ROOM No: G16b

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G16b-01**	Tile	Good	Debris evident	Clean	
Ceiling	Ceiling	**G16b-02**	Lath and plaster	Fair	One large hole to eastern end, some water ingress	Remove saturated material and re-attach new lath and plaster	
Ceiling	Cornice	**G16b-03**	Plaster	Good	Cornice is generally soiled	Re-paint	
Walls	Walls	**G16b-04**	Tile to bottom half, plaster to top	Sound	Some efflorescence to tiles on south wall with some small cracks and peeling above. Intrusive light fitting with associated pipe and wires to south wall. Small hole where pipe leads into room G16 on the west wall	Clean tiles and scrape/re-fill small cracks to plaster. Remove all redundant pipes and wires. Fill hole where pipe is fitted	

ROOM No: G17

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G17-01**	Tile	Good	Some debris	Clean	
Wall	Wall/Skirting/dado/Frieze (North)	**G17-02**	Glazed Tile	Sound	Efflorescence on all of wall, horizontal cracking to lower part of wall, 1 tile missing and brick behind has decayed, 1 skirting tile missing also	Structural engineer to assess cracking, repair and clean	
Wall	Wall/Skirting/dado/Frieze (East)	**G17-03**	Glazed Tile	Sound	Efflorescence on all of wall, holes from cables	Fill in holes and clean	
Wall	Wall/Skirting/dado/Frieze (South)	**G17-04**	Glazed Tile	Sound	Efflorescence on all of wall, holes from cables	Fill in holes and clean	
Wall	Wall/Skirting/dado/Frieze (South)	**G17-05**	Glazed Tile	Sound	Efflorescence on all of wall, holes from cables	Fill in holes and clean	
Ceiling	Ceiling	**G17-06**	Plaster	Sound	Some water ingress and cracking evident	Dry out plaster, skim and re-paint	
Ceiling	Cornice	**G17-07**	Timber	Fair	Paint bubbling in south-east corner showing possible signs of rot, holes from redundant services	Check for rot, repair/replace	
Door	Door	**G17/Ext-D1**	Timber	Sound	Bottom rail has rotted, paint spalling	Replace bottom rail, strip door and apply a preservative and re-paint whole of door	
Door	Glass	**G17/Ext-D1**	Glass	N/A	*Inaccessible*		
Door	Frame	**G17/Ext-D1**	Timber	Sound	Frame has damp rising causing rot	Splice repair at lower part of frame to sound wood, apply a preservative and re-paint whole door	
Door	Ironmongery	**G17/Ext-D1**	Painted over		Bolts at the head of the door have rusted, hinges are concealed, lock has been painted (Door has not been checked for functionality)	Overhaul door, keep lock if possible	
Door	Door	**G10/17-D1**	Timber	See G10 Schedule	See G10 Schedule	See G10 Schedule	
Door	Frame	**G10/17-D1**	Timber	See G10 Schedule	See G10 Schedule	See G10 Schedule	
Door	Architrave	**G10/17-D1**	Timber	Poor	Architrave is suffering from dry rot and has detached from wall	Replace in kind	
Fixtures and Fittings	Redundant Fittings	**G17-08**	Redundant Fire Exit sign, cables and light fitting	Poor	Modern	Remove	

ROOM No: G18
DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G18-01**	Woodblock	Poor	Excessive water damage	Allow to dry out, repair or replace	
Wall	Wall (North)	**G18-02**	Plaster	Fair	Generally the wall is ok, the westerly part of the wall has come away from the wall, the modern pay kiosk is attached to the wall and electric boxes are, puncturing holes into the plasterwork	Replace plaster to west part of wall, fill holes	
Wall	Skirting (North)	**G18-03**	Timber	Poor	Rot to timber skirting	Replace	
Ceiling	Cornice (North)	**G18-04**	Plaster	Fair	Some cracks to cornice and some disfigurement where services have cut through	Repair cornice, clean and re-paint	
Wall	Wall (East)	**G18-05**	Plaster/timber	Poor	Plaster has detached from wall around door opening, plaster has been saturated. Timber edging to chimney breast may be suffering from dry rot, timber is falling apart. Modern fixtures are fixed to wall. Fireplace has been plastered over	Dry out, remove plaster where needed and replace. Replace timber edging and re-plaster. Fill holes	
Wall	Skirting (East)	**G18-06**	Timber	Poor	Wall has been saturated from water getting in through from defect in roof, this area has been heavily saturated and dry rot maybe apparent	Check for dry rot. Repair/replace	
Ceiling	Cornice (East)	**G18-07**	Plaster	Fair	Wall has been saturated from water getting in through from defect in roof, this area has been heavily saturated. Cornice looks in good condition from below, but will need further investigation	Repair/replace	
Wall	Wall (South)	**G18-08**	Plaster	Fair	Wall to east end has been saturated from water getting in through from defect in roof, this area has been heavily saturated. Plaster sounds good	Remove defective plaster and replace	
Wall	Skirting (South)	**G18-09**	Timber	Poor	Skirting rotting from floor up and has partly detached itself from the wall	Replace	
Ceiling	Cornice (South)	**G18-10**	Plaster	Fair	Cracks to cornice suggesting over saturation	Allow to dry out and repair/ remove if repair is not possible	
Wall	Wall (West)	**G18-11**	Plaster	Poor	Plaster has detached from wall	Replace all plaster on this wall	
Wall	Skirting (West)	**G18-12**	Timber	Poor	Skirting has rotted	Replace skirting	
Wall	Cornice (West)	**G18-13**	Plaster	Poor	Cracks to cornice suggesting over saturation	Allow to dry out and repair/ remove if repair is not possible	
Window	Frame	**WG02**	Timber	Poor	Window no longer in opening, laying on floor of G18, timber has rotted around all joints, lower half of window frame missing	Repair where possible otherwise replace like for like	
Window	Glass/cames	**WG02**	Glass/lead	Poor	Glazing to upper part of window is in fair condition, lower half of window missing	Replenish, and repair window to original state using photographic evidence	
Window	Ironmongery	**WG02**	*Inaccessible*	N/A	*Inaccessible*	*Inaccessible*	
Fixtures and Fittings	Pay kiosk and shelves on east wall	**G18-14**	Timber/glass/ metal	Poor	Modern	Remove	

