

JCR Statement of Case PART 2 OF 6 - Appendix 1

# ANNUAL STRUCTURAL SURVEY 2019



# SANDOWN PARK

A Jockey Club Racecourse

## Sandown Park Racecourse Annual Structural Survey 2019



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## Quality Management

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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 7<sup>th</sup> to 9<sup>th</sup> 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, 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 the first-floor level. 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 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 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 Weigh-room there appears to be a recurring problem with water penetration and cracking around the high-level windows. Work has been carried out in this area previously, but it should be monitored closer in the future.



## 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, the stable doors were also being rubbed down and repainted whilst the survey was in progress.

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.

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 apparent structural problems being noted.

## 10. Reports

3 SANDOWN PARK LODGE		SANDOWN PARK RACECOURSE				
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO	
External	Brickwork	In reasonable condition	No cause for concern	4		
		Minor spalling over side entrance	Make good damaged areas of brickwork	2	3-01	
	Roof tiles	Generally in reasonable condition	No cause for concern	4		
	Timber fascias	Paint peeling heavily with some sections rotting	Fill rotten areas and decorate	2	3-02	
		Some sections on rear elevation rotting heavily	Fill rotten areas and decorate. Replace timber if necessary	2	3-03	
	Fire escape	Brick walls and steel stairs in reasonable condition	No cause for concern	4		
	Feature windows	Timber to projecting windows in good condition	No cause for concern	4		
	Carport	Damp damage to soffit boarding in one corner	Find cause of water damage and make good prior to decoration	2	3-04	
		Cracks in lintel	Fill cracks in normal course of decoration and monitor for further movement	2	3-05	
	Internal	Ground floor	Reception area in good condition	No cause for concern	4	
Dining room ok, with minor crack over door to reception			Make good in normal course of redecoration	3	3-06	
Kitchen area in good condition			No cause for concern	4		
Corridor in good condition			No cause for concern	4		
Toilets in good condition, minor crack in ceiling panel of female WC			Make good in normal course of redecoration	3	3-07	
Bedrooms in good condition			No cause for concern	4		
First floor		Jockeys medical room in good condition	No cause for concern	4		
		Corridor in good condition	No cause for concern	4		
		Bedrooms generally in good condition	No cause for concern	4		
Stairs		Minor cracks in walls of bedrooms	Make good in normal course of redecoration	3		
		In good condition	No cause for concern	4		
			Paint peeling from handrails	Rub down and repaint handrail	3	
			<u>Priority system</u> 1. Work to be carried out as soon as possible. 2. Work to be carried out within 1 to 2 years. 3. Work to be carried out within 2 to 5 years. 4. No further action required at present.			

4 THE ADMINISTRATION BUILDING		SANDOWN PARK RACECOURSE			
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO
External	Brickwork	A few minor cracks in some place	No cause for concern	4	
		Windows in reasonable condition	No cause for concern	4	
	Roof	Roof tiles in reasonable condition	No cause for concern	4	
		Gutters in reasonable condition	No cause for concern	4	
		Paint peeling heavily from timber fascias	Repaint timber to prevent further deterioration	3	
		Some sections of timber rotting heavily	Fill or replace rotten timber prior to decoration	2	4-01
	Parade ring elevation	Crack at lintel to door to winners room	Fill crack and monitor for further movement	2	4-02
Minor cracks at edges of soffit boarding		Fill cracks in normal course of decoration	3		
Ground floor	Reception	In reasonable condition	No cause for concern	4	
	Meeting rooms	In reasonable condition	No cause for concern	4	
	Offices	In reasonable condition	No cause for concern	4	
First floor	Corridor	In reasonable condition	No cause for concern	4	
	Racecourse offices	Minor cracking in walls	Make good in the normal course of decoration	3	4-03
		Minor damp damage in ceiling	Find cause of water damage and make good	2	4-04
		Minor cracking in coners	Make good in the normal course of decoration	3	4-05
	Lady jockeys	Minor water damage to ceiling in toilet	Find cause of water damage and make good	2	4-06
	Weighroom	Generally in good condition	No cause for concern	4	
		Cracking in vaults of windows	Make good in the normal course of decoration, continue to monitor	2	4-07
		Cracking and signs of damp over doors	Find cause of water damage and make good	2	4-08
	Stewards room	Minor damp in ceiling	Find cause of water damage and make good	2	4-09
	Broadcast office	Minor crack in corner	Make good in the normal course of decoration	3	4-10
	Valets room	Minor cracks in wall in store room	Make good in the normal course of decoration	3	
	Male jockeys	In reasonable condition	No cause for concern	4	
		Minor damp to ceiling	Find cause of water damage and make good	2	
	Toilets	In reasonable condition	No cause for concern	4	
	Jockey Treatment Room	In reasonable condition	No cause for concern	4	
Kitchen	In reasonable condition	No cause for concern	4		
Owners & Trainers	In reasonable condition	No cause for concern	4		
Second floor	Corridor	Minor cracking over stair doors	No cause for concern	4	
	Offices	Minor cracking in walls and ceiling	Make good in the normal course of decoration	3	
		Minor damp in ceiling	Find cause of water damage and make good	3	4-11
Stairs	Main staircase	In reasonable condition	No cause for concern	4	
	Upper stairs	In reasonable condition	No cause for concern	4	
			<u>Priority system</u>		
			1. Work to be carried out as soon as possible. 2. Work to be carried out within 1 to 2 years. 3. Work to be carried out within 2 to 5 years. 4. No further action required at present.		



