



**Lambert
Smith
Hampton**

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Essential Repairs Survey

in respect of

Works Required to Stabilise Structural and External Envelope Integrity

prepared for and on behalf of

Upper Heyford GP Limited and Upper
Heyford Nominee Limited for Upper
Heyford LP

Prepared by
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19 October 2015

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for Upper Heyford LP
c/o Dorchester Living
Heyford Park House
Heyford Park
Kemp Road
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OX25 5HD

Our Ref: 0080629-BC-0000/MGM/cl

Dear Simon

ESSENTIAL REPAIRS SURVEY – VARIOUS BUILDINGS AT HEYFORD PARK

Further to our recent attendance, I have the pleasure of setting out hereunder our report in respect of the above.

1.0 INTRODUCTION

- 1.1 Our report is prepared following principles established at a site meeting attended by representatives of Upper Heyford LP, English Heritage, Cherwell District Council Conservation Department, Oxford Archaeology, Pegasus Group and Lambert Smith Hampton on 18 December 2013.
- 1.2 The site meeting held on 18 December 2013 sought to evolve clarity on the survey methodology to be adopted by Lambert Smith Hampton; concluding that the level of inspection and reporting would vary between particular buildings, with an emphasis upon repairs that were essential and economically proportionate/viable to stabilise the structure and external envelope integrity of the subject buildings.
- 1.3 The concluded level of inspection and reporting therefore went beyond previous 'wind and watertight' surveys carried out pre-2014, where the shell of buildings was assessed for instances of major weather ingress only (e.g. as caused by a missing window or door).

2.0 BUILDINGS SURVEYED

- 2.1 The buildings listed below were surveyed by Lambert Smith Hampton during August, September and October 2015.
- 2.2 Building No's: 213 (Store), 216 (Squadron Administration Centre), 223 (Store), 268 (DEB Centre), 311 (Air Traffic Control), 331 (Aircraft Maintenance), 333 (Aircraft Maintenance), 342 (Base Operations Building), 352 (Office), 357 (Alert Operations Building), 360 (Tower), 368K (Offices/Mess Accommodation), 368W (Office), 369 (Administration/Store), 371 (Administration/Store), 397 (Structure), 1319 (Engine Test Cell - various structures), 1368 (Hush House), 1443 (Engine Test Cell), 3102 (Tanker Bay).
- 2.3 Surveys were carried out on 27 - 28 August, 2 – 3 and 25 September and 14 October 2015.

- 2.4 Weather conditions were mixed, sunshine and showers and cloudy spells on 27 August, dry and sunny on 28 August and 25 September, sunshine and cloud on 2 September and 14 October, and cloudy with showers on 3 September.
- 2.5 Buildings 213, 216, 223, 268, 311 and 342 were surveyed on 27 August 2015.
- 2.6 Buildings 331, 333, 397 and 1319 were surveyed on 28 August 2015.
- 2.7 Buildings 352, 357, 360, 368K, 369, 371, 1368 and 1443 were surveyed on 2 September 2015.
- 2.8 Building 3102 was surveyed on 3 September 2015.
- 2.9 The roofs of buildings 213, 216, 311, 331, 333, 352, 1319 and 3102 were surveyed via mechanical hoist on 25 September 2015.
- 2.10 Building 368W was surveyed on 14 October 2015.

3.0 SURVEY METHODOLOGY

- 3.1 Our surveys have recorded the condition of the buildings by way of notes and photographs and due consideration has been given to the extent of disrepair prevailing to the buildings.
- 3.2 Our deliberations with regard to the remedial works necessary to combat the various extents of disrepair observed by our surveys has been with principal regard to the survey brief concluded on 18 December 2013. Namely, to focus upon essential repairs which are required to stabilise structural and external envelope integrity.
- 3.3 A Portfolio of Photographs is comprised with this report as Appendix A.
- 3.4 A copy of the Oxford Archaeology Gazetteer dated September 2005 is comprised with this report as Appendix B.