ROOM No: G19

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G19-01**	Tile	Good	Debris evident, generally soiled	Clean	
Ceiling	Ceiling	**G19-02**	Plaster	Fair	Two small areas of lath and plaster loss	Replace laths and plaster to missing section, re-paint ceiling	
Ceiling	Cornice	**G19-03**	Timber (pine)	Good	Occasional flaking	Re-paint	
Walls	North	**G19-04**	Tile	Good	Generally soiled. Original frame of opening leading into room G18 is overpainted, some rot to left skirting	Clean wall. Remove inappropriate paint and re-varnish to match other frames to the ground floor. Replace rotten skirting to bottom of left frame	
Walls	East	**G19-05**	Tile	Fair	Several tiles cracked above door G12/19-D1, debris evident. Further investigation to the structural strength of the wall needed	Investigate structural strength of wall, if sound, fill small cracks and clean	
Walls	South	**G19-06**	Tile	Good	Intrusive redundant electrics, generally soiled with sellotape marks, some screw holes	Remove electrics and wires, fill small holes and clean	
Walls	West	**G19-07**	Tile	Good	Small area of ware to surface glaze of decorative tile to the right of door G19/Ext-D1. Occasional screw holes and redundant pipe	Fill holes, restore small area of surface glaze damage, remove pipe and clean	
Walls	Skirting	**G19-08**	Tile	Good	Cracked tile to right of opening into room G18	Fill crack and clean	
Door	Door	**G19/EXT-D1**	Timber	Sound	Original concertina entrance doors in sound condition with some knocks. Evidence of some water penetration to bottom rails	Fill any small knocks and re-paint. Strip paint where deterioration has occurred and allow to dry, re-paint	
Door	Frame	**G19/EXT-D1**	Timber	Sound	Evidence of slight water penetration to lower frame	Strip paint where deterioration has occurred and allow to dry, re-paint	
Door	Glazing	**G19/EXT-D1**	Wire glass	Sound	Modern wire glass	Replace	
Door	Ironmongery	**G19/EXT-D1**	Metal	Fair	Some original hinges, extensively painted over	Strip paint/replace if necessary	
Door	Fanlight	**G19/EXT-D1**	Stained glass		"Boarded up"		