5		STABLES	SANDOWN PARK RACECOURSE		
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO
Veterinary first aid unit Stables 77-80	External	Some cracks in brickwork to rear elevation	Fill cracks with suitable cementitious material	2	5-01
		Sections of timber cladding missing / damaged on rear elevation	Replace missing sections of timber and repair damaged sections	3	
		Brickwork on yard elevation in reasonable condition	No cause for concern	4	
		Paint peeling from timber fascia in places	Rub down and repaint timber	3	
		Corrugated roof sheeting rusting heavily	Rub down and paint roof sheeting or replace if necessary	2	
	Internal	Timber beam in maintenace store is sagging	Monitor for further movement	2	5-02
Paint peeling from timber soffit boarding		Rub down and repaint timber	3	5-03	
Entrance buildings Stables 68-76	Security kiosk	In reasonable condition	No cause for concern	4	
	Stable manager	Loose brick and some cracks over stable managers door to yard	Rebed loose brick and fill cracks with suitable cementitious material	1	5-04
		Bricks spalling on end wall	Make good damaged areas of brickwork	2	5-05
		Roof tiles in reasonable condition	No cause for concern	4	
		Paint peeling from timber doors in a number of places	Rub down and repaint	3	
		Minor cracking to walls internally	Make good int the normal course of decoration	3	5-06
	Veterinary unit	Minor areas of paint peeling from external wall	Rub down and repaint	3	
		Canopy in reasonable condition	No cause for concern	4	
		Damaged brick on external corner	Make good damaged areas of brickwork	3	5-07
	Stables	Roof ridge sagging at end	No further movement for a number of years. Monitor	2	5-08
		A few minor cracks in external brickwork	No cause for concern	4	
		Eaves soffit board working loose outside stable 73	Fix loose eaves soffit board	1	5-09
		Soffit timber damp / rotting in a several stables and tack boxes	Fill and repaint timber to prevent further deterioration	2	5-10
		Toilets in reasonable condition	No cause for concern	4	
		Paint peeling from several stable doors	Rub down and repaint doors	3	
Stables 81-96	Stables	Timber roof vent boxes over stables 81-88 breaking up	Make good damaged sections of timber and repaint	2	5-11
		Paint peeling from timber fascias	Rub down and repaint	3	
		External wall bricks spalling, damaged and cracked throughout	Make good damaged areas of brickwork	2	5-12
		Minor cracks in rear corners of several stables	Fill cracks in normal course of decoration	3	
		Paint peeling heavily from walls in tack boxes	Rub down and repaint	2	5-13
		Cracks in internal end wall of tack boxes 7-12	Fill cracks and paint	2	
		Severak cracks and spalling in external render to stables	Remove loose render and make good	2	
		Soffit boarding starting to rot in a several stables	Fill and repaint timber to prevent further deterioration	2	5-14
		Render cracking and spalling heavily on external end wall of tack boxes	Remove any loose render especially higher levels	1	5-15
Horse wash & toilets	Horse wash	Block walls in reasonable condition	No cause for concern	4	
	Toilets	This block is now used as a store	No cause for concern	4	
		Minor cracks in render	Make good in the normal course of decoration	3	5-16
		Timber window frames decaying	Rub down and repaint	3	
Stables 97-110	Internal	Paint peeling from soffit boarding in a few stables. Minor areas of rot	Rub down and repaint. Fill as necessary	2	5-17
	External	Paint peeling from timber eaves with some sections rotting	Fill and repaint timber to prevent further deterioration	2	5-18
		Brickwork spalling and in need of repointing in a few places	Repoint brick joints as necessary	3	
		Minor cracks in brickwork in a number of places	Fill cracks with suitable cementitious material	3	
		Cracks in wall at steps between stables	Fill crack with suitable cementitious material	2	5-19
		Heavy plant growth on end wall	Carefully remove plant, to prevent damage to brickwork	2	5-20
		Timber window frames to end store rotting heavily	Replace rotten window frames	2	5-21
		Copings on roof ridge missing over end stores	Replace missing copings	2	5-22
		Brick mising from rear wall of store	Replace brick and repoint	1	5-23

5		STABLES		SANDOWN PARK RACECOURSE		
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO	
Stables 1-67	Roof	Heavy moss growth on roof in many areas. Some areas of plant growth	Remove plant growth and moss. May be difficult to remove moss as many areas have asbestos roof sheeting	2	5-24	
		Asbestos roof sheeting fraying at edges in some places	Consider replacing asbestos roof sheeting	2		
	Stables 0-30	A few minor cracks in external brickwork	Repoint brickwork	3		
		Paint peeling and timber decaying at eaves board	Rub down and repaint	3	5-25	
		Some rot to internal timber soffit boarding	Fill and paint rotten sections	2		
		Paint peeling from timber doors and decaying in places	Rub down and repaint	3		
		Floors uneven in many stables	Monitor for further movement, level surface if it worsens	3		
		Signs of damp in stable walls	Find cause of damp and make good prior to repainting	3		
		Crack in dividing wall between stable 17 and tack boxes	Fill cracks and decorate	2	5-26	
		Heavy plant growth to rear wall of tack boxes	Carefully remove plants, to prevent damage to brickwork	3	5-27	
		Crack in external wall between stables 18 / 19, 22 / 23 and 27 / 28	Fill cracks with suitable cementitious material. Monitor for further movement	2	5-28	
		Cracks in rear corners internally in stables	Restraint straps were previously installed, monitor for further movement	2	5-29	
		Minor surface rust to roof timber tie straps	Rub down and paint rusting tie straps	2	5-30	
		Stables 31-44	Heavy paint growth in tack boxes	Carefully remove plants, to prevent further damage to brickwork	2	
			Cracks in wall in tack boxes adjacent to stable 32.	Fill cracks with suitable cementitious material. Monitor for further movement	1	5-31
	Cracks in rear corners of several stables		Fill cracks with suitable cementitious material. Monitor for further movement	2		
	Cracking and damp in rear walls of several stables		Fill cracks with suitable cementitious material. Monitor for further movement	3		
	Paint peeling from stable doors and frames		Rub down and repaint timber	3		
	Stables 45-55	Timber fascias decaying	Rub down and repaint timber	2	5-32	
		Paint peeling heavily from timber soffit boarding and minor rot to timber in a few stables	Rub down and repaint timber. Fill as necessary	1	5-33	
		Timber roof beams decaying in places	Replace rotten sections of timber and decorate	2		
		Wall timber rotting heavily in one area in stable 51 & 54	Replace rotten sections of timber and decorate	1	5-34	
		Cracks in rear wall of tack boxes 1-6	Fill cracks and decorate	2	5-35	
		Timber side walls of tack boxes decaying	Replace rotten sections of timber and decorate	2		
		Vertical cracks in rear wall of several stables	Fill cracks with suitable cementitious material. Monitor for further movement	2	5-36	
		Diagonal crack in rear wall of stable 48	Fill cracks with suitable cementitious material. Monitor for further movement	2	5-37	
		Paint peeling and signs of damp on rear walls	Find cause of damp and make good before repainting	2		
		Timber fascia rotting heavily outside stables	Fill rotten area of timber and decorate Replace if necessary	2		
	Stables 56-69	Mortar joints to brickwork breaking up in a few place	Repoint brickwork as necessary	3		
		Paint peeling and signs of damp on internal walls	Find cause of damp and make good before repainting	2		
		Heavy plant and moss growth on roof	Remove plant growth and moss. May be difficult to remove moss as many areas have asbestos roof sheeting	2	5-38	
		Roof step boarding to stables warping and rotting heavily	Replace timber	2	5-39	
		Soffit boards decaying	Replaced rotten timber	1	5-40	
		Timber fascias decaying	Fill rotten area of timber and decorate Replace if necessary	2	5-41	
	Miantenance Workshops	In reasonable condition	Remove moss. May be difficult as many areas have asbestos roof sheeting	2		
		Paint on steel frame peeling in places	Rub down and repaint steelwork	3	5-42	
		Adjacent barn in reasonable condition	No cause for concern	4		
				<u>Priority system</u> 1. Work to be carried out as soon as possible. 2. Work to be carried out within 1 to 2 years. 3. Work to be carried out within 2 to 5 years. 4. No further action required at present.		

