

Job No: 20-18

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CARNEGIE LIBRARY, SWORDS, CO. DUBLIN

FINGAL COUNTY COUNCIL

Condition survey:



Date: 16th December 2020
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- CORA

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SECTION 1 – INTRODUCTION

BACKGROUND

The Design Team are engaged by Fingal County Council to provide Conservation Services for Carnegie Library, Swords where it is intended to refurbish the existing Carnegie Library building located on North Street, Swords and construct a new 2-storey extension to the side of the building (at north gable wall) to facilitate new toilets and a lift to the first floor to improve universal access, and all associated site works & services. The refurbished and extended building will provide flexible spaces for a range of suitable uses in line with the objectives for the delivery of the Swords Cultural Quarter (SCQ).

Proposed Refurbishment works to include the following:

- Original joinery including windows, doors, skirtings and dados to be retained, refurbished and reinstated.
- Ground floor counter and glazed screen to be retained and upgraded to fire safety regulations standards
- Ground floor suspended timber floor: structurally investigated, strengthened where required and insulated .
- First floor timber floor structure: weight bearing capacity to be assessed for floor loadings
- Provide new timber floor finish to 2 no. existing ground floor rooms, stone floor finish to Tea-Station.
- Refurbishment / retention of existing terrazzo floor finish to Entrance Hall.
- Carry out remedial works to address all damp ingress issues.
- Insulate inner face of external walls with calcium silicate climate board, or cork board.
- Apply moisture-regulating smooth lime plaster over with breathable paint finish.
- Fireplace surrounds to be carefully refurbished and paint removed where possible.
- Install new electrical and lighting services.
- Provide new heating system incl. energy renewable technologies.
- Develop Fire Strategy to meet requirements of Part B, Building Regulation, including Fire compartmentation.
- Provide new fire detection and alarm system, emergency lighting and signage, and
- Provide intruder alarm and cctv.
- Existing entrance and new extension entrance to be Part M compliant.
- New secondary glazing to existing window openings on the west / front elevation
- Roof with slate finish and terracotta tiles to be checked for structural damage/issues and evidence of leaks.
- Internal timber cut roof sections and timber plank finish to be carefully refurbished.
- Apply surface treatment to timber sheeted ceiling to upgrade surface fire spread performance to class 0
- Roof, parapet and chimney flashings and cappings to be checked and refurbished as necessary.
- Cast iron rainwater goods to be refurbished.
- Clean and repoint brickwork where required.
- Refurbish external railings and provide new entrances, signage and flagpole positions.

In addition to the elements set out above it is proposed to construct a new 2-storey extension to the north of the building. The construction of the proposed extension will necessitate the demolition of the existing single storey out-houses and the north boundary wall. The existing railings, gates and stone plinths are to be reconfigured to facilitate a new entrance at the extension. The existing surfacing to the front of the building is in a poor state of repair. New hard landscaping is to be provided to allow proper disabled access to the building and provision of surface water drainage with gullies for rainwater.

The design team first met on site to have an initial walkthrough of the property and review the salient issues from a conservation perspective on the 9th of November 2020. The Design Team members carried out subsequent visits upon provision of a MEWPS 3rd of December 2020 to investigate and record the roof condition.

As required under Stage 1 Preliminary Design, a complete survey and condition assessment of the existing building fabric has been carried out by the design team. The extent of the surveyed areas includes all external roof & façade elements of the main building along with internal review of the various rooms, review of internal locations where damage due to ingress of water is evident, and review of all services in connection with the roof. From the survey, a list of defects have been identified and subsequent recommended actions have been proposed in the accompanying reports and drawings prepared by the Design Team. A synopsis of the principal issues to be addressed are set out in this document.

This exercise has allowed Fitzgerald Kavanagh & Partners to compile a scope of proposed repairs and upgrades, highlighting the main elements which are deemed urgent or necessary presently. There is a further list of recommended works that would be desirable improvements should budget constraints allow. The current document is a summary of those finding.

From the survey findings, we have recommended some further investigations be carried out, which include obtaining surveys and localised opening up works in strategic locations to determine the building's condition, construction methods and services status. These details are set out in the final chapter of this report.

CONSERVATION STRATEGY

Fitzgerald Kavanagh + Partners are presently have carried out historical research of Carnegie Library, Swords to give an overview of the development of the building , which will inform the proposed repairs and upgrades. The findings of this study are described in the Historical Development Assessment document attached.

The Building is a Protected Structure and listed listed on the Fingal Development Plan 2017-2023 Record of Protected Structures (RPS) as number 0346. The RPS building description is recorded as, "Early 20th century yellow and red brick former library building with projecting central canted bay".

It is also listed in the National Inventory of Architectural Heritage with Record Number 11335007

It is noted as being of 'Regional' importance with the "Categories of Special Interest" including, Architectural, Artistic and Social interest.

The NIAH describes the building as follows:

Detached three-bay two-storey yellow and red brick former Carnegie Free library, built 1908, with projecting canted central bay. Now in use as museum. ROOF: Hipped roof; projecting hipped roof running perpendicular to main roof; slate; terracotta ridge tiles; cast iron pipes & gutters. Yellow brick chimney stacks with clay pots. WALLS: Limestone plinth course; yellow brick laid in English garden wall bond, with red brick dressings; central canted bay faced in red brick in English garden wall bond; limestone string course & stone plaque; rear walls of pebble dash. OPENINGS: Semi-circular headed moulded stone arch with quoining & projecting key stone; continuous limestone cills, windows 6/1 & 9/1 single pane sashes; centrally-placed window over door is tripartite with central section round headed; segmental headed window openings to sides of canted entrance bay at ground floor; two leaf tongue & grooved timber door, with glass panels in upper sections; stone door step. INTERIOR: Open well timber staircase; stone fire place first floor front room; open timber truss roof; terrazzo floor in hall; original library fittings, including glazed timber counter/screen.

It is important that a clear and concise Conservation Strategy is prepared and adopted at the beginning of the project. Having a Conservation Strategy does not entail making the project more complicated, expensive or prolong the programme for the works. It will set out a clear path for works and how these works meet the requirements for a best practice approach in the refurbishment of a Protected Structure. It will be a requirement of the Local Authority in the event of either a Planning Application or a Section 5 / Section 57 Declaration.

The Strategy should take cognisance of the ICOMOS Conservation Charters (United Nations) as per the following:

- **Venice Charter:** This charter recommends that conservation philosophy should include the practice of full research prior to commencement, recording of all work, minimal intervention, repair rather than replace, and all interventions to be clearly distinguishable.
In the context of the Carnegie Library, we are presently researching the development of the building, and investigating the extent of existing roof finishes and other element that will be able to be re-used and where repairs are being carried out ensuring that the details match the existing
- **Burra Charter:** The Burra Charter seeks to ensure that the heritage object's real significance is fully retained recovered and revealed as part of the works.
In the context of the Carnegie Library, we propose that works are carried out on a like for like basis respecting the existing fabric, and ensuring that the restoration works retain the uniqueness of the building.
- **Granada Convention:** The Granada Convention encourages the use of protected properties for needs of contemporary life.
In the context of the Carnegie Library, the building is presently in use as a public building. No change is proposed as part of these works. The proposed use as a public building would not be the original library use although it will provide a new lease of life to the building and should be embraced, along with protecting the continuing access for the public.
- **The Nara Document on Authenticity:** This document seeks to ensure that the conservation work protects the authenticity of the structure.
In the context of the Carnegie Library, the building possess unique features such as exposed decorative roof trusses, original fire places and stair case and an intact arts and crafts style façade treatment which serve to illustrate the ear of the building. The proposed refurbishment works will set out to respect the authenticity of these elements and other unique features and to be complimentary to the proposed two storey extension.

The development of a Conservation based Planning Strategy for the works starts with a review of the Department of Environment Heritage and Local Government's (DoEHLG) 2004 publication "Architectural Heritage Planning Guidelines for Planning Authorities". The following is an analysis of the relevant chapters:

CONSERVATION PRINCIPLES:

1. **Keeping a Building in Use:** Once the building is retained in use it will be maintained.
2. **Researching and Analysing:** A detailed and extensive study is required to analyse and research the historical background and context
3. **Using Expert Conservation Advice:** Fitzgerald Kavanagh + Partners is an RIAI Grade I Conservation Accredited Practice, with five Conservation Architects of various grades.
4. **Protecting the Special Interest:** The replacement of structure and fabric should be carried out where possible with materials and details on a "like for like" basis.
5. **Promoting Minimum Intervention:** The strategy should allow for the maximum retention of the surviving building fabric and structure.
6. **Respecting Earlier Alterations of Interest:** As the building has undergone some alterations in the past, the works should ensure that earlier layers of interest will be preserved where possible.
7. **Repairing Rather than Replacing:** Where it is possible the strategy should be to repair parts of the building structure or fabric which have survived.
8. **Promoting Honesty of Repairs and Alterations:** There will be a need to balance these requirements to clearly demonstrate those sections which have been replaced and the need to present the buildings as a coherent design and achieve continuity of finish.
9. **Using Appropriate Materials and Methods:** Thorough research is required to specify appropriate materials especially with regard to slate, brick, stone and lime plaster.
10. **Ensuring Reversibility of Alterations:** To facilitate the possibility of the replacement of repairs or interventions at a later stage, materials and techniques should be carefully selected.
11. **Avoiding Incremental Damage:** Ensure that the loss of historical fabric and details is avoided.

We believe that following these steps facilitates a 'Conservation-led best practice' approach with conservation principles considered in arriving at the appropriate professional judgments

SUMMARY

The following elements summarise the salient areas that require attention, with further details provided in Section 2 of this summary report:

1. **Repair of roofs:**
 - a. Slate Finishes and associated substrates
 - b. Leadwork throughout – parapet gutters, valleys & flashings and associated substrates
 - c. Chimneys
 - d. Masonry elements – parapet walls & caps, masonry wall structures at roof level
 - e. Roof features – gusset roof at chimneys
 - f. Rainwater goods
 - g. Thermal upgrades
 - h. Structural works
 - i. Services installations at roof level

2. **Repair of external building envelope**, in order to address the integrity of the building envelope along with Point 1:
 - a. Brickwork – Address damage to the façade , inappropriate repairs , open joints to stone mouldings including parapets and cornices
 - b. Render – spalling and missing render at the east façade
 - c. Windows – timber vertical sliding sash windows fixed windows
 - d. Window guarding – metal security bars, restraint bars

3. **Repair of internal building envelope**, in tandem with the works outlined in Point 1:
 - a. Room by room condition survey listing areas of concern noted during survey

4. **Mechanical and Electrical Services** upgrade works as set out in the project brief.

BUDGET

It is noted that the budget for expenditure on the building fabric including extension, and all site works, has not yet been set, however, the information accompanying this report has been compiled to assist the appointed Quantity Surveyor in preparing an estimate cost for the project. The design team will coordinate with the QS as necessary to ensure the estimate cost accurately reflects the findings and envisaged work.

Pending receipt of the estimate cost, Fingal County Council may wish to consider a phased approach to the project. The Design Team is able to set out packages of work depending on the overall budget and number of years contained within a phased approach. Further discussions may be required with the client to review this approach.

REPORT LIMITATIONS

- The condition reports are based on visual inspections. No opening up works occurred.
- No invasive works were carried out or samples taken or tested.
- No tests were carried out on the electrical, plumbing, heating, ventilation or drainage services.
- Inspections do not deal comprehensively with the condition of timber and the presence or extent of fungal or insect infestation. A timber specialist's advice should be sought in relation to these matters.
- Matters of asbestos identification are excluded from the condition reports and should be undertaken by a certified consultant.
- The reports exclude all aspects to do with Fire Services Act, Building Regulations and Planning. Fire risk assessment is not considered to be included as part of the condition reports. These factors will be considered in great detail during the next stage of the project.