ROOM No: G20

DRAWING No: 1

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Floor	Floor	**G20-01**	Woodblock	Fair	Some water saturation and some surface damage	Further investigation needed to ascertain the water damage. Floor requires thorough drying. Possible action could be to re-use blocks by lifing entire floor and turning blocks over, sand and re-varnish	
Wall	Walls	**G20-02**	Plaster	Poor	Walls are generally saturated with missing plaster and water damage up to the line of the picture rail. Angled fireplace wall uses lath and plaster above built in cupboard and cornice, this is falling away from the wall	Remove plaster, allow walls to air and re-plaster using lime. Re-fix cupboard and plaster, repair where necessary	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Ceiling	Ceiling	**G20-03**	Plaster	Poor	Joist failure due to water ingress and plaster missing to south-west corner and parts of north	Further investigation needed to ascertain the extent of water damage. Possible replacement of areas of ceiling and rotten joists or total replacement	
Ceiling	Cornice	**G20-04**	Plaster	Fair	Missing cornice to south-west corner	Replace missing area of cornice matching original profile	
Mouldings	Picture rail	**G20-05**	Timber (pine)	Fair	Missing and rotten picture rail to parts of south wall	Replace rotten and missing elements like for like	
Wall	Skirting	**G20-06**	Timber (pine)	Poor	Skirting is mostly rotten to the south and west wall, generally good condition to the north and east	Using skirting profile, re-make skirting and replace in areas where it is missing or rotten. Strip and re-paint undamaged areas	
Fireplace	Surround	**G20-07**	Timber	N/A	Missing original timber fire surround	Reconstruct timber fire surround in matching Edwardian/Arts & Crafts style to link the two fitted cupboards either side, varnish to match	
Fireplace	Hearth	**G20-08**	Painted tile	Sound	Original tiled hearth, missing 2 tiles	There is enough fragments of tile to make up and reinstate missing elements	
Door	Door	**G12/20-D1**	Timber	Good	Some areas showing knocks where ironmongery has been removed	Fill any knocks, strip paint and re-varnish to match other doors within the building	
Door	Frame	**G12/20-D1**	Timber	Good	Frame is in good condition, due to dampness of the surrounding walls there may be slight concealed rot	Check for any rot, treat and/or replace affected parts, strip paint and re-varnish	
Door	Glazing	**G12/20-D1**	Glass	Poor	Glass is smashed	Replace glass like for like	
Window	**Frame**	**WG03**	**Timber**	**Sound**	**Frame is part boarded up. Some flaking and peeling of paint**	**Prepare timber, fill any holes caused by boarding, replace any missing elements such as beading, prime and paint**	
Window	Surround	**WG03**	Timber	Good	Some flaking and peeling of paint, it is missing its decorative sill brackets as seen on other windows within the room	Prepare timber, replace any missing elements such as sill brackets, prime and paint	
Window	**Glazing**	**WG03**	**Stained glass**	**Poor**	**The top left curved pane is in good condition, the middle pane is now missing and the right pane is partly cracked and not attached. The lower three panes are obscured by plastic sheeting - further investigation necessary**	**Using photos taken in 2003 re-make centre stained glass panel, conserve right pane and replace broken glass where necessary**	
Window	**Frame**	**WG04**	**Timber**	**Fair**	**Frame is boarded up**	**Inaccessible**	
Window	Surround	**WG04**	Timber	Poor	Arts & Crafts window surround is coming away from the wall. Sill has signs of slight rot and decorative brackets and skirt also	Take profile of brackets and skirt, re-make and replace like for like. Treat timber and splice new timber into sill, prime and re-paint	
Window	Glazing	**WG04**	Stained glass		*Boarded up*	Inaccessible	
Window	**Frame**	**WG05**	**Timber**	**Fair**	**Rot to the sill and parts of the lower frame, further investigation needed *part boarded up***	**Check for signs of rot and splice in new timber where necessary, treat other minor areas**	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC. CLAUSE
Window	Surround	**WG05**	Timber	Fair	Decorative brackets and timber skirt are rotten	Take profile of brackets and skirt, re-make and replace like for like	
Window	Glazing	**WG05**	Stained glass	Fair	Stained glass pane to the top light, bottom pane has been replaced with clear glass	Clean stained glass and replace any missing panes below like for like	
Fittings	Glass bracket	**G20-09**	Cast iron	Good	Original decorative gas bracket over painted with modern paint	Strip modern paint and re-paint	
Fittings	Fitted half glazed cupboard	**G20-10**	Timber	Poor	Original fitted display cupboard to the left fireplace alcove. Some upper glass panes broken and evidence of some water penetration. Original handles. Opposite cupboard now missing	Repair all broken glazing and prepare timber, re-varnish. Specialist joiner to copy existing cupboard and install in opposite alcove, varnish to match.	

ROOM No: F01
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F01-01**	Terrazzo	Poor	Five horizontal cracks running from north to south, eastern most crack and floor is slightly raised. Generally soiled	Structural engineer to inspect cause of cracks and raised section	
Walls	Walls	**F01-02**	Glazed brick	Fair	Walls are generally soiled and pointing has deteriorated. Some small areas of surface glaze loss with occasional screw holes throughout	Rake out all joints and re-point all walls using lime mortar. Localised surface repair to damaged glaze, fill holes and clean walls	
Ceiling	Ceiling	**F01-03**	Lath and plaster	Fair	Two localised areas of lath and plaster loss, signs of some water ingress	Remove areas of loose lath and plaster, replace laths in kind where missing and re-plaster using lime, paint	
Window	Frame	**WF51**	Timber	Fair	Generally worn and soiled timber with some knocks and screw holes. Iron rod to lower light is missing	Replace iron rod in kind, using existing holes seen in the middle part of the lower frame, tie to lead cames using copper wire. Remove any loose paint from frame, fill holes and re-paint	
Window	Glazing	**WF51**	Leaded lights	Fair	Slight damage to bottom middle and bottom left opening leaded lights. Glazing to top light is missing. Glazing to entire right hand side window is also missing. All three iron rods are missing to the lower lights. Generally soiled	Replace any broken glass to the lower lights in kind. Re-glaze missing bottom light to right hand side window. Restore any misplaced lead cames and replace iron rod, tying it to the leadwork with copper ties. Re-glaze all three top lights in kind, clean glazing	
Window	Frame	**WF52**	Timber	Fair	Generally worn and soiled timber with some knocks and screw holes Top rail to top opening light is missing. Iron rod to lower light is missing	Replace top rail to top opening light in kind. Replace iron rod in kind, using existing holes seen in the middle part of the lower frame, tie to lead cames using copper wire. Remove any loose paint from frame, fill holes and re-paint	
Window	Glazing	**WF52**	Leaded lights	Fair	Glazing is missing to the top opening light. Some damage to bottom leaded light, missing iron rod to lower light, generally soiled	Replace any broken glass to the lower lights in kind. Restore any misplaced lead cames and replace iron rod, tying it to the leadwork with copper ties. Re-glaze top light in kind, clean glazing	
Window	Frame	**WF53**	Timber	Fair	Generally worn and soiled timber, some peeling to bottom rail. Iron rod to lower light is missing	Replace iron rod in kind, using existing holes seen in the middle part of the lower frame, tie to lead cames using copper wire. Remove any loose paint from frame, fill holes and re-paint	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Window	Glazing	**WF53**	Leaded lights	Fair	Glazing is missing to the top opening light. Some damage to bottom leaded light, missing iron rod to lower light, generally soiled	Replace any broken glass to the lower lights in kind. Restore any misplaced lead cames and replace iron rod, tying it to the leadwork with copper ties. Re-glaze top light in kind, clean glazing	
Window	Frame	**WF54**	Timber	Fair	Generally worn and soiled timber with some knocks and peeling to paint	Remove any loose paint from frame, fill holes and re-paint	
Window	Glazing	**WF54**	Leaded lights	Fair	Glazing is missing to top opening light, generally soiled	Re-glaze top light in kind, clean glazing	
Door	Door	**F01-MB-D1**	Timber	Fair	Missing	Door has been removed and can now be found in G20	
Door	Frame	**F01-MB-D1**	Timber	N/A	Missing		
Fittings	Pipework	**F01-04**	Various	Poor	Redundant and deteriorated pipe work to entire room	Remove	
Fittings	Urinals	**F01-05**	Ceramic	Good	Urinals are generally soiled	Clean	
Fittings	Original toilets x2	**F01-06**	Ceramic and metal	Good	Two original ceramic bowls showing the makers marks are located to the left and right cubical with original ceramic and metal cistern brackets to each cubical, generally soiled	Remove any debris and clean. re-paint metal brackets to middle and right cubicle and clean ceramic brackets to left cubicle	
Fittings	Toilet cubicles	**F01-07**	Timber and glazed brick	Sound	Original timber fronted cubicles show minor signs of wear and soiling. All handles are missing from the three doors. Ceramic WC signs are over-vanished, walls are generally soiled and pointing has deteriorated	Replace missing brass handles in kind and re-varnish timber. Remove varnish layers from ceramic signs. Rake out joints to glazed brick and re-point using lime mortar. Clean walls	