4.0 SURVEY FINDINGS AND CONCLUSIONS

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
213	Store. Brick single storey building with concrete 'flat' roof (very shallow pitched), felt roof weathering.	Perished / missing felt roof weathering, concrete roof deck exposed, vegetation present.	Remove vegetation, make good roof deck and renew roof weathering.	£25,500
		Rainwater goods (PVC-U) generally damaged with sections missing.	Renew rainwater goods.	inc
		Fascia boards (timber) generally rotten / deteriorated.	Renew fascia boards.	inc
		2 No. small apertures to brickwork.	Make good brickwork.	inc
		Boarded external doors (assumed timber).	Remove boarding and renew doors.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Failed glazing putties and decoration to metal crittal windows.	Renew putties and prepare and decorate window casements and framing.	inc
		Boarded windows (assumed metal crittal with failed putties and damaged glazing).	Remove boarding and renew putties and prepare and decorate window casements and framing.	inc
216	Squadron Administration Centre. Brick built single storey building comprising raised sections, with asphalt weathered flat roofs. (Directions 'front', 'rear', 'left' and 'right' given relative to an orientation situated within the main perimeter site road facing the building.) Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Splitting / cracking to asphalt weathered flat roofs and vegetation to joints.	Remove vegetation and make good roof weathering joints and cracks / splits.	£53,500
		Felt weathering and timber decking failed to entrance porch roof.	Renew roof decking and weathering.	inc
		Fascia boards (timber) rotten / deteriorated to the entrance porch.	Renew fascia boards.	inc
		Lead flashings to parapet walls damaged and missing to the rear elevation and a section missing from the right hand elevation.	Renew flashings.	inc
		Rendered panels to the rear and left hand elevations fractured / spalling with significant surface deterioration (1 sq m entirely spalled / missing to the left hand elevation).	Repair / make good, re-skim and decorate to preserve the panels.	inc
		Heavily fractured / damaged and hollow rendered section to the right hand elevation.	Renew the affected section.	inc
		Localised areas of perished / spalled pointing to brickwork.	Locally repoint the affected areas.	inc
		Sundry minor isolated brickwork repairs variously required.	Carry out localised repairs.	inc
		Boarded external doors (timber), rotten where parts exposed.	Remove boarding and renew doors.	inc
		Failed glazing putties / seals and decoration to metal crittal windows (rear and left hand elevations).	Renew putties / seals and prepare and decorate window casements and framing.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Pre-cast concrete window cills damaged / spalled and reinforcement therein corroded (rear and left hand elevations).	Renew damaged window cills.	inc
		Concrete window lintels fractured due to corrosion of reinforcement therein.	Carry out specialist concrete repair inclusive of treating reinforcement.	inc
		Rotten timber sub frames to windows to the right hand and front elevations.	Renew sub frames.	inc
		Open sided lean-to shelter / store to the left hand elevation (comprising asbestos cement roof) heavily overgrown with vegetation.	Remove vegetation and carry out necessary repairs.	inc
		Metal doors and roof covering to lean-to store to the front elevation in poor condition.	Ease and adjust doors and treat and redecorate doors and roof covering.	inc
223	Store. Single storey metal clad building comprising pitched roof.	Water damage to ceilings internally below eaves and ridge lines.	Carry out repairs externally to the roof ridge and eaves to seal the details.	£9,500
		Twisted verge cladding to the front gable elevation creating a gap.	Re-shape the verge cladding to close the gap.	inc
		Metal cladding corroded and disintegrated at the bottom edges of the elevations and sundry small holes / apertures.	Carry out repairs to locally make good the cladding.	inc
		Sundry minor isolated fracturing / spalling of the base level concrete fascia.	Carry out localised repairs to make good the fascia.	inc
		Boarded windows. 1 No. window not boarded has damaged glazing.	Remove boarding, re-glaze and seal / repair / redecorate windows as necessary.	inc
268	DEB Communications Centre. Modern brick built high bay single storey building with pitched hipped roof weathered with concrete roof tiles. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Roof tile missing from the front roof slope.	Reinstate roof tile.	£4,500
		Gutters heavily vegetated.	Clear out gutters.	inc
		Damaged / missing gutters to entrance roof.	Renew gutters.	inc
		Extensive maturing vegetation directly adjacent to the building causing localised building fabric disturbance / damage.	Remove vegetation and make good building fabric.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Detached / embrittled weathering seal to the large vent to the rear elevation.	Renew the weathering seal.	inc
311	Air Traffic Control Operations Building. Blockwork single storey building comprising flat roof weathered with felt and chippings. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	1 No. aluminium perimeter roof capping missing.	Reinstate capping.	£10,000
		Localised perished felt to perimeter upstands.	Make good affected perimeter upstands.	inc
		Timber entrance canopy roof failed (decking rotten / deteriorated).	Renew the canopy.	inc
		Entrance canopy posts corroding.	Treat and redecorate the posts.	inc
		2 No. small apertures to rear elevation blockwork.	Make good blockwork.	
		Deteriorated timber entrance door severely lacking redecoration, vision panel glazing seals perished and perimeter door sealant split and embrittled.	Redecorate the door, re-seal the vision panel and repoint the door perimeter.	inc
		Rotten timber door to flank elevation.	Renew door.	
		Rotten door threshold to louvred boiler / plant room door (left hand flank elevation).	Renew door threshold.	
		Failed glazing putties and decoration to metal crittal windows.	Renew putties and prepare and decorate window casements and framing.	inc
		Damaged glazing to 1 No. window to the right hand flank elevation.	Re-glaze window.	
		Boarded timber window to flank elevation and boarded metal crittal window to rear elevation.	Remove boarding, repair, redecorate and re-glaze the windows.	inc
		Sundry minor damage to concrete window cills.	Make good window cills.	inc
331	Aircraft Maintenance Building (Washing). High bay single storey building with rendered elevations, comprising felt weathered flat roof. Adjacent small building (pump house) of commensurate construction. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Felt flat roof weathering beginning to perish / rot and debonding at the perimeters.	Renew roof weathering.	£22,500

