

SWANSEA AIRPORT
SCHEDULE OF CONDITIONS
AND DILAPIDATIONS

This is the Schedule of Dilapidations
referred to in clause 4.20 of the
lease of Swansea Airport in favour
of Swansea Aviation Ltd.

Signed:- T. Martin Jones 20/12/91

SWANSEA AIRPORT

SCHEDULE OF CONDITIONS AND DILAPIDATIONS

FEBRUARY 1991

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1.0

Introduction

This report describes the condition of the estate at Swansea Airport.

For brevity not all components are referred to in the description of buildings e.g. doors, door furniture, windows. Where components are not directly referred to they may be assumed to be considered in good condition at the time of the survey.

Some photographs have been taken to identify buildings and dilapidations. These are set out in numerical order in a separate Appendix and are referred to by number in the right hand margin of the text of this report, opposite the description to which the pictures refer.

2.0

Terminal Building

This is a three storey reinforced brickwork building, mainly clad with timber shingles but also having rendered elevations to the second floor and brick faced and timber framed annexes on the ground floor. 1 2

The first floor is of timber construction while at second floor level the floor and roofs are of reinforced concrete. 3

The timber shingles referred to above show evidence of previous slippage on all elevations. Their condition suggests they have not received any decorative or preservative treatment for some time. 4

On the south east corner at second floor level the shingles are perishing. Windows and doors to the building are in good condition unless otherwise stated. 5

2.1.0

The accommodation briefly comprises:-

Ground Floor: Reception Foyer
Reception Office
Cleaner's Cupboard
Passageway leading to:
 Customs Office
 Fire Officer's Room
Bar and Restaurant
Kitchen and Store
Toilets
Bar Porch

Stairs and Landings:

First Floor: Briefing Room
Radio Room (S.W. corner)
Office (N.W. corner)
Photocopying Room (N.E. corner)
Duty Crew Stores (Central)
Electronic Stores (West Middle)
Senior ATC Office (S.E. corner)
Manager's Office

Second Floor: Air Traffic Control Tower
Toilet

2.1.1 G.F. Reception Foyer

This is entered from the north elevation of the building. The 'Portaflek' decoration to walls and paintwork to joinery is in good condition. There is an interlocking suspended ceiling comprising 600 x 600 mineral fibre fissured tiles and incorporating 2 No. modular 1200 x 600 fluorescent light fittings, all in good condition. The floor covering comprising 'Altro' Mandopave heavy duty vinyl floor covering is in good condition.

Furniture and fittings include:

- 1 No. Creda Electric Storage Heater
- 2 No. Armchairs

2.1.2 G.F. Reception Office

In good condition except for discolouration to the 'Portatone' decoration to walls. This room houses electrical switchgear to building.

2.1.3 Cleaner's Cupboard at bottom of stairs

Poor decorative order but adequate for purpose used. Some holes to north wall require making good.

2.1.4 Corridor (Leading to Customs Office and Fire Officer's Room and Customs Building)

This is part of a timber frame extension to the terminal building on the south east corner which includes the Customs Office. Walls are lined with hardboard and are in good decorative order. The vinyl sheet floor covering is in fair condition only and in need of a deep clean. The thumb turn cylinder lock to door from reception is inoperative.

2.1.5 H.M. Customs Office

The floor covering is as above. The hardboard interior lining is damaged adjacent to a redundant incoming B.T. cable fixture on the south wall. The fibreboard ceiling tiles are in poor decorative condition having brown stains possibly due to interstitial condensation or from a leaking roof. The roof covering is built up bitumen felt with mineral surface top layer in good condition. At the time of inspection the roof was not leaking during adverse weather conditions.

Fixtures include:

- 1 No. W.H.B. The cold water pipe under the basin has burst.
- 1 No. Santon hot water heater

Externally on the south elevation, a mullion is completely rotten and cills require immediate repair and painting to prevent further decay. 7

2.1.6 Fire Officer's Room

This room is in overall good condition except for staining and minor cracking to the thermoplastic floor tiles near the sink.

