HARPURHEY BATHS, OPENSHAW, MANCHESTER



APPENDIX 1
Detailed Condition Assessment & Schedule of Repairs for the Male Entrance Building

21 April 2008

Stephen Levrant Heritage Architecture Ltd
Barnett House, 53 Fountain Street, Manchester, M2 2AN
Tel: 0161 247 8335, Fax: 0161 247 8336

RECD 20 MAY 2008
FOR ACTION

ROOM No: G01
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G01-01**	Terrazzo	Good	Hairline crack in middle of floor	Fill	
Walls	Wall	**G01-02**	Green & cream glazed brick	Sound	Areas of damaged brick where holes have been made	Fill	
Ceiling	Ceiling	**G01-03**	Plaster/paint	Sound	Minor hairline cracks	Fill and re-paint	
Mouldings	Cornice	**G01-04**	Timber	Sound	Minor cracking and peeling of paint throughout. Separation between two sections of cornice	Remove unsound paint, prime and re-paint. Fillet in new timber, prime and re-paint	
Doors	Frame	**G01/MB-D1**	Timber (pine)	Fair	Bottom right section of frame is missing. Areas cut out for three former hinges on the opposite side. General wear	Splice in new timber where necessary and fill any holes	
Fixtures	Pipe work	**G01-05**	Steel	Poor	Severely corroded pipe work	Remove	

ROOM No: G01a
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G01a-01**	Terrazzo	Fair	Evidence of previous intrusive cement repairs.	Replace areas of cement with terrazzo	
Walls	Wall (north)	**G01a-02**	Glazed brick	Fair	Holes from fixtures, damaged brick, some over painting	Fill holes, replace brick in kind and clean	
Walls	Wall (east)	**G01a-03**	Glazed brick	Sound	Holes from fixtures, paint on wall, redundant fixtures	Remove fixtures, fill holes, clean	
Walls	Wall (south)	**G01a-04**	Glazed brick	Sound	Previous inadequate repair evident. Evidence of soiling	Rake out joints and apply new compatible mortar. Clean	
Walls	Wall (west)	**G01a-05**	Glazed brick	Sound	Evidence of soiling	Clean	
Ceiling	Ceiling	**G01a-06**	Plaster	Sound	Redundant fixtures	Remove fixtures, fill, re-paint	
Ceiling	Cornice	**G01a-07**	Timber	Good	Cracked paintwork	Re-paint	
Window	Window	**W012**	N/A	N/A	"Boarded over from inside"		
Door	Door	**G011/01b-D1**	Timber	Sound	Paint crazing	Strip and re-paint	
Door	Ironmongery	**G011/01b-D1**	Steel	Poor	Rusty hinges, lock redundant	Overhaul	
Door	Frame	**G011/01b-D1**	Timber	Good	Generally soiled	Re-paint	
Fittings	Pipe work	**G01a-08**	Metal	Poor	Rusty pipe - redundant	Remove	

ROOM No: G01b

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G01b-01**	Terrazzo	Good	Generally soiled, some debris	Clear debris and clean	
Walls	Wall (North)	**G01b-02**	Glazed brick	Sound	Screw holes in brick-work. Crack in north wall. Slight damage to glazed brick surface to sill	Fill in screw holes - further investigation needed before crack is repaired	
Walls	Wall (East)	**G01b-03**	Glazed brick	Good	Screw holes in areas of brick work	Fill	
Walls	Wall (west)	**G01b-04**	Glazed brick	Fair	Inappropriate intermittent red brick replacements and cubical alterations. Gap in brick-work where pipe terminates	Replace red brick and damaged glazed brick like for like	
Windows	Window	**WG13**	N/A	N/A	"Boarded up from inside"		
Mouldings	Cornice	**G01b-05**	Timber (pine)	Sound	Pealed and cracked paint work. Area where pipe cuts through into ceiling void	Sand and re-paint. Fill hole left from pipe	
Walls	Sill to partition (east &	**G01b-06**	Timber (pine)	Sound	Peeled and cracked paint work	Sand and re-paint	
Ceiling	Ceiling	**G01b-07**	Plaster	Fair	Bubbling of paint close to north wall suggests water ingress from defect above	Investigate timber laths for rot, if sound, re-plaster and paint, if not replace like for like	

ROOM No: G01c

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G01c-01**	Terrazzo	Sound	Some cracking	Clean, repair cracks	
Walls	Wall (north)	**G01c-02**	Glazed brick	Fair	Some bricks removed and re-bedded poorly with areas of mortar missing, holes evident due to redundant fixtures	Repair, re-bed bricks using lime mortar, clean	
Walls	Wall (east)	**G01c-03**	Glazed brick/timber	Fair	Signs of cracking; holes evident due to redundant fixtures, modern timber partition.	Investigate cracking, repair, clean	
Walls	Wall (south)	**G01c-04**	Glazed brick	Sound	Minor holes and cracks due to fixtures	Fill, clean	
Walls	Wall (west)	**G01c-05**	Glazed brick	Fair	Holes from pipes and fittings, cracks to wall	Investigate cracks, repair, clean	
Ceiling	Ceiling	**G01c-06**	Plaster	Poor	Paint spalling and bubbling, suggest water ingress from defect above	Investigate timber laths for rot, if sound, re-plaster and paint, if not replace in kind	
Ceiling	Cornice	**G01c-07**	Timber	Sound	Some holes evident due to redundant fixtures	Clean and re-paint	
Window	Frame	**WG14**	Timber	Poor	Bottom rail shows signs of water ingress	Replace bottom rail, strip and re-paint frame	
Window	Ironmongery	**WG14**	Metal	Fair	Stay missing, catch has been over painted	Replace stay, overhaul catch	
Window	Frame	**WG15**	Timber	Fair	Holes, chips, window frame boarded up	Repair and re-paint	
Window	Ironmongery	**WG15**	Metal	Fair	Stay missing, catch has been over painted	Replace stay, overhaul catch	

