

BUILDING DEFECT REPORT

ON

Byron Recreation Ground
Bowls Pavillion
Peel Road
Wealdstone
HA3 7QX

ON BEHALF OF

London Borough of Harrow
Forward Drive
Harrow
HA3 8FL

PREPARED BY
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Tel: 0207 198 2000
Date: 22nd September 2025
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Byron Recreation Ground Bowls Pavillion, Peel Road, Wealdstone, HA3 7QX

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Inspection Date:	17 th September 2025
Report Issue Date:	19 th September 2025

This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.

Surveyor Signature:

Anthony Kerr

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22nd September 2025

Authorising Director Signature:



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22nd September 2025

For and on behalf of Lambert Smith Hampton

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1.0 Introduction

1.1 Instructions

- 1.1.1 Lambert Smith Hampton was instructed by Jennifer Webster from London Borough of Harrow to carry out a Building Defect Inspection and to prepare a Building Defect Report advising on the extent of any defect noted requiring immediate repair or repair within the first year of occupation, and recommendations for the remedial action necessary prior to the reoccupation of the Byron Recreation Ground Bowls Pavillion, Peel Road, Wealdstone HA3 7QX

1.2 Limitations

- 1.2.1 Our Report concentrates on the specific defect(s) that we have been instructed to investigate and is not intended to be a Building Survey Report looking at the condition of the whole of the premises or a Dilapidation Appraisal Report listing all items of repair, redecoration or reinstatement works.
- 1.2.2 This Report is based on a visual inspection of the readily accessible areas of the building only and in accordance with the limitations contained in our Scope of Service provided to you previously. No steps were taken to expose elements of the structure otherwise concealed or to remove surface finishes for examination of underlying elements.
- 1.2.3 We were not instructed to make arrangements for specialist surveys of the drainage installations, the water distribution systems, the mechanical systems or the electrical systems or for these to be tested by a specialist.
- 1.2.4 We have not been instructed to organise a structural assessment or determine floor loadings, nor instructed to organise a Fire Risk Assessment, a Health and Safety Audit or an Access Audit to ascertain compliance with the Disability Discrimination Act.
- 1.2.5 We have not been instructed to establish the capacity of the electrical incoming supply nor to ascertain whether any other live services are connected to the premises.
- 1.2.6 Our survey considers only those defects noted that require immediate repair or repair within the first year to avoid further deterioration of the building and to allow occupation of the building.
- 1.2.7 We have not made allowance for any change of use of the building as we have not been made aware of the proposed use of the building.
- 1.2.8 We were unable to gain access to the following areas:
- Flat roofs
 - Loft space to pitched roof
- 1.2.9 This Report has been prepared for the sole use of London Borough of Harrow.

1.3 Information Provided

1.3.1 We were provided with the following information prior to our inspection:

- Floor plans
- Location drawings

1.3.2 If any other information is made available this could affect the conclusions we have reached in this Report.

1.4 Date of Inspection

1.4.1 Our inspection took place on 16th September 2025 at which time the weather was mild and sunny.

1.4.2 The inspection was carried out by Anthony Kerr BSc (Hons) MRICS on behalf of Lambert Smith Hampton.

1.5 Orientation

1.5.1 For the purposes of this Report, we have assumed that the front entrance faces south, and all directional references follow this orientation.

1.6 Situation

1.6.1 The building is located in Byron Recreation Ground accessed from Peel Road, approximately 500m from Harrow and Wealdstone station.

1.7 General Description

1.7.1 The Byron Recreation Ground Bowls Pavilion is a single storey building with bowls green to the front. The rear of the pavilion faces a children's play area, part of the recreation ground. There is a detached storage building to the west of the pavilion.

1.7.2 The building was constructed in 1969 and extended in 1972 to include a bar area within the pavilion building.

1.7.3 The building comprises of a pitched roof centrally finished in artificial slate with flat roof structures either side finished in felt. There is a timber framed canopy with artificial slate covering to the rear supported on timber columns. External walls to the central building appears to be of timber frame construction with a boarded finish. External walls to the buildings either side of the central building are of masonry construction with a render finish. Glazing to the front elevation overlooking the bowls green is PVCu double glazing with fixed security shutters internally. There are no windows to the rear. Doors are of timber construction.

- 1.7.4 The walls to the detached storage building is of concrete plank construction with a black and white painted brick finish externally. The roof is of timber deck construction finished in a felt covering.
- 1.7.5 There is a concrete path between the property and the bowling green. The bowling green has not been used for some time. A metal gate to the east of the site provides secure access to the front of the property and bowls green. There is a separate gated vehicular entrance located to the west of the site.
- 1.7.6 Accommodation includes a kitchen, a storage cupboard, pavilion with bar area, and toilets. There are changing facilities (currently used as storage) located to the east of the building which have separate entrances. There is a detached building used for storage.
- 1.7.7 Internal finishes are a mix of painted plastered walls and ceilings with full height tiling to kitchen and toilets. Panelling separates the pavilion area from the bar area. Floor finishes are a mix of carpet tiles to pavilion area, vinyl to kitchen and bar area, a tiled finish to the toilets and an anti-slip floor finish to changing rooms. There are timber internal doors, timber kitchen units and WC cubicles.
- 1.7.8 Internal finishes to the detached storage area is exposed concrete panels to walls, exposed timber deck to the ceiling and unfinished concrete floors.