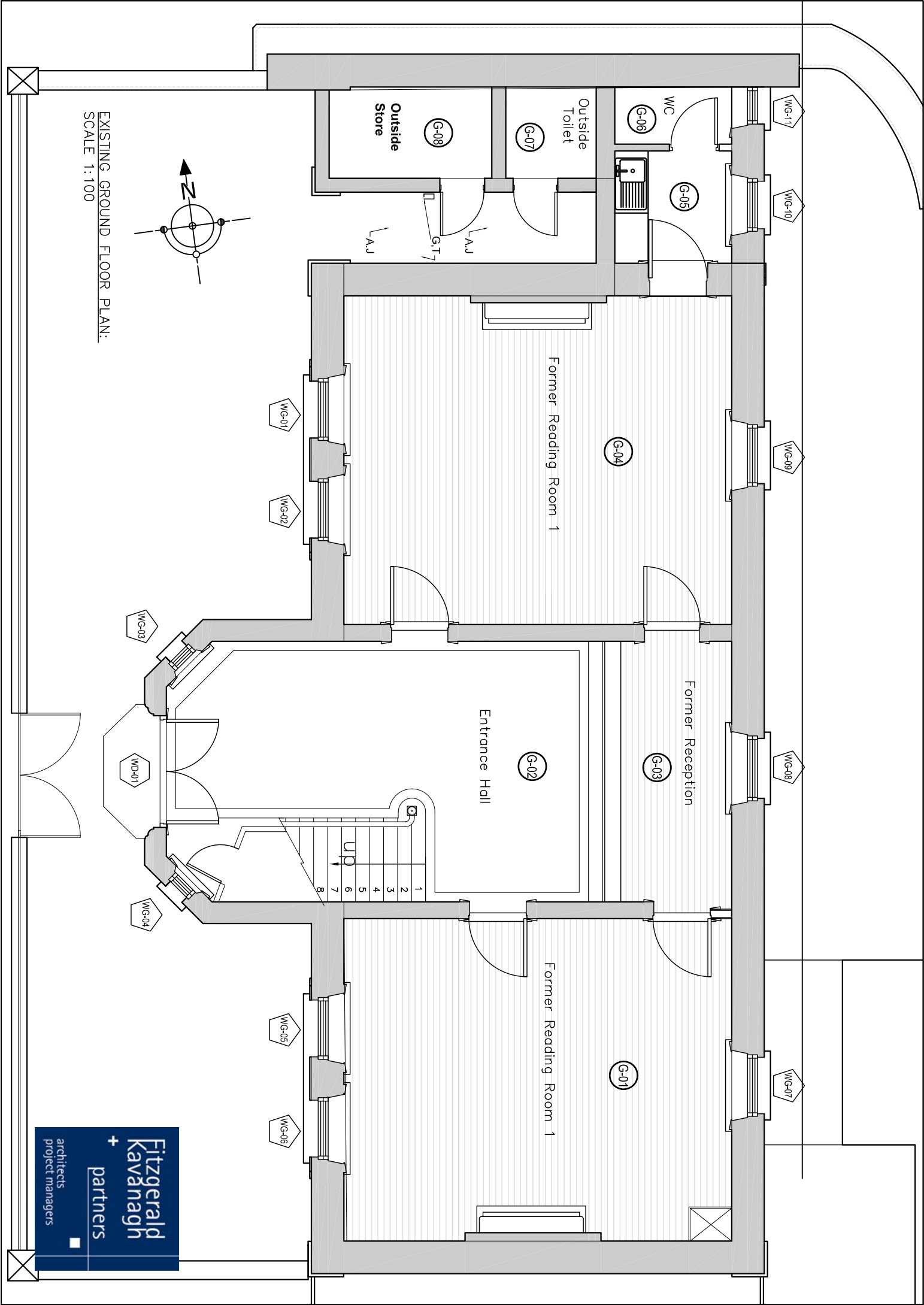
SECTION 2 – SALIENT OBSERVATIONS

Condition levels:		Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
1.0	External:		no: EX 01-	EXTERNAL AREAS
1.0 Roof				
Brief Description	<p>The roof consists of a natural slate hipped “A” pitched roof with regular aligned slates and not random slates with standard courses and not diminishing courses. There are decorative terracotta ridge pieces, and roll finished terracotta hip pieces. The building has a painted timber projecting eaves and profiled cast-iron gutters fitted to painted timber fascia board.</p> <p>There is a hipped roof break-out projection above the stair well, with a low parapet wall and stepped lead flashings to a parapet gutter which in turn discharges to valley gutters at each side of the roof. There are two number chimneys at either end, to north and south, with a “gusset” slated roof connection to the main roof.</p>			
1.1 Roof Finish Description	<p>Without opening-up the roof, it appears to be a traditional boarded roof construction, consisting of slate finish with terracotta ridge and hips and lead valley gutters. The slates are likely fixed to timber battens and counter battens on TG+V boarding as sarking board, providing the ceiling to the rooms below. This follows a traditional Scottish style construction popular in the arts and crafts period of the early 20th Century.</p>			
Recommendation	<p>Roof finish: The natural slate finish has evidence of slipped and previously repaired slate. The replaced slates appear to be original and have been fitted using lead strap hangers, these repairs appear to be holding, however lead straps are not considered best practice and are prone to fail in the medium to long term. The survey revealed many areas of further slipped, cracked or broken slate which need attention. The number of slipped slates suggests nail rot due to the use of ferrous metal fixings rather than copper, this could not be determined at the time. From the visual inspection it appears that about 25% of the roof has either been repaired or requires further attention.</p>			
	<p>The two options for repairs to be considered are as follows:</p> <ol style="list-style-type: none"> 1. Re slate all roofs using existing / new slates on alike for like basis / replace all metalwork: Remove slate finish, grade, and set aside for reuse, remove all leadwork to flashings & soakers for new, remove battens and parging throughout. Assess condition of existing structure timber and carry out repairs as required. Re-slate using existing slate to selected pitches and new to match on remaining, all on new battens & new breather membrane, new flashings throughout. 2. Repair existing slates and ridge/ hip pieces where necessary. All repairs to be carried out using existing slates and matching salvaged slated where required. take up ridges and hips and re-bed in new lime mortar. Remove only damaged sections of flashing & metal work and replace with new to match existing. 			
Insulation Options	<p>The roof is not insulated, and the brief suggests a desire to improve the energy efficiency of the building. An insulated roof would form a significant element in improving the overall U-Value of the roof. It should be noted that as the building is a protected structure there is an exemption from part L of the Building Regulations. There are two main insulation options to be considered:</p> <ol style="list-style-type: none"> 1. Warm Roof: Strip off existing slates, battens, and counter battens back to the timber decking. Put aside the salvaged slate and ridge/ hip pieces for re-use. Fit a vapour barrier above the decking followed by 100mm rigid roof insulation, with a breathable membrane above, followed by 35mm battens running the length of the roof from apex to eaves with 50mm cross battens for the refixing of the salvaged slate. This option will raise the height of the roof by the height of the insulation and will therefore affect all parapet gutters, chimney flashings, gusset roofs and eaves detail. It will have an effect on appearance, and this will have to be considered with respect to the gain in energy efficiency. 2. Cold Roof: Repair existing slates and ridge/ hip pieces where necessary. Fit 150mm rigid insulation below the internal surface of the TG+V sheeting leaving a 50mm ventilation gap. Finish the insulation with new TG+V sheeting. This option will result in a number of cold bridges and will have an impact of the visual appearance in relation to the decorative timber trusses, purlins, and original TG+V sheeting. This option comes with planning risks. 			
1.2 Ridge and Hips: Description	<p>The ridge is finished with decorative terracotta ridge pieces, and the hips with roll finished terracotta hip pieces. All appear to be original to the building and should be retained.</p>			
Recommendation	<p>There is considerable distortion along the line of the ridge. Several of the tops of the decorative terracotta pieces are damaged or broken, but this does not appear to have affected the function of the piece. The hip irons appear secure and are holding the hips in place.</p>			
	<p>It is possible to remake replicas of these terracotta pieces, subject to budgetary considerations. Many of the ridge pieces are out of alignment, with many mortar joints are open or missing. It is recommended that the entire ridge is taken back, and the ridge pieces refitted on a bed of lime mortar and pointed with an appropriate lime mortar.</p>			

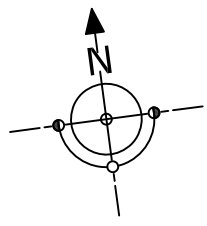
<p>1.3 Rainwater goods Description</p>	<p>The rainwater goods consist of profiled cast iron gutters and circular section rainwater pipes. There are two number rainwater pipes located on north and south elevations. These take rainwater from the stairs out-crop and the rear elevation. The rainwater pipe to the south wall is broken approximately halfway along its length. This has led to water saturating the external wall in this location and has damaged the corresponding interior plasterwork. The rainwater pipe and gutter to the south elevation are located on a lane way which is in separate ownership. The right of access to maintain the rainwater goods will need to be clarified.</p> <p>The location of the rainwater pipe to the north elevation will be compromised by the proposed extension and a new location is required.</p> <p>The routes for the gutters are long and are not laid to falls, the gutters have a 90-degree bend at the corners, all of which show signs of displacement and need to be re-fixed to align correctly. There is a section of replacement gutter at the east elevation which does not appear to fit the original profile. There are sections of the gutters showing signs of displacement and rust at the junctions.</p>	
<p>Recommendation</p>	<p>We recommend retaining all sound cast iron fabric and replace only where required with new or salvaged cast iron to match. Repairs are to consist of a thorough cleaning with wire brush and re-painting with an appropriate primer and finish coat with allowances for re-sealing all joints. Check all fixings and repair where necessary, in particular corner sections. Relocate the two down pipes to appropriate locations.</p>	
<p>1.4 Lead work Description</p>	<p>In general, all flashings are in lead with lead flashings at abutments to chimneys, lead valleys at interface with stairs roof and gusset roofs to side of chimneys.</p>	
<p>Recommendation</p>	<p>Valleys and Parapets: The lead valley gutters at the roof to the stairs, at the parapet gutter to the stairs, at the gusset roof connections to the chimneys and at the stepped lead flashings to the chimneys, all appear to be in good condition with no obvious loose sections or tears to the lead sheets. Close inspection during roof works may reveal some damage that could not be identified at the time of inspection.</p> <p>Depending on the actions taken with respect to the roof finish and insulation it may be necessary to replace the lead work in association with a comprehensive re-slating or repair locally where required if only repairs are to be carried out.</p>	
<p>1.5 Chimneys: Description</p>	<p>The chimneys are built in two sections both in buff coloured brick in an “English Cross” or “Dutch Bond” with alternating rows of headers and stretchers. The upper section of the structure is wider and there are two in-situ concrete flaunching capping at either side, facilitating the transition. There is change of colour of brickwork to upper section suggesting that the chimneys have been rebuilt or extended at different times. The chimneys are finished in a flush finished, in-situ concrete capping. There are cracks in the concrete coping allowing moisture to enter. The chimney pots appear to be flue liners and there are metal vent covers in the side of the chimney stacks. The original mortar to brick work has been affected by weathering and is allowing buddleia to take hold which in turn is damaging the pointing to the brick work.</p>	
<p>Description</p>	<p>The pointing to the brickwork in both chimneys is very poor condition, with washed out joints and staining and vegetation to joints in caps. The in-situ concrete capping is cracked in both situations allowing water to penetrate. There is no obvious sign of a lead or slate DPC below. These will need to be either repaired in situ or taken down and recast.</p> <p>Remedial works to include, raking out of the existing pointing, repointing in new lime mortar and repairs with possible replacement of the concrete capping. Replacement will allow the installation of a DPC. The mix and proportions of new lime mortar is to be subject to testing of the existing and assessment of degree of expose of the chimneys. Other works to include the fitting of new lead soakers at the base, with slate counterflashing over.</p>	
<p>2.0 Walls</p>		
<p>2.1 Brick Finish Description</p>	<p>The external walls to the south, west and north are built in two types and colour of brick. The main colour is a buff brick with a red colour brick to the corner quins, window surrounds and the stairs break-out. Both the buff and red coloured brick and laid in an “English Cross” or “Dutch Bond” with alternating rows of headers and stretchers. There are several cast iron ventilation gratings built into the brick wall above the plinth level. These are above the level of the raised timber floor suggesting a “swan-neck” ventilation system which does not provide the same level of ventilation as full cross ventilation. The pointing to the brick is a flush lime mortar which is weathered back from the surface and reveals a rough sand aggregate.</p>	
<p>Recommendation</p>	<p>The stairs break-out is finished with limestone signage, door surround and string courses. The base plinth is profiled limestone. There is an in-situ concrete coping to the parapet and a cement-based flaunching to a brick stringcourse at the stairs break-out. There is a lead DPC below the concrete coping with good overlapping at ends. The flaunching is in poor condition with many cracks and there is an amount of “washing out” of lime pointing at the decorative string course below.</p> <p>The brick and lime mortar are weathered back from the surface. However, in general it is in good condition with only localised repairs, mostly to the rebrick sections, required.</p> <p>Remedial works to localised areas to include, raking out the existing pointing and repointing in new lime mortar. The mix and proportions of new lime mortar is to be subject to testing of the existing lime strength and aggregate.</p> <p>Other works to include the fitting of lime flaunching to the string courses and the repointing of the decorative brick below. Localised repairs are required to the rough cast render or “harling” at the east.</p>	

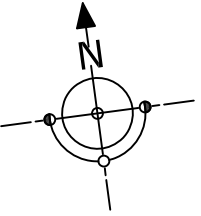
<p>2.2 Render Finish</p> <p>Description</p> <p>Recommendation</p>	<p>The east elevation is finished with a lime rough cast render or “harling” coat. There are some damaged sections revealing what appears to be a rubble stone base below. There is cementitious render at plinth height level from the window cills to ground level. Similar to the west elevation, there are several cast iron ventilation gratings built into the wall below the cill. These are above the level of the raised timber floor suggesting a “swan-neck” ventilation system which does not provide the same level of ventilation as full cross ventilation.</p> <p>The rough cast render is generally in good condition with little evidence of cracking or delamination. However, there is heavy planting at the base of the north east elevation which limits inspection of this area. Also, there are sections of damaged plaster at the south east base which require repairs. All repairs are to be carried out with a lime-based render with an aggregate similar in size to the original. Loose or boasted sections of render in the periphery of the damaged areas are to be removed</p>	
<p>3.0 Windows Opes</p>		
<p>3.1 Windows</p>		
<p>Description</p> <p>Recommendation</p>	<p>There are 27 windows in the building, all are either on the West or East elevation.</p> <p>The windows to the West include the following: Ground floor: 4 number 9 over 1, flat headed, sliding sash windows either side of entrance 2 number 1 over 1, arched sliding sash windows either side of entrance break out First floor: 6 number 6 over 1, flat headed, sliding sash windows either side of entrance 4 number 4 over 1, flat headed, sliding sash windows at side of stairs break out 1 number 6 over 1, arched sliding sash windows above entrance door</p> <p>The windows to the East include the following: Ground floor: 3 number 8 over 2, flat headed, sliding sash window 2 number 1 over 1, flat headed sliding sash windows to the side out-houses First floor: 5 number 1 over 1, flat headed, sliding sash windows</p> <p>The windows are generally single pane, painted soft wood sliding sash windows with limestone cills. The limestone cills have a 15mm stooling with a good fall across the cill and a rebated drip below. The stooling ensures the timber is set above the surface and generally protects the bottom rail from rot. However, the lack of painting and maintenance has left the timber bottom rail and ends of the side stiles open to the weather resulting in timber decay. The internal window cills, surrounds and liners are in poor condition, with some section replace with painted mdf.</p> <p>The glass to the bottom section of the four larger ground floor windows have replaced with Perspex or “makrolon” sheets. The windows to the rear have been fitted with horizontal metal bars on the ground floor and protective wire mesh on the upper floor.</p> <p>It is proposed that all windows, should be carefully removed and the openings are to be temporarily weathered. All rot is to be carefully cut away from glazing bars, top/bottom/meeting rails and stiles, retaining the maximum amount of historic fabric, particularly historic glass where found to be present. New timber should be spliced in to match the dimensions and profile of the existing. All new timber should be of sapele hardwood, red deal or similar. The remaining timber should be sanded and treated with a waterborne timber preservative. Sash cords should be replaced with new braided nylon cords where required, and new sash weights fixed. Install new draught-stopping brushes at parting bead, stop beads and meeting rails. Apply oil-based primer to bare timber. Repaint with 3 no. coats of external enamel paint. The existing ironmongery is a combination repair or replaced only were damaged beyond reuse. All internal window cills, surrounds and liners are to be restored and redecorated. All “makrolon” sheets are to be replaced with float glass.</p> <p>Install new vertically sliding single glazed secondary glazing system to all windows, to assist in improving overall U-value.</p>	
<p>3.2 Cills</p> <p>Description</p> <p>Recommendation</p>	<p>The external window cills are limestone. The cills to the west front have a 15mm stool to the back and at the reveals. Those to the east do not appear to have a stool. There is a recessed drip to the underside of the cills but this does not appear to be an adequate size. There are many horizontal cracks in the surface of the cills which require further investigation.</p> <p>It may be possible to seal these cracks with a repair mortar to prevent further damage from water ingress and frost damage.</p>	
<p>4.0 External Areas</p>		
<p>4.1 Railings/ Plinth</p> <p>Description</p>	<p>The railings to the front of the building consist of 1350mm approx. high, square section. vertical wrought iron bars fixed to a bottom horizontal flat plate and with a horizontal top rail with vertical bars extruded above. The bars are at approximately 145mm centres and have a semi-circular “horseshoe” style detail bolt connected to the separating the bars, below the upper rail. The bars are fitted to the bottom rail with every 5th bar in panels of 510mm. These are extended below the bottom rail and inserted to a limestone plinth with a traditional leaded filler. There are additional metal back stays to the railings at every 10th bar. These are fitted directly to the ground and not to a plinth. There are a set of double pedestrian gates approx. 1800mm wide to the centre of the main entrance. In all there are 17 “panels” of railing to the north of the entrance and 11 to the south.</p> <p>The plinth is a limestone plinth roughly 400mm high with a chamfered top. The footpath to the north section falls below the plinth level leaving small sections of rubble masonry with a cementitious render, which is damaged in sections.</p>	

Recommendation	The railings and gates are generally in reasonable condition. There is some evidence of rust, but it is not extensive. There is no loss of metal or decoration.	
	Repairs are to consist of a thorough cleaning with wire brush and re-painting with an appropriate primer and finish coat with allowances for re-sealing all joints. Check all fixings and repair where necessary, in particular at gate supports.	
	The limestone plinths require repointing of the joints with an appropriate lime mortar, the gap between the stone plinth and the pavement should be raked out and sealed with a lime render coat.	
4.2 Boundary Walls		
Description	There are two masonry flanking walls, one to the south and one to the north of the west elevation. The wall to the south is approximately 1700mm high and is a cementitious rendered wall on a brick structure, with an integral curved capping and terminated at the junction with the railing with a square pier. The pier is approximately 2000mm high and is finished with a projecting concrete capping.	
	The wall to the north is approximately 1600mm high. It appears to be a rubble masonry wall rendered in a rough cast render and finished with a precast concrete capping. At the building line it extends to a two-storey height and forms part of the external wall of the out-house buildings. The section at the change in height is constructed with in-situ concrete.	
Recommendation	There is a square pier at the junction with the railing. The pier is approximately 2000mm high and is finished with a projecting concrete capping. The pier has a rendered finish which has numerous cracks running vertically and horizontally, notably where the railing is connected. The pier is constructed with brick and the bottom 6 courses of brick at the pavement are exposed.	
	The cementitious render to the south wall has hairline crack, suggesting water ingress which could lead to boasted plaster	
	There are sections of damaged render at the wall to the north leaving exposed concrete and random rubble which require repairs. All repairs are to be carried out with a lime-based render with an aggregate similar in size to the original. Loose or boasted sections of render in the periphery of the damaged areas are to be removed	
4.3 East Boundary		
Description	The boundary to the East abuts an apartment complex. The basement level of the apartments is below the ground floor level of the library. The gap between the two structures varies from 1200mm to 2400mm approximately. This gap has been finished as a planter and the ground level appears to have been raised towards the north east end. The ground level to the south -east appears to be below the floor level.	
Recommendation	The variation in ground level and the extensive planting to the north section is of concern. There may be a relationship between the timber decay within the building in this location and the ground levels. Further inspection and opening-up is required in this area.	
4.4 Paving		
Description	There is a limestone step at the front entrance and a second step at the door threshold. The limestone step is in two sections and is original to the building. The joint between the two sections is open and needs to be re-pointed.	
	The front of the building facing west is finished in concrete. The concrete is laid in a number of sections and has multiple cracks and is broken-up in sections. It represents a trip hazard and need to be taken up and replaced. There is a manhole cover to the north of the paved area in line with the WC. The placing of concrete up to the external walls of a traditionally constructed building can cause issues with the solid wall construction. It can lead to moisture below the concrete slab being forced up through the rising walls where there is no DPC to act as a barrier.	
Recommendation	The limestone step needs to be considered as part of the overall disabled access strategy. At the very least it needs to be repointed with an appropriate lime mortar.	
	The concrete area to the front of the building should be removed and replaced with a new permeable surface material appropriate to the building's traditional construction.	