ROOM No: G02

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G02-01**	Tiles	Good	Generally soiled with some debris	Clean	
Walls	Wall (north)	**G02-02**	Glazed tiles	Sound	Cracks above G02/02a-D1 and under WF56, some soiling	Further structural investigation required by Structural Engineer. If clear, fill cracks and clean	
Walls	Skirting (north)	**G02-03**	Glazed tiles	Sound	Tiles missing around G02/02a-D1 and adjacent to stairs	Replace tiles in kind, clean	
Walls	Frieze (north)	**G02-04**	Glazed tiles	Good	Some soiling. Evidence of efflorescence	Repair initial defect causing soiling to walls and clean walls once defect has been rectified. Remove efflorescence	
Walls	Wall (east) skirting/frieze	**G02-05**	Glazed tiles	Good	Some soiling. Evidence of efflorescence	Repair initial defect causing soiling to walls and clean walls once defect has been rectified. Remove efflorescence	
Walls	Wall (south)	**G02-06**	Glazed tiles	Fair	23 screw holes, 15 areas of surface damage, 6 deteriorated tiles. Evidence of efflorescence	Repair surface damage, fill holes and replace deteriorated tiles where necessary, clean and remove efflorescence	
Walls	Skirting/frieze (South)	**G02-07**	Glazed tiles	Good	Some soiling	Repair initial defect causing soiling to walls and clean walls once defect has been rectified	
Walls	Wall (west)	**G02-08**	Glazed tiles	Sound	Efflorescence at corner of G02/10-D1,	Repair initial defect causing soiling to walls, once defect has been rectified, replace 5.5 tiles, clean	
Walls	Skirting (west)	**G02-09**	Glazed tiles	Fair	Missing skirting in places and cement replacement skirting adjacent to G02/10-D1, evidence of efflorescence	Replace missing tiles like for like. Repair initial defect causing soiling to tiles and clean walls once defect has been rectified	
Ceiling	Ceiling	**G02-10**	Plaster	Fair	Paint and plaster spalled in places	Re-plaster and re-paint	
Ceiling	Cornice	**G02-11**	Plaster?	Sound	Soiled	Re-paint	
Door	Frame	**G02/MB-D1**	Timber	Sound	Some soiling and wear	Remove paint and re-varnish	
Door	Architrave	**G02/MB-D1**	Timber	Sound	Holes from fixtures on keystone, timber sections missing	Fill hole, splice new sections where missing, remove paint and re-varnish	
Stairs	Stairs	**SG02**	Stone	Poor	Treads are chipped and extensively worn	Splice repair treads in compatible stone and replace treads where required	
Stairs	Banister	**SG02**	Steel, brass, hardwood handrail	Good	Newel finial lamp is missing, deteriorated paintwork	Reconstruct original newel post finial lamp using archive 1920 photograph, re-paint. Retain remains of gas pipe to base	
Fittings	Pipe work	**G02-12**	Timber	Poor	Redundant pipework	Remove	
Fittings	Gas bracket	**G02-13**	Cast iron & timber	Good	Over painted	Re-paint	

ROOM No: G02a

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	**G02a-01**	Concrete	Sound	Generally soiled	Clean	
Walls	Wall (north)	**G02a-02**	Plaster	Poor	Plaster spalling and bubbling, paint spalled	Apply DPC, re-plaster and paint	
Walls	Wall (east)	**G02a-03**	Plaster	Poor	Plaster missing, paint spalled	Dry out, re-plaster and paint	
Walls	Wall (south)	**G02a-04**	Plaster	Fair	Paint is spalling	Dry out, re-plaster and paint	
Walls	Wall (west)	**G02a-05**	Plaster	Poor	Plaster missing, paint spalled and missing	Dry out, re-plaster and paint	
Ceiling	Ceiling	**G02a-06**	Stone	Fair	Stonework and paint spalling	Sand down and remove older layers of paint and re-paint	
Window	Window	**WG16**	Timber	N/A	*Boarded over from inside*		
Door	Frame	**G02/02a-D1**	Timber	Poor	Frame has deteriorated	Replace	

ROOM No: G03

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	**G03-01**	Glazed brick	N/A	Modern	N/A	
Wall	Wall (half height north wall)	**G03-02**	Glazed brick	N/A	Modern	N/A	
Wall	Wall (north)	**G03-03**	Glazed brick	Good	Some screw holes and redundant fixtures, generally soiled	Remove fixtures and fill holes, clean	
Wall	Wall (east)	**G03-04**	Glazed brick/ Iron/Timber	Poor	Timber concealing iron beam extensively deteriorated/iron beam has rusted, glazed brick wall saturated	Investigate iron beam for structural strength/replace timber like for like, allow glazed bricks to dry out , re-point and clean	
Wall	Wall (south)	**G03-05**	Glazed brick	Poor	Wall saturated, 1 brick missing, intrusive pipes potruding through wall	Allow wall to dry out, investigate structural strength of wall, replace missing glazed brick and clean	
Wall	Wall (west)	**G03-06**	Glazed brick	Fair	SVP attached to wall, pipes cutting through wall damaging bricks, holes from redundant fittings and fixtures, wall saturated	Investigate structural strength of wall/fill holes/remove redundant fixtures, replace missing bricks, clean	
Roof Light	Glass/steel/timber/cast iron	**RL05**	Glass/ steel/ timber/ cast iron	Poor	All steel rafters and most glazing missing. Timber rotten. Smashed and cracked glass	Investigate structural strength of cast iron/replace everything else	
Door	Frame	**G03/08-D1**	Timber	Poor	Frame saturated causing rot, paint spalling	Replace like for like	
Door	Door/glazing	**G03/08-D1**	Timber	Fair	Door extensively peeled with some knocks, hinges rusted, brass lock and handle missing, origanal stained glass to top panel missing	Strip door and dry out, fill any knocks and re-paint. Replace ironmongery. Re-make stained glass to original design as shown on archive photograph of 1920	
Fixtures and Fittings	Pipe work	**G03-07**	Plastic RWP, lead pipes	Poor	Deteriorated and redundant pipes, RWP has broken, outlet at SE corner is missing	Remove any redundant pipes, replace RWP	