ROOM No: F02
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F02-01**	Terrazzo	Fair	Cracks evident, running south to north. Generally soiled with water ingress	Dry out. Fill in cracks. Clean	
Walls	Wall (north and north return)	**F02-02**	Glazed tiles/plaster	Fair	Water ingress evident. Peeling paint to plasterwork. Efflorescence to tiles. Cracking to tiles, some soiling	Dry out and re-paint plaster wall. Remove efflorescence from tiles, fill cracks and clean	
Walls	Wall (east)	**F02-03**	Glazed tiles/plaster	Fair	Water ingress evident. Peeling paint to plasterwork. Efflorescence to tiles. Some soiling	Dry out and re-paint plaster wall. Remove efflorescence from tiles and clean	
Walls	Wall (south)	**F02-04**	Glazed tiles/plaster	Sound	Water ingress evident. Peeling paint to plasterwork. Efflorescence to tiles and some soiling evident	Dry out and re-paint plaster wall. Remove efflorescence from tiles and clean	
Walls	Wall (west)	**F02-05**	Glazed tiles/plaster	Fair	Plaster has collapsed. Efflorescence and water ingress evident to tiles	Dry out. re-plaster, skim and paint. Remove efflorescence from tiles and clean	
Ceiling	Ceiling	**F02-06**	Plaster	Fair	Cracks in paintwork, plasterwork is sagging on west side	Fill in cracks, re-plaster sagging section and re-paint	
Ceiling	Cornice	**F02-07**	Plaster	Fair	West middle section is lost. Peeling paintwork elsewhere	Replace lost section, strip and re-paint	
Window	Frame	**WF32**	Timber	Fair	Water ingress evident to sill, skirt, bottom frame and upper section of architrave. Peeling paintwork evident	Splice in new sections where unsound. Strip paint, prime and re-paint elsewhere	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Window	Glass	**WF32**	Glass	Poor	Both panes are broken	Replace panes with stained glass in kind. Copy pattern of WF42 or WF44 (if still in place) and/or consult photographic records	
Window	Frame	**WF33**	Timber	Fair	Water ingress evident to sill, skirt, bottom frame and upper section of architrave. Peeling paintwork evident	Splice in new sections where unsound. Strip paint, prime and re-paint elsewhere	
Window	Glass	**WF33**	Glass	Fair	Small fragments of upper stained glass pane are broken. Lower pane is missing	Replace panes with stained glass in kind. Copy pattern of WF42 or WF44 (if still in place) and/or consult photographic records	
Window	Frame	**WF34**	Timber	Fair	Bottom rail is extensively deteriorated. Some peeling paintwork evident	Splice in new frame section. Strip paint, prime and re-paint	
Window	Glass	**WF34**	Glass	Poor	Both panes are missing	Remove plexiglass in lower light. Replace panes with stained glass in kind. Copy pattern of WF41 - consult photographic records	
Window	Frame	**WF35**	Timber	Fair	Bottom rail and left-hand lower stile is rotten. Some peeling paintwork evident	Splice in new sections. Strip paint, prime and re-paint	
Window	Glass	**WF35**	Glass	Fair	Minor cracking and a few broken fragments to stained glass. Lower pane is missing	Remove plexiglass in lower light. Replace damaged fragments with stained glass in kind. Copy pattern of WF40 - consult photographic records	
Window	Frame	**WF36**	Timber	Fair	Upper frame is gone. Some peeling paintwork evident	Splice in new frame section. Strip paint, prime and re-paint	
Window	Glass	**WF36**	Glass	Poor	Both panes are missing	Remove plexiglass in lower light. Replace panes with stained glass in kind. Copy pattern of WF41 - consult photographic records	
Window	Frame	**WF37**	Timber	Fair	Upper frame is gone. Some peeling paintwork evident	Splice in new frame section. Strip paint, prime and re-paint	
Window	Glass	**WF37**	Glass	Poor	Both panes are gone	Replace panes with stained glass in kind. Consult photographic records	
Window	Architrave	**WF55**	Timber	Sound	Some localised peeling paintwork evident	Re-paint locally	
Window	Frame/panes	**WF55**	Glass/Timber	N/A	"Boarded over from inside"		
Window	Architrave	**WF56**	Timber	Sound	Some localised peeling paintwork evident	Re-paint locally	
Window	Frame/panes	**WF56**	Glass/Timber	Fair	A few broken fragments of stained glass in upper light. Lower light is boarded over from inside	Replace broken stained glass fragments	
Window	Architrave	**WF57**	Timber	Sound	Some localised peeling paintwork evident	Re-paint locally	
Window	Frame/panes	**WF57**	Glass/Timber	N/A	"Boarded over from inside"		
Door	Door	**F02/MB-D1**	Timber	Fair	Dents from older hinges evident. Peeling paintwork evident. Modern fixtures are intruding into the fabric. Glazing and handles are missing	Splice in new sections where hinges were. Consolidate surviving ironmongery (hooks under windows). Remove modern fixtures. Insert new handles. Re-glaze, strip paint and re-varnish	
Door	Architrave	**F02/MB-D1**	Timber	Sound	Peeling paintwork evident	Strip paint, prime and re-varnish	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Stairs	Stairs	**SG02**	Stone	Poor	Treads are chipped and worn	Splice repair treads in kind and replace treads where needed	
Stairs	Banister	**SG02**	Steel, brass, hardwood handrail	Good	Paintwork has deteriorated	Clean. Strip paint from woodwork and re-varnish. re-paint metalwork	