6 SADDLING BOXES		SANDOWN PARK RACECOURSE			
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO
External	Timber cladding	Paint peeling heavily from timber to rear of boxes	Rub down and repaint timber	2	
		Heavy plant growth to rear elevation	Fill or replace damaged sections of timber prior to decoration	2	6-01
		Timber damaged in palces	Replace damaged sections of timber	2	6-02
		Timber sections rotting heavily in places	Fill or replace damaged sections of timber prior to decoration	2	6-03
	Roof	Felt roof in reasonable condition	No cause for concern	4	
		Gutter appears blocked in some places	Clear gutter	3	
	Boxes	Enclosed boxes in reasonable condition	No cause for concern	4	
		Some sections of timber soffit boards to open boxes starting to warp	Monitor and repalce if condition worsens	3	6-04
		Timber infill strips between panels working loose in one box	Make good loose infill	2	6-05
		Some sections of timber rotting	Fill and paint rotten sections of timber	2	
			<u>Priority system</u> 1. Work to be carried out as soon as possible. 2. Work to be carried out within 1 to 2 years. 3. Work to be carried out within 2 to 5 years. 4. No further action required at present.		

7 GRANDSTAND		SANDOWN PARK RACECOURSE			
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO
Media Centre	Steel frame	Minor rust to steel where paint has been heavily chipped	Rub down and paint locally as required	3	7-01
		Brackets to illuminated sign rusting	Rub down and repaint brackets	2	7-02
	Cladding	In reasonable condition	No cause for concern	4	
	Steps under from turnstiles	Some leaching on stairs	Clean off leaching	3	
		Handrails ok	No cause for concern	4	
	Steps from parade ring to viewing	Some bolts and washers rusting as wrong bolts used	Rub down and paint or replace	3	
		Minor surface rust to vertical steel riser plates	Rub down and paint	2	7-03
		Tiles missing at top of stairs	Rub down and paint	3	7-04
	Steps to roof from terrace	Some bolts and washers rusting as wrong bolts used	Rub down and paint or replace	3	
		Minor rust to steel where paint has failed	Rub down and paint	3	7-05
		Paint peeling from balustrade at roof	Rub down and paint	3	
	Some plant growth on roof	Remove plant growth	2		
Internal	Some damp to walls in entrance lobby	Find cause of water damage and make good prior to decoration	2		
Parade ring viewing	Fabric canopy	Canopy fabric appears in reasonable condition	No cause for concern	4	
		Minor areas of surface rust to steel frame	Rub down and paint	3	7-06
	Viewing terrace	Paving to terrace in reasonable condition	No cause for concern	4	
		Some minor areas of plant growth and cracks in joints	Remove plant growth and repair joints	3	
		Many areas of leaching from steppings	Clean off leaching	3	
		Minor crack in render of entrance foyer building	Make good render in normal course of decoration	3	
		Minor areas of concrete spalled on underside of viewing terrace	Make good spalled areas with suitable cementitious material	1	7-07
		Some areas of leaching on underside of viewing terrace	Remove leaching carefully	3	7-08
		Areas of damp on underside of viewing terrace	Find cause of damp and make good	1	7-09
	Substance leaking onto downpipe and handrail	Find cause of leak and make good	1	7-10	
	Cracking in soffit and wall at corner of terrace	Fill cracks with suitable cementitious material	1	7-11	
Central steps to viewing terrace	Some cracks in concrete	Fill cracks with suitable cementitious material	2	7-12	
End steps to viewing terrace	Minor rust to bottom handrail post connection plates (both sides)	Rub down and paint steel	2	7-13	
Main façade	Car park elevation	Render in reasonable condition	No cause for concern	4	
		Glazing and canopy over entrance in reasonable condition	No cause for concern	4	
		Paint beginning to peel from steel frame over main entrance	Rub down and repaint steel	3	
	Esher Hall side entrance	In reasonable condition	No cause for concern	4	
	Royal Box entrance	In reasonable condition	No cause for concern	4	
Brasserie	In reasonable condition	No cause for concern	4		
Roof	Main frame	Precast concrete roof beams in reasonable condition	No cause for concern	4	
		Signs of concrete spalling on end roof beam Esher Hall end	Check for loose concrete and make good	1	7-14
		Minor areas of concrete spalled on roof cable pylons	No cause for concern	4	
		Roof support cables in reasonable condition	No cause for concern	4	
		Fascia units in reasonable condition	No cause for concern	4	
		Minor rust on secondary steelwork for plant at roof	Rub down and repaint	3	7-15
	Polycarbonate infill panels	Generally in reasonable condition	No cause for concern	4	
		Minor areas of damage to some panels	Make good damaged sections	2	7-16
	Service towers	Some cracks in external render on some towers. Cladding ok	Fill cracks with suitable cementitious material	2	
		Repairs carried out in a number of places	No cause for concern	4	
Internally in reasonable condition		No cause for concern	4		
Flashings to towers starting to break up		Patch flashings to prevent water ingress to building	2		