ROOM No: G03a
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G03a-01**	Glazed brick	N/A	Modern	N/A	
Wall	Wall (north)	**G03a-02**	Glazed brick	Good	Some screw holes and redundant fixtures	Remove fixtures and fill holes	
Wall	Wall (east)	**G03a-03**	Glazed brick	Poor	Glazed brick wall greatly saturated	Allow glazed bricks to dry out and clean	
Wall	Wall (half height South wall)	**G03a-04**	Glazed brick	N/A	Modern	N/A	
Wall	Wall (west)	**G03a-05**	Glazed brick	Fair	Glazed brick wall saturated	Dry out and clean	

ROOM No: G04
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	**G04-01**	Tiles	Fair	A past fire has detached an area of tiles near G04/07-D1	Relay tiles and clean, replace any broken tiles in kind	
Wall	Wall (north)	**G04-02**	Glazed tile	Fair	Evidence of efflorescence, holes from fixtures, some broken tiles	Fill holes and replace smashed tiles like for like, clean	
Wall	Wall (east)	**G04-03**	Glazed tile	Fair	Evidence of extensive efflorescence, some fire damage	Repair and clean	
Wall	Wall (south)	**G04-04**	Glazed tile	Fair	Evidence of efflorescence, skirting cracked near door and missing some edging tiles, some fire damage	Repair and clean, replace any missing tiles in kind	
Wall	Wall (west)	**G04-05**	Glazed tile	Fair	Evidence of efflorescence, areas of wall and skirting damaged near door, some fire damage, services intruding into plaster cornice	Repair and remove services and clean	
Door	Frame/architrave	**G04/MB-D1**	Timber	Poor	Efflorescence salts evident in some elements of Arts & Crafts pediment	Remove efflorescence from woodwork and re-varnish. Check behind frame for presence of rot	
Door	Frame	**G04/07-D1**	Timber	Poor	Efflorescence salts evident	Remove efflorescence from woodwork and re-varnish. Check behind frame for presence of rot	
Stair	Steps	**SG03**	Stone	Poor	Treads are extensively worn, previous cement repairs have cracked and are displaced	Remove cement, splice repair treads in compatible stone and replace treads where required	
Stair	Balustrade	**SG03**	Cast iron	Good	Original finial lamp missing from newel post, generally deteriorated paintwork	Reconstruct original newel post finial lamp using archive 1920 photograph, re-paint. Retain remains of gas pipe to base	
Fixtures & fittings	Services	**G04-06**	Electrics	Poor	Redundant electrics and associated fitting	Remove	
Fixtures & fittings	Gas bracket	**G04-07**	Brass on timber	Good	Original gas bracket on hardwood backing, painted over	Strip, re-paint; retain remains of gas pipe	
Ceiling	Ceiling	**G04-08**	Plaster	Poor	Fire damage evident and areas of missing plaster	Replace plasterwork like for like	
Ceiling	Cornice		Plaster	Sound	Some areas of smoke damage and flaking	Strip cornice and re-paint	
Soffit	Tile/beam	**G04-09**	Tiles, steel	Poor	Tiles missing, beam is rusty	Replace missing tiles, remove rust and apply rust inhibitor to beam; prime and paint	

ROOM No: G05

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Wall	Wall (north)	**G05-02**	Glazed brick	Fair	Evidence of efflorescence, holes from fixtures	Fill holes and clean	
Wall	Wall (east)	**G05-03**	Glazed brick, timber, iron/steel beam	Fair	Evidence of rot on timber, iron/steel beam has corroded, glazed brickwork is in sound condition	Replace areas of rot and clean walls, check beam for structural strength	
Wall	Wall (south)	**G05-04**	Glazed brick	Good	Evidence of efflorescence, some holes	Fill in holes and clean	
Wall	Wall (west)	**G05-05**	Glazed brick, timber	Fair	Evidence of efflorescence, some holes on the wall, timber has extensively deteriorated	Replace timber, fill holes and clean	
Rooflight	Glass, rafters	**RL06**	Timber/metal/ glass	Poor	Timber is rotten (some glass panes and metal rafters can be found on west side)	Keep sound elements. Replace missing rafters and glass in kind	

ROOM No: G06

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Wood block	**G06-01**	Timber	Poor	Water logged and generally soiled with debris	Dry out. Check blocks for re-use, if badly damaged turn blocks over to use underside	
Ceiling	Ceiling	**G06-02**	Lath and plaster	Poor	Extensive water ingress and collapse	Remove entire ceiling structure. Salvage slates and ridge tiles to be reused on new roof. Re-plaster ceiling	
Walls	Walls	**G06-03**	Plaster	Poor	Extensive water ingress and collapse of plaster	Remove all plaster, check for wet rot, dehumidify and re-plaster	
Door	Door	**G06/07-D1**	Timber	Fair	Over painting and peeled/flaking paintwork. Area surrounding handle is damaged	Save brass door handle and re-use. Dry out door, strip, prime and re-paint. Splice in new timber to damaged areas	
Door	Frame	**G06/07-D1**	Timber	Poor	Rotten	Remove and replace like for like	
Door	Glazing	**G06/07-D1**	Textured glass	Poor	Broken	Replace in kind	
Roof light	Roof light	**RL07**	Timber and metal	Poor	Rotten	Remove and replace like for like	
Fireplace	Fireplace interior	**G06-04**	Glazed brick	Good	Generally soiled	Clean	