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Rainwater goods (PVC-U) generally damaged with sections missing.	Renew rainwater goods.	inc
		Fascia boards (timber) generally rotten / deteriorated.	Renew fascia boards.	inc
		Rendered panels fractured / deteriorating (1 sq m entirely spalled / debonded).	Repair / make good, re-skim and decorate to preserve the panels.	inc
		Large areas of render failed (spalled / hollow / debonded) to the pump house.	Renew render.	inc
		Timber doors severely lacking redecoration with sections rotten.	Renew rotten sections and redecorate doors.	inc
		Timber door missing and associated damage.	Reinstate door and renew damaged sections.	inc
		Metal electrical cupboard doors to pump house corroding and lack redecoration.	Treat and redecorate doors.	inc
		Failed glazing seals and decoration to metal crittal windows. 1 No. damaged glazing pane.	Renew seals and prepare and decorate window casements and framing. Renew damaged glazing.	inc
		Failed glazing putties and decoration, damaged glazing (part boarded) and damaged rosemary tiling to 1 No. metal crittal window to the pump house.	Renew putties / seals and prepare and decorate window casements and framing. Renew damaged glazing.	inc
		Timber sub frame rotten to vent.	Renew sub frame.	inc
		Vegetation overgrown adjacent to the building adversely affecting building fabric.	Remove vegetation and make good building fabric.	inc
333	Aircraft Maintenance Building (Washing). High bay staggered single storey building with rendered elevations, comprising felt weathered flat roof. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Felt roof weathering ponding, blistering, joints opening, ruckling and debonding.	Renew roof weathering.	£31,500