Fixtures include:

- Sink
- Santon hot water heater

2.1.7 Bar and Restaurant

The Bar and Restaurant seating area is all in good condition apart from defects listed below. 8

Both toplights to the timber windows on the west elevation require easing.

The concrete step threshold to the west entrance porch requires a new coat of floor paint.

1 No. 600 x 600 suspended ceiling tile is damaged by water penetration to the building running down the walls of the floor above and penetrating the floor and ultimately reaching the suspended ceiling. 14

1 No. recessed downlighter luminaire was inoperative.

Although not comprehensive fittings and furniture in the Restaurant include:

- 9 No. Dining tables
- 30 No. Chairs
- 7 No. Bar stools
- 3 No. Dimplex electric storage heaters
- 1 No. Juke box
- 2 No. Cigarette machines
- 5 No. Modular 1200 x 600 fluorescent light fittings
- 11 No. Recessed downlighter light fittings

2.1.8

Restaurant Kitchen and Store

The Kitchen fixtures and fittings are all in good condition apart from the following defects: 9

1 No. drawer front is missing from the base unit next to the stove. 10

The wall in the top south east corner of the room requires making good at the exist of the air extract duct.

The decoration needs making good to ceiling and wall following installation of new ducting and fan control.

The surface to the walls above the worktops were in a rough condition prior to decoration with eggshell oil paint. Consequently the walls are liable to collect dirt and grease at an unacceptable rate, making cleaning difficult to maintain adequate hygiene standards.

2.1.9.0 Bar Toilets

2.1.9.1 Lobby

The toilets are entered via a lobby off the Bar/Restaurant. The lobby has an exit door at each end. At the east exit door there is efflorescence, typical of rising damp, at floor level, although this may be caused by water capillary action from cleaning operations of the vinyl floor. Externally the damp proof course is bridged by mortar bedding and is less than 150 mm above ground level. There is also efflorescence to the west exit door reveal and the reveals of the west elevation window in the lobby. The paint is also flaking off the north wall where a doorway has previously been blocked up. This may be due to poor preparation of new plasterwork and not using an alkali resisting primer. The floor covering is 'Altro Mandopaire' vinyl sheet which is in good condition with no defects. Ceiling decoration is in good condition.

2.1.9.2 Disabled Toilet

The wall plaster has hairline cracks on the east wall although these are not considered structurally significant.

Otherwise the decoration and 'Altro' safety vinyl floor covering are in good condition.

Fittings include:

- 4 No. Support rails
- 1 No. Wash hand basin
- 1 No. Santon hot water sanspray
- 1 No. Electric air hand drier
- 1 No. W.C. and cistern

The W.C. seat to the above is broken otherwise fittings are in good condition.

2.1.9.3 Gents Toilet

Decoration and 'Altro' safety vinyl floor covering are in good condition.

Fittings include:

- 1 No. Dimplex electric storage heater
- 1 No. W.C. and cistern
- 2 No. Wash hand basins
- 1 No. Liquid soap dispenser
- 3 No. Urinals

Of the above, the W.C. seat was broken and although not damaged, the right hand side urinal was insecurely fixed to the wall as were both wash hand basins and the W.C. pan was insecurely fixed to the floor. Also the trap to the right hand side urinal was leaking.

The 'Cistermiser' water flow control valve to the urinal flushing system appears to be inoperative since the trickle tap to the cistern is continually flowing.

2.1.9.4 Ladies Toilet

Decoration and the 'Altro' safety vinyl floor covering are in good condition.

Fittings include:

- 1 No. Dimplex electric storage heater
- 1 No. Electric air hand drier
- 2 No. Wash hand basins
- 1 No. Liquid soap dispenser
- 1 No. Santon hot water heater
- 1 No. Sanitary towel macerator
- 3 No. W.C.'s and cisterns

The above are in good condition with the exception of 2 No. W.C. seats being broken.