ROOM No: G07
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	G07-01	Terrazzo	Good	Debris evident, generally soiled	Clean	
Walls	Walls	G07-02	Glazed brick	Sound	Sporadic screw holes; small areas of over-painting and efflorescence evident. Mortar extensively deteriorated in places. Hole in brickwork above door G07/EXT-D1. Occasional surface glazing loss to lower dado section of walls. Many redundant wires	Fill screw holes. Rake out mortar in areas of deterioration and re-point using lime mortar. Reconsolidate surface glazing. Remove redundant wire and efflorescence; clean all walls of soiling	
Ceiling	Ceiling	G07-03	Plaster	Poor	Areas of plaster loss due to water ingress, modern textured paint	Further investigation needed to establish extent of water ingress. Possible renewal of entire ceiling	
Ceiling	Cornice	G07-04	Timber (pine)	Sound	Paint peeled and flaked in places, some areas of west wall shows signs of water damage	Re-paint cornice and splice in new timber where necessary	
Door	Frame	G07/EXT-D1	Timber (pine)	Fair	Paint is extensively peeled, flaked and missing beading to the right-hand side	Strip and re-paint, replace beading like for like	
Window	Frame	WG09	Timber (pine)		Boarded up from inside		
Window	Glazing	WG09	Plain glass		Boarded up from inside		
Window	Frame	WG10	Timber (pine)		Boarded up from inside		
Window	Glazing	WG10	Plain glass		Boarded up from inside		
Window	Frame	WG11	Timber (pine)		Boarded up from inside		
Window	Glazing	WG11	Plain glass		Boarded up from inside		

ROOM No: G08
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	G08-01			*Covered over and inaccessible*		
Ceiling	Ceiling	G08-02	Timber tongue and groove	Fair	Timber needs further investigation to ascertain extent of water ingress through roof and structural integrity	Investigate further (ladder required)	
Roof light	Frame	RL04	Metal and lead	Poor	One side of roof light has collapsed leaving the room open to the elements, the other half appears to be in better condition	Replace missing sections of roof light, check for damage to the other side and reseal glazing	
Roof light	Glazing	RL04	Wire glass	Poor	Modern glass has mostly collapsed	Replace with safety glass	
Roof light	Opening lights	RL04	Timber and modern glass	Fair	Opening lights are over-painted and several are boarded over	Check for rot, strip paint and re-paint, replace glazing	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Wall	Wall (north)	**G08-03**	Glazed brick	Sound	Later layer of paint is peeling away and some algae growth is evident. Modern redundant pipe work is fixed to the upper section of wall, some screw holes	Strip later paint layer, clean brickwork and algae, checking for any need for re-pointing. Remove pipe-work and fill any screw holes	
Wall	Wall (east)	**G08-04**	Glazed brick	Sound	Later layer of paint is peeling away and some algae growth is evident. Modern redundant pipe work and fan are fixed to the upper section of wall, some screw holes. Two metal brackets are extending from right corner of wall. The two stone truss pad stones are spalling	Strip later paint layer, clean brickwork and algae, checking for any need for re-pointing. Remove pipe work and brackets, fill any screw holes. Re-dress pad stones	
Wall	Wall (south)	**G08-05**	Glazed brick	Sound	Later layer of paint is peeling away and some algae growth is evident. Modern redundant pipe work and fan are fixed to the upper section of wall, some screw holes	Strip later paint layer, clean brickwork and algae, checking for any need for re-pointing. Remove pipe work and fan, fill any screw holes	
Wall	Wall (west)	**G08-06**	Glazed brick	Sound	Later layer of paint is peeling away and some algae growth is evident. Modern redundant pipe work and fan are fixed to the upper section of wall, some screw holes. The two truss pad stones are spalling and there is a gap in the brickwork under the left pad	Strip later paint layer, clean brickwork and algae, checking for any need for re-pointing. Remove pipe work, fill any screw holes. Fill gap in brickwork like for like	
Door	Door	**G08/10-D1**	Timber (pine)	Fair	Some water saturation to the bottom rail. Some knocks and ironmongery is missing	Strip door and allow to dry out thoroughly. Prime and re-varnish	
Door	Frame	**G08/10-D1**	Timber (pine)	Fair	Signs of rot to the bottom right of the frame. General peeling and cracking throughout	Splice in new timber where there is rot. Strip and prime then re-paint	
Door	Glazing	**G08/10-D1**	Glass	Poor	Smashed glass	Replace glass like for like	
Fixtures and fittings	Gas bracket	**G08-07**	Cast iron	Good	Original gas bracket which has been over painted	Remove later paint layers and re-paint	
Fixtures and fittings	Roof trusses	**G08-08**	Steel	Sound	Further investigation needed to establish the baring of the truss		
Fixtures and fittings	Roof light opening mechanism	**G08-09**	Metal	Sound	4 original opening mechanisms on north and south walls showing signs of slight rust and generally soiled	Strip paint and re-lubricate	