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Rainwater goods (asbestos cement) generally damaged with sections missing.	Replace rainwater goods with non ACM.	inc
		Fascia boards (timber) generally rotten / deteriorated.	Renew fascia boards.	inc
		Rotten timber door.	Renew door.	inc
		Timber sliding door severely lacking redecoration with sections rotten.	Renew rotten sections and redecorate door.	
		Metal electrical cupboard doors corroding and lack redecoration.	Treat and redecorate doors.	
		Failed glazing seals and decoration to corroded metal crittal windows and glazing damaged.	Renew seals and treat and decorate window casements and framing. Renew damaged glazing.	inc
		Failed and deteriorated render.	Renew and make good render.	inc
		Vegetation overgrown adjacent to the building.	Remove vegetation.	inc
342	Base Operations Building. Single storey concrete framed / panel building comprising pitched roof weathered with profiled metal cladding. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Rotten timber fascias and failed roof felt weathering and decking to the entrance module.	Renew entrance module fascias, decking and roof weathering.	£26,000
		Isolated damage to rainwater goods.	Overhaul rainwater goods and renew damaged sections.	inc
		Concrete panels variously fractured and joints between panels variously opening / deteriorating.	Make good panels and re-seal joints.	inc
		Rotten timber louvred doors.	Renew doors.	inc
		Failed glazing putties and decoration to metal crittal windows.	Renew putties and prepare and decorate window casements and framing.	inc
		Maturing vegetation adjacent to the building.	Remove vegetation.	inc
352	Office. Brick built single storey building comprising felt weathered flat roof with chippings.	Considerable moss build up due to overhanging trees.	Remove moss and cut back trees.	£64,000