Also 2 No. luminaires (16W2D fluorescent) were not working and the shade was missing to 1 No.

The window stay to the window toplight was also inoperative.

2.1.9.5 Staff Toilet

The decoration to walls is in poor condition. Some paint is flaking off the walls and some is damaged by efflorescence.

Fittings include:

- 1 No. W.C. and cistern
- 1 No. Wash hand basin
- 1 No. Liquid soap dispenser
- 1 No. Santon hot water spray
- 1 No. Vent axia air extractor fan and duct

The above are in good condition.

The roof covering to the toilets comprising three layer built up bitumen felt with top layer of 12 mm solar reflective chippings is in good condition and does not appear to be leaking.

2.1.10 Bar Porch

The bar porch construction basically comprises a low level brickwork wall supporting a fully glazed timber framework to ceiling height and having a flat roof. 2

The damp proof course in the low level wall is bridged by the mortar beds on two elevations and on the south elevation it is bridged by a cement render plinth which in turn is bridged by flower beds. 11

The glazing framework is showing signs of decay in the cill mitred corner joints and the timber glazing beading at the cill/ mullion joints is decaying and the paintwork breaking down in these areas. This requires immediate attention to prevent further decay which could prove expensive to remedy. Above cill level the paintwork is in good condition and the timber sound. However, the external entrance door to the porch is rotten at the bottom rail.

The roof has exposed timber cantilever joists and timber fascia, all painted and in good condition. The built up felt roof covering has a top layer of solar reflective chippings. There are no visible roof defects and no indication of leaks.

Internally the ceramic floor tile is in good condition and decoration is in good condition although paintwork and walls require cleaning.

2.2.0 First Floor

The linoleum sheet floor covering to this floor is in fair condition only. There are isolated damaged areas and the floorboards are 'grinning' through the covering due to lack of adequate underlay.

The corridor and rooms each have 1 No. electric storage heater with the exception of the Radio Room (S.W. corner) which has 2 No. The accommodation is in good condition except for the floor covering and the defects described below. The accommodation on the floor comprises:

2.2.1 Photocopying Room (N.E. corner)

The window furniture to the north window is inoperative.

- 2.2.2 Radar Room (N. middle)
Rainwater runs down east wall during adverse weather conditions, presumably from flat roof/wall junction above photocopying room.
- 2.2.3 Briefing Room (N. middle)
Paintwork to the wall and ceiling is damaged by efflorescence in two corners of the room.
- 2.2.4 Office (N.W. corner)
This room is in good condition.
- 2.2.5 Electronic Stores (W. middle)
There is mould growth presumably caused by condensation on the steel window and deterioration to the wall decoration to the window reveals.
- 2.2.6 Radio Room (S.W. corner)
The decoration is in overall poor condition. 12
There is spalling from 3 No. joints in the concrete ceiling. The internal wall plaster is hollow around the south window. There is evidence of water penetration at the ceiling/wall junctions on the east and north walls.
- 2.2.7 Duty Crew Stores (Off corridor)
Rainwater is penetrating at the south ceiling/wall junction, running down the wall and damaging the floor covering and penetrating to the bar below and damaging the suspended ceiling. 13
14
- 2.2.8 Manager's Office (South Middle)
Rainwater is penetrating the west wall/ceiling junction.
- 2.2.9 Senior Air Traffic Control Office (S.E. corner)
This room is in good condition.

2.2.10 Roof Coverings to First Floor

15

The flat roof over the west end of the First Floor has a bitumen felt covering laid over asphalt. The covering is painted with a green reflective paint which is partly eroded. Overall the covering is not in good condition and has inadequate falls resulting in considerable ponding of rainwater including ponding at the skirting flashing to the Control Tower.

At this location water is leaking to the Radar Room and Radio Room below. There is also a roof leak to the Duty Crew Stores below. The mineral surface felt at the eaves is damaged at the south west corner.