7 GRANDSTAND		SANDOWN PARK RACECOURSE				
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO	
Internal	Lower ground floor	Esher Hall in reasonable condition	No cause for concern	4		
		Water damage to walls and ceiling on racecourse side	Find cause of water damage and make good prior to decoration	2		
		Minor water damage to ceiling by side door	Find cause of water damage and make good prior to decoration	2		
		Kitchen in reasonable condition	No cause for concern	4		
		Damp damage to ceiling in staff kitchen / switchroom	Find cause of water damage and make good prior to decoration	2	7-17	
		Female toilet in reasonable condition	No cause for concern	4		
		Damp in ceiling of male toilets	Find cause of water damage and make good prior to decoration	2	7-18	
			Minor damage due to knocks in service corridor	Make good in the normal course of decoration	3	
	Ground floor		Minor water damage to ceiling over ramp in reception	Find cause of water damage and make good prior to decoration	2	7-19
			Minor cracks in wall under escalator and stairs	Use flexible filler at junctions prior to decoration	3	
			Minor crack in wall adjacent to entrance to toilets and security	Fill in the normal course of decoration	3	
			Store room (formerly the crèche) in reasonable condition	No cause for concern	4	
			Toilets by entrance in reasonable condition	No cause for concern	4	
			Service corridor in reasonable condition	No cause for concern	4	
			Security room in reasonable condition	No cause for concern	4	
			Upper reception area in reasonable condition	No cause for concern	4	
			Minor damp to ceiling near entrance to parade ring	Find cause of water damage and make good prior to decoration	2	
			Ramp between ground floor levels in reasonable condition	No cause for concern	4	
			Steps between ground floor levels in reasonable condition	No cause for concern	4	
			Food Market and associated kitchen in reasonable condition	No cause for concern	4	
			Minor damp in ceiling of staff room and corridor	Find cause of water damage and make good prior to decoration	3	
			Surrey Hall in reasonable condition	No cause for concern	4	
			Surrey Hall toilets in reasonable condition	No cause for concern	4	
			Brasserie in reasonable condition	No cause for concern	4	
			Joints in precast concrete over vomitories opening up	Fill joints in normal course of decoration	3	7-20
			Espresso House / Parade Ring Bar in reasonable condition	No cause for concern	4	
			Minor cracking in wall of Moët bar	Make good in the normal course of decoration	3	
			Cracking in wall of organisers office on racecourse side	Make good in the normal course of decoration	2	7-21
		Minor damp in ceiling of organisers office	Find cause of water damage and make good prior to decoration	2	7-22	
	First floor		Minor cracks in ceiling of foyer by main entrance	Make good in the normal course of decoration	2	7-23
			Toilets in reasonable condition	No cause for concern	4	
			Solario Suite in reasonable condition	No cause for concern	4	
			Bendigo Suite under refurbishment	No cause for concern	4	
			Grandstand View under refurbishment	No cause for concern	4	
			Annual Members Lounge in reasonable condition	No cause for concern	4	
			Sandown View in reasonable condition	No cause for concern	4	
	Second floor		1750 Suite in reasonable condition	No cause for concern	4	
			Equus Bar in reasonable condition	No cause for concern	4	
			Minor damp to ceiling in press box	Does not appear to be new. Replace ceiling tiles	3	7-24
			Kitchen and store in reasonable condition	No cause for concern	4	
			Gold Cup Suite in reasonable condition	No cause for concern	4	
			Minor damp in ceiling to toilets by private boxes 1-5	Find cause of water damage and make good prior to decoration	2	7-25
	Integrity tower		Private boxes and balconies in reasonable condition	No cause for concern	4	
			Lower level in reasonable condition	No cause for concern	4	
			Upper level in reasonable condition	No cause for concern	4	