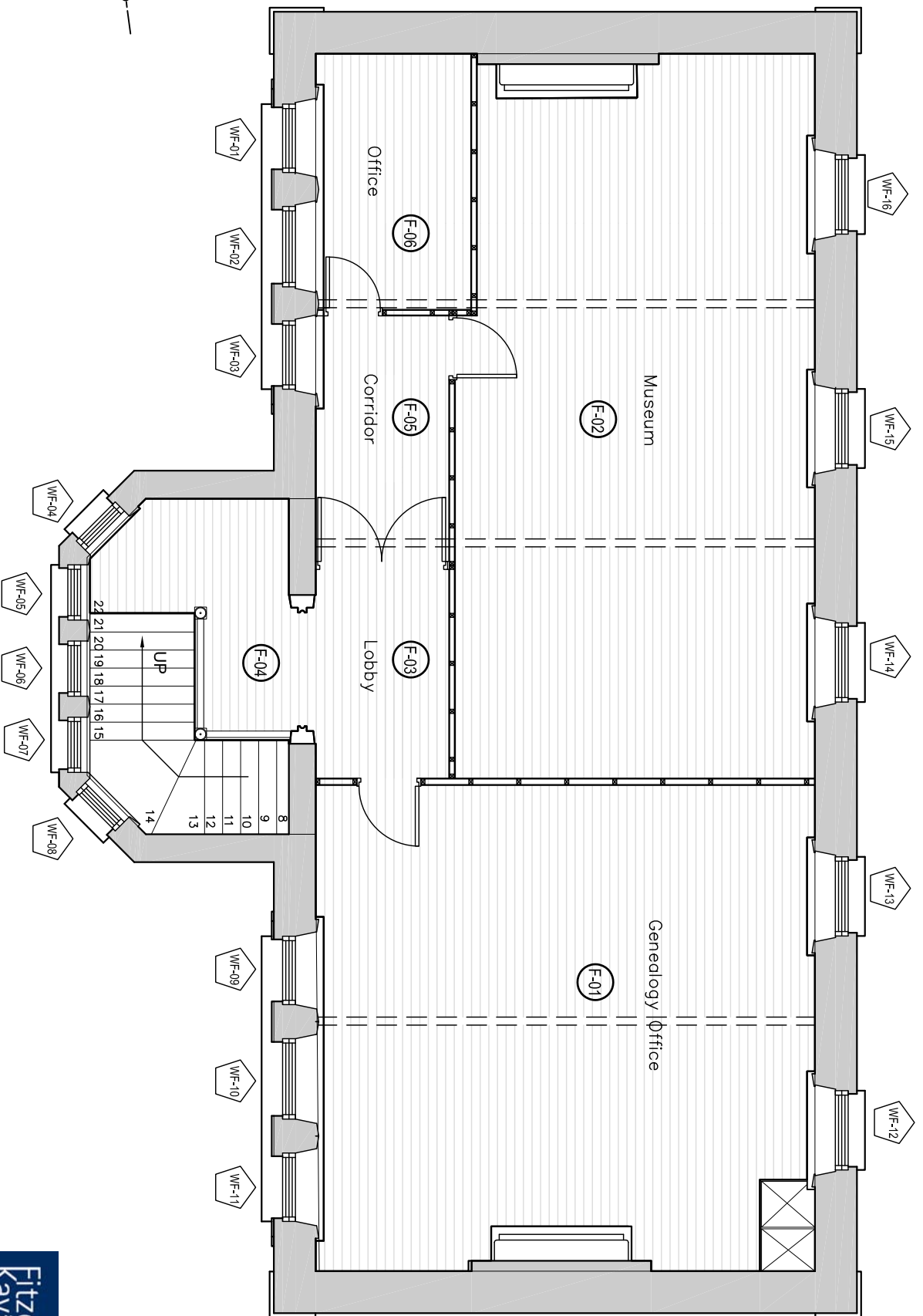


EXISTING GROUND FLOOR PLAN:
SCALE 1:100





EXISTING FIRST FLOOR PLAN:
SCALE 1: 100



Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(Red) needs attention	
1.0	Floor Level: Ground Floor	FCC Rm no: G-01	Room Name: Reading Room 1-South	
1.1 Floor	Finishes: Tretford carpet on plywood on t+g boarding – boards 110mm wide Structure: Raised timber floor on tassel walls – ventilation at external walls above floor level Entire floor sloping towards north east corner and door to reception – evidence of serious timber decay and possibly dry rot – requires further investigation to establish extent			C
1.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscoting : 4 Tiles: 5 Walls generally consist of lime plaster walls to upper section with a 1300mm high painted softwood wainscoting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail. Wainscoting on lhs of window is modern replacement suggesting previous issues and repairs Evidence of timber decay – possibly dry-rot at junction with floor, between window and door Yellow spores , suggesting dry rot , evident along floor at edge of east wall, ground level to east wall is raised above internal floor level Damage Wainscoting on lhs next to book hoist , with skirting coming away from wall Evidence of timber decay – possibly dry-rot between fireplace and book hoist Severely boasted plaster at wall above fireplace, walls above dado on either side of fireplace is hardboard – moisture damage to plaster insert around safe located within fireplace Boasted plaster to wall to lhs of window Evidence of timber decay – possibly dry-rot at Wainscoting on lhs of window Missing section of timber to wainscoting- Lime plaster at rear in very poor condition-crumbling in hand Some hair line cracks to plaster at high level – wall above door to reception areas (G02) is t,g+v painted to match walls. Lower wall between door painted to mimic timber wainscoting			
Wall 1- East				
Wall 2- South				
Wall 3- West				
Wall 4- North				
1.3 Ceiling	Lime Plaster -some hair line cracks but generally in good condition Coving- no plaster coving Ceiling Rose – n/a Sloped Ceiling - n/a Gypsum ceiling-n/a			
1.4 Doors	2 no doors 1 painted soft wood panelled door and 1 solid flush door Soft wood Panelled Door- 2 panels below and single above – formerly glazed at upper section – door has not been upgraded and not considered a fire door Solid Flush Door – painted finish – door has not been upgraded and not considered a fire door			
1.5 Ironmongery	Condition – panelled door and solid flush door – both substandard Brass Ironmongery - brass knob to panelled door of some historic interest S/S fire rated hinges- none Door Closer- none			
1.6 Joinery	Original Skirtings : skirting on each wall detached from wall with Yellow spores , suggesting dry rot , Poor condition not possible to reuse Replaced Skirtings to match original at section of east wall – poor match Architraves: Original profiled painted soft wood architraves with plinth block to base – reasonable Condition, however proximity to dry rot may compromise-use			
1.7 Window	3 no windows- 2 to the west and 1 to the east- 2 to the west consist of 9 over 1 single glazed sliding sash / painted soft wood – poor condition Broken sash cords and timber decay to bottom stile of sash 1 to the east- consists of 8 over 1 single glazed sliding sash / painted soft wood – poor condition Broken sash cords Broken sash cords and timber decay to bottom stile of sash Original lifting eyes and latches in place, bottom sash is perspex , upper sash original glass			
1.8 Window Surrounds	Original painted softwood window surrounds and cills			
1.9 Fittings	Fireplace – existing painted metal fire place surround at south wall (gable end) fire grate has been infilled with a metal safe- evidence of water ingress with in fire grate Metal fire place surround – in need of repair but generally in good condition Hatches- original timber book hoist in south east corner of historic interest- next to area of dry rot			
1.10 Electrical Services	Lights ; Florescent- 3 no suspended twin Pendant: n/a Wall Mounted: n/a Power Sockets : wall - 8 no Floor- n/a I.T. Points: yes Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : Storage Heaters : 1 no			
1.11 Mechanical Services	WC No: n/a Urinal No : n/a Whb No: n/a Sink No: n/a Mechanical Ventilation: n/a Disabled WC alarm: n/a			

Condition Survey Photos:

1.0	Floor Level: Ground Floor	FCC Rm no: G-01	Room Name: Reading Room 1
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Figure 1
Evidence of timber decay – possibly dry-rot at junction with floor, between window and door.



Figure 2
Severely boasted plaster at wall above fireplace, above dado rail.



Figure 3
Boasted plaster to wall to LHS of window



Figure 4
Wall above door to reception areas (G02) is T,G+V



Figure 5
Yellow spores, suggesting dry-rot, evident along floor at edge of east wall, ground level to east is raised above internal floor level.



Figure 6
Fireplace surround at south wall (gable end) fire grate has been infilled with a metal safe- evidence of water ingress with in fire grate



Figure 7
Evidence of serious timber decay and possibly dry rot – requires further investigation to establish extent



Figure 8
Severely boasted plaster at wall above fireplace, walls above dado on either side of fireplace is hardboard

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
2.0	Floor Level: Ground Floor	FCC Rm no: G-02	Room Name: Entrance Hall
2.1 Floor	<p>Terrazzo: existing terrazzo floor with twin coloured border – floor generally in good condition with no obvious cracks</p> <p>There is some ware in a 2x2M zone adjacent to the entrance door –advice is to be sought from a specialist contractor on the repair and resurfacing of the floor</p> <p>Door saddle at door to store below stairs is missing – revealing some rising damp in this area</p>		
2.2 Walls	Lime Plaster: 1 Gypsum :2 Sand Cement : 3 Timber Wainscotting : 4 Tiles:5		
Wall 1- East	<p>Wall consists of a glazed timber screen with three hatches for access and a timber reception desk below. The fixture is original to the building and is of historic interest , however it is not fire rated and does not provide adequate fire rating to the entrance area escape route in its present for,</p> <p>It is generally in poor condition and requires work to bring to a building regulation compliant level</p>		
Wall 2- South	<p>Walls consists of lime plaster walls to upper section with a 1300mm high stained softwood wainscotting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail.</p> <p>Severe damage to plaster at half landing of stairs due to water ingress from flat roof/parapet area</p>		
Wall 3- West	<p>Walls consists of lime plaster walls to upper section with stained softwood wainscotting</p> <p>Evidence of timber decay – possibly dry-rot at junction with floor, between window and door</p> <p>Yellow spores , suggesting dry rot , evident along floor at edge of east wall, ground level to east wall is raised above internal floor level</p>		
Wall 4 -North	<p>Walls consists of lime plaster walls to upper section with stained softwood wainscotting</p> <p>Yellow spores , suggesting dry rot as above</p> <p>Hair line cracks in wall at high level</p>		
2.3 Ceiling	<p>Lime Plaster ceiling with hair line cracks</p> <p>Coving: ogee shaped cornice against glazed timber screen</p>		
2.4 Doors	<p>2 no doors -painted soft wood panelled doors</p> <p>Soft wood Panelled Door: -2 panels below and single above – formerly glazed at upper section – door has not been upgraded and not considered a fire door</p> <p>1 no door below stairs – timber sheeted to match wainscotting and surround to stairs – reasonable</p> <p>Condition – not fire rated and not considered a fire door</p>		
2.5 Ironmongery	<p>Condition : sub-standard</p> <p>Brass Ironmongery - brass knob to panelled door of some historic interest</p> <p>S/S fire rated hinges- none</p> <p>Door Closer- none</p>		
2.6 Joinery	<p>Original Skirtings : skirting on each wall detached from wall with Yellow spores , suggesting dry rot ,</p> <p>Poor condition not possible to reuse</p> <p>Architraves: Original profiled painted soft wood architraves with plinth block to base – reasonable</p> <p>Condition, however proximity to dry rot may prejudice re-use</p>		
2.7 Window	<p>2 no windows to the west</p> <p>2 to the west consist of 1 over 1 single glazed sliding sash / painted soft wood – poor condition</p> <p>Broken sash cords and timber decay to bottom stile of sash</p> <p>Original latches in place- no lifting eyes</p> <p>Glass appears to be original glass</p>		
2.8 Window Boxes /Shutters	<p>Original painted softwood window surrounds and cills in reasonable condition but adjacent to areas of suspected timber decay</p>		
2.9 Fittings	<p>Glazed timber screen with three hatches for access and a timber reception desk below. Desk consists of open timber shelves, side facing on to entrance is 900mm high painted timber panel. Screen above desk top consists of 5 number fixed pane sections of 4 over 4 window screens.</p> <p>The lower part of the central section has a timber archway in front of a sliding glass screen. The lower part of the north and south sections have a timber side opening hatch.</p> <p>The fixture is original to the building and is of historic interest, however it is not fire rated and does not provide adequate fire rating to the entrance area escape route in its present form. It will require a detailed review to adapt it to meet regulations</p> <p>Varnished hardwood stairs with timber goings and risers, nosings to goings, decorative stringers and balusters. "pig ear" type handrail to one side, meeting decorative newel post on 1st step.</p> <p>Goings= 270mm Risers=180mm Width=1130mm Handrail= 950mm Space between balusters <90mm</p> <p>Minimum intervention and maximum retention of historic material.</p>		
2.10 Electrical Services	<p>Lights ; Florescent- 2 no suspended twin Pendant: n/a Wall Mounted: n/a</p> <p>Power Sockets : wall - 1 no Floor- n/a I.T. Points: n/a</p> <p>Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a</p> <p>Heating : Storage Heaters : 1 no</p>		
2.11 Mechanical Services	<p>WC No: n/a Urinal No : n/a Whb No: n/a Sink No: n/a</p> <p>Mechanical Ventilation: n/a</p> <p>Disabled WC alarm: n/a</p>		

Condition Survey Photos:

2.0	Floor Level: Ground Floor	FCC Rm no: G-02	Room Name: Entrance Hall
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Figure 1
West internal elevation- with stairs and main entrance