The flat roof over the Photocopying Room in the north east corner has a solar reflective top layer presumably on bitumen felt on asphalt. At the eaves the felt is dressed directly into the cast iron rainwater guttering and is in a perished condition. The guttering also requires cleaning out of chippings eroded from the roof. The roof over the Senior A.T.C.'s room in the south east corner of the First Floor is in the same condition as above, except that there are no indications that the roof is leaking.

The safety tubular steel guard rail around the First Floor roof and the emergency exit ladder on the south elevation is all secure and in good condition.

2.3.0 Second Floor

2.3.1 Air Traffic Control Tower

This room is in overall good decorative order but subject to the following defects.

The ceiling comprises 610 mm square fibreboard tiles glued to a batten framework. This fixing appears to be inadequate; a number of tiles are loose and I am advised, frequently fall.

There is minor staining to the ceiling above the external door to the adjacent flat roof. This may be caused by interstitial condensation from the concrete roof. I am advised that no water has been witnessed dripping from this area.

There is minor efflorescence at window reveals and at low level in the south west and north west corners of the room.

The floor covering comprises foam backed carpet laid over thermoplastic floor tiles. The covering is satisfactory except at the entrance to the room where a missing section of carpet requires an edge strip since it presents a health and safety hazard.

The aluminium door onto the adjacent flat roof has loose hinges due to worn threads in the door frame.

2.3.2 Second Floor Toilet

There is a small amount of mould growth to the ceiling and window reveals, typically caused by condensation.

1 No. window pane is broken and the thermoplastic floor covering is sound but stained in parts.

Fixtures include:

- 1 No. W.C. and cistern
- 1 No. Electric air hand drier
- 1 No. Santon hot water heater
- 1 No. Soap dispenser
- 1 No. Mirror
- 1 No. Paper dispenser

Of the above, the W.C. flushing cistern is not functioning adequately, but otherwise the fixtures are in good condition.

2.3.3 Second Floor Roof

The roof covering to the second floor is in good condition without leaks. The covering comprises built up bitumen felt, presumably over an original asphalt covering and has a silver solar reflective paint covering without any defects.

2.4 Stairs and Landing

The stairs are of reinforced concrete construction, showing no signs of stress and having a granolithic finish to steps and landings, painted with floor paint. This paint is worn on the landings and the edge of stair treads. Non slip surfacing applied to the treads is in good condition.

The walls, painted with Portaflek paint system is in good condition apart from an isolated small area of efflorescence below the window on the half landing between the First and Second Floors.

Steel tubular handrailing to the stairs is in good condition and securely fixed to walls and floor. However, the handrailing provides inadequate protection and a serious hazard to children on the top landing if they had occasion to visit this building (e.g. staff relatives or school parties).

The tungsten light fittings to the stairs are working satisfactorily but 2 No. light shades are missing.

3.

Passenger Lounge

Annexed to the Terminal Building, the Passenger Lounge is a single storey timber framed structure having a flat roof. 16

The timber structure to the external walls is in poor condition, being subject to numerous scarfed repairs. Primarily the framework is glazed apart from infill panels at low level and some cedar wood tongue and grooved cladding. The low level panels appear to be fibre cement sheet (possibly containing asbestos) externally painted. There are 2 No. broken window panes to the east elevation. External paintwork is in reasonably good condition. 17

The flat roof covering is of built up bitumen felt, the top layer painted green. The surface shows signs of deterioration, including cracking and bubbling, although there is no evidence of leaks inside the building. 18

The timber skirtings which enclose service cables crossing the roof are rotting and some are insecure.

Internally the walls are lined with hardboard which is in good condition. The ceiling, comprises 1200 mm square fibre board tiles are these are insecurely pinned to the roof joists and 23 No. are sagging on at least one edge. The vinyl sheet floor covering is in fairly good condition but requires a deep clean. Internal decoration is in good condition.

Internal fixtures and furniture includes:

- 8 No. Creda electric storage heaters (including 1 each to 2 No. sub-let offices)
- 1 No. Juke box
- 1 No. Fire extinguisher
- 1 No. Wall clock
- 45 No. Lounge seats
- 10 No. Assorted tables

All the above are in good condition.