7 GRANDSTAND		SANDOWN PARK RACECOURSE			
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO
Front terrace	Steps at Eclipse end	Minor cracks in concrete steppings	Fill cracks with suitable cementitious material	3	7-26
	Front standing terrace	Asphalt breaking up at junction with steppings	Make good asphalt to remove trip hazards	2	7-27
		Several cracks running vertically down the steps	Fill with suitable cementitious material	3	7-28
		Concrete spalled on top surface of steppings between Surrey Hall 7 and end of terrace	Remove any loose material and make good spalled areas	2	7-29
		Concrete spalled on top surface of steppings between Surrey Hall 6 and 7	Remove any loose material and make good spalled areas	2	7-30
		Some areas of concrete spalled on top surface of steppings between Surrey Hall 5 and 6, rebar visible in some places	Rub down exposed reinforcement, paint with rust inhibitor and make good	1	7-31
		Some areas of concrete spalled on top surface of steppings between Surrey Hall 4 and 5, rebar visible in some places	Rub down exposed reinforcement, paint with rust inhibitor and make good	1	
		Some areas of concrete spalled on top surface of steppings between Surrey Hall 3 and 4, rebar visible in some places	Rub down exposed reinforcement, paint with rust inhibitor and make good	1	7-32
		Some areas of concrete spalled on top surface of steppings between Surrey Hall 3 and end of terrace, rebar visible in some places	Rub down exposed reinforcement, paint with rust inhibitor and make good	1	7-33
		Movement Joints opening up in places	Make good movement joint with suitable filler	2	
		Some vertical sections of steppings also spalling	Rub down exposed reinforcement, paint with rust inhibitor and make good	2	7-34
	Front seating terrace	Movement Joints opening up	Make good movement joint with suitable filler	2	7-35
		Minor cracks and spalling throughout	Fill with suitable cementitious material	3	7-36
		Vertical cracks in wall between standing and seating terraces	Fill with suitable cementitious material	3	7-37
	Barriers	Barriers starting to show age in some places	See separate report on barriers	4	
Food hall terrace	In reasonable condition	No cause for concern	4		
Vomitories	Esher Hall 3	Some minor areas of concrete spalling on walls	Rub down exposed reinforcement, paint with rust inhibitor and make good	2	7-38
	Surrey Hall 4	Minor sections of concrete spalled to walls	Fill with suitable cementitious material	3	
	Surrey Hall 5	Minor sections of concrete spalled to walls	Fill with suitable cementitious material	3	
	Surrey Hall 6	Concrete spalling on walls to disabled viewing	Remove loose concrete and make good	2	7-39
		Top surface of some paving slabs to vomitory spalling	Fill with suitable cementitious material	2	7-40
Surrey Hall 7	Minor sections of concrete spalled to walls	Rub down exposed reinforcement, paint with rust inhibitor and make good	2	7-41	
Service terrace	Access stairs	Steps spalling exposing rebar in places	Remove loose concrete, rub down reinforcement, paint with rust inhibitor and make good	2	7-42
	Terrace	Section of render to wall spalled	Make good spalled render	2	7-43
		Some leaching through precast concrete units over	Clean off leaching	3	
		Surface rust to handrail posts and infill panels	Rub down and repaint steel	3	7-44
	Second floor balcony	Surface rust to handrail posts and infill panels	Rub down and repaint steel	3	
Esher Hall entrance	Disabled ramp	Some minor cracks in wall to ramp	Fill crack with suitable cementitious material	3	7-45
		Rust to steel barriers where finishes have failed	Rub down and repaint steel	2	7-46
	Steps to terrace	Some cracks in concrete wall	Make good in the normal course of decoration	3	7-47
	End wall to stand	Some cracks in render	Fill crack with suitable cementitious material	2	7-48
			<u>Priority system</u> 1. Work to be carried out as soon as possible. 2. Work to be carried out within 1 to 2 years. 3. Work to be carried out within 2 to 5 years. 4. No further action required at present.		

8 ECLIPSE PAVILLION		SANDOWN PARK RACECOURSE				
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO	
External	Render	Minor areas of render spalled near external storage	Make good in the normal course of decoration	3	8-01	
	Brickwork	In reasonable condition	No cause for concern	4		
	Glazing	In reasonable condition	No cause for concern	4		
	Rear steelwork	Paint peeling from steel around feature glazing. Steel ok	Rub down and repaint steel	3	8-02	
	Front balconies	Minor rust to front balcony steelwork where paint has failed	Rub down and repaint steel	2		
Minor areas of moss growth on steel			Remove moss growth	2		
Internal	Ground floor	Entrance lobby & toilets in reasonable condition	No cause for concern	4		
		Reception office in reasonable condition	No cause for concern	4		
		Corridor in reasonable condition	No cause for concern	4		
		Kitchen - Minor signs of damp in the ceiling	Find cause of water damage and make good prior to decoration	2	8-03	
		Private boxes in reasonable condition	No cause for concern	4		
	First floor	Corridor in reasonable condition	No cause for concern	4		
		Minor water damage to ceiling in male toilet	Find cause of water damage and make good prior to decoration	2	8-04	
		Crack in wall under window in male toilet	Make good in the normal course of decoration	3	8-05	
		Damp in ceiling of female toilet	Find cause of water damage and make good prior to decoration	2	8-06	
		Private boxes in reasonable condition	No cause for concern	4		
		Some minor surface rust to balcony support steelwork over	Rub down and repaint steel	2	8-07	
		Rust to base of diving barriers on the balconies	Rub down and repaint steel	3	8-08	
		Kitchen & store in reasonable condition	No cause for concern	4		
	Second floor	Park View in reasonable condition	No cause for concern	4		
		Toilets in reasonable condition	No cause for concern	4		
		Minor damp to ceiling in kitchen	Find cause of water damage and make good prior to decoration	2	8-09	
		Lobby in reasonable condition	No cause for concern			
		Surface rust to support steelwork above	Rub down and repaint steel	4	8-10	
	Third floor	Corridor in reasonable condition	No cause for concern	4		
		Damp in ceiling of both toilets	Find cause of water damage and make good prior to decoration	2		
		Minor surface rust to roof canopy support steelwork over balconies	Rub down and repaint steel	2	8-11	
		Minor crack in kitchen corner	Make good in the normal course of decoration	3	8-12	
		Damp in ceiling of kitchen corridor	Find cause of water damage and make good prior to decoration	2		
		Private boxes in reasonable condition, minor damp in ceiling of 3.3	Find cause of water damage and make good prior to decoration	2	8-13	
	Stairs	Main stair in reasonable condition	No cause for concern	4		
		Section of wall spalling at 2nd level in service stair	Fill in normal course of decoration	3	8-14	
		Minor cracks in blockwork on stairs to roof	Fill in normal course of decoration	3	8-15	
	Roof	Minor surface rust to central support steelwork	Rub down and repaint steel	2	8-16	
		Some plant growth in many areas on roof	Remove plant growth	2		
	Link bridge	Support steel	Paint peeling from support steelwork	Rub down and repaint steel	3	8-17
		Glazing	In reasonable condition	No cause for concern	4	
		Internal	Minor cracks in ceiling in a few places	Make good in the normal course of decoration	3	8-18
		Roof	Water ponding on link bridge roof	Monitor in the future, roof drainage / falls may need to be looked at	3	8-19
			<u>Priority system</u> 1. Work to be carried out as soon as possible. 2. Work to be carried out within 1 to 2 years. 3. Work to be carried out within 2 to 5 years. 4. No further action required at present.			