ROOM No: G09
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	**G09-01**	Timber	Poor	Linoleum covering has deteriorated and is generally soiled. Evidence of water infiltration to wood blocks	Dry out. Replace rotten wood blocks, clean and re-varnish	
Walls	Wall (north)	**G09-02**	Plaster	Poor	Plaster wall is saturated, plaster has come away from the wall in sporadic places	Take off plaster where unsound, prepare wall, re-plaster, skim and re-paint	
Walls	Wall (east)	**G09-03**	Plaster	Poor	Plaster wall is saturated. Plaster has come away from the wall in sporadic places	Take off plaster where unsound. Further investigate cornice	
Walls	Wall (south)	**G09-04**	Plaster	Poor	Plaster wall is saturated, plaster has come away from the wall in sporadic places	Take off plaster where unsound. Further investigate cornice	
Walls	Wall (west)	**G09-05**	Plaster	Poor	Plaster wall is saturated, plaster has come away from the wall in sporadic places	Take off plaster where unsound, check timber skirting for dry rot, replace like for like if/when necessary remedial work has been undertaken. Further investigate cornice	
Walls	Skirting	**G09-06**	Timber	Poor	Skirting is saturated and rotten	Take off plaster to a height of 300mm above skirting, allow room to dry out and replace	
Ceiling	Ceiling	**G09-07**	Plaster	Fair	South part is deteriorating, paintwork is cracked and peeling	Re-plaster south part, apply new skim course and re-paint	
Ceiling	Cornice	**G09-08**	Plaster	Fair	Plaster cornice has some cracking, it has also suffered from water penetration	Dry out, fill cracks and paint	
Window	Window	**WG17**	Brick	N/A	Window is bricked up	Replace window in kind. Consult photographic records of WG17 and of WG16	
Window	Frame	**WG18**	Timber	Sound	Frame has been over-painted, (window was not checked for functionality)	Strip window, repair any damage, prime and paint	
Window	Glass	**WG18**	Glass	Sound	Modern glass in lower pane. Some original upper panes smashed	Replace lower pane with glass to match WG20, replace upper smashed panes like for like	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Window	Ironmongery	**WG18**	Brass	Sound	Ironmongery has been over painted	Strip and retain	
Window	**Furniture**	**WG18**	**Pulleys, cord**		**Window has not been checked for functionality (inaccessible)**	**Retain any fully functioning furniture, retain any dysfunctional fittings like for like**	
Door	**Door**	**G09/14-D1**	**Timber**	**Fair**	**Plywood screwed to original door. Outer stile has been extensively knocked causing large dents**	**Replace door like for like if repair is not feasible**	
Door	Glass	**G09/14-D1**	Glass	Poor	Glass smashed beneath modern plywood	Replace like for like	
Door	Frame	**G09/14-D1**	Timber	Poor	Frame suffering from rising damp causing timber to rot	Check for dry rot, if clear, splice repair, if timber is too deteriorated then replace	
Door	Architrave	**G09/14-D1**	Timber	Poor	Architrave suffering from rising damp causing timber to rot	Check for dry rot, splice repair, if timber is too far gone, replace	
Door	Ironmongery	**G09/14-D1**	Brass	Sound	Hinges and screws have rusted, original handle still survives although it has been over-painted	Overhaul door, strip paint from handle and reaffix	
Stair	Staircase	**SG01**	Timber	Poor	Staircase from ground floor to first landing no longer functions. All balusters are missing on this stretch of stairs. Steps from first landing to first floor landing steps are sound	Structural engineer to assess middle landing and stair to first floor for structural strength. Replace staircase from ground to first landing. Retain in-situ all original spindles, banister and newel posts	
Stair	Soffit	**SG01**	Lath and plaster	Poor	Laths and plaster is detached	Repair lath and plaster In kind	
Partition	Partition under staircase soffit	**G09-12**	Timber/plaster	Poor	Extensively deteriorated	Renew like for like	
Partition Door	Partition door frame under staircase soffit	**G09-D1**	Timber	Poor	Extensively deteriorated and rotten	Replace like for like	

ROOM No: G10
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	**G10-01**	Tiles	Good	Generally soiled	Clean	
Wall	Wall (North)	**G10-02**	Glazed tiles	Good	Holes from fixtures, generally dirty	Fill holes and clean	
Wall	Wall/skirting/frieze (East)	**G10-04**	Glazed tiles	Fair	Evidence of efflorescence, some holes from fixtures, defects to edge of G02/10-D1, signs of saturation	Fill in holes, repair deteriorated tiles and clean	
Wall	Wall/Skirting /Frieze (south)	**G10-05**	Glazed tiles	Fair	Evidence of saturation and efflorescence, some holes from fixtures	Repair/replace deteriorated tiles in kind and clean	
Wall	Wall/skirting/frieze (West)	**G10-06**	Glazed tiles	Fair	Evidence of saturation and efflorescence	Clean tiles	
Door	Door	**G10/15-D1**	Timber		"Inaccessible"		
Door	Frame	**G10/15-D1**	Timber	Poor	Evidence of efflorescence, timber is deteriorating	Replace frame in kind	
Door	Architrave	**G10/15-D1**	Timber	Fair	Bottom third of left-hand section and the whole of the right-hand section is rotten. Evidence of general wear on pediment	Splice in new sections. Clean and re-varnish whole architrave	
Door	Door	**G10/16b-D1**	Timber	Sound	Missing door furniture. Left-hand jamb is extensively damaged. General wear evident	Provide new door furniture. Insert new jamb. Clean and re-varnish	
Door	Architrave	**G10/16b-D1**	Timber	Poor	Left-hand section is rotten. Efflorescence on right-hand plinth. Evidence of general wear. Architrave may have wet/dry rot concealed behind the layer of varnish.	Insert new section. Check for wet/dry rot, if clear, remove efflorescence, clean and re-varnish whole architrave. If unclear, replace all in kind	
Door	Frame	**G10/16b-D1**	Timber	Fair	Timber is peeling, frame maybe be concealing wet/dry rot.	Check for wet/dry rot, if clear, remove paint, clean and re-varnish. If unclear, replace all in kind	
Door	Door	**G10/17-D1**	Timber	Fair	Broken glass, handles missing, general wear evident	Replace glass, provide new handles, re-varnish	
Door	Architrave	**G10/17-D1**	Timber	Fair	Left-hand section is rotten. Pediment is effected by efflorescence, peeling evident. General wear evident. Architrave maybe concealing wet/dry rot.	Check for wet/dry rot, if clear, replace left-hand section, remove efflorescence, remove peeling paint and re-varnish. If unclear, replace all in kind	
Door	Frame	**G10/14-D1**	Timber	Sound	Some efflorescence evident on top section	Remove efflorescence, clean and re-varnish	
Door	Architrave (to G10)	**G10/14-D1**	Timber	Fair	Reveal and skirting on right-hand side is partly rotten. Architrave has been damaged by efflorescence. Left-hand section has 2 areas of rot evident. Architrave maybe concealing wet/dry rot.	Check architrave for wet/dry rot, if clear splice in new sections. Clean and re-varnish whole architrave. If unclear, replace all in kind	
Door	Architrave (to G14)	**G10/14-D1**	Timber	Fair	Most of the architrave has been subject to rot, including the plinth, apart from right-hand section	Replace plinth and rotten section in kind. Clean and re-varnish right-hand section	
Ceiling	Ceiling	**G10**	Plaster	Poor	Most of the plaster has collapsed	Re-plaster and re-paint	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Window	Window	**WF61**	Timber/glass/lead cames/	Poor	Glass smashed, cracked and bubbled paint on frame	Investigate timber further, repair broken elements and replace lost elements in kind	
Window	Window	**WF62**	N/A	Poor	Window missing	Replace replicating WF61	