ROOM No: F03
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F03-01**	Timber	Fair	2 boards missing. Boards are worn	Replace missing boards, consolidate floor in general	
Wall	Arch	**F03-02**	Plaster	Fair	Plaster is worn; peeling paper	New skim layer needed; re-paint	
Wall	Wall (north)	**F03-03**	Plaster	Fair	Water ingress evident, paintwork is peeling	Dry out. Strip paint and re-paint	
Wall	Wall (east)	**F03-04**	Plaster	Poor	Plaster is extensively deteriorating	Dry out. Replace plasterwork and	
Wall	Wall (south)	**F03-05**	Plaster	Fair	Water ingress evident, paintwork is peeling	Dry out. Strip paint and re-paint	
Wall	Skirting	**F03-06**	Timber	Fair	Skirting is part rotten and part missing on south wall. Skirting is worn elsewhere	Replace missing and unsound sections. Strip and re-paint elsewhere	
Window	Frame	**WF58**	Timber	Poor	Rot to sill, right-hand reveal and architrave. Peeling paintwork	Splice in new sections. Strip and re-paint elsewhere	
Window	Frame	**WF58**	Timber		"Inaccessible"		
Window	Frame	**WF59**	Timber	Good	Paintwork is peeling sporadically	Strip and re-paint	
Window	Sashes	**WF59**			Boarded up from inside		
Window	Frame	**WF60**	Timber	Poor	Rot to left-hand bottom half of reveal (25cm) and to left-hand side of sill. Architrave section on left-hand side is missing. Top section has evident water ingress. Peeling paintwork evident	Splice in new sections where unsound. Strip paint, prime and re-paint elsewhere. Overhaul handles	
Window	Sashes	**WF60**			Boarded up from inside		
Ceiling	Cornice	**F03-07**	Plaster	Fair	Evidence of water ingress on east side. Peeling paper	Dry out and make good. Remove paper and re-paint	
Ceiling	Ceiling	**F03-08**	Plaster	Fair	Cracks and extensive water ingress evident. Peeling paper	Dry out. Remove paper and re-paint	