9 STARTING STALLS / HURDLES BARN			SANDOWN PARK RACECOURSE		
SECTION	DESCRIPTION	ACTUAL / POTENTIAL DEFECTS	RECOMMENDATIONS	PRIORITY	PHOTO
Barn	Steel frame	In reasonable condition	No cause for concern	4	
	Steel cladding	Minor areas of damage due to knocks	No cause for concern	4	9-01
	Roof	Appears in reasonable condition	No cause for concern	4	
			<u>Priority system</u> 1. Work to be carried out as soon as possible. 2. Work to be carried out within 1 to 2 years. 3. Work to be carried out within 2 to 5 years. 4. No further action required at present.		



# 11. Photographs



3-01 Bricks spalling over side entrance



3-02 Timber fascias rotting adjacent to feature windows



3-03 Timber fascias rotting on rear elevation



3-04 Water damage to soffit of carport



3-05 Cracks in lintel over carport



3-06 Crack over door in dining room

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3-07 Crack in ceiling of female toilet



4-01 Paint peeling from timber fascias



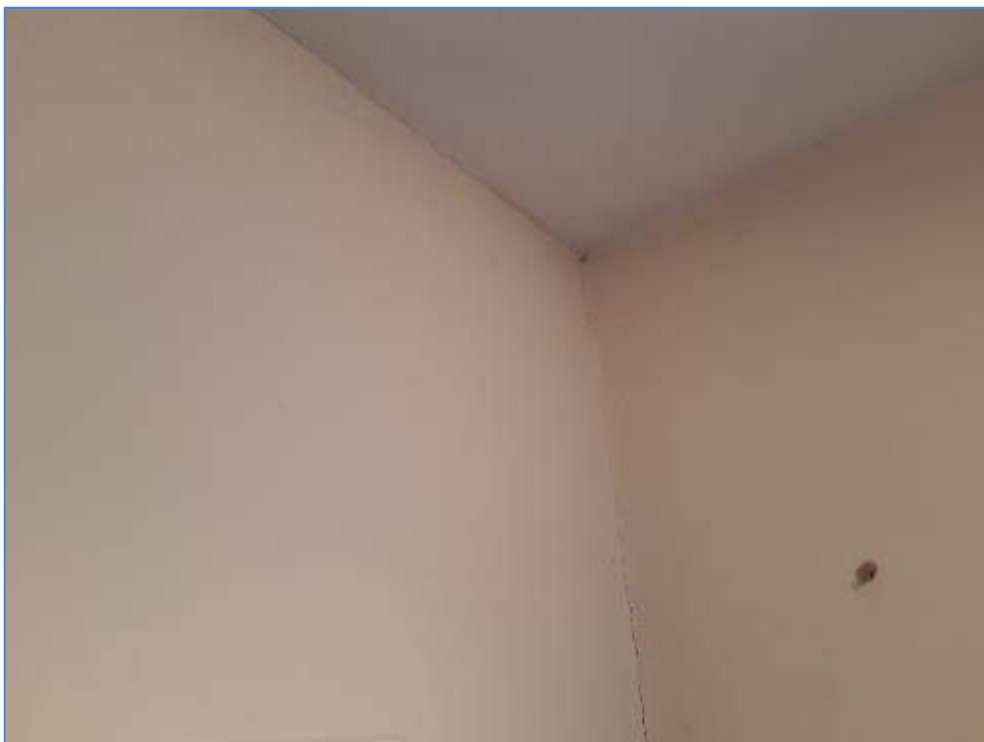
4-02 Crack in brickwork at end of lintel



4-03 Minor cracking in office walls



4-04 Damp damage to ceiling in offices



4-05 Cracking in corners of office walls



4-06 Damp damage to ceiling in lady jockeys changing room



4-07 Cracking in vaults over windows in weighing room





4-08 Cracking and damp damage over door



4-09 Water damage in ceiling of Stewards Room



4-10 Minor crack in corner of Broadcast office



4-11 Minor damp in ceiling of offices



5-01 Cracks in brickwork to rear elevation



5-02 Timber beam sagging in maintenance store



5-03 Paint peeling from soffit boards



5-04 Loose bricks and cracking over stable manager door



5-05 Bricks spalling on end wall



5-06 Cracking internally in the stable managers office



5-07 Damaged brickwork on external corner of veterinary block



5-08 Roof ridge sagging



5-09 Eaves soffit board loose over stable 73



5-10 Timber soffit boards rotting in several stables



5-11 Roof vent boxes breaking up



5-12 Damaged areas of brickwork





5-13 Paint peeling from walls by tack boxes



5-14 Damp in soffit boards of several stables



5-15 Render cracking and spalling heavily on external end wall



5-16 Cracking in external render



5-17 Timber soffit boards decaying in several places



5-18 Paint peeling from timber eaves in several places



5-19 Crack in wall at steps between stables



5-20 Heavy plant growth on end wall of stores



5-21 Timber window frames decaying



5-22 Copings missing from roof ridge



5-23 Brick missing from rear wall of store



5-24 Heavy plant and moss growth on stable roofs



5-25 Timber eaves board decaying



5-26 Crack in dividing wall of stable 17 and the tack boxes



5-27 Plant growth to rear wall of tack boxes



5-28 Crack in external wall of stables





5-29 Cracking in corners of stables, restraint straps have been installed previously