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Open joints to perimeter felt detailing.	Renew perimeter felt weathering.	inc
		Extensive ceiling damage internally (unsafe) evidencing major rainwater ingress.	Renew roof weathering.	inc
		Failed collapsed plasterwork to entrance ceiling (unsafe).	Hack off all loose plaster and re-plaster ceiling following roof works.	inc
		Timber fascia boards lack redecoration and sundry making good required.	Redecorate fascia boards and carry out localised repairs.	inc
		Sections of aluminium trim missing from fascia boards.	Reinstate fascia board trims.	inc
		Timber doors lack redecoration.	Redecorate doors.	inc
		Rotten / damaged door leaf (boarded).	Renew door.	inc
		Rotten door apron.	Renew door apron.	inc
		Failed glazing putties (2 No. windows) and decoration to metal crittal windows (all).	Renew putties and prepare and decorate casements and framing.	inc
		Extensive mature trees directly adjacent to the building causing localised building fabric disturbance / damage.	Cut back / pollard trees and make good building fabric.	inc
357	Alert Operations Building. Brick built two storey building with pitched roof weathered with concrete tiles comprising single storey rear additions weathered with asphalt flat roofs. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Spalled mortar packing to hip ends.	Renew mortar packing.	£20,000
		Defective PVC-U rainwater goods.	Overhaul rainwater goods.	inc
		1 No. damaged / part missing downpipe.	Renew downpipe.	inc
		Splits to asphalt flat roof weatherings, particularly to the perimeters.	Repair flat roof perimeter detailing.	inc
		Lack of redecoration to eaves fascia and soffit boarding and sundry repairs required.	Carry out localised repairs and redecorate boarding.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Rotten timber fascia boards to rear addition.	Renew fascia boards.	inc
		Sundry brickwork repairs required.	Carry out localised repairs.	inc
		Isolated defective / damaged render.	Repair render.	inc
		Ventilation grille missing from opening.	Reinstate grille.	inc
		Localised concrete and reinforcement treatment repairs required to the concrete stairs.	Carry out specialist localised concrete repairs and treatment of the reinforcement therein.	inc
		Corroded metal balustrading to stairs and rubber handrail cover perished.	Treat and redecorate balustrading and replace handrail cover.	inc
		Vegetation to entrance steps disturbing building fabric.	Remove vegetation and make good building fabric.	inc
		Copings to entrance steps loose.	Re-bed copings.	inc
		Timber doors lack redecoration.	Redecorate doors.	inc
		Rotten timber doors (first floor and rear additions).	Renew doors.	inc
		Rotten section to door frame.	Splice repair door frame.	inc
360	Brunswick Tower. Steel watch tower. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Extensive corrosion.	Treat and redecorate the tower.	£15,000
		Daylight visible through the upper level decking; however, without accessing the decking it is not possible to determine whether the daylight is the result of corrosion or attributable to drilled drainage holes.	Provisionally allow to renew the decking on the assumption that it may be corroded to the point of disintegration.	inc
		1 No. damaged glazing pane and vision panel to door damaged.	Renew glazing and vision panel.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
368K	Offices / Mess Accommodation. Masonry / brick built single storey building comprising rendered / panelled elevations with pitched roof weathered with asbestos cement sheeting.	Timber fascia boards lack redecoration.	Redecorate fascia boards.	£28,000
		Joints to rendered panels opening / deteriorating and sundry repairs variously required to the panels.	Re-seal joints to panels and carry out localised repairs.	
		Rotten timber doors.	Renew doors.	
		Failed glazing putties and decoration to metal crittal windows.	Renew putties and prepare and decorate window casements and framing.	
		Rotten timber sub frames to windows.	Renew sub frames.	
		Failed render to brick buttresses.	Renew render.	
		Mature conifer tree growth directly adjacent to the building.	Cut back / pollard the conifers.	
368W	Office. Brick built single storey building comprising felt weathered pitched roof and raised lantern light, also incorporating translucent corrugated roof sheeting. Blast walls are constructed around part of the building.	Area of perished and missing felt roof weathering to the left hand end adjacent to the ridge and failed welded drip detailing to the left hand verge.	Renew roof weathering.	£63,000
		Area of missing translucent roof sheeting to the rear left hand roof.	Reinstate roof sheeting.	inc
		Glazing cracked and missing to lantern light.	Renew / reinstate glazing.	inc
		Damaged asbestos cement verge capping.	Replace capping with non ACM.	inc
		Gutters vegetated and generally defective.	Clear out and overhaul / repair gutters.	inc
		Timber fascia boards rotten.	Renew fascia boards.	inc
		Failed glazing putties and decoration to metal crittal window. Boarded windows assumed in commensurate condition.	Renew putties and prepare and decorate window casements and framing.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Door and frame rotten to the left hand end of the front elevation.	Renew door and frame.	inc
		Downpipe missing to the left hand end of the front elevation.	Reinstate downpipe.	inc
		Overgrown vegetation to rear and left hand ends with tree root damage evident to the blast walls.	Remove vegetation and make good building fabric.	inc
369	Administration / Store. Profiled metal clad steel portal frame building comprising sports hall accommodation with wooden floor.	Severe cut edge corrosion to roof sheets.	Treat cut edge corrosion.	£12,500
		Weathering collar to flue roof penetration dislodged.	Re-seat collar.	inc
		Evidence of damp penetration to the suspended ceiling within the store portion of the building.	Check adequacy of the foam filler pieces to the ridge and renew as necessary, also check fixings and remedy as necessary.	inc
		Rainwater goods (PVC-U) generally damaged with sections missing.	Renew rainwater goods.	inc
		Sliding loading doors do not fully close, presenting a gap.	Ease and adjust doors to ensure full closure.	inc
		Rotten timber doors.	Renew doors.	inc
		Vegetation adjacent to the building causing localised building fabric damage.	Remove vegetation and make good building fabric.	inc
371	Administration / Store. Timber boarded single storey building with pitched felt weathered roof.	Felt roof weathering perished and assumed rotten roof decking.	Renew roof decking and weathering.	£47,000
		Unweathered roof penetration.	Weather the penetration.	inc
		Rotten timber verge and eaves boarding.	Renew boarding.	inc
		Timber boarding to elevations variously rotten.	Renew boarding.	inc
		Timber sub frames to windows rotten / damaged / missing.	Renew sub frames.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Failed glazing putties and decoration to metal crittal windows.	Renew putties and prepare and decorate casements and framing.	inc
		Timber windows to the left hand elevation and 1 No. to the front gable elevation all rotten / damaged / missing.	Renew windows.	inc
		Damaged glazing pane to window.	Re-glaze window.	inc
		Extensive maturing vegetation directly adjacent to the building causing localised building fabric disturbance / damage.	Remove vegetation and make good building fabric.	inc
397	Structure. Concrete blast walls, adjacent tarmacadam and concrete hardstandings.	Vegetation over grown to blast walls.	Remove vegetation.	£1,000
1319	Engine Test Cell Complex. Comprising concrete box building, steel portal frame shed, brick built high bay single storey building with shallow pitched felt weathered roof, metal container complex and single storey profiled metal clad building. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.			
	Concrete Box Building	Timber doors missing and associated frame rotten.	Reinstate doors and renew frame.	£2,000
		Cover missing from opening (possibly a vent / window) and sub frame rotten.	Renew sub frame and provide cover.	inc
	Steel Portal Frame Shed	Cladding (painted fibreglass) missing / damaged from the elevations.	Reinstate cladding.	£27,500
		Steelwork corroding and delamination of the base steelwork rails to the loading door elevation, heavy corrosion to cladding rails generally. 1 No. cladding rail impact damaged / twisted.	Treat and redecorate steelwork and cladding rails and repair / renew sections as necessary.	inc
		Doors missing (loading door and personnel doors).	Reinstate doors.	inc
	Brick Built High Bay Building	Felt roof weathering perished.	Renew roof weathering.	£22,000