ROOM No: F04
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F04-01**	Timber	Poor	Boards are missing on the north-east corner. Floor is generally extensively deteriorated	Replace unsound floor boards. Consolidate rest of boards	
Wall	Wall (north)	**F04-02**	Plaster	Sound	Peeling paper; some water ingress evident	Dry out. Remove paper and re-paint	
Wall	Wall (east)	**F04-03**	Plaster	Fair	Water ingress evident	Dry out. Repair plasterwork where unsound	
Wall	Wall (south)	**F04-04**	Plaster	Sound	Peeling paper; some water ingress evident	Dry out. Remove paper and re-paint	
Wall	Wall (west)	**F04-05**	Plaster	Poor	Plaster to south-west corner is extensively deteriorated	Replace plasterwork locally, apply new skim layer and re-paint	
Wall	Picture rail	**F04-06**	Timber	Fair	Section missing above fireplace. South-west corner rail is damaged	Replace damaged section in kind, insert new picture rail where missing	
Wall	Skirting	**F04-07**	Timber	Fair	Skirting is missing in south-west side and is worn on south side. Peeling paintwork	Replace missing sections. Strip cornice and re-paint	
Window	Frame	**WF21**	Timber/metal	Fair	Middle and right-hand side sashes are operable. Sill is rotten. Handles are broken. Peeling paintwork evident	Replace sill. Strip paint, prime and re-paint sashes, sill and architrave. Overhaul handles	
Window	Glass	**WF21**	Glass	Sound	5 panes are broken, 1 pane is cracked	Replace panes with glass in kind	
Door	Door	**F04/09-D1**	Timber	Fair	Panels are boarded over		
Door	Architrave	**F04/09-D1**	Timber	Sound	Architrave has come loose from the wall	Refix architrave to its original position	
Ceiling	Ceiling	**F04-08**	Plaster	Poor	2 large holes and extensive water ingress evident	Insert new laths/joists where missing. Replace plasterwork locally, apply new skim layer and re-paint	
Ceiling	Cornice	**F04-09**	Plaster	Fair	Small section missing above fireplace and on west side. Peeling paint in parts	Replace missing sections. Strip cornice and re-paint	
Fireplace	Fireplace	**F04-10**	Tiles/brick	Poor	Hearth tiles are heavily soiled. Brickwork is chipped	Clean heart tiles. Replace damaged bricks	

ROOM No: F05
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Fireplace	Fireplace	F05-01			Built up and plastered over		
Floor	Floor	F05-02	Timber	Sound	1 floor board missing	Insert new board	
Ceiling	Ceiling	F05-03	Plaster	Poor	Laths missing and plaster has collapsed on west side. Water ingress is evident. Paper is peeling	Dry out. Replace plasterwork. Skim and re-paint	
Ceiling	Cornice	F05-04	Plaster	Poor	Cornice has been lost on the west side. Water ingress, peeling paint, sporadic mould evident	Dry out. Insert missing section. Strip cornice and re-paint	
Wall	Wall (north)	F05-05	Plaster	Fair	Evidence of mould	Dry out, remove mould and re-paint	
Wall	Skirting (north)	F05-06	Plaster	Fair	Skirting is worn; evidence of water ingress	Dry out and re-paint	
Wall	Wall (east)	F05-07	Plaster	Fair	Evidence of mould	Dry out, remove mould and re-paint	
Wall	Skirting (east)	F05-08	Plaster	Fair	Skirting is worn; evidence of water ingress	Dry out and re-paint	
Wall	Wall (south)	F05-09	Plaster	Poor	Evidence of mould and water ingress, plaster is cracked and chipped	Dry out. Replace plaster below picture rail. Skim and re-paint	
Wall	Skirting (south)	F05-10	Plaster	Fair	Skirting is worn; evidence of water ingress	Dry out and re-paint	
Wall	Wall (west)	F05-11	Plaster	Poor	Plasterwork has collapsed	Dry out wall. Remove remaining plaster. re-plaster and paint	
Wall	Skirting (west)	F05-12	Plaster	Poor	Evidence of saturation	Replace in kind	
Wall	Picture rail	F05-13	Timber	Fair	Section missing on north-west corner	Replace section in kind	
Window	Frame	WF22	Timber	Fair	Window is operable. Architrave sections are missing to the top and left-hand side. Top half of right-hand side and upper section is rotten. Sill and sashes are worn. Peeling paintwork evident	Replace unsound sections. Strip paint, prime and re-paint sashes. Overhaul handles, sill and sashes	
Window	Glass	WF22	Glass	Poor	6 panes are broken. 1 pane is cracked	Replace panes with glass in kind	
Door	Door	F05/09-D1	Timber	Fair	Panels are boarded over		
Door	Ironmongery	F05/09-D1	N/A	N/A	Missing	Replace in kind. Fill in holes from older locks	
Door	Frame	F05/09-D1	Timber	Sound	Peeling paint	Strip and re-paint	

ROOM No: F06
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	F06-01	Pine boards with lino over	Fair	Generally damp with some small areas of rot	Remove lino and dry floor. Remove rotten sections and splice in new timber in kind	
Walls	Walls	F06-02	Plaster	Fair	Wet paper to all walls, generally worn	Remove all paper layers and dry out wall. Prepare and re-paint	
Walls	Skirting	F06-03	Timber	Good	Generally worn and soiled	Prepare timber and re-paint	
Ceiling	Ceiling	F06-04	Lath and plaster	Poor	Ceiling is sagging and locally detaching from laths. Some signs of water ingress and deterioration to laths	Remove plaster and replace deteriorated laths replacing them in kind where necessary. Re-plaster using lime plaster and paint	
Door	Door	F06/09-D1	Timber	Good	Generally worn and soiled, some screw holes, corroded hinges, no door knob	Fill any holes, prime and re-paint. Replace ironmongery	
Door	Architrave	F06/09-D1	Timber	Good	Generally worn and soiled	Re-paint	
Fittings	Coat hook rail	F06-05	Pine	Sound	Generally worn and soiled, all coat hooks have been removed	Make good and re-paint	