5-30 Surface rust to tie straps on timber beams



5-31 Cracking and plant growth to tack box walls



5-32 Timber eaves decaying



5-33 Timber soffit boarding rotting heavily in stable 46



5-34 Wall timber rotting in stable 54



5-35 Cracks in rear wall of tack boxes



5-36 Vertical crack in rear wall of stable 52



5-37 Diagonal crack in rear wall of stable 48



5-38 Heavy moss growth on stable roofs



5-39 Timber step boarding decaying and warped in places



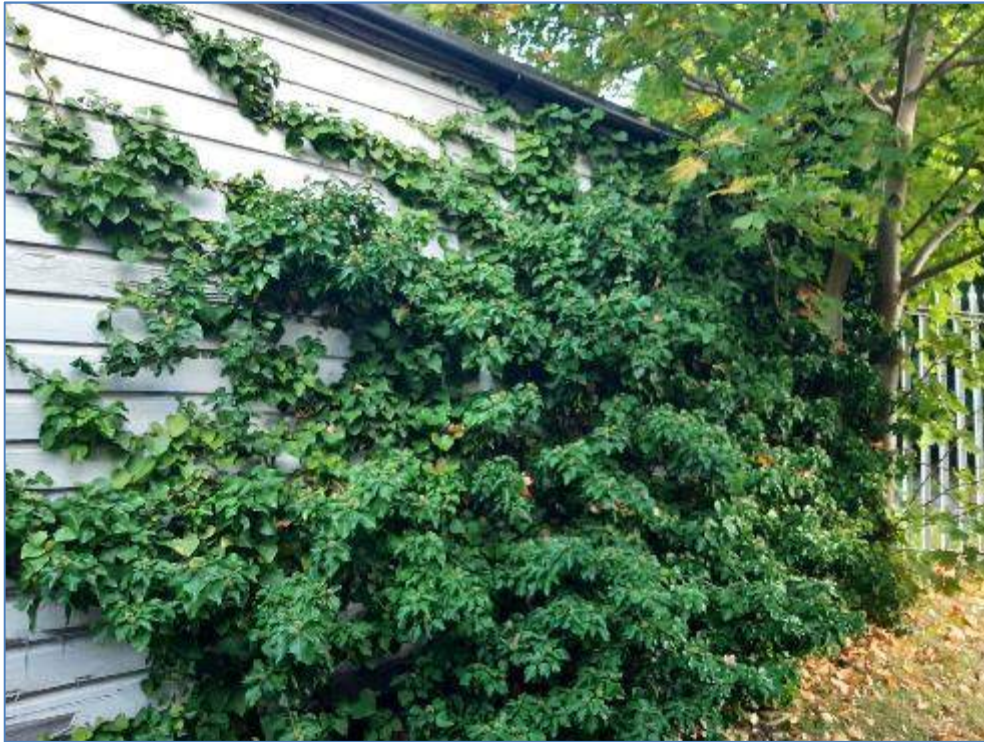
5-40 Timber soffit boards decaying in stable 57



5-41 Timber fascia board decaying



5-42 Paint peeling from steel frame of maintenance workshop



6-01 Heavy plant growth to rear of saddling boxes



6-02 Timber cladding damaged in places





6-03 Timber cladding decaying heavily in places



6-04 Timber soffit boards warping in some places



6-05 Timber infill section working loose



7-01 Minor spots of rust to steel frame of media centre



7-02 Brackets to illuminated sign rusting



7-03 Steel riser plates to handrails rusting



7-04 Tiles missing at top of stair to terrace



7-05 Bolts rusting on steel stair handrails



7-06 Minor surface rust to steel frame



7-07 Concrete spalling on soffit of terrace, rebar can be seen corroding



7-08 Areas of leaching on soffit of viewing terrace



7-09 Damp on soffit of viewing terrace



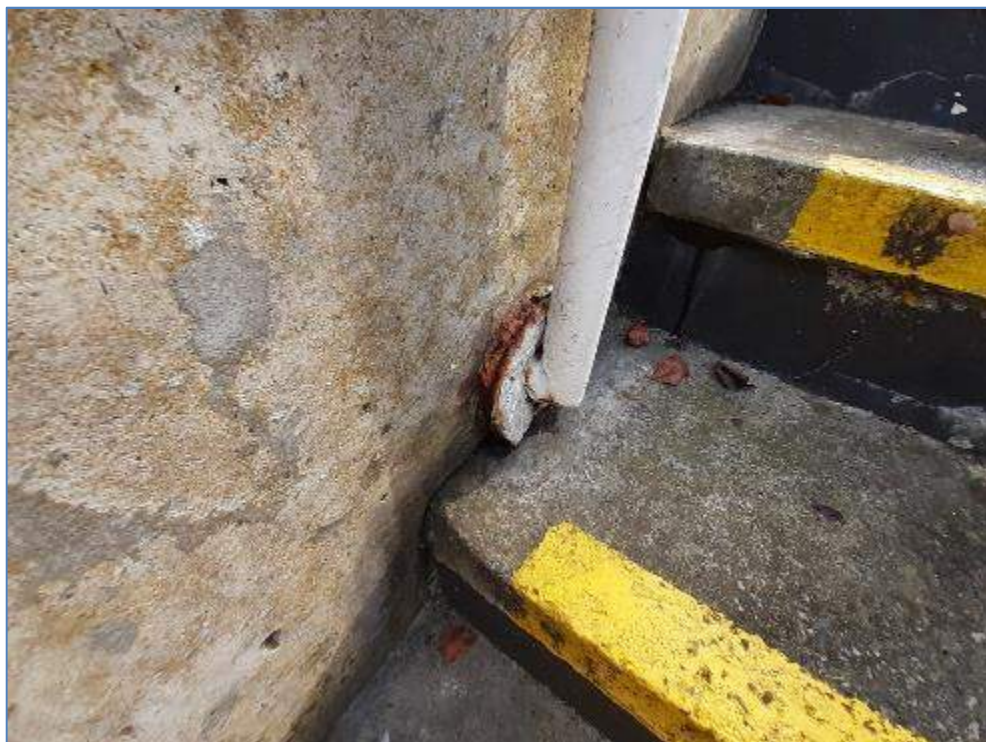
7-10 Substance leaking onto handrail and downpipe underneath terrace