2.0 Principal Survey Findings

- 2.1 The below findings are restricted to immediate or year one repairs only and is not an exhaustive list of repair works needed to the property. The repairs are required to allow the property to be reoccupied.
- 2.2 The felt roof covering over the changing rooms is allowing rainwater in which is damaging the external wall, leaving salts at the surface.
- 2.3 The changing room is suffering from rising damp to the front all.
- 2.4 The pitched roof finish over the central building has a large number of missing or slipped slates and there are signs of damp to the rear wall of the pavilion.
- 2.5 The flashing at the junction of the pitched roof and flat roof areas is missing or not evident.
- 2.6 There are damaged and exposed sections of the boarded external finish to the central building wall.
- 2.7 There are damaged sections of the render to external walls.
- 2.8 The decorated external finishes to boarding and render is old.
- 2.9 The opening of the windows could not be tested due to the security shutters.
- 2.10 The concrete walkway is cracked in places and uneven on the front left corner.
- 2.11 There is extensive graffiti to the rear wall of the building.

- 2.12 Decorations to internal walls, partitions and ceilings is old with areas of damaged plaster and cracks throughout the property, most notably due to the rainwater ingress issues noted previously.
- 2.13 Carpet tile floor covering is in poor condition and are stained. Painted tiled floor finish to toilets are in poor condition. Flooring to changing rooms is in poor condition.
- 2.14 The vinyl floor covering in the kitchen area is heavily sainted. The kitchen units are dated in style but are in serviceable condition.
- 2.15 Generally, the WC fittings are in satisfactory condition. Fittings are stained. Seats to toilets are loose.
- 2.16 Lighting has been removed from the changing rooms leaving exposed cabling.
- 2.17 The consumer unit is in corridor cupboard outside the toilets. It has been recently installed. The electrical source for the building is not clear and needs to be ascertained to ensure that there is adequate supply to serve the building.
- 2.18 The bowls green is overgrown and multiple of the concrete edge stones were chipped.

3.0 Summary and Recommendations

- 3.1 Several items have been highlighted as needing attention. We include our recommendations and budget costs for items should be undertaken as part of the repurpose or reoccupation of the property below.
- 3.2 Access was not gained onto the pitched or flat roof, but there was evidence of rainwater ingress to the changing rooms and pavilion. There are a number of slipped and missing artificial slates to the pitched roof which will need replacing and the felt to the flat roofs may need replacing.
- 3.3 The rising damp to the changing will need to be investigated and a DPC injected.
- 3.4 The missing and non-evident flashing at the junction of the pitched and flat roofs will need replacing.
- 3.5 Damaged sections of boarding and rendered masonry should be repaired, graffiti removed from the rear external walls and external painted surfaces redecorated.
- 3.6 Cracking and undulating concrete walkway should be repaired and made safe.
- 3.7 The internal plaster and painted decorations are old. We recommend that cracks and areas of missing plaster are repaired, and the property is redecorated on eradication of moisture issues noted previously.
- 3.8 Floor finishes throughout are beyond repair. Carpet and vinyl floor coverings should be replaced. Tiled floor surface to the toilets should be cleaned.
- 3.9 Toilet surfaces should be cleaned. Toilet seats where loose should be replaced.

- 3.10 The bowls green to the front of the building is beyond repair and will need extensive work carried out to it if the purpose of occupation of the building is to provide bowling facilities. No allowance has been made for this in the costings section as this is a specialist item of work.
- 3.11 Light fittings had been removed to the changing rooms leaving exposed cabling. Cabling should be tested and new light fittings installed.
- 3.12 The electrical system has not been tested and the supply source is not known. A condition survey of the electrical system should be undertaken and allowances for repairs are carried out.
- 3.13 We did not test the hot water system as part of our inspection, but we recommend a full service is undertaken and allowances for repairs are made prior to new occupation of the building.
- 3.14 The table below outlines our budget costs for year 1 works. All costs are exclusive of VAT.

YEAR 1 BUDGET COSTS		
No.	Item	Cost
1	Replace felt roof covering.	£ 10,000.00
2	Repairs to pitched roof covering.	£ 3,500.00
3	Reinstate missing flashing.	£ 300.00
4	Rising damp investigation and remedy.	£ 5,000.00
5	Repair cracks to render and damage to boarding to external walls.	£ 6,500.00
6	External redecoration	£ 5,500.00
7	Remove graffiti to rear wall.	£ 6,500.00
8	Repair concrete walkway	£ 1,000.00
9	Repair plaster and redecorate all internal walls	£ 7,500.00
10	Clean toilet surfaces. Replace toilet seats.	£ 250.00
11	Replace floor coverings.	£ 5,500.00
12	Service hot water system and allow for repairs	£ 1,000.00
13	Replace light fittings in changing rooms.	£ 1,000.00
14	Undertake electrical inspection and allow for repairs.	£ 2,500.00
	Total	£ 56,050.00

We trust this Report is satisfactory for your present requirements and if you wish to discuss matters further, please contact:

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LAMBERT SMITH HAMPTON