2 No. strip fluorescent light diffusers are missing.

4.

Customs Halls

This building is annexed immediately to the west of 19
the Terminal Building. It is a single storey timber
framed building and is externally in good condition,
having a low pitched roof recently recovered with
built up bitumen felt with mineral surface top layer
and clad internally. 24

Internally the ceiling consists of fibre board tiles
pinned to the ceiling joists, the walls are clad
with hardboard and the floor is covered with
thermoplastic tiles. All are in good structural and
decorative condition apart from the isolated defects
listed below.

There is staining to the ceiling at the start of the
corridor to the south east double leaf doors.

3 No. floor tiles are lifting near the entrance door
to the Terminal Building.

Floor tiles are lifting in the south west corridor
to the single leaf external door. the bottom rail
to this door is rotten. 20

The hardboard internal panelling is bowing and a 21
joint opening above 2 No. electric storage heaters
on the west wall. There is also slight
discolouration to the wall decoration above these
two radiators caused by air convection currents.

There are 3 No. Creda electric storage heaters in
total in the Customs Hall.

At the south side of the Hall, Ladies and Gents
Toilets are situated.

Fixtures to these include:

Gents Toilet - 1 No. W.C. and cistern
2 No. Urinals
1 No. Wash hand basin
1 No. Soap dispenser
1 No. Santon hot water heater
1 No. Wall mirror

Ladies Toilet - 2 No. W.C.'s and cisterns
1 No. Wash hand basin
1 No. Santon hot water heater
1 No. Soap dispenser
1 No. Wall mirror

The above fixtures are in good condition apart from the lid missing from 1 No. W.C. flushing cistern.

An office in the north east corner of the Customs Hall, occupied by 'Skyline' is all in good condition.

5.

Immigration Building

This is a single storey timber framed building having a flat roof and is connected to the Customs Hall by a short linked corridor.

The building lies on a blockwork plinth, in good condition, although to the south elevation the plinth has been painted and this paint is in poor condition.

The building is clad externally with pre-finished fibre cement sheets. These remain exposed on the north and west elevations and are in good condition. 22
On the south and west elevations this finish has been over cladded with BSC Colourcoat profiled sheeting to provide additional weather protection. This sheeting is in good condition but has been 23
subject to minor impact damage at low level on the south elevation.

All windows and the door to the south elevation are manufactured from uPVC and are all in good condition.

The roof is covered with built up felt, the top 24
layer having a mineral aggregate surface. Although not presently leaking the roof has numerous bubbles in its surface and appears ripe for replacement.

The uPVC rainwater system is in good condition.

Internally the painted fibreboard ceiling, hardboard lined walls and vinyl floor covering are all in good condition, except for a small damp patch in the south east corner of the building at low level i.e. within the Immigration Office. Also within this office the Gower cord carpet is badly stained and dirty but not worn.

The building is served by 1 No. Dimplex and 2 No. Electrolux electric storage heaters in good working order. There are however 3 No. strip fluorescent luminaires not functioning.

An office exists in the north west corner of the building occupied by the 'Microlight Club'. This is all in good condition internally but the threshold to the external timber flush door requires painting.

6. Fire Tender Building (1)

This single storey building is of brick and blockwork cavity wall construction, externally rendered with Tyrolean finish, painted white. Internally the walls are pointed and painted with black waterproof paint from floor level to a height approximately 1.5 m above floor level. 25

There is a structurally significant internal horizontal crack approximately 760 mm above floor level at the rear of the building (west wall) and another in the left hand rear corner approximately 2 m above floor level. These should be monitored. 26 27

A traditional timber roof construction supports a pitched corrugated asbestos roof covering which is not leaking. However, the ceiling comprising large fibreboard sheets fixed to the ceiling joists is in very poor condition. The fixing of the boards is inadequate and most boards are partially hanging from the sealing. 28

The concrete floor is in good condition apart from a small area of subsidence approximately 0.5 m square at the entrance to the building.