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Fascia and soffit boards (timber) generally rotten / deteriorated.	Renew fascia boards.	inc
		Rainwater goods (asbestos cement) generally damaged with sections missing.	Replace rainwater goods with non ACM.	inc
		Timber doors severely lacking redecoration and rotten door threshold.	Renew rotten door threshold and redecorate doors.	inc
		Failed glazing seals and decoration to metal crittal windows. 1 No. missing glazing pane.	Renew seals and decorate window casements and framing. Reinststate glazing.	inc
		Concrete window lintels fractured due to corrosion of reinforcement therein.	Carry out specialist concrete repair inclusive of treating reinforcement.	inc
		Sundry damaged brickwork.	Carry out localised brickwork repairs.	inc
	Metal Container Complex	Delamination of the steel to the jointing and at low level.	Treat and redecorate steel and repair / renew / strengthen areas as necessary.	£22,000
	Single Storey Profiled Metal Clad Building	Corroded profile metal roof sheeting and coating peeled / flaking.	Treat and re-coat roof sheeting.	£6,000
		Severe corrosion and disintegration of the rear eaves gutter.	Renew the gutter.	inc
		Severe corrosion and disintegration of the bottom edges of the profiled metal cladding to the elevations.	Renew affected sections of cladding.	inc
		Severe corrosion and disintegration of the metal double doors.	Renew the doors.	inc
		Glazing pane missing from window.	Reinststate glazing.	inc
1368	Hush House. Corrugated galvanised metal clad aircraft engine testing building comprising exhaust tunnel. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Patches of corrosion to the main curved roof, particularly within the troughs.	Treat and apply galvanising paint.	£14,000