Figure 2
North internal elevation – with door to reading room no 2



Figure 3
East internal elevation- with Reception area screen



Figure 4
South internal elevation – with door to reading room no 2



Figure 5
Evidence of timber decay – possibly dry-rot at junction with floor



Figure 6
Terrazzo floor with some wear adjacent to the entrance door –

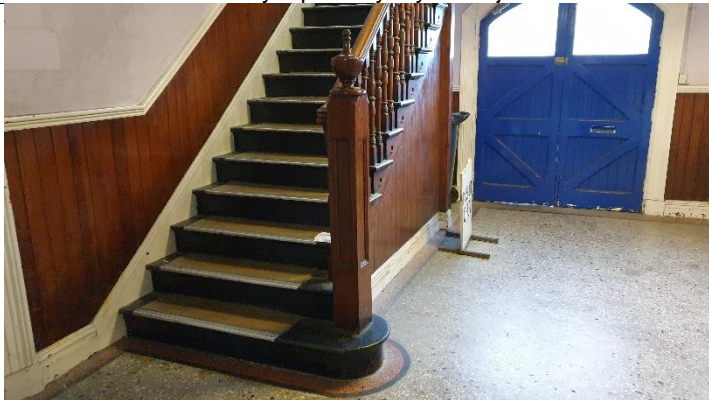


Figure 7
Varnished hardwood stairs with timber goings and risers, decorative stringers and balusters decorative newel post



Figure 8
Lime Plaster ceiling with hair line cracks – no decorative moulding

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
3.0	Floor Level: Ground Floor	FCC Rm no: G-03	Room Name: Reception
3.1 Floor	Finishes: Painted plywood finish likely to be above original TG+V boarding – Structure: Raised timber floor on tassel walls – ventilation at external walls above floor level Floor sloping towards east– evidence of serious timber decay and possibly dry rot – requires further investigation to establish extent		
3.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement:3 Timber Wainscotting : 4 Tiles: 5 Walls to east consists of lime plaster walls to upper section with a 1300mm high painted softwood wainscotting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail. Wall 1- East Evidence of timber decay – possibly dry-rot at junction with floor, between window and door Yellow spores , suggesting dry rot , evident along floor at edge of east wall, ground level to east wall is raised above internal floor level Hair line crack in walls at either side of window Wall 2- South Wall above door to Reading Room 1 (G01) is t,g+v painted to match walls. Gaps at top of timber sheeting and beam above Wall 3- West Wall consists of a glazed timber screen with three hatches for access and a timber reception desk below. The fixture is original to the building and is of historic interest , however it is not fire rated and does not provide adequate fire rating to the entrance area escape route in its present for, It is generally in poor condition and requires work Wall 4- North Walls consists of lime plaster walls to upper section with a 1300mm high painted softwood wainscotting – hair line crack to top RHS of wall , dado rail missing on LHS of door , Yellow spores , suggesting dry rot , evident along floor at RHS of door		
3.3 Ceiling	Lime Plaster ceiling with hair line cracks Coving: ogee shaped cornice against glazed timber screen Ceiling Rose : n/a Sloped Ceiling : n/a Gypsum ceiling: n/a		
3.4 Doors	2 no doors 1 painted soft wood panelled door and 1 solid flush door Solid Flush Door to Reading Rm 1– painted finish – door has not been upgraded and not considered a fire door Soft wood Panelled Door to Reading Rm 2– original 6 panels door has not been upgraded and not considered a fire door		
3.5 Ironmongery	Condition : poor not suitable for reuse Brass Ironmongery: n/a S/S fire rated hinges: n/a Door Closer: n/a		
3.6 Joinery	Original Skirtiings : skirting on each wall detached from wall with Yellow spores , suggesting dry rot , Poor condition not possible to reuse Architraves: Original profiled painted soft wood architraves with plinth block to base – reasonable Condition, however proximity to dry rot may prejudice re-use		
3.7 Window	Original Sliding Sash in need of work 1 to the east- consists of 8 over 2 single glazed sliding sash / painted soft wood – poor condition Broken sash cords Broken sash cords and timber decay to bottom stile of sash Replacement: n/a Removed: n/a		
3.8 Window Boxes /Shutters	Replacement: poor quality painted softwood window surround – flat surface no profile as original		
3.9 Fittings	Glazed timber screen with three hatches for access and a timber reception desk below. Desk consists of open timber shelves, side facing on to entrance is 900mm high painted timber panel. Screen above desk top consists of 5 number fixed pane sections of 4 over 4 window screens. The lower part of the central section has a timber archway in front of a sliding glass screen. The lower part of the north and south sections have a timber side opening hatch. The fixture is original to the building and is of historic interest , however it is not fire rated and does not provide adequate fire rating to the entrance area escape route in its present form. It will require a detailed review to adapt it to meet regulations. Minimum intervention and maximum retention of historic material.		
3.10 Electrical Services	Lights ; Florescent- 1 no suspended twin Pendant: n/a Wall Mounted: n/a Power Sockets : wall - 3no Floor- n/a I.T. Points: yes Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : Storage Heaters : 1 no		
3.11 Mechanical Services	WC No: n/a Urinal No : n/a Whb No: n/a Sink No: n/a Mechanical Ventilation: n/a Disabled WC alarm: n/a		

Condition Survey Photos

3.0	Floor Level: Ground Floor	FCC Rm no: G-03	Room Name: Reception
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Figure 1

Figure 2

Wall above door to Reading Room 1 (G01) is T,G+V painted to match walls.

Wall consists of a timber screen with three hatches for access and a timber reception desk below.



Figure 3

Figure 4

hair line crack to top RHS of wall dado rail missing on LHS of door

Gaps at top of timber sheeting and beam above



Figure 5

Figure 6

Floor sloping towards east– evidence of serious timber decay

Yellow spores suggesting dry rot evident along floor at RHS of door



Figure 7

Figure 8

Section of moulded cornice between screen and ceiling

6 over 2 sliding sash windows with replacement liner panels
Proximity of window to areas of timber decay presents a concern

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
4.0	Floor Level: Ground Floor	FCC Rm no: G-04	Room Name: Reading Room 2- North
4.1 Floor	Finishes: Painted plywood finish likely to be above original t,g+v boarding – Structure: Raised timber floor on tassel walls – ventilation at external walls above floor level Floor sloping towards east– evidence of serious timber decay and possibly dry rot – requires further investigation to establish extent Decayed timber at floor boards to RHS of fireplace		
4.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscoting : 4 Tiles: 5 Walls generally consist of lime plaster walls to upper section with a 1300mm high painted softwood wainscoting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail.		
Wall 1- East	Boasted plaster at high level to LHS of window Evidence of timber decay along full length of walls to east – skirting detached from wall- walls damp		
Wall 2-South	Hairline cracks in plaster above door to reception Evidence of timber decay at LHS of door to reception – skirting detached from wall- walls damp		
Wall 3-West	Hairline cracks in plaster at high level to walls to each side of windows Evidence of timber decay at RHS of door from entrance -- walls registering damp with meter		
Wall 4-North	Hairline cracks in plaster at high level to walls to each side of fireplace – wall above fireplace is covered with plywood , suggesting poor condition of plaster work behind Evidence of timber decay at rhs of fireplace next to door -- walls registering damp with meter		
4.3 Ceiling	Lime Plaster – cracks in ceiling at junction with wall to chimney Coving: n/a Ceiling Rose : n/a Sloped Ceiling : n/a Gypsum ceiling: n/a		
4.4 Doors	3 no doors ; 1no painted soft wood 3 panelled door and 2 no painted soft wood 6 panelled door Soft wood Panelled Door to reception and wc – original 6 panels door has not been upgraded and not considered a fire door Soft wood Panelled Door to Entrance- 2 panels below and single above – formerly glazed at upper section– door has not been upgraded and not considered a fire door		
4.5 Ironmongery	Condition – ironmongery to panelled doors are considered substandard Brass Ironmongery - brass knob to panelled door to entrance of some historic interest S/S fire rated hinges- none Door Closer- none		
4.6 Joinery	Original Skirtings : skirting on each wall detached from wall with Yellow spores , suggesting dry rot , Poor condition not possible to reuse Architraves: Original profiled painted soft wood architraves with plinth block to base – reasonable Condition, however proximity to dry rot may compromise re-use		
4.7 Window	3 no windows- 2 to the west and 1 to the east- 2 to the west consist of 9 over 1 single glazed sliding sash / painted soft wood – poor condition Broken sash cords and timber decay to bottom stile of sash 1 to the east- consists of 8 over 2 single glazed sliding sash / painted soft wood – poor condition Broken sash cords Broken sash cords and timber decay to bottom stile of sash Original lifting eyes and latches in place, bottom sash is perspex, upper sash original glass		
4.8 Window	Original painted softwood window surrounds and cills in reasonable condition but adjacent to areas of suspected timber decay - proximity to dry rot may compromise re-use		
Boxes /Shutters	Replacement: n/a Removed: n/a		
3.9 Fittings	Fireplace – existing painted metal fire place surround at north wall (gable end) fire grate has been infilled with timber panel – no vent provided Metal fire place surround – in need of repair but generally in good condition Features		
3.10 Electrical Services	Lights ; Florescent- 3 no suspended twin Pendant: n/a Wall Mounted: n/a Power Sockets : wall - 8 no Floor- n/a I.T. Points: yes Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : Storage Heaters : 1 no		
3.11 Mechanical Services	WC No: n/a Urinal No : n/a Whb No: n/a Sink No: n/a Mechanical Ventilation: n/a Disabled WC alarm: n/a		

Condition Survey Photos:

4.0	Floor Level: Ground Floor	FCC Rm no: G-04	Room Name: Reading Room 2 North
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Figure 1
 Evidence of timber decay along full length of walls to east – skirting detached from wall- walls damp



Figure 2
 Evidence of timber decay at LHS of door to reception



Figure 3
 Hairline cracks in plaster at high level to walls to each side of windows



Figure 4
 wall above fireplace is covered with plywood , suggesting poor condition of plaster work behind



Figure 5
 Floor sloping towards east– evidence of serious timber decay and possibly dry rot



Figure 6
 Boasted plaster at high level to LHS of window to Tea-station



Figure 7
 Windows to west - 9 over 1 single glazed sliding sash / painted soft wood – poor condition



Figure 8
 Decayed timber skirting and floor boards to RHS of fireplace

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
5.0	Floor Level: Ground Floor	FCC Rm no: G-05	Room Name: Tea Station
5.1 Floor	Vinyl Floor covering on concrete base -- extremely poor condition Evidence of rising damp		
5.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscoting: 4 Tiles: 5		
Wall 1-East	Boasted plaster at high level to rhs and lhs of window Evidence of timber decay along full length of walls to east – skirting detached from wall- walls damp		
Wall 2-South	Evidence of rising damp from high ground level out side of wall - extremely poor condition Plaster missing at RHS of door to reading room no 2 Boasted plaster at high level to lhs of door - extremely poor condition		
Wall 3- West	Evidence of rising damp and moisture ingress Severely boasted plaster at high level above counter - extremely poor condition		
Wall 4- North	Gypsum plaster wall to wc partition Evidence of rising damp and moisture ingress- extremely poor condition		
5.3 Ceiling	Lime Plaster - extremely poor condition Sloped Ceiling above counter top		
5.4 Doors	2 no doors ; 1 painted soft wood 6 panelled door and 1 Solid Flush Door Soft wood Panelled Door to reception– original 6 panels door has not been upgraded and not considered a fire door Solid Flush Door to wc – poor condition		
5.5 Ironmongery	Condition – ironmongery to doors are considered substandard Brass Ironmongery – none S/S fire rated hinges- none Door Closer- none		
5.6 Joinery	Original Skirtings – detached from walls missing in sections and generally in extremely poor condition Modern Architraves at door to wc Original Architraves at door to reading room - missing in sections and detached from walls Generally in extremely poor condition		
5.7 Window	1 no windows to the East 1 over 1 single glazed sliding sash / painted soft wood – poor condition Broken sash cords and timber decay to bottom stile of sash Original latches in place- no lifting eyes Glass appears to be original glass		
5.8 Window Boxes /Shutters	Original painted softwood window surrounds and cills in reasonable condition but adjacent to areas of Rising damp		
3.9 Fittings	Counter to tea station - extremely poor condition		
3.10 Electrical Services	Lights ; Florescent: n/a Pendant: 1no Wall Mounted: n/a Power Sockets : wall - 1 no Floor- n/a I.T. Points: n/a Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : Storage Heaters : n/a		
3.11 Mechanical Services	WC No: n/a Urinal No : n/a Whb No: n/a Sink No: to tea station		

Condition Survey Photos:

5.0	Floor Level: Ground Floor	FCC Rm no: G-05	Room Name: Tea Station
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Figure 1
Gypsum plaster wall to wc partition



Figure 2
Severely boasted plaster at high level above counter - extremely poor condition



Figure 3
Boasted plaster at high level to RHS and LHS of window



Figure 4
Boasted plaster at high level to RHS and LHS of window



Figure 5
Evidence of rising damp from high ground level outside of wall - extremely poor condition



Figure 6
Counter to tea station - extremely poor condition



Figure 7
Soft wood Panelled Door to reception--

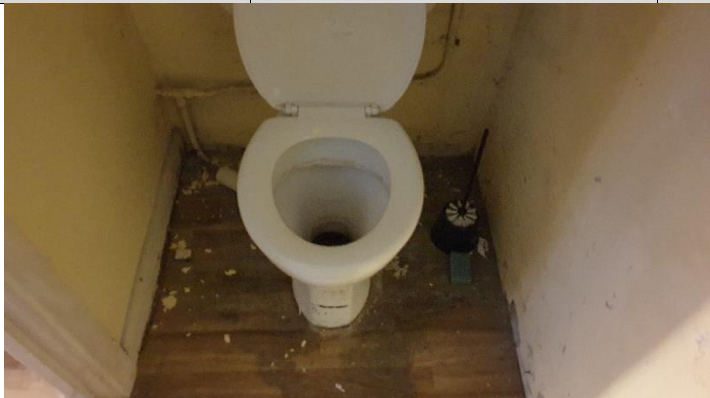



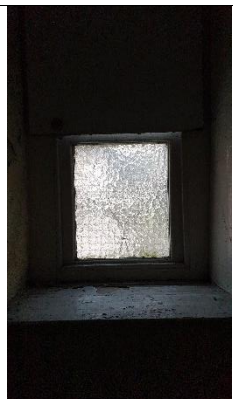





Figure 8
One over one Original painted softwood window with surrounds

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
6.0	Floor Level: Ground Floor	FCC Rm no: G-06	Room Name: W.C.
6.1 Floor	Vinyl Floor covering on concrete base -- extremely poor condition Evidence of rising damp		
6.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscoting : 4 Tiles: 5		
Wall 1-East	Boasted plaster at high level to rhs and lhs of window Evidence of timber decay along full length of walls to east – skirting detached from wall- walls damp		
Wall 2-South	Evidence of rising damp from high ground level out side of wall - extremely poor condition Gypsum plaster wall to Tea station Boasted plaster at high level to lhs of door to Tea station - extremely poor condition		
Wall 3-West	Evidence of rising damp and moisture ingress Severely boasted plaster at high level above WC - extremely poor condition		
Wall 4- North	Severely boasted plaster at high level to wall at gable wall - extremely poor condition External wall is against a boundary wall leading to water ingress		
6.3 Ceiling	Lime Plaster - extremely poor condition Section of M.D.F. surface fixed to underside of part of the ceiling Sloped Ceiling above WC		
6.4 Doors	1 painted Solid Flush Door to wc – poor condition		
6.5 Ironmongery	ironmongery to doors are considered substandard Brass Ironmongery – none S/S fire rated hinges- none Door Closer- none		
6.6 Joinery	Original Skirtings –missing in sections and generally in extremely poor condition Modern Architraves at door to wc Generally in extremely poor condition		
6.7 Window	1 no windows to the East Single glazed painted soft wood casement window– Broken obscured glass pane poor condition Ironmongery damaged		
6.8 Window Boxes /Shutters	Original painted softwood window cills in poor condition Damaged due to Rising damp as there is no dpc No window surrounds or liners		
3.9 Fittings	W.C. only in poor condition		
3.10 Electrical Services	Lights ; Florescent- T or Single no : n/a Pendant: one Wall Mounted: Power Sockets : wall - Floor- I.T. Points: wall - Floor- Smoke Detector: Heat Detector: Alarm Bell: Heating : Storage Heaters Radiators:		
3.11 Mechanical Services	WC : YES Urinal: No Whb: No Sink: No Mechanical Ventilation: none Disabled WC alarm: none		

Condition Survey Photos:			
6.0	Floor Level: Ground Floor	FCC Rm no: G-06	Room Name: W.C.
			