ROOM No: G11
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	**G11-01**	Carpet tiles glued to woodblock floor?		*Inaccessible*		
Wall	Wall (North)	**G11-02**	Plaster	Poor	Plaster badly saturated	Remove, dry out wall and replace	
Wall	Skirting	**G11-03**	Timber	Poor	Skirting is saturated and rotten	Replace like for like	
Wall	Wall (East)	**G11-04**	Plaster	Poor	Dry rot strands are prevalent behind plaster materialising from timber concealing beam above	Remove timber above, check any surrounding timber for dry rot allow area to dry out rapidly and replace plaster and timber	
Wall	Skirting (East)	**G11-05**	Timber	Poor	Skirting is saturated and rotten	Check for dry rot and replace	
Wall	Wall (South)	**G11-06**	Plaster	Poor	Plaster is saturated and detached from wall	Remove, dry out wall and replace	
Wall	Skirting (South)	**G11-07**	Timber	Poor	Skirting is saturated and rotten	Check for dry rot and replace	
Wall	Wall (West)	**G11-08**	Plaster	Poor	Plaster and skirting is saturated and detached from wall	Remove, dry out wall and replace	
Wall	Skirting (West)	**G11-09**	Timber	Poor	Skirting is saturated and has rotted	Check for dry rot and replace	
Rooflight	Glass	**RL02**	Glass	Poor	Glazing has collapsed	Replace with safety glass	
Rooflight	Timber	**RL02**	Timber	Poor	Timber is suffering from dry rot	Replace like for like	
Rooflight	Steel	**RL02**	Steel	Poor	Steel is decayed and partly missing	Structural engineer to check structural integrity. If unsound replace like for like	
Window	Glazing	**WF63**	Glass	Poor	Modern replacement glass smashed	Replace with glass replicating that of WF61	
Window	Frame	**WF63**	Timber	Poor	Paint bubbling around frame, this area has been heavily saturated, frame may be suffering from dry rot.	Replace frame in kind.	
Fixtures and Fittings	Redundant Pipes and cables	**G11-10**	Pipes and cables	Poor	Saturated and redundant	Remove	
Ceiling	Ceiling	**G11-12**	Plaster	Fair	Evidence of water ingress, extensively peeling paint	Check laths for dry/wet rot. If clear. Dry out plaster, remove paint, skim and re-paint. If unclear, remove all and replace in kind	
Door	Door/frame/architrave	**G11/15-D1**	Timber	Poor	Modern replacement	Replace	

ROOM No: G12
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G12-01**	Tile	Sound	Some water ingress evident, generally soiled	Dry out and clean	
Wall	Wall (north)	**G12-02**	Glazed tile	Fair	Evidence of efflorescence, holes from fixtures	Fill in holes and clean	
Wall	Skirting/Dado/Frieze (north)	**G12-03**	Glazed tile	Fair	Evidence of efflorescence, section of skirting missing near door	Insert new skirting where missing in kind, clean	
Wall	Wall (east)	**G12-04**	Gazed tile	Fair	Evidence of efflorescence, damage from timber fitting intruding into fabric	Repair and clean	
Wall	Frieze/Skirting/ Dado (east)	**G12-05**	Glazed tile	Fair	Evidence of efflorescence, section of dado missing, frieze is inaccessible	Repair, insert new dado section in kind, clean	
Wall	Wall (south)	**G12-06**	Glazed tile	Fair	Evidence of efflorescence, holes from fixtures	Repair, fill in holes and clean	
Wall	Frieze/Dado/Skirting (south)	**G12-07**	Glazed tile	Good	Evidence of efflorescence	Clean	
Wall	Wall (west)	**G12-08**	Glazed tile	Sound	Evidence of efflorescence, holes from fixtures	Repair, fill in holes and clean	
Wall	Frieze/Dado/Skirting (west)	**G12-09**	Glazed tile	Sound	Evidence of efflorescence	Clean	
Ceiling	Ceiling	**G12-10**	Plaster	Poor	Cracks and bubbling of paint due to water retention	Renew plasterwork	
Ceiling	Cornice	**G12-11**	Timber	Poor	Cracks and bubbling of paint in places due to water retention	Renew areas of damaged cornice in kind, re-paint	
Rooflight	Rooflight	**RL03**	Timber/glass	Poor	Rooflight has extensively deteriorated	Repair and replace like for like	
Door	Door	**G12/19-D1**	Timber/glass/ironmongery	N/A	Double doors in storage	Restore doors and replace	
Door	Door frame/ architrave	**G12/19-D1**	Timber	Poor	Rot evident	Replace like for like	
Door	Door	**G12/15-D1**	Timber	N/A	Door missing	Replace like for like, matching other doors within room	
Door	Door frame/ architrave	**G12/15-D1**	Timber	Poor	Rot evident in places	Repair and replace in kind where rot is evident	
Fixtures and Fittings	Various	**G12-12**	Various	Redundant	Redundant	Remove	
Window	Window	**WF84**			Cannot be seen		
Window	Window	**WF85**			Cannot be seen		