ROOM No: F07
DRAWING No: 02

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F07-01**	Pine boards	Good	Signs of past water ingress, one floor board displaced	Re-fix floorboard and prepare floor	
Walls	Wall (north)	**F07-02**	Plaster on brick	Fair	Loose and peeling paint/plaster to north west corner. Extensively peeled paint throughout, generally saturated	Remove loose paint and plaster and dry out wall. Re-plaster areas of lost plaster in kind, prepare all remaining areas and re-paint	
Walls	Wall (east)	**F07-03**	Lath and plaster partition	Good	Many layers of wallpaper showing general wear	Remove paper layers, prepare surface and re-paint	
Walls	Wall (south)	**F07-04**	Plaster on brick	Poor	Some loose and peeling paint/plaster to south west corner	Remove loose paint and plaster and dry out wall. Re-plaster areas of lost plaster in kind, prepare all remaining areas and	
Walls	Wall (west)	**F07-05**	Plaster on brick	Poor	Extensively saturated plaster, majority has come away from wall	Remove all plaster, dry out wall and re-plaster in kind	
Ceiling	Ceiling	**F07-06**	Plaster/paint	Fair	Bowing to south-west corner and evidence of water ingress, peeling paper and generally cracked	Remove bowing section and paper, dry out ceiling and replace like for like. Remove loose paint, prepare and paint	
Window	Window	**WF23**	Timber (pine)	Fair	Timber is generally worn and cracked. Window is painted shut and pulleys/cords and brass lock are over painted/broken	Remove both sashes, dry out and remove loose paint. Prepare timber and re-paint. Overhaul	
Window	Frame	**WF23**	Timber (pine)	Poor	Sill, skirt and bottom frame are rotten. Architrave is rotten at sill level up to approximately 25cm on both sides. Window reveal to right side is rotten	Remove sill and skirt and rotten elements of frame and allow to dry voids. Replace in kind, splicing new timber frame/architrave into old	
Window	Glazing	**WF23**	Clear glass	Fair	One broken pane to upper sash and one to the lower sash, generally soiled	Replace broken panes in kind and clean other glass	
Doors	Door	**F07/08-D1**	Timber (pine)	Good	Original door boarded over with original ebony and brass bee-hive door knob	Remove board and re-paint door. Restore and reinstate ebony and brass beehive door knob	
Doors	Frame	**F07/08-D1**	Timber (pine)	Good	General wear	Re-paint	
Fixtures	Shelves	**F07-07**	Pine	Poor	Extensively rotten pantry shelves with some corroded metal brackets	Remove	
Fixtures	Dividing window	**F07-08**	Lath and plaster partition with glazed window above	Sound	Original glazed light leading onto room F06 with one broken pane and one cracked pane, generally soiled	Replace broken and cracked panes in kind and re-paint woodwork	

ROOM No: F08
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F08-01**	Pine boards/carpet/lino	Fair	Some areas of missing boards. Slight sagging to south-west corner, some saturation to carpet and lino	Structural engineer to investigate cause of sagging. Remove carpet/lino and replace missing boards in kind	
Walls	Wall (north)	**F08-02**	Plaster on brick	Fair	Loose and peeling plaster to north-west corner. Peeled paper throughout, some saturation	Remove loose and saturated plaster/paper and dry out wall. Re-plaster areas of lost plaster in kind, prepare all remaining areas and re-paint	
Walls	Wall (east)	**F08-03**	Lath and plaster	Good	Many layers of wallpaper, general wear	Remove paper, prepare wall and re-paint	
Walls	Wall (south)	**F08-04**	Plaster on brick	Poor	Loose and peeling plaster to south-west corner. Peeled paper throughout, some saturation. Hole in brick-work to south-west corner	Remove loose paint/plaster and dry out wall. Path hole with brick. Re-plaster areas of lost plaster in kind, prepare all remaining areas and re-paint	
Walls	Wall (west)	**F08-05**	Plaster on brick	Poor	Extensively saturated plaster, majority has come away from wall	Remove all plaster, dry out wall and re-plaster in kind	
Ceiling	Ceiling	**F08-06**	Plaster/paint	Fair	Small area of south-west corner has collapsed missing laths and plaster with evidence of water ingress, General wear	Remove loose and saturated areas of lath and plaster, allow for ceiling to dry out. Replace missing lath and plaster in kind and prepare all other surfaces, re-paint	
Window	Window	**WF24**	Timber (pine)	Fair	Timber is generally worn and cracked, brass pulls, pulleys and locks are over painted	Remove sashes, dry out and remove loose paint. Prepare	
Window	Frame	**WF24**	Timber (pine)	Poor	Sill, skirt and bottom section of right hand side reveal are rotten. Architrave is missing to top and right of window. Generally warn and soiled	Remove sill and skirt and rotten elements of reveal and allow to dry voids and window. Replace in kind, splicing new timber reveals and replacing architrave in kind. Clean and re-paint window	
Window	Glazing	**WF24**	Clear glass	Poor	Three broken panes to top left sash, three broken panes to top middle sash, two broken panes to top right sash. All three bottom sashes are broken, generally soiled	Replace broken panes in kind and clean other glass	
Doors	Door	**F08/10-D1**	Timber (pine)	Sound	Original door boarded over, missing original ebony and brass bee-hive door knob	Remove board and re-paint door. Reinstate ebony and brass bee-hive door knob	
Doors	Frame	**F07/08-D1**	Timber (pine)	Poor	Missing top and right hand side architrave. General wear	Replace missing elements of architrave in kind. Re-paint	