Figure 1 Vinyl Floor covering on concrete base -- extremely poor condition			
			
Figure 2 Vinyl Floor covering on concrete base -- extremely poor condition			
			
Figure 3 Boasted plaster at high level to RHS and LHS OF window			
			
Figure 4 Severely boasted plaster at high level to wall at gable wall			
			
Figure 5 Single glazed painted soft wood casement window-- Broken obscured glass pane poor condition			
			
Figure 6 Section of M.D.F. surface fixed to underside of part of the ceiling			
			
Figure 7 Boasted plaster at high level to LHS of door to Tea station			
			
Figure 8 1 painted Solid Flush Door to wc -- poor condition			

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:		Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
9.0	Floor Level: First Floor	FCC Rm no: F-01	Room Name: Genealogy Office	
9.1 Floor	Carpet on plywood backing in poor condition Based on floor in the Museum room it is likely that the original Timber Boards are below –and could be reused			
9.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscotting : 4 Tiles: 5			
Wall 1-East	Office space with extensive furniture, pictures and shelving - not possible to survey fully Lime plaster walls to upper section with a 900mm high varnished softwood wainscotting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail to window cill level Extensive hairline cracks to upper sections of walls			
Wall 2-South	lime plaster walls to upper section with a 900mm high varnished softwood wainscotting with profiled painted soft wood skirting and dado rail with Fireplace at centre Flue vent / access hatch to chimney breast - damage to plaster at either side of chimney breast at high level in line with external gutter			
Wall 3-West	lime plaster walls to upper section with a 900mm high varnished softwood wainscotting with profiled painted soft wood skirting and dado rail to window cill level			
Wall 4-North	Severe damage to plaster at wall next to stairs due to water ingress from roof above and parapet area Full height TG+V varnished soft wood panelling to partition to room no F-02 Museum Section of wall with in triangular roof truss area appears to be plywood sheeting infill – stained to Match remainder of timber and non-original to building ½ height timber stud partition to lobby and office– not original to building			
9.3 Ceiling	Exposed timber roof truss, to a quasi-hammer beam . king post roof truss with hipped end to north and with exposed timber purlins and TG+V sheeting Profiled timber edge detail at junction of roof and wall at wall plate level			
9.4 Doors	1no solid flush door – painted finish – door has not been upgraded and not considered a fire door			
9.5 Ironmongery	Condition : sub-standard Brass Ironmongery - brass lever handle to solid flush door not historic S/S fire rated hinges- none Door Closer- none			
8.6 Joinery	Original timber skirting approx. 150mm high to East, North and South walls Replacement 100mm high painted soft wood Skirtings to stud walls at west stud partitions Replacement painted soft wood Architraves to solid flush door			
9.7 Window	2 no windows to the East, consisting of 1 over 1 single glazed sliding sash / painted soft wood – poor condition - Broken sash cords and timber decay to bottom stile of sash 3 no windows to the West, consisting of 9 over 1 single glazed sliding sash / painted soft wood Broken sash cords and timber decay to bottom stile of sash– poor condition			
9.8 Window Boxes /Shutters	Original painted softwood window surrounds and cills in reasonable condition			
9.9 Fittings	Fireplace – 1 no marble fireplace to south wall with cast iron insert not possible to full access at time of survey Some missing decorative stones at top of LHS and RHS pilaster – not critical and could be repaired Hatches- original timber book hoist in south east corner of historic interest Office space with extensive furniture, pictures and shelving - not possible to survey fully			
9.10 Electrical Services	Lights ; Florescent- 3 no Pendant: Wall Mounted: Power Sockets : wall – 4 no double I.T. Points: 2no Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : n/a Storage Heaters n/a Radiators: n/a			
9.11 Mechanical Services	n/a			

Condition Survey Photos:

9.0	Floor Level: First Floor	FCC Rm no: F-01	Room Name: Genealogy Office
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Figure 1 Damage to plaster at south gable wall due to water ingress from flat roof gutters



Figure 2 Severe damage to plaster at wall next to stairs due to water ingress from flat roof/parapet area



Figure 3
Office space with extensive furniture, pictures and shelving -

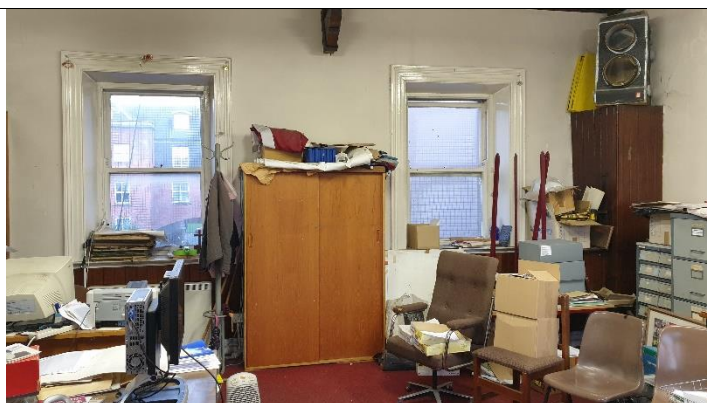


Figure 4
Original timber book hoist in south east corner

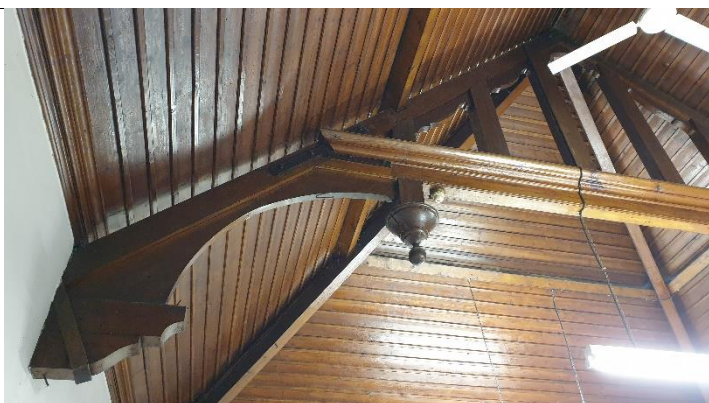


Figure 5 Exposed timber roof truss hipped at ends with exposed timber purlins and TG+V sheeting



Figure 6 -marble fireplace with cast iron insert
Some missing decorative stones at top of LHS and RHS pilaster -



Figure 7
Carpet on plywood backing in poor condition- timber threshold



Figure 8
Damage to plaster at south gable wall due to water ingress from gutters

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:		Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
10.0	Floor Level: First Floor	FCC Rm no: F-02	Room Name: Museum	
10.1 Floor	Original Timber Boards – un varnished – in reasonable condition and can be reused			
10.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscotting : 4 Tiles: 5 Museum space with extensive display cases and wall hangings- not possible to survey fully			
Wall 1-East	lime plaster walls to upper section with a 900mm high varnished softwood wainscotting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail to window cill level			
Wall 2-South	Extensive hairline cracks to upper sections of walls Full height TG+V varnished soft wood panelling to partition to room no F-01 Section of wall within triangular roof truss area appears to be plywood sheeting infill – stained to match remainder of timber and non-original to building			
Wall 3-West	½ height timber stud partition to lobby and office– not original to building			
Wall 4-North	lime plaster walls to upper section with varnished softwood wainscotting with profiled painted soft wood skirting and dado rail to window cill level Flue vent / access hatch to chimney breast Extensive hairline cracks to top RHS corner and LHS corner of fire breast at not wall			
10.3 Ceiling	Exposed timber roof truss, to a quasi-hammer beam . king post roof truss with hipped end to north and with exposed timber purlins and TG+V sheeting Profiled timber edge detail at junction of roof and wall at wall plate level			
10.4 Doors	Soft wood 15 Panelled glazed Door with multi-coloured glass in panels – modern not historic Door has not been upgraded and not considered a fire door			
10.5 Ironmongery	Condition : sub-standard Brass Ironmongery - brass lever handle to glass panelled door not historic S/S fire rated hinges- none Door Closer- none			
10.6 Joinery	Original timber skirting approx. 150mm high to East, North and South walls Replacement 100mm high painted soft wood Skirtings to stud walls at west stud partitions Replacement painted soft wood Architraves to glass panelled door			
10.7 Window	3 no windows to the East wall consisting of 1 over 1 single glazed sliding sash / painted soft wood – poor condition Broken sash cords and timber decay to bottom stile of sash Original Sliding Sash in need of work			
10.8 Window Boxes /Shutters	Original painted softwood window surrounds and cill in reasonable condition			
10.9 Fittings	Fireplace – 1 no marble fireplace to north wall with cast iron insert Damage to decorative stone at top RHS corner not possible to fully access at time of survey Museum space with extensive display cases and wall hangings-not original to building			
10.10 Electrical Services	Lights ; Florescent- 3 no Pendant: Wall Mounted: Power Sockets : wall – 4 no double I.T. Points: 2no Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : n/a Storage Heaters n/a Radiators: n/a			
10.11 Mechanical Services	n/a			

Condition Survey Photos:

10.0	Floor Level: First Floor	FCC Rm no: F-02	Room Name: Museum
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Figure 1
Museum space with extensive display cases and wall hangings-



Figure 2 – as per figure no 1



Figure 3
Exposed timber roof truss hipped at ends with exposed timber purlins and TG+V sheeting



Figure 4
Section of wall within triangular roof truss area appears to be plywood sheeting infill – stained to



Figure 5- marble fireplace to north wall with cast iron insert



Figure 6-Original Timber Boards – un varnished finish



Figure 7



Figure 8



Figure 9



Figure 10

Original painted softwood window surrounds and cill in reasonable condition

painted soft wood glass panelled door,

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author: Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
11.0	Floor Level: First Floor	FCC Rm no: F-03	Room Name: Lobby
11.1 Floor	Carpet to lobby area in poor condition		
11.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscotting : 4 Tiles: 5		
Wall 1-East	Full height TG+V varnished soft wood panelling to partition forming lobby – not original to building		
Wall 2-South	Full height TG+V varnished soft wood panelling to partition forming lobby – not original to building Soft wood frame to door		
Wall 3-West	Large opening in wall where double doors had been previously Severe damage to plaster at RHS of door to F01 due to water ingress from flat roof/parapet area and in line with water ingress on stairs side of wall		
Wall 4-North	Full height TG+V varnished soft wood panelling to partition forming lobby – not original to building Soft wood frame to double door – double doors appear to be original from opening to stairs		
11.3 Ceiling	TG+V varnished soft wood panelling to ceiling similar to partition forming lobby Ceiling is approx. 2400mm and lower than the void above		
11.4 Doors	2 no doors, 1 no double door and 1no solid flush door 1 no double door painted soft wood glass panelled door, each with 2no panels below and 6 no glass panels above– doors have not been upgraded and not considered a fire door 1 solid flush door – painted finish – door has not been upgraded and not considered a fire door		
11.5 Ironmongery	Condition : sub-standard Brass Ironmongery - brass lever handle to glass panelled door not historic S/S fire rated hinges- none Door Closer- none		
11.6 Joinery	Original timber skirting approx. 150mm high to East, North and South walls Architraves: Original profiled painted soft wood architraves to double doors Replacement painted soft wood Architraves to solid flush door		
11.7 Window	n/a		
11.8 Window Boxes /Shutters	n/a		
11.9 Fittings	n/a		
11.10 Electrical Services	Lights ; Florescent- T or Single no : Pendant: Wall Mounted: Power Sockets : wall – n/a I.T. Points: n/a Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : n/a Storage Heaters n/a Radiators: n/a		
11.11 Mechanical Services	n/a		

Condition Survey Photos:			
11.0	Floor Level: First Floor	FCC Rm no: F-03	Room Name: Lobby



Figure 1
 1 no double door painted soft wood glass panelled door, each with 2no panels below and 6 no glass



Figure 2
 1 solid flush door – painted finish – door has not been upgraded and not considered a fire door



Figure 3
 Full height TG+V varnished soft wood panelling to partition forming lobby – not original to building



Figure 4
 Carpet to lobby area in poor condition



Figure 5
 Large opening in wall where double doors had been previously



Figure 6
 Original profiled painted soft wood architraves to opening to lobby

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
12.0	Floor Level: First Floor	FCC Rm no: F-04	Room Name: Stairs
12.1 Floor	Carpet to landing area in poor condition- poor condition Carpet to stair threads with metal nosing		
12.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscotting : 4 Tiles: 5		
Wall 1-East	Walls consists of lime plaster walls to upper section with stained softwood wainscotting Boasted plaster at high level above half landing to stairs due to water ingress at flat roof above stairs Large opening in wall where double doors had been previously		
Wall 2- South	Boasted plaster at high level above half landing to stairs - extremely poor condition		
Wall 3- West	Walls consists of lime plaster walls to upper section with a 1300mm high stained softwood wainscotting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail. Severe damage to plaster at half landing of stairs due to water ingress from flat roof/parapet area		
Wall 4- North	Walls consists of lime plaster walls to upper section with stained softwood wainscotting		
12.3 Ceiling	Lime Plaster ceiling with hair line cracks Coving: decorative cornice to flat ceiling above stairs		
12.4 Doors	No doors Opening to lobby appears to have been a door way in an earlier configuration but has been reorganised as an opening		
12.5 Ironmongery	n/a		
12.6 Joinery	Original Skirtings: reasonable condition Architraves: Original profiled painted soft wood architraves to opening to lobby area – reasonable Condition		
12.7 Window	5 no windows to the west elevation in a segmental bay window arrangement –arch to centre window 5 to the west consist of 4 over 1 single glazed sliding sash / painted soft wood – poor condition Centre window is 6/1 with arched head - Broken sash cords and timber decay to bottom stile of sash Original latches and lifting eyes in place- Glass appears to be original glass		
12.8 Window Boxes /Shutters	Original painted softwood window surrounds and cills in reasonable condition		
12.9 Fittings	Varnished hardwood stairs with timber goings and risers, nosings to goings, decorative stringers and balusters. "pig ear" type handrail to one side, meeting decorative newel post on 1 st step. Goings= 270mm Risers=180mm Width=1130mm Handrail= 950mm Space between balusters <90mm Handrail at top of landing is 950mm and is lower than 1100mm in building regulations Minimum intervention and maximum retention of historic material.		
12.10 Electrical Services	Lights ; Florescent- T or Single no : n/a Pendant: one Wall Mounted: n/a Power Sockets : wall - Floor- I.T. Points: wall - Floor- Smoke Detector: Heat Detector: Alarm Bell: Heating : Storage Heaters Radiators:		
12.11 Mechanical Services	WC No: Urinal No : Whb No: Sink No: Mechanical Ventilation: Disabled WC alarm:		