ROOM No: G13
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC.
Floor	Floor	**G13-01**	Terrazzo	Good	Some debris, generally soiled	Clean	
Wall	Wall (North)	**G13-02**	Glazed tile	Sound	Crack above door, large hole from fixture	Investigate crack, fill in hole and crack, repair and clean	
Wall	Wall (East)	**G13-03**	Glazed tile	Sound	Deep vertical crack, from floor to ceiling	Structural investigation necessary. Repair crack and clean tiles	
Wall	Wall (South)	**G13-04**	Glazed tile	Fair	Modern tiles, tiles missing from lower half of wall due to external leak	Renew and clean	
Wall	Wall (West)	**G13-05**	Glazed tile	Sound	Evidence of efflorescence	Clean	
Wall	Skirting	**G13-06**	Glazed tile	Fair	Evidence of efflorescence, tiles missing from southern and eastern wall	Renew missing tiles and clean	
Wall	Cornice	**G13-07**	Timber	Poor	Cornice has deteriorated	Replace in kind	
ELEMENT	**ELEMENT DETAIL**	**REF**	**MATERIAL**	**CONDITION**	**CONDITION NOTES**	**REPAIR**	**SPEC. CLAUSE**
Ceiling	Ceiling	**G13-08**	Plaster	Poor	Ceiling has deteriorated	Replace	
Window	Glass/Frame Ironmongery	**WG06**	Glass, timber, ironmongery	Poor	Window has deteriorated	Replace	
Window	Glass/Frame Ironmongery	**WG07**	Glass, timber, ironmongery	Poor	Window has deteriorated	Replace	
Door	Door	**G12/13-D1**	Timber, glass, lead, ironmongery	Fair	Glass is smashed, outer stile extensively damaged, ironmongery missing, hinges have rusted	Replace outer stile, insert new ironmongery, glazing and lead	
Door	Door frame/ architrave	**G12/13-D1**	Timber	Sound	lock - side of frame is slightly damaged	Repair left-hand side of frame, clean and re-varnish	

ROOM No: G13a

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G13a-01**	Terrazzo	Good	Debris evident	Clean	
Wall	North	**G13a-02**	Tile	Good	1 tile broken above skirting. Generally crazed, debris evident	Replace broken tile with salvaged tile in kind. Clean tiles	
Wall	East	**G13a-03**	Tile	Poor	General efflorescence and debris, large crack running from the floor to the ceiling. Small crack to left side of wall	More investigation needed to establish cause of large crack. Fill small crack	
Wall	South	**G13a-04**	Tile	Fair	Pipe boxing to the left is missing. Damaged tile work to the window surround. Cracked tiles below toilet. Debris evident	Replace pipe boxing. Replace damaged tiles around window matching the originals. Repair cracked tiles below toilet. Clean tiles	
Wall	West	**G13a-05**	Tile	Fair	Some cracked and missing tiles, debris evident	Replace broken tiles with salvaged tile in kind. Fill cracks. Clean tiles	
Wall	Skirting	**G13a-06**	Tile	Fair	Two skirting tiles missing to the east wall, Possible broken tiles under toilet. occasional cracks	Reproduce broken skirting tiles, fill cracked tiles	
Ceiling	Ceiling	**G13a-07**	Plaster	Poor	50% of plaster is missing, other half is extensively flaking and peeled	Replace plaster	
Ceiling	Cornice	**G13a-08**	Timber (pine)	Good	Generally in good condition with occasional flaking	Prepare and re-paint	
Door	Door	**G13/13a-D1**	Timber	Good	Door and frame in good condition but missing original ironmongery	Re-varnish and replace ironmongery	
Door	Glazing	**G13/13a-D1**	Stained glass	Fair	Five panes cracked and five panes smashed	Replace smashed and cracked panes with matching glass and clean	
Window	Timber/Glass	**WG08**	Glass/Timber	N/A	Modern	N/A	
Fixtures and fittings	Coat hook on the back of door	**G13a-09**	Metal	Good	Over varnished	N/A	

ROOM No: G14

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G14-01**	Tile	Good	some debris evident, generally soiled	Clean	
Ceiling	Ceiling	**G14-02**	Plaster	Sound	Some cracking and peeling of paint	Prepare ceiling and re-paint	
Walls	Walls	**G14-03**	Top half is plastered, bottom half is tongue and groove	Fair	Many small cracks and a large section of modern plaster above door G10/14-D1	Prepare and re-paint timber. Remove plaster to south wall and re-plaster, fill any small cracks and re-paint	
Door	Door	**G14/EXT-D1**	Timber (pine)	Good	Original entrance door to caretakers flat with original door knob and bolts. Some minor knocks, missing original chain	Prepare and re-paint, fill any small holes	
Door	Frame	**G14/EXT-D1**	Timber (pine)	Fair	Generally in fair condition with damage to right side of frame	Replace right side of frame like for like, prepare and re-paint	
Door	Glazing	**G14/EXT-D1**	Fibreglass	Sound	Modern fibreglass	Replace with glass	
Door	Fanlight	**G14/EXT-D1**	Glass	Good	Generally soiled	Clean	