The timber concertina doors function satisfactorily but have some rotten sections at the base of the doors which have been subject to repair.

7. Fire Tender Building (2)

This single storey building is of clay block and brick construction, partly half brick single skin and part one brick thick. The walls are pointed internally and have 2 No. structurally significant vertical cracks on the rear (west) elevation. Similarly there is 1 No. vertical crack at a wall pier on the north elevation and 2 No. diagonal cracks on the same wall. The painted external Tyrolean render is tailing on the south elevation. The paint is peeling off the wall and the Tyrolean is spalling. 29 30 31

The pitched steel truss and purlin roof supports a corrugated asbestos roof covering which has 4 No. small leaks at the sheet fixings and 1 No. hole approximately 450 x 100 mm on the north side. The steel trusses (2 No.) are heavily corroded. 32 33

Doors

8. Duty Crew Building

34

This building is situated between the Fire Tender Buildings and is occupied by the Fire Tender Duty Crew with a part partitioned off which is occupied by the 'Falcon Aero Club'.

The single storey timber frame building has a low pitched roof covering of built up bitumen felt with a mineral surface top layer in good condition not leaking. The external elevations are part glazed and part clad with cedar wood tongue and grooved vertical cladding, in overall good condition. However, asbestos cement sheet plinth cladding between brickwork piers is damaged to the front elevation. Also on the front (east) elevation, the bottom timber beading is missing to the right hand side casement, as viewed from outside, making the glazing insecure and draughty.

This casement also requires easing. The occupants also complain of excessive draughts around the window frame. uPVC rainwater goods are in good condition.

Internally the Crew Room has a fibre board sheet ceiling with part of a board missing in the north west corner of the room and 1 No. board insecure. Internal decoration is fair only and the vinyl sheet flooring is in fair condition.

Fixtures include 1 No. strip fluorescent tube fitting and 3 No. tungsten light bulb fittings, one of the latter being damaged. 1 No. Creda electric storage heater is fitted.

The occupants (Duty Crew) advise that they personally (and not Swansea City Council fitted a sink and accessories and 1 No. electric bar fire.

The room to the south end of the building is occupied by the Falcon Aero Club. This room has stains to the fibre board ceiling in two locations, although there are no current roof leaks. Internal decoration is in good condition and the ends to the floorboards are rotten at the west entrance door threshold. The room is fitted with 1 No. Creda electric storage heater.

9.

Garage for Petrol Tanker

36

This single storey building is of blockwork construction having a flat roof and concrete floor and is accessed by timber concertina doors.

The walls are rendered externally with white spar dashing which appears to be relatively new and in good condition. There is, however, a gap in the rendering between the door frame on the west elevation and a new uPVC fascia board on the north elevation. These gaps could lead to water ingress behind the rendering and accelerated failure of the render during adverse weather conditions, particularly on the north elevation. The walls are pointed internally and in good condition.

The flat roof appears to be relatively new, comprising built up felt, having a mineral surface top layer, all laid on 'Norboard' waterproof chipboard and is not leaking. The timber roof joists are secured to the walls by 'holding down' straps of inadequate cross section.

The bottom section of cast iron rainwater downpipe is missing on the south elevation.

The sliding timber concertina doors are in good condition, including paintwork, but one section has been subject to a rough scarfed repair following impact damage. The bottom section of the left hand stile to the door frame, as viewed from the outside, is rotten.

The concrete floor is in good condition.

10.

Old Hangar (1)

This building has a steel lattice portal frame construction, the frame being in good condition. The intermediate structure has been subject to isolated repairs (i.e. replacement of corroded members) and is now in satisfactory condition.

The covering to the roof and gables has recently been changed and is in good condition and not leaking. The covering comprises B.S.C. colourcoat plastisol profiled sheeting and detail components fitted to manufacturer's instructions.

