**Scenario for June and November exams 2016**

**Project Title: Park Terrace**

**3D Model Title: St.Annes Terrace**

**Introduction**

Park Terrace is a listed terrace of houses constructed in 1869. Since the early 1980s the individual properties have regularly been purchased by the Abbey University as they came on the market. The university has renovated the properties and used them to accommodate visiting professors and staff new to the university. The university owns numbers 20 to 28, 32, and 36 to 40.

The remaining properties at numbers 30 and 34 are currently in a dilapidated condition and are subject to compulsory repairs notices by the council. Prior to considering purchasing the properties the university commissioned a survey of numbers 30 and 34 an extract of which is reproduced below.

Date of survey 31st July 2014

**External visual inspection.**

30 and 34 Park Terrace, Abbey.

The properties form part of a terrace of masonry built Victorian dwellings dating from the middle of the 19th Century. The external walls are common brickwork to the rear and ashlar stone and brickwork to the street elevation. The pitched roofs are of slate and each building is a three storey terraced dwelling with elevated ground floors and semi basements to the front of the properties.

A visual inspection of the vacant properties noted that the original cast iron external rain water goods on the rear elevation were badly corroded and the original gutters were either blocked or corroded as the tops of the walls of both properties were saturated directly under the gutter line at the front and rear elevations.

The original upper sash and casement windows were open and this suggests that perhaps the sash cords were broken or missing.

The roof tiles were in poor condition and some tiles were seen in the gutters and there were pieces of broken tiles in the rear yard to the property.

The external brickwork and stonework was in good condition but the upper storey elevation is badly damaged.

**Interior condition**

A visual (non evasive) survey was carried out.

The interior is in a very dilapidated condition. There is evidence of bat droppings, and pigeons roosting in the upper stories and roof space.

Moisture meter readings in the skirtings and facings indicate the possible presence of dry rot. However no fruiting bodies were observed. The original fireplace surrounds have been removed (stolen?) and some of the doors have also been removed.

Extensive water damage was observed throughout the building due to the removal of copper pipework, cylinders etc. In places the plaster finishes to internal walls are very badly damaged both by water ingress and by vandalism.

The only existing floor finishes are tiles in the kitchen and halls of both properties. The tiles are of a style popular in the 1950s.

On the day of the inspection no safe access was available to the roof void due to the staircase being in a dilapidated condition.

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Should the University purchase the properties they propose to engage a design, build and maintain contractor to develop numbers 30 to 36 as a new Post Graduate School of Construction Management for the university.

The accommodation would include a lecture theatre, classrooms, staff offices, computer laboratory, dedicated learning resource room, staff and student welfare facilities.

An internal lift would be required and barrier free access to all facilities would be part of the development brief.

**Amendments made 24/11/15**

Fletton changed to common

Rain water conductors changed to rain water goods

Slates changed to tiles

Rendered removed

Internal and external walls changed to internal walls

PVC removed