ROOM No: G15

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G15-01**	Tile	Good	Debris evident, generally soiled	Clean	
Ceiling	Roof light	**G15-02**	Timber, fibreglass panels	Poor	Generally poor in condition with some cracks and water ingress	Replace roof structure	
Walls	Walls	**G15-03**	Tile to bottom half, plaster to top	Poor	Some efflorescence to tiles. Much of plaster is cracked, bubbled and peeling due to water ingress from roof light above. Much modern wiring, electric boxes and pipes	Remove all wiring, pipes and electric boxes. Remove plaster allow walls to air, re-plaster using lime and paint. Clean tiles	
Door	Frame/Architrave	**G15/18-D1**	Timber (pine)	Poor	Completely rotten frame and architrave	Remove, check immediate area (minimum of 300mm) for signs of wet/dry rot and treat, allow to dry before re-fixing new frame to match original	
Window	Frame	**WF30**	Timber (pine)	Fair	Semi-circular window is in a fair condition with some paint loss	Strip and re-paint	
Window	Glazing	**WF30**	Wire glass	Good	Modern wire glass	Replace with clear glass	
Window	Frame	**WF31**	Timber (pine)	Fair	Semi-circular window is in a fair condition with some paint loss	Strip and re-paint	
Window	Glazing	**WF31**	Wire glass	Good	Modern wire glass	Replace with clear glass	

ROOM No: G16
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G16-01**	Terrazzo with modern carpet over	Fair	Modern carpet glued to terrazzo below, covering and obscuring the original floor	Take up carpet and remove glue from surface and clean terrazzo	
Ceiling	Ceiling	**G16-02**	Plaster	Sound	Ceiling has several cracks running through it, one has spalled due to a small amount of water ingress	Allow to dry out and fill cracks and re-paint	
Ceiling	Cornice	**G16-03**	Plaster	Good	Plaster cornice is generally soiled	Re-paint	
Walls	Walls	**G16-04**	Bottom tiled, top plastered	Good	Small localised cracks in paint and immediate plaster beneath. Various wires, electrical boxes and the remains of a gas heater are obscuring the original fabric	Remove all electrical wires and associated boxes, scrape and sand down slightly raised cracks to plaster, fill and re-paint. Clean tiles	
Door	Door	**G16/16b-D1**	Timber (pine)	Fair	Glazed light is smashed, evidence of wear to outer stile, paint has peeled sporadically. Missing all ironmongery	Replace glass and ironmongery to match originals. Re-varnish	
Door	Frame	**G16/16b-D1**	Timber (pine)	Good	Paint has peeled sporadically	Re-varnish	
Door	Door	**G16/17-D1**	Timber (pine)	Fair	Original panelled door with glazed light above, extensive damage to the left stile, part of the bottom rail and a section of the lock rail. Missing all ironmongery	Re-assemble timber door with available material in kind. Where not possible splice in new timber to match original. Replace ironmongery to match originals	
Door	Frame	**G16/17-D1**	Timber (pine)	Good	Frame is generally soiled	Re-varnish	
Door	Glazing	**G16/17-D1**	Glass	Poor	Glass is smashed	Replace glass with matching glass	
Window	Frame	**WG20**	Timber (pine)		Boarded up from inside		
Window	Glazing	**WG20**	Stained glass		Boarded up from inside		
Window	Frame	**WG01**	Timber (pine)		Boarded up from inside		
Window	Surround	**WG01**	Timber (pine)		Boarded up from inside		
Window	Glazing	**WG01**	Stained glass		Boarded up from inside		

ROOM No: G16a
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G16a-01**	Terrazzo	Good	Floor is in good condition	Clean	
Wall	Wall (North)	**G16a-02**	Plaster and glazed tile	Sound	Some cracking to both plaster and tiles on wall, some tiles missing behind kitchen cupboards	Replace cracked and missing tiles, skim over plaster and clean	
Wall	Dado (North)	**G16a-03**	Glazed tile	Sound	Some damage to dado near window	Replace damaged dado tiles and clean	
Wall	Wall (East)	**G16a-04**	Plaster and glazed tile	Sound	Holes in plaster and tiles from fixings. Cracks in wall	Fill holes in plaster and tiles, remove any unsound plaster, skim walls and clean	
Wall	Dado (East)	**G16a-05**	Glazed tile	Good	Some debris	Clean	
Wall	Wall (South)	**G16a-06**	Plaster and glazed tile	Sound	Holes in plaster and tiles from fixings. Minor cracks in wall	Fill holes in plaster and tiles, skim plaster wall and clean	
Wall	Dado (South)	**G16a-07**	Glazed tile	Good	Good condition	Clean	
Wall	Wall (West)	**G16a-08**	Plaster and glazed tile	Sound	Some cracks to plaster, large holes in plaster work from redundant pipes, large hole in tiles	Fill all holes, skim over plaster and clean	
Wall	Dado	**G16a-09**	Glazed tile	Good	Good condition	Clean	
Ceiling	Ceiling	**G16a-10**	Plaster	Sound	Cracks to ceiling, paint peeling and redundant light fixings attached to ceiling	Remove peeling paint, check laths for wet/dry rot, if clear, skim over plaster and paint. Clean tiles	
Ceiling	Cornice	**G16-11**	Plaster	Sound	Cracks to cornice	Repair, clean and paint	
Door	Door	**G16a/16b-D1**	Timber	Sound	Door has had a few knocks. Door furniture missing	Make good. Provide new furniture	
Door	Frame	**G16a/16b-D1**	Timber	Sound	Frame in sound condition. Dark spotting to door reveal, possible sign of rot beneath,	Check for rot if clear, make good. If unclear, replace.	
Door	Glazing	**G16a/16b-D1**	Stained glass	Poor	Glass in door smashed, lead cames twisted	Replace glass like for like, repair	
Window	Window	**WG19**	Timber/glass/lead/ironmongery		"Inaccessible"		
Fixtures and fittings	Pipes/kitchen units	**G16a-12**	Pipes/Kitchen units	Poor	Modern/Redundant	Remove	