The west and east elevations are externally clad with corrugated galvanised sheeting. The sheets are subject to isolated impact damage and have some small holes left by previous services fixings. The external paint system has broken down and is in very poor condition. However the cladding itself does not have excessive rust, is securely fixed and in overall fairly good condition from a performance point of view, if not aesthetically.

36

The hangar doors to the north and south elevations are in poor condition.

The framework to the doors are corroded, particularly horizontal angle sections. On the north elevation the corrugated sheets are corroded, the two most easterly doors are non operative and the others difficult to open. On the south elevation the overhead tracking was recently the subject of an emergency repair when one of the doors was in danger of collapsing. It must therefore be considered that the doors have exceeded their useful life and at least from a health and safety viewpoint consideration should be given to their replacement.

37

38

Internally the concrete floor is in good condition and the electric lighting installed approximately five years ago is in good working order.

11.

New Hangar (2)

This is a steel stanchion and beam portal frame building. The portal frames are in good, rust free condition and painted with red oxide paint.

The north and south elevations are clad at low level with galvanised corrugated sheeting all in good condition. At high level the elevations and the roof are clad with corrugated fibre cement sheets (possibly containing asbestos) incorporating translucent corrugated lights.

I am advised that 'two or three' sheets to the roof are lifting during high winds.

There are 6 No. sliding hangar doors to the west and east elevations clad in galvanised sheets, all of which are in good condition and operating efficiently. However, on the east elevation there are isolated dents at low level and the pelmet housing the high level tracking is missing from above the extreme south east door.

40

All external elevations are painted and in fairly good condition.

Internally the tarmacadam surfacing is in very good condition with no defects

12. Security Alarm System

All buildings referred to above, with the exception of the Passenger Lounge, are served by a security alarm system which is activated by strategically placed passive infra red detectors. The system was installed approximately two years ago and is in good working order.

13. Storage Sheds (Building No. 1)

There is a single storey building having single skin half brick and pier walls and pitched roof.

The walls are painted externally and in fair condition. The steel windows are in fair condition, the openings lights requiring maintenance to hinges. 42
2 No. window panes are broken to the east elevation.

The roof has recently been subject to repair and the roof covering renewed. The roof structure comprises steel trusses bolted at node joints supporting a timber purlin framework. Defective areas of the timber framework have been renewed. the new roof covering consists of B.S. C. colourcoat plastisol corrugated sheeting. Tanalised and painted fascia boards and new uPVC rainwater goods were fixed at the same time as the roof renewal and all are in good condition.

The east end of the building is used to garage a tractor. In this are the plasterboard ceiling is in very poor condition. Approximately 40% of the boards are missing or damaged and the remaining ceiling is in very poor decorative condition, suffering from black mould and peeling paintwork. 43

The brickwork and clayblock walls have previously been painted but the paint system has now broken down and is in very poor condition. The concrete floor is in good condition.

The building is divided internally by clayblock cross walls and timber stud partitions. The clayblock cross walls are inadequately bonded to brick piers and there is structural movement at these junctions. 44

The storage access to the north west area of this building is in similar condition to the Tractor Store described above.

The rest of the building is divided into offices, now unoccupied. they are in overall fair condition with the most obvious defect being stains and bowing to the fibre board ceilings. Venetian blinds are fitted to windows throughout the building and are in satisfactory condition.

14. Swansea Flying Club (External inspection only)

This is a single storey building situated on the left hand side of the approach road to the Terminal Building. 45
46

The wall construction is half brick thick single skin brick and clayblock walls with intermediate piers. The walls are externally rendered with a Tyrolean finish and painted. The render and the bricks are badly spalling on the south and west elevations, especially the west, and there is spalling to a lesser degree on the other elevations. 47

All external joinery, apart from two relatively new windows on the south elevation, is defective and in need of replacement.

It is not known whether the corrugated asbestos sheet roof covering is leaking, but it appears to have been recently repaired on the western end, possibly following storm damage.