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		General spot corrosion to exhaust tunnel external envelope.	Monitor and treat as necessary as part of routine maintenance.	exc
		Damaged lower section of galvanised steel box downpipe to the left hand elevation.	Renew affected downpipe section.	inc
		Downpipe unfixed to left hand elevation.	Re-fix downpipe.	inc
		Isolated spot corrosion / impact damage to cladding generally.	Monitor and treat as necessary as part of routine maintenance.	exc
		Corrosion to deflector panels and steelwork.	Treat and redecorate panels and steelwork.	inc
		No access internally to the exhaust tunnel, although reported by Paragon that the tunnel is full of pigeons.	Consider removing the pigeons, environmentally cleansing and sealing the tunnel to prevent vermin ingress.	exc
1443	Engine Test Cell Building. Metal clad building with pitched roof and rear exhaust tunnel. Refer to Oxford Archaeology Gazetteer dated September 2005 as Appendix B for further information.	Eaves gutters choked.	Clear out gutters.	£9,000
		Corroded bolts to exhaust tunnel.	Monitor and treat as necessary as part of routine maintenance.	exc
		Gaps variously where ventilation mesh and opening covers are not fully secured enabling pigeon infestation.	Remove pigeons, environmentally cleanse and fully secure to prevent vermin ingress.	inc
		Overgrown vegetation.	Remove vegetation.	inc
3102	Tanker Bay. Reinforced concrete building with flat roof.	2 No. areas spalled and breaking up to the roof surface.	Carry out localised concrete repairs to make good.	£2,000
		Roof mounted tanks corroding.	Treat and redecorate tanks.	
		Small patch of spalled concrete exposing corroded reinforcement.	Carry out specialist localised concrete repair and treat the reinforcement therein.	inc

Building No.	Description	Condition (Structural/External Envelope Deficiencies)	Recommended Remedial Works (Subject to Agreement with English Heritage and Cherwell District Council)	Budget Cost
		Small patches of spalling / lifting concrete cover to the front end of the left hand elevation at high level and below; corrosion staining to the concrete to the centre of the left hand elevation at high level; hairline fracture to the concrete to the lower half of the centre of the left hand elevation; small cut into the concrete at high level to the centre left hand portion of the rear elevation.	Carry out specialist localised concrete repairs and treat the reinforcement therein as necessary.	inc
TOTAL BUDGET COST				£538,000

4.1 Costs are summarised as follows:

Building No. and Name	Budget Cost
213 - Store	£25,500
216 - Squadron Administration Centre	£53,500
223 - Store	£9,500
268 - DEB Communications Centre	£4,500
311 - Air Traffic Control Operations Building	£10,000
331 - Aircraft Maintenance Building.	£22,500
333 - Aircraft Maintenance Building.	£31,500
342 - Base Operations Building	£26,000
352 - Office	£64,000
357 - Alert Operations Building	£20,000
360 - Brunswick Tower	£15,000
368K - Offices / Mess Accommodation	£28,000
368W - Office	£63,000
369 - Administration / Store	£12,500
371 - Administration / Store	£47,000
397 - Structure	£1,000
1319 - Engine Test Cell Complex	£79,500
1368 - Hush House	£14,000
1443 - Engine Test Cell Building	£9,000
3102 - Tanker Bay	£2,000
TOTAL BUDGET COST	£538,000

4.2 The budget costs quoted above are ball-park estimates of current price without adjustment for future inflation.

4.3 All estimates are quoted as budget ball-park estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors.

- 4.4 No costs have been included for any investigative works (unless expressly stated).
- 4.5 Estimates do not include VAT, professional fees (unless expressly stated) or statutory charges.
- 4.6 No allowance has been made for adverse working or any associated charges likely to be incurred.
- 4.7 No costs have been included regarding above and below ground drainage or other services within the building including heating, ventilation, mechanical and electrical, plant and equipment.
- 4.8 We have not included costs associated with the discovery, removal or consequential delays in connection with asbestos or other deleterious materials.
- 4.9 It should be noted in particular that the level of backlog maintenance and general condition of the buildings is such that the full extent of the works needed can only truly be determined by systematic and detailed building-by-building focus to carry out further investigations, specify repairs in consultation with stakeholders, obtain tenders from suitable contractors and execute the works.

We trust this Report is satisfactory for your present requirements. Should you wish to discuss matters further then please do not hesitate to contact:

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