Condition Survey Photos:

12.0	Floor Level: First Floor	FCC Rm no: F-04	Room Name: Stairs
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Figure 1
 Boasted plaster at high level above half landing to stairs -
 Due to leak in roof above - extremely poor condition



Figure 2
 Windows to the west consist of 5 number all 4 over 1 single
 glazed sliding sash / painted soft wood



Figure 3
 Two of 5 windows to LHS



Figure 4
 Two of 5 windows to RHS



Figure 5
 Handrail at top of landing is 950mm and is lower than 1100mm in
 building regulations



Figure 6

Varnished hardwood stairs with timber goings and risers



Figure 7

Boasted plaster at high level above half landing to stairs



Figure 8

Winder on 1/4 landing to stair may not be in compliance with TGD
 Part K or Part M

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:	Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
13.0	Floor Level: First Floor	FCC Rm no: F-05	Room Name: Corridor
13.1 Floor	Original Timber Boards – un varnished – in reasonable condition and can be reused		
13.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscotting : 4 Tiles: 5		
Wall 1-East	timber stud partition with Plaster finish approx. 2500mm high containing door to Museum Not original to building and of no significance		
Wall 2-South	Timber stud partition with Plaster finish containing door to lobby – not original to building Soft wood frame to double door – double doors appear to be original from opening to stairs		
Wall 3-West	Walls consists of lime plaster walls to upper section with 900mm high stained softwood wainscotting		
Wall 4-North	Timber stud partition with Plaster finish containing door to office – not original to building Soft wood frame to glazed door to office		
13.3 Ceiling	No ceiling open void to double height space		
13.4 Doors	3no doors - 2no Soft wood 15 Panelled glazed doors with multi-coloured glass in panels – modern not historic 1 no double door painted soft wood glass panelled door, 2no panels below and 6no glass panels above- may be original to building and re-instated in present location as part of earlier work – doors have not been upgraded and not considered a fire door		
13.5 Ironmongery	Condition : sub-standard Brass Ironmongery - brass knob to original panelled door of some historic interest S/S fire rated hinges- none Door Closer- none		
13.6 Joinery	Original timber skirting approx. 150mm high to west wall Replacement 100mm high painted soft wood Skirtings to stud walls Original painted soft wood Architraves to door to lobby Replacement painted soft wood Architraves to 2 no doors to stud walls		
13.7 Window	1 to the west consist of 6 over 1 single glazed sliding sash / painted soft wood – poor condition Broken sash cords and timber decay to bottom stile of sash Original Sliding Sash in need of repair work		
13.8 Window Boxes /Shutters	Original painted softwood window surrounds and cill in reasonable condition		
13.9 Fittings	n/a		
13.10 Electrical Services	Lights ; Florescent- T or Single no : _____ Pendant: _____ Wall Mounted: _____ Power Sockets : wall – n/a I.T. Points: n/a Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : n/a Storage Heaters 1 no Radiators: n/a		
13.11 Mechanical Services	n/a		

Condition Survey Photos;

13.0	Floor Level: First Floor	FCC Rm no: F-05	Room Name: Corridor
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Figure 1



Figure 2

Original Timber Boards – un varnished – in reasonable condition

Painted soft wood panelled door, 2no panels below and 6no glass



Figure 3



Figure 4

6 over 1 single glazed sliding sash / painted soft wood

15 Panelled glazed Door with multi-coloured glass in panels



Figure 5



Figure 6

No ceiling open void to double height space

Original Timber Boards – un varnished –



Figure 7



Figure 8

Lime plaster walls to upper section with 900mm high stained softwood wainscoting

As per figure 7

Project Name : FCC Carnegie Library Swords
Project description: Conservation and Extension

Job No: 20-18
Date: 18 11 20
Author : Colm Redmond

Condition levels:		Good=A(Green)	Fair=B(Amber) minor repair	Poor=C(needs attention)
14.0	Floor Level: First Floor	FCC Rm no: F-06	Room Name: Office	
14.1 Floor	Vinyl sheeting to office in poor condition			
14.2 Walls	Lime Plaster: 1 Gypsum: 2 Sand Cement: 3 Timber Wainscotting : 4 Tiles: 5			
Wall 1-East	Timber stud partition with Plaster finish – not original to building			
Wall 2-South	Timber stud partition with Plaster finish containing door to corridor Soft wood frame to glazed door to office			
Wall 3-West	lime plaster walls to upper section with a 900mm high varnished softwood wainscotting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail with window- all original			
Wall 4-North	lime plaster walls to upper section with a 900mm high varnished softwood wainscotting (90mm wide t,g+v) with 150 profiled painted soft wood skirting and 50mm dado rail at gable – hair line cracks in Wall at high level			
14.3 Ceiling	Gypsum ceiling with painted finish, Not original to building and lower than the height of the exposed timber roof Some hair line cracks but generally in good condition			
14.4 Doors	Soft wood 15 Panelled glazed Door with multi-coloured glass in panels – modern not historic Door has not been upgraded and not considered a fire door			
14.5 Ironmongery	Condition : all sub-standard Brass Ironmongery - brass lever handle to glass panelled door not historic S/S fire rated hinges- none Door Closer- none			
14.6 Joinery	Original timber skirting approx. 150mm high to west and north walls Replacement 100mm high painted soft wood Skirtings to stud walls at east and south Replacement painted soft wood Architraves to glass panelled door			
14.7 Window	2 to the west consisting of one window 6 over 1 and one 8 over one Both single glazed sliding sash / painted soft wood – poor condition Broken sash cords and timber decay to bottom stile of sash Original Sliding Sash in need of repair work			
14.8 Window Boxes /Shutters	Original painted softwood window surrounds and cill in reasonable condition			
14.9 Fittings	n/a			
14.10 Electrical Services	Lights ; Florescent- T or Single no : ——— Pendant: ——— Wall Mounted: Power Sockets : wall – 4 no double I.T. Points: 2no Smoke Detector: n/a Heat Detector: n/a Alarm Bell: n/a Heating : n/a Storage Heaters 1 no Radiators: n/a			
14.11 Mechanical Services	n/a			

Condition Survey Photos:

14.0	Floor Level: First Floor	FCC Rm no: F-06	Room Name: Office
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Figure 1
2500mm stud work with plaster board ceiling within main space



Figure 2
Vinyl sheeting to office in poor condition



Figure 3
Timber stud partition with Plaster finish at wall to lobby



Figure 4
Looking at wall to north with stud partition to left



Figure 5
6 over 1 single glazed sliding sash / painted soft wood



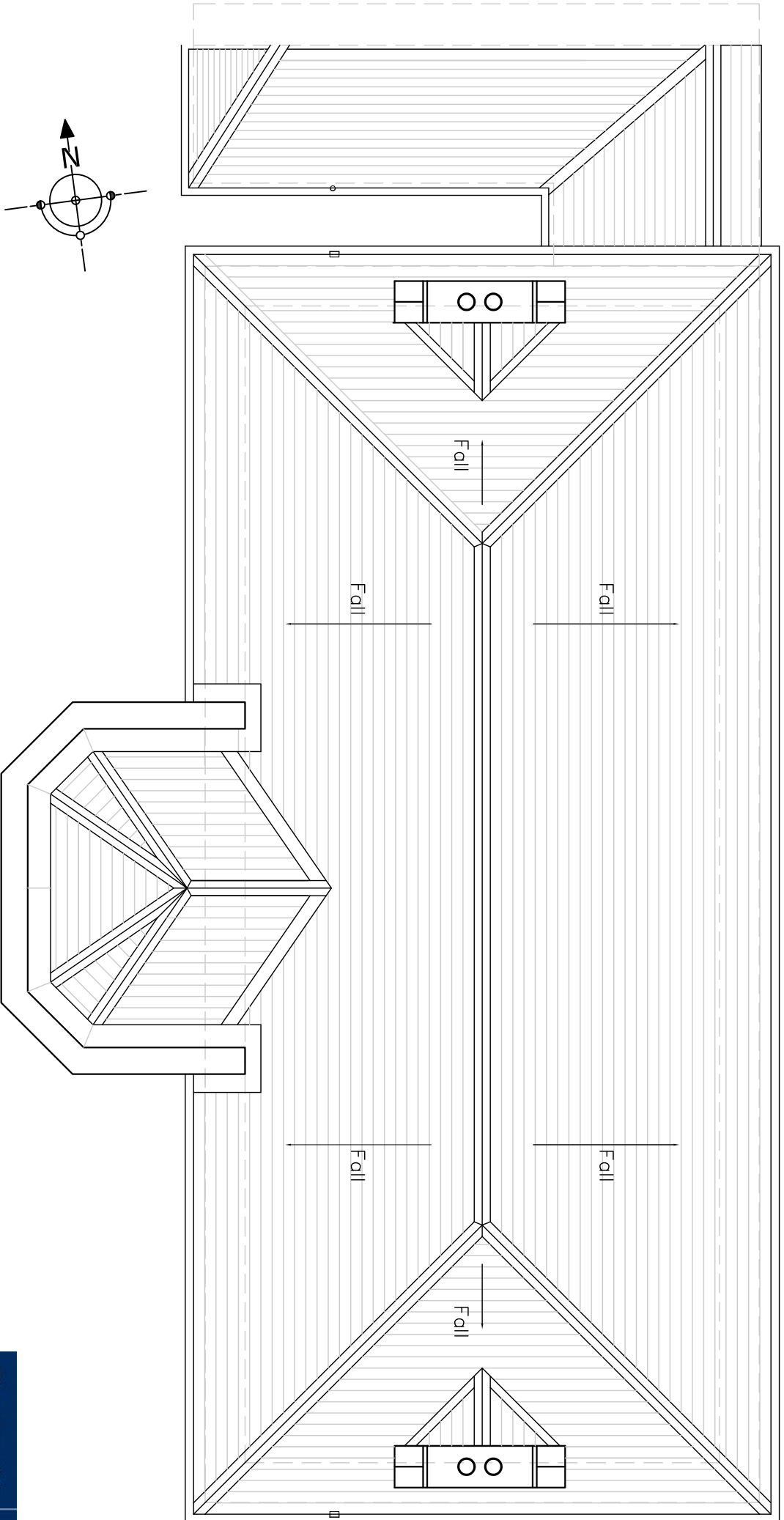
Figure 6
6 over 1 single glazed sliding sash / painted soft wood



Figure 7
lime plaster walls to upper section with 900mm high stained softwood wainscoting



Figure 8
As per figure 7



EXISTING ROOF PLAN:
SCALE 1:100

Condition Survey Photos:

1.0	Roof Level: West Face	FCC Rm no: R-01	Area : WEST FACE OF ROOF
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Figure 1- to left hand side of stairs out-crop
 Original natural slate roof with sections of recently slipped and previously repaired slate.



Figure 2- to right hand side of stairs out-crop
 Original natural slate roof with various sections of slipped and broken slate



Figure 3- to left hand side of stairs out-crop
 Terracotta ridge and hips – ridge with decorative feature , hips with rolled top. Sections of ridge loose and in vulnerable condition.



Figure 4- to right hand side of stairs out-crop
 Loose and broken slates at valley gutter at stairs out crop
 Damaged terracotta sections of ridge pieces



Figure 5
 Roof outcrop above stairs with hexagonal bay and hips



Figure 6 - to right hand side of stairs out-crop
 Section of roof in relatively good condition with less broken and slipped slates



Figure 7- to left hand side of stairs out-crop
 Ridge pieces out of alignment and loose



Figure 8- to right hand side of stairs out-crop
 As per photo 7 – further along ridge

Condition Survey Photos:

1.0	Roof Level: West Face at stairs	FCC Rm no: R-02	Area : Roof
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Figure 1- Roof outcrop above stairs with hexagonal bay and hips



Figure 2- Loose and broken slates at valley gutter at stairs out crop
 This appears to be the source of the water ingress issues to the walls of the stairs



Figure 3
 Close up of low parapet wall at stairs with lead flashings to parapet gutters – no evidence of damage or tears to lead



Figure 4
 Further view of south west roof face with slipped and broken slates



Figure 5
 Terracotta hip tiles at junction of splayed section of roof
 Complex junction which h could be the source of water ingress



Figure 6
 Further view of south west roof face from above
 Water from parapet roof discharges to valley gutter



Figure 7
 Wrought iron hip irons at end of terracotta hip tiles showing signs of rust



Figure 8
 View of north west roof face from above
 Water from parapet roof discharges to valley gutter

Condition Survey Photos:

1.0	Roof Level: North Face	FCC Rm no: R-03	Area : NORTH FACE OF ROOF
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Figure 1
North face of roof with hipped slope, chimney at gable end with slated gusset roof connection to main roof.

Figure 2
View of roof from the North -west
Note ridge piece at gusset roof out of alignment and buddleia



Figure 3 View of gusset roof with lead flashings at valley and abutment with chimney – change of colour of brickwork to upper section suggests chimney has been rebuilt or extended.

Figure 4
Mortar to brick work has been affected by weathering and is allowing buddleia to take hold and damaging brick work.



Figure 5
Close up view of north- slope with further examples of recently slipped and previously repaired slates using lead strap hangers

Figure 6
Note slipped slates at junction with lead flashing at valley gutter

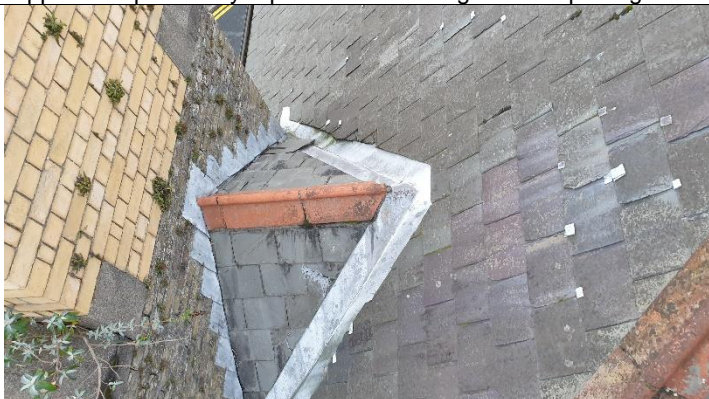


Figure 7
Slipped slates and previously repaired slates

Figure 8
Cracks in concrete coping, pots appear to be flue liners
Note vents in chimney stack

Condition Survey Photos:

1.0	Roof Level: East Face	FCC Rm no: R-04	Area : EAST FACE OF ROOF
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Figure 1
Original natural slate roof with sections of recently slipped and previously repaired slate.



Figure 2
Close up view of north-east slope with further examples of recently slipped and previously repaired slates using lead strap hangers



Figure 3
Gutter section at north-east corner sloping away



Figure 4
Corner broken slate next to terracotta hip tile



Figure 5 north-east slope with further examples of recently slipped and previously repaired slates using lead strap hangers - some evidence of recently replaced slates

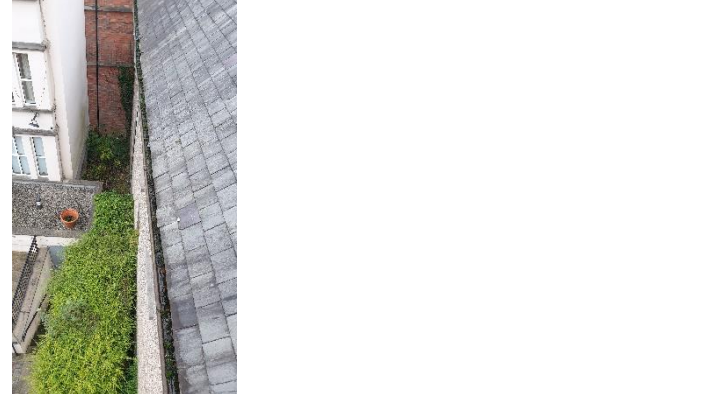


Figure 6 -view of gutter along east slope of roof - sections towards south have been replaced with PVC gutters



Figure 7
View of north-east slope of roof - showing slipped slates and terracotta ridge out of alignment



Figure 8
View of south-east slope of roof - showing slipped slates and terracotta ridge out of alignment

Condition Survey Photos:

1.0	Roof Level: South Face	FCC Rm no: R-05	Area : SOUTH FACE OF ROOF
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Figure 1
 South face of roof with hipped slope, chimney at gable end with slated gusset roof connection to main roof.