7-11 Cracking in soffit and corner of viewing terrace



7-12 Cracking in concrete of central steps



7-13 Steel handrail rusting at fixings





7-14 Concrete spalling from roof beams



7-15 Secondary steelwork for plant equipment is rusting



7-16 Some sections of roof infill panels damaged



7-17 Damp in ceiling of switch room / staff kitchen area



7-18 Damp in ceiling of male toilets



7-19 damp in ceiling over ramp in main entrance



7-20 Joints opening up in precast units over vomitories



7-21 Cracking in wall of organisers office



7-22 Minor damp in ceiling of organisers office



7-23 Cracks in ceiling of foyer by main entrance



7-24 Damp damage to ceiling in press box



7-25 Damp in ceiling of men's toilets



7-26 Crack in steps to terrace from Brasserie



7-27 Gap between concrete steppings and asphalt



7-28 Cracking running down front terrace steps



7-29 Concrete spalling on front terrace





7-30 Concrete spalling on front terrace



7-31 Concrete spalling on front terrace



7-32 Concrete spalling heavily, exposing rebar on front terrace



7-33 Concrete spalling heavily, exposing rebar on front terrace



7-34 Vertical sections of front terrace steppings spalling



7-35 Movement joints opening up on seating terrace



7-36 Cracking in front seating terrace steppings



7-37 Crack in rear dividing wall



7-38 Concrete spalling on vomitory walls



7-39 Concrete spalling on wall of disabled ramp



7-40 Top surface of paving slabs spalling



7-41 Concrete wall to vomitory spalling and exposing rebar



7-42 Concrete spalling on steps, exposing rebar



7-43 Section of wall render has spalled



7-44 Balustrades and infill panels corroding



7-45 Cracking in walls to disabled ramp at Esher Hall entrance





7-46 Surface rust to barriers



7-47 Cracks in concrete wall to steps



7-48 Cracks in render to terrace end wall



8-01 Minor area of render spalled new bin store



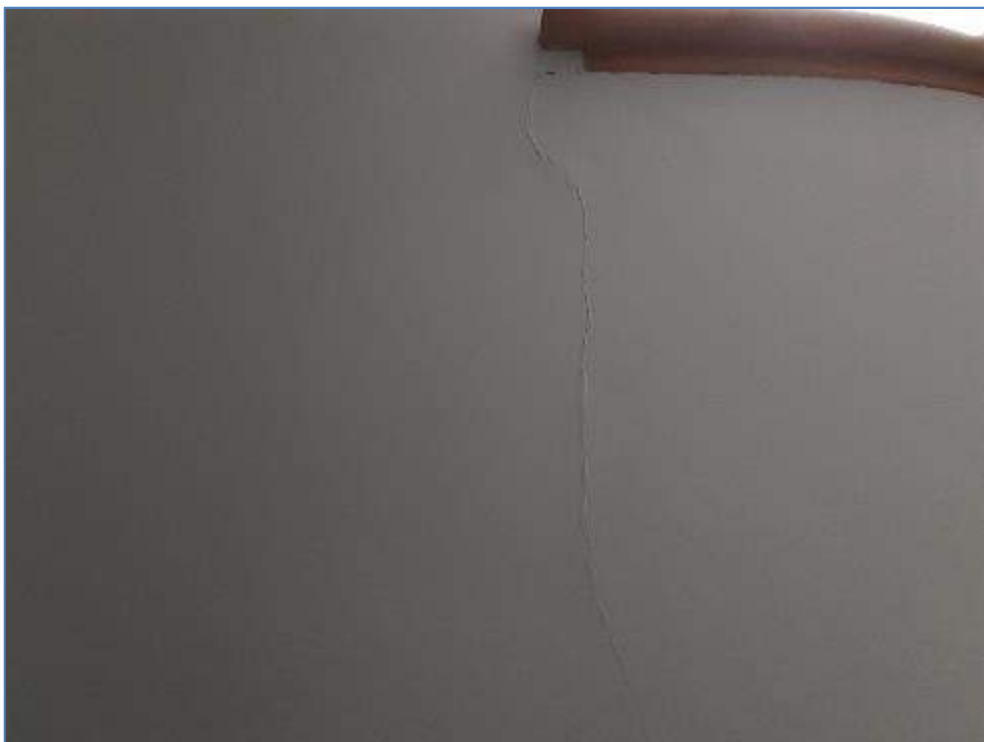
8-02 Paint peeling from steel around feature windows



8-03 Minor damp in kitchen ceiling



8-04 Damp in ceiling of male toilets



8-05 Crack in wall under window of male toilets



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8-06 Minor damp in ceiling of female toilets



8-07 Surface rust to balcony support steelwork



8-08 Rust at base of dividing barriers on balconies



8-09 Water damage to ceiling in kitchen



8-10 Minor surface rust to support steelwork over balconies



8-11 Surface rust to canopy support steel over balconies



8-12 Crack in corner of kitchen



8-13 Damp in ceiling of box 3.3





8-14 Wall spalling in service stairs



8-15 Cracking in block wall of stairs going up to roof



8-16 Surface rust to steel frame at roof level



8-17 Paint peeling from link bridge support steelwork



8-18 Cracking in ceiling of link bridge



8-19 Water ponding on roof of link bridge



9-01 Steel cladding damaged in places

