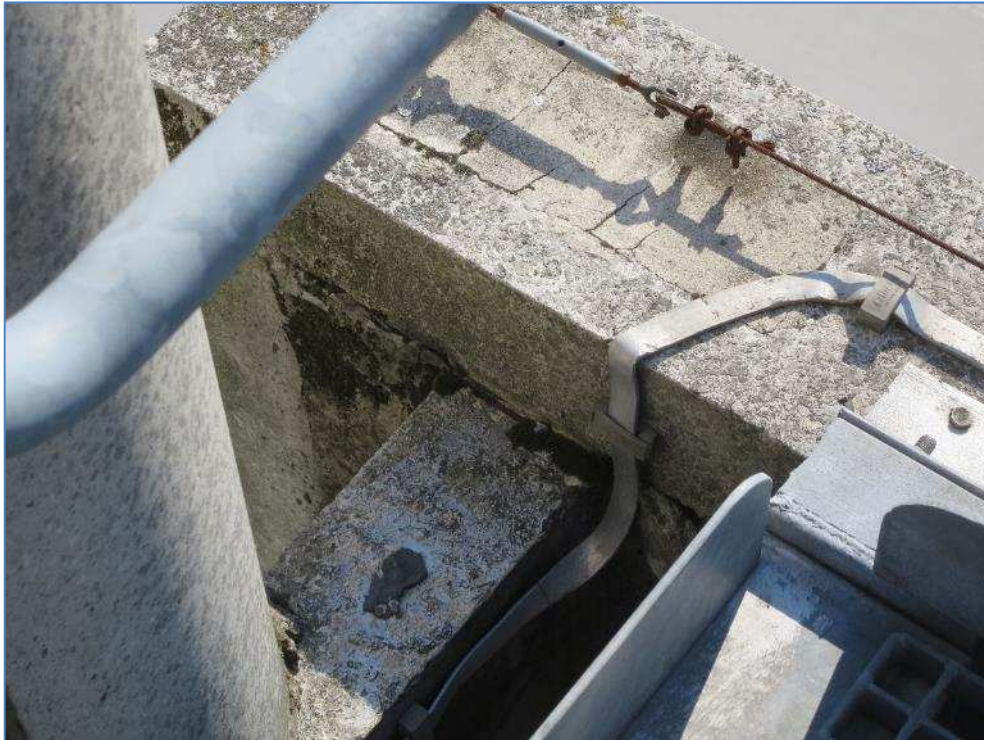
7-11 Cracks in concrete to central staircase



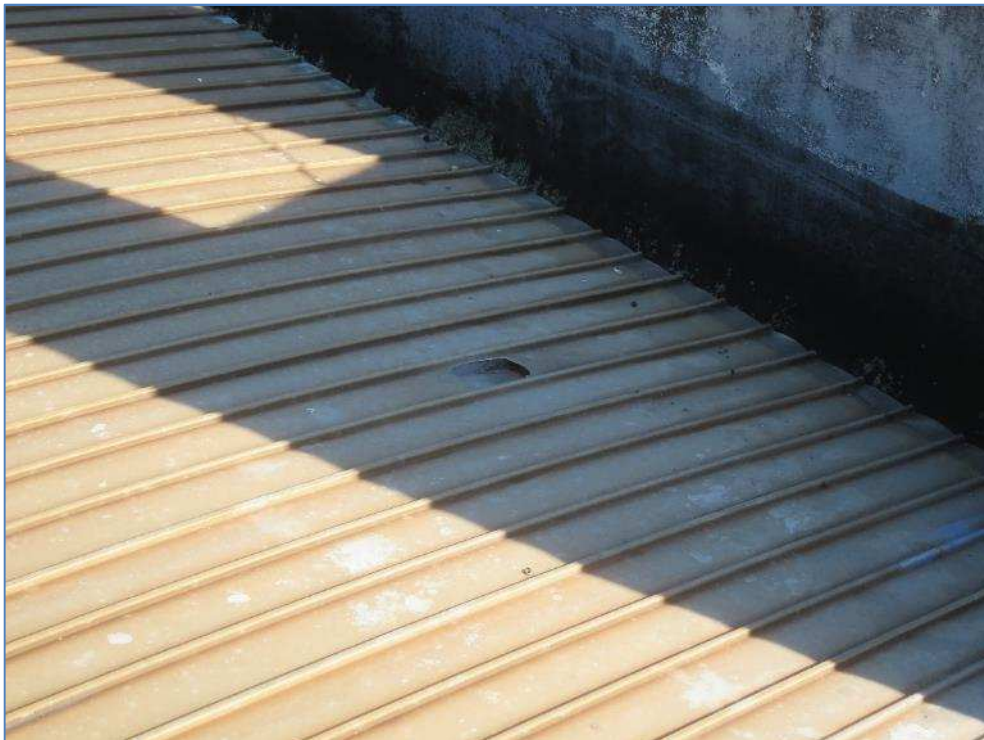
7-12 Handrail fixing plate rusting



7-13 Minor area of concrete spalled to roof beam



7-14 Minor areas of concrete spalling on rear fascia unit



7-15 Minor damage to polycarbonate roof panel