Figure 2
 View of roof from the south -west
 Note slipped slates at gusset roof and buddleia



Figure 3
 View of gusset roof with lead flashings at valley and abutment with chimney – change of colour of brickwork to upper section suggests chimney has been rebuilt or extended.



Figure 4
 Cast iron gutters fixed to fascia at wall below in need of painting and rust protection



Figure 5- View of roof from the south-east- Note slipped slates 1/3 down slope of roof



Figure 6
 View of gap between south elevation and neighbouring building



Figure 7
 Mortar to brick work has been affected by weathering and is allowing buddleia to take hold and damaging brick work.



Figure 8
 Cracks in concrete coping, pots appear to be flue liners
 Note vents in chimney stack

Condition Survey Photos:

1.0	External Elevation : West Face	FCC Rm no: Ex01	Area : Railings
			
<p>Figure 1 North flanking wall consists of a mixture of brick, random rubble stone and concrete with a lime rough cast render</p>	<p>Figure 2 West boundary railings- consisting of painted wrought iron rails on a limestone plinth.</p>		
			
<p>Figure 3 Changes in level of footpath has resulted in a gap at the base of the limestone plinth. Cement render at this gap has fallen away.</p>	<p>Figure 4 Heavily painted metal work requires wire brushing and an appropriate painting system.</p>		
			
<p>Figure 5 Despite being heavily painted, the underlying metalwork appears to be in good condition with nearly all decorative features intact.</p>	<p>Figure 6 Pointing between limestone plinths has eroded and needs to be repointed with an appropriate lime pointing.</p>		
			
<p>Figure 7 South west section of railing.</p>	<p>Figure 8 South flanking wall and pier consists of brick, with a lime rough cast render. Capping to pier appears to be insitu concrete.</p>		

Condition Survey Photos:

1.0 External Elevation : West elevation FCC Rm no: **Ex02** Area : Façade



Figure 1

General view of West elevation with buff coloured brick to main walls in an English Cross or Dutch Bond with alternating rows of headers and stretchers.



Figure 2

Window surrounds and corner returns and walls to stairs finished in a red brick, also in an English Cross or Dutch Bond, with limestone surround and panel to entrance door.

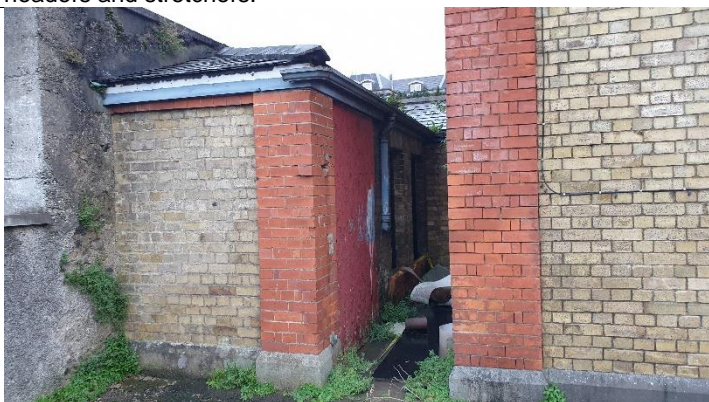


Figure 3

Single storey out-house in brick to north of main structure. Generally in poor condition, with damage to brickwork and missing sections of rainwater goods.



Figure 4

Limestone entrance step in front of entrance in two sections with further limestone step at threshold. Some wear to stone and repointing required.

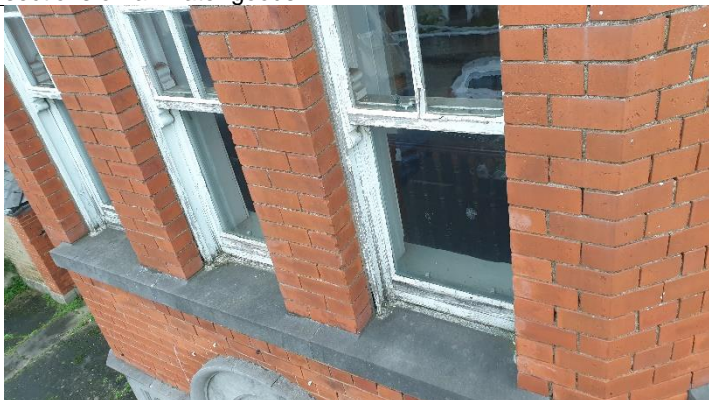


Figure 5

Limestone cills to feature windows at stairs



Figure 6

Single pane sliding sash windows. Bottom rail and bottom of sash stile and outside lining show evidence of timber decay.



Figure 7

1st floor windows to south west



Figure 8

Ground floor windows to North west

Condition Survey Photos:

1.0	External Elevation : North elevation	FCC Rm no: Ex03	Area : Façade
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Figure 1
 North elevation with buff coloured brick to main walls in an English Cross or Dutch Bond with alternating rows of header and stretcher.



Figure 2
 Boundary wall to north face with painted sand/cement render on wall to single storey out house and modern random rubble decorative stone wall.



Figure 3
 Change in level at rear of building with soil and plant built up against east and north walls, possible source water ingress.



Figure 4
 Wall to out-house appears to be in-situ concrete in sections. Cracks in cementitious render



Figure 5
 Buddleia above roof to out-house



Figure 6
 View of mon-pitched roof to out house



Figure 7
 change of colour of brickwork to upper section suggests chimney has been rebuilt or extended



Figure 8
 Soil and plant built up against east and north walls, possible source water ingress.

Condition Survey Photos:

1.0	External Elevation : East elevation	FCC Rm no: Ex03	Area : EAST FAÇADE
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Figure 1
Lime "Harling" or roughcast render to east wall with brick quoins at corners.



Figure 2
Significant changes in level at east face of building

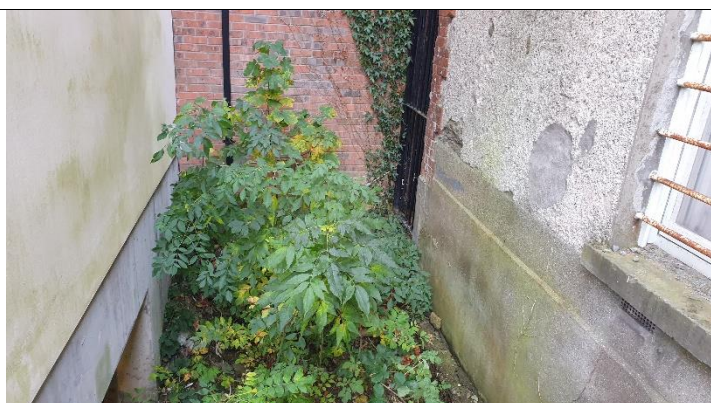


Figure 3
Gap at rear or east of building with changes in ground level



Figure 4
Walls behind harling finish likely to be brick, there is some evidence from damaged section of harling that it could be random rubble.



Figure 5
General view of east elevation



Figure 6
General view of east elevation – towards north-east



Figure 7
Wire mesh in front of external windows



Figure 8
General view of east elevation – towards south-east

Condition Survey Photos:

1.0	External Elevation : South elevation	FCC Rm no: Ex05	Area : Façade
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Figure 1
West elevation showing south elevation at gap next to neighbouring modern construction.



Figure 2
Gap between buildings is in ownership of adjacent building however eaves, gutters and rainwater pipes over sail.



Figure 3
South elevation with buff coloured brick in an English Cross or Dutch Bond with alternating rows of headers and stretchers.



Figure 4
View of gap from above Narrow gap making maintenance of rainwater goods difficult.



Figure 5
Neighbouring building overlooking south facade

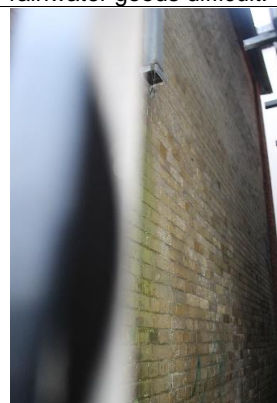


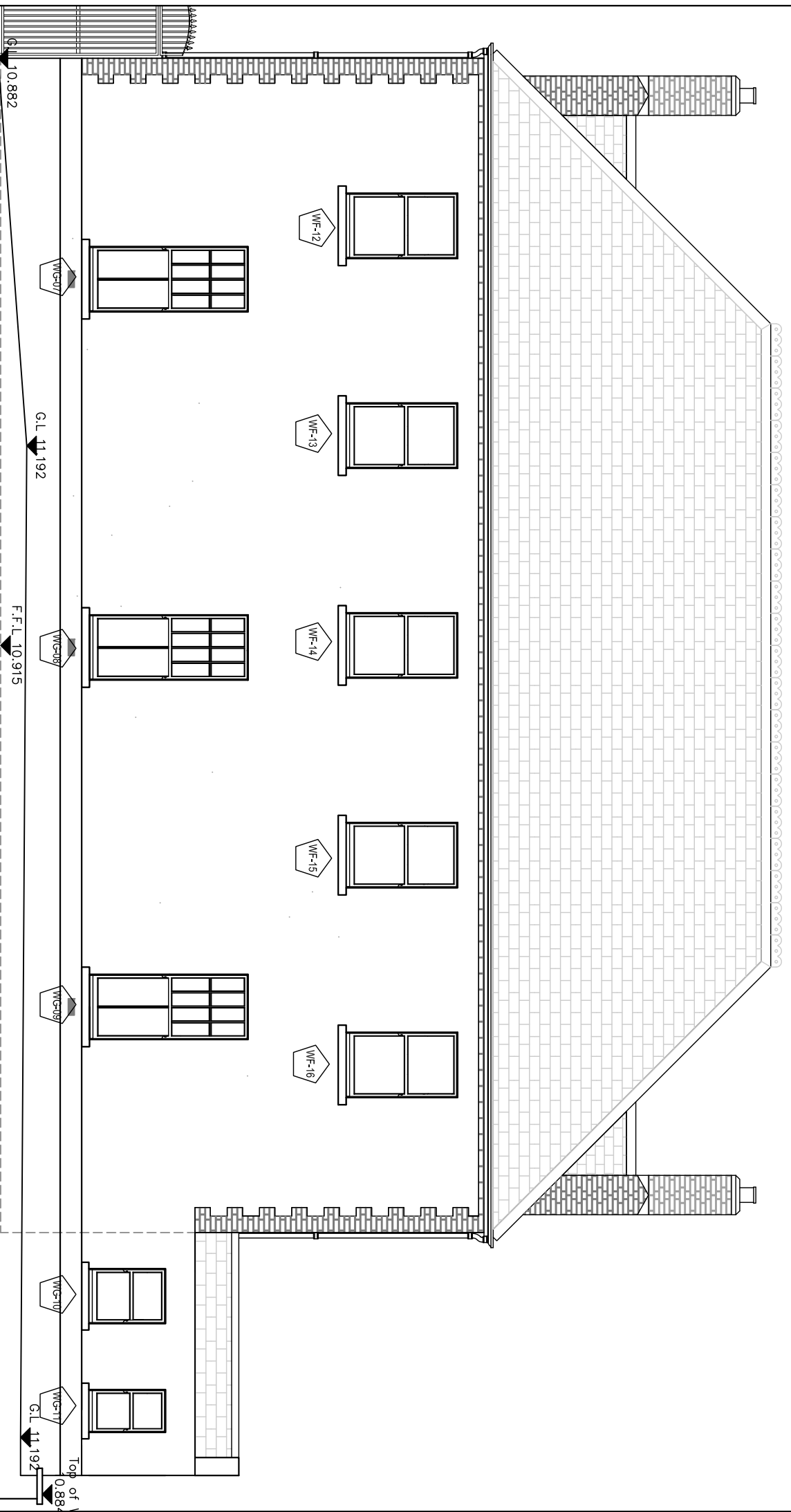
Figure 6
Broken rainwater pipe at south elevation- leading to water on wall