15. Spectators' Enclosure

Situated between the Terminal Building and Car Park, this area is partly laid to lawn and partly covered with tarmacadam surfacing. This surfacing has broken down, has considerable weed growth and a small pothole near the adjacent fence. 48

Within the enclosure there are situated 6 No. P.C. concrete and timber slat 'park type' seats. Three of these seats, adjacent to the car park, each have 1 No. back rest timber slats missing, need redecorating and one of these three requires resecuring in a new concrete foundation. The other three seats are in good condition.

There are also 6 No. timber picnic suites (table and bench seats) all in good condition and 5 No. free standing litter bins all in good condition.

16. Terminal Building Car Park

The open textured macadam car park is in overall good condition except for an area at the entrance to the car park, approximately 10 m x 2 m, which shows minor subsidence and cracking to the surface.

17. Boundary Fencing

49-56

67.

The boundary fencing primarily consisting of PVC coated chainlink fencing is in overall good condition but has isolated damage in 34 locations where repairs are required. Repairs include re-aligning posts, renewing posts and repairing the chainlink fencing. Examples of damage are illustrated. See also map indicating locations of damage.

67.

18. Perimeter Access Road

This macadam road roughly follows the boundary fence. Approximately 80% of its length is in very poor condition having numerous pot holes.

19.0 Runways

67.

19.1 Runway 04/22

This is a concrete runway with a transverse brushed surface finish. The runway is in overall good condition. The only area of concern is the transverse expansion joints. The bitumen sealer in the joints is in places standing proud of the surface and there are also voids in the joints allowing the ingress of water and potential frost damage. The joints require raking out and renewing to the specification of a competent engineer with regard to materials and workmanship. Consideration may have to be given to the distance between the transverse joints which appears excessive by current design standards.

57

The existing joints appear to have failed due to the sealant being forced out of the joint by compression between the concrete slabs during thermal movement. When the 'proud' sealant is then cut off at the surface there are then inevitably voids left in the joint. D.O.T. guidelines recommend that joints of this type are not filled flush to the surface initially to allow for subsequent vertical movement of the sealant. There have been isolated repairs to the concrete at these joints but only one area of damage was observed at a joint in Section 22 at the time of inspection.

58

19.2

Runway 33/15

This runway is in need of extensive maintenance. The runway has a macadam surface except for a concrete section fronting the taxi apron.

Section 33 of the runway has crazed cracking to its wearing course over its whole length which could lead to rapid deterioration of the surface. 59

Section 15, although not so extensively and regularly cracked, is in poorer condition due to breaking up of the surface. There are isolated areas of heave opening up cracks and the surface has broken areas which require immediate attention. 60
61
62

There is also a poor transverse joint between Section 33 and the concrete apron approach, which requires regulating to remove the sudden change in level. 63

19.3

Runway 10/28

This macadam surface is in reasonable condition having only minor isolated areas requiring attention.

20.

Taxi Apron

The taxi apron is of concrete construction and is in good condition but the macadam approach to the apron off runways 10/28 and 15/33 requires attention. There are sunken areas which require regulating infill prior to resurfacing to include all potholes and broken areas of surfacing in the area. 64
65
66

21.

Runway Lighting

All runway lighting is functioning satisfactorily and the approach lights to runway 04/22 has recently been inspected by the Civil Aviation Authority and is working to their satisfaction.

22.

Sewers

There are no main drainage facilities available at the airport. A separate drainage system caters for foul and rainwater discharges. The foul system is connected to a septic tank.

Although the drainage system has not been physically inspected there are no apparent operational problems with it.

23.

Fire Hydrants

There are only six fire hydrants situated at the airport. These are located as follows:-

1. At main entrance to airport near junction of A4118 and access road to airport.
2. On road leading from Cambrian Flying Club in a south west direction to the apron.
3. Adjacent to Parachute Club.
4. One at each end of the old hangar.
5. Adjacent to fuel installation on apron.

There are no hydrants on the runway. Airport staff advise that all hydrants are operational.

24.

Fuel Installation

The condition of the fuel storage and installation equipment has not been assessed as part of this survey.