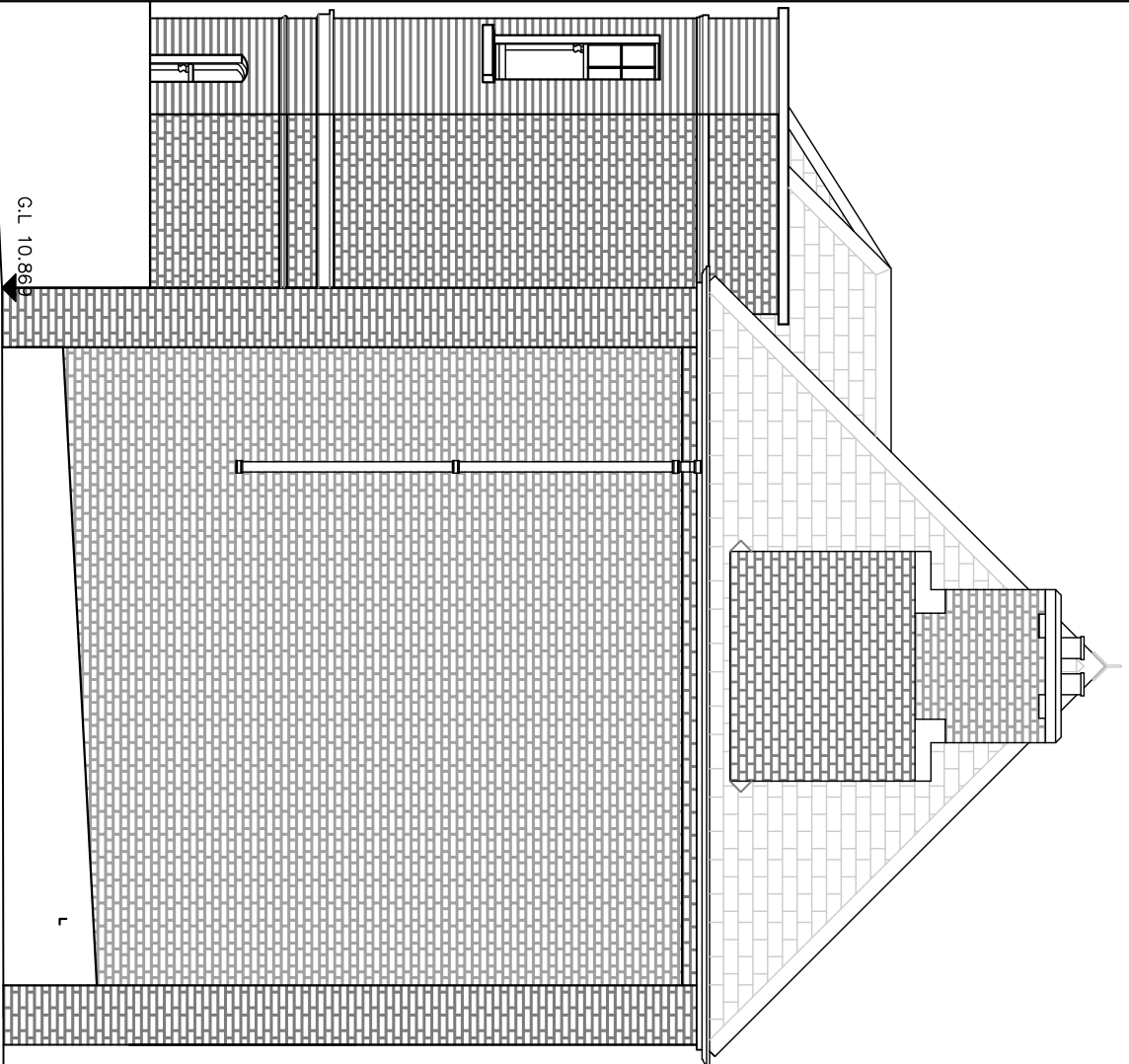
Figure 7



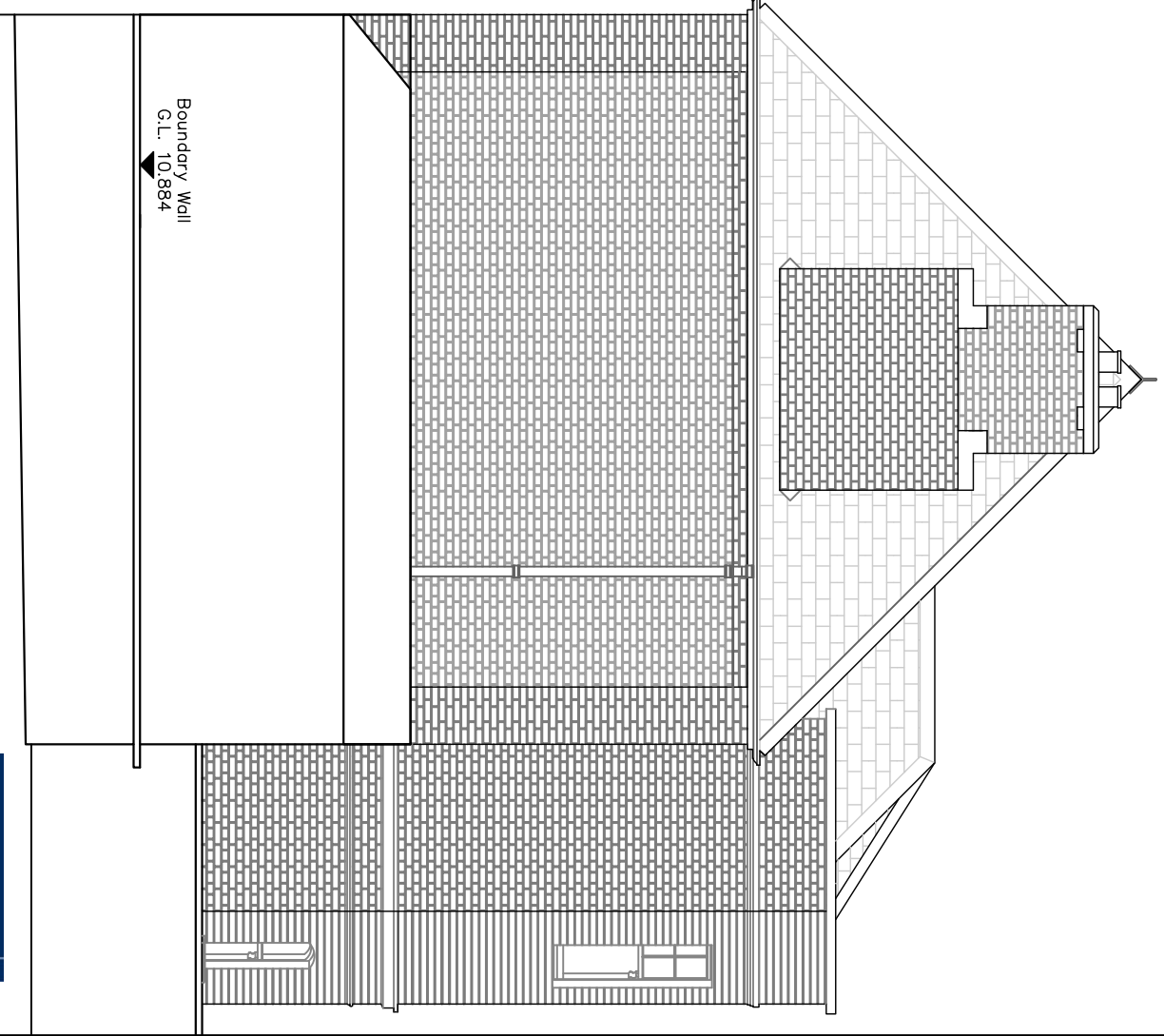
Figure 8
Low level view of gap between structures



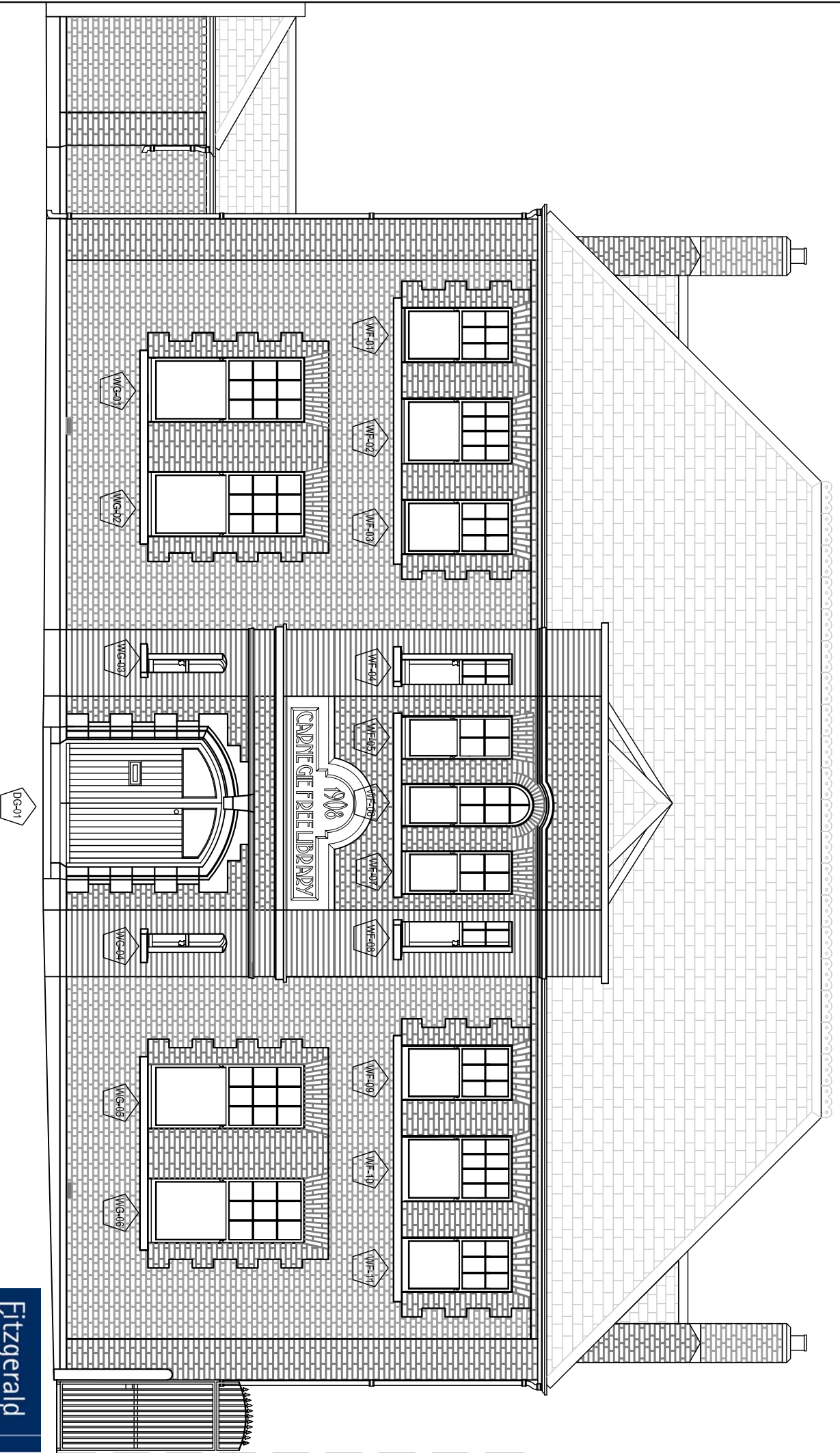
STING EAST ELEVATION:
 SCALE 1:100




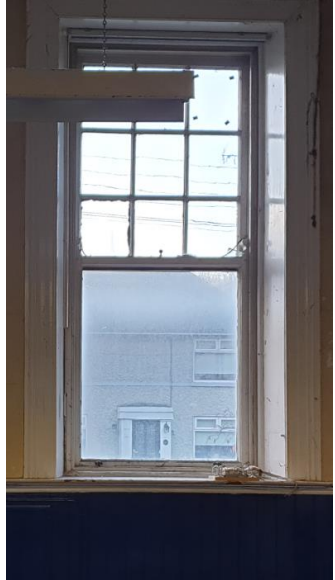





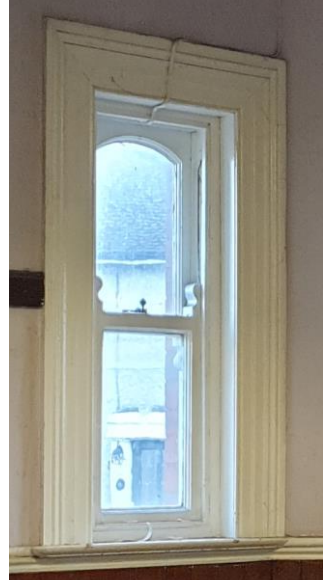
EXISTING SOUTH ELEVATION:
SCALE 1:100



EXISTING NORTH ELEVATION:
SCALE 1:100



EXISTING WEST ELEVATION:
SCALE 1:100

Condition Survey Photos:			
Floor Level: Ground Floor		FCC Rm no: W-01	Room Name: Windows Ground Floor West
			
WG-01- exterior	Interior	WG-02- exterior	Interior
<p>Description: Single glazed, Timber 9/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash perspex to bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick.</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Replace perspex with glass. Fit aluminium secondary glazing system internally.</p>	<p>Description: Single glazed, Timber 9/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash perspex to bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Replace perspex with glass. Fit aluminium secondary glazing system internally.</p>
			
WG-03- exterior	Interior	WG-04- exterior	Interior
<p>Description: Single glazed, Timber 1/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash to bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	<p>Description: Single glazed, Timber 1/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash to bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>

Condition Survey Photos:			
Floor Level: Ground Floor		FCC Rm no: W-02	Room Name: Windows Ground Floor West
<p>WG-05- Exterior</p> <p>Description: Single glazed, Timber 9/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash perspex to bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick.</p>	<p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Replace perspex with glass Fit aluminium secondary glazing system internally.</p>	<p>WG-06-Exterior</p> <p>Description: Single glazed, Timber 9/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash perspex to bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick</p>	<p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Replace perspex with glass Fit aluminium secondary glazing system internally.</p>
<p>WD-01-Exterior</p> <p>Description: Painted softwood panelled and braced double door with curved head and glazed upper panel to entrance Original Historic fabric including brass ironmongery and letter plate and timber weather board. Painted softwood architraves to internal Original Historic fabric.</p>	<p>Interior</p> <p>Condition: Some gaps leading to draughts. Repair existing ironmongery fit new only where required.. New paint finish internally and externally.</p>		

Condition Survey Photos:			
Floor Level: Ground Floor		FCC Rm no: W-03	Room Name: Windows Ground Floor East
			
<p>WG-07</p>		<p>WG-08</p>	
<p>Description: Single glazed, Timber 8/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior rendered wall. Horizontal bars fitted to window reveals</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	<p>Description: Single glazed, Timber 8/2 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior rendered wall. Horizontal bars fitted to window reveals</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>
			
<p>WD-09</p>		<p>WD-10</p>	<p>WD-11</p>
<p>Description: Single glazed, Timber 8/2 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior rendered wall. Horizontal bars fitted to window reveals</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	<p>Description: Single glazed, Timber 1/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior rendered wall.</p>	<p>Condition: Single glazed, Timber 1/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to bottom sash. top sash has been covered in plywood , suggesting damage behind. Timber lined inner reveal and cill. Frame set behind exterior rendered wall.</p>

Condition Survey Photos:			
Floor Level: First Floor		FCC Rm no: W-04	Room Name: Windows First Floor West
 <p>WF-01 exterior</p>	 <p>Interior</p>	 <p>WF-02- exterior</p>	 <p>Interior</p>
<p>Description: Single glazed, Timber 6/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick.</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	<p>Description: Single glazed, Timber 8/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick.</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>
 <p>WF-03 exterior</p>	 <p>Interior</p>	 <p>WF-04 interior</p>	 <p>WD-11- interior</p>
<p>Description: Single glazed, Timber 6/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick.</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	<p>Description: Single glazed, Timber 4/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick..</p>	<p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>

Condition Survey Photos:			
Floor Level: First Floor		FCC Rm no: W-05	Room Name: Windows First Floor West
<p>WF-05 exterior</p> <p>Description: Single glazed, Timber 4/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick..</p>	<p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	<p>WF-06- exterior</p> <p>Description: Single glazed, Timber 6/1 sliding sash window with curved head . Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail -catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick.</p>	<p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>
<p>WF-07 exterior</p> <p>Description: Single glazed, Timber 4/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick..</p>	<p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	<p>WF-08 exterior</p> <p>Description: Single glazed, Timber 4/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick..</p>	<p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>

Condition Survey Photos:			
Floor Level: First Floor	FCC Rm no: W-05	Room Name: Windows First Floor West	
 <p>WF-09 exterior</p> <p>Description: Single glazed, Timber 6/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick..</p>	 <p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	 <p>WF-10 - exterior</p> <p>Description: Single glazed, Timber 8/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick.</p>	 <p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>
 <p>WF-11 exterior</p> <p>Description: Single glazed, Timber 6/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior brick..</p>	 <p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>	 <p>WF-12 exterior (East)</p> <p>Description: Single glazed, Timber 1/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior rendered wall. Wire mesh fitted to window reveals</p>	 <p>Interior</p> <p>Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.</p>

Condition Survey Photos:			
Floor Level: First Floor		FCC Rm no: W-07	Room Name: Windows First Floor East
			
WF-13 exterior	Interior	WF-14 - exterior	Interior
Description: Single glazed, Timber 1/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior rendered wall. Wire mesh fitted to window reveals	Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.	Description: Single glazed, Timber 1/1 sliding sash window. Softwood painted timber on interior and exterior. Ogee sash horns both sashes, ovolo mould to sashes & glazing bars, cord & weight mechanism. 2 no sash lifts to bottom rail - catch to bottom rail of upper sash. Clear Polished plate glass to top sash and bottom sash. Ogee shape to top sash. Timber lined inner reveal and cill. Frame set behind exterior rendered wall. Wire mesh fitted to window reveals	Condition: Some gaps leading to draughts –evidence of timber decay from ground level inspection. Bottom rail may require replacement. -Timber repairs – carry out repairs / splice in new timber where required. Repair putty throughout. Fit new nylon draft sealing to all sashes. Re – cord and balance weights. Repair existing ironmongery fit new only where required. Fit new cover bead over airtightness detail. New paint finish internally and externally. Fit aluminium secondary glazing system internally.
			
WF-15 exterior	Interior	WF-16 exterior	
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