ROOM No: F09
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F09-01**	Timber	Poor	Evidence of rot on eastern edge. Floor boards are missing	Replace rotten and missing boards, clean and re-varnish. Salvage sound boards	
Walls	Wall (north)	**F09-02**	Plaster	Fair	Skim has been damaged, paint is peeling	Prepare wall, remove peeling paint, skim and re-paint	
Walls	Skirting (north)	**F09-03**	Timber	Sound	Paintwork is peeling	Re-paint	
Walls	Wall (east)	**F09-04**	Plaster	Poor	Plaster wall is saturated. Plaster has sporadically come away from the wall	Dry out. Take off plaster where unsound. Prepare wall, re-plaster and re-paint	
Walls	Skirting (east)	**F09-05**	Timber	N/A	Skirting is missing	Replace in kind	
Walls	Wall (south)	**F09-06**	Plaster	Poor	Paper is peeling, water ingress is evident	Dry out. Remove paper and re-paint	
Walls	Skirting (south)	**F09-07**	Timber	Fair	Skirting has been damaged on the left-hand side and paintwork is peeling	Replace damaged section, re-paint sound sections	
Walls	Wall (west)	**F09-08**	Plaster	Poor	Plaster 2m to the left-hand side of F09/10-D1 is extensively deteriorated. Paper is peeling, water ingress is evident	Dry out. Prepare wall and re-plaster unsound section. Remove paper and re-paint	
Walls	Skirting (west)	**F09-09**	Timber	Poor	Skirting is bowing. Paintwork is peeling	Re-fix skirting to wall. Peel off paint and re-paint	
Ceiling	South coffer, to F08	**F09-10**	Plaster	Fair	Plaster and paintwork is cracked and peeling. Water ingress is prevalent	Dry out coffer, remove paint. Apply new skim course and re-paint	
Ceiling	Cornice to south coffer, to F08	**F09-11**	Plaster	Fair	Plaster and paintwork is cracked and peeling. Water ingress is prevalent	Prepare cornice. Dry out, fill cracks and re-paint	
Ceiling	Soffit to south coffer, to F08	**F09-12**	Plaster	Fair	Plaster and paintwork is cracked and peeling. Water ingress is prevalent	Dry out. Remove unsound material. Prepare soffit and re-paint	
Ceiling	Middle coffer, to F06	**F09-13**	Plaster/Timber	Poor	Coffer's plaster, laths and joists are extensively deteriorating due to water ingress	Replace coffer	
Ceiling	Cornice to middle coffer, to F06	**F09-14**	Plaster	Poor	Cornice is extensively deteriorating	Prepare cornice. Replace in kind	
Ceiling	Soffit to middle coffer, to F06	**F09-15**	Plaster/Timber	Poor	Soffit has collapsed - plaster and laths are missing	Dry out. Remove unsound material. Replace soffit and re-paint	
Ceiling	North coffer, to F05	**F09-16**	Plaster	Poor	East and south sides are saturated and deteriorating. Half coffer has collapsed	Dry out coffer, remove paint. Fix and re-plaster collapsed section. Apply new skim course and re-paint	
Ceiling	Cornice to north coffer, to F06	**F09-17**	Plaster	Poor	Cornice is extensively deteriorating	Prepare cornice. Replace in kind	
Ceiling	Soffit to north coffer, to F05	**F09-18**	Plaster/Timber	Poor	Soffit has collapsed - plaster and laths are missing	Dry out. Remove unsound material. Replace soffit and re-paint	
Ceiling	North coffer, to F04	**F09-19**	Plaster	Fair	Paintwork is loose and cracked. Some growth is evident on the north east corner. Some water ingress evident	Dry out coffer, remove paint and re-paint. Remove growth	
Ceiling	Cornice	**F09-20**	Plaster	Fair	Paintwork is peeling. Some water ingress evident	Dry out, remove older paintwork and re-paint	
Window	Frame	**WF29**	Timber	Poor	Right-hand side architrave and reveal is rotten. Bottom frame is rotten. Peeling paintwork to rest of frame and sashes. Sill and skirting have extensively deteriorated.	Replace unsound sections. Strip paint, prime and re-paint sashes and sound frame sections. Overhaul handles	

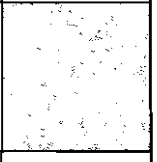
ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Window	Glass	**WF29**	Glass	Poor	4 panes broken	Replace panes with glass in kind	
Window	Sashes	**WF28**			Boarded up from inside		
Window	Frame	**WF28**	Timber	Poor	Frame, reveal, architrave, sill and skirting are rotten. Peeling paintwork to upper architrave and frame sections	Replace unsound sections. Strip paint, prime and re-paint upper (sound) sections. Overhaul handles	
Window	Frame	**WF27**	Timber	Poor	Frame and architrave is rotten. Sill and skirting have extensively deteriorated. Peeling paintwork to sashes	Replace unsound sections. Strip paint, prime and re-paint sashes. Overhaul handles	
Window	Glass	**WF27**	Glass	Poor	Panes are broken	Replace panes with glass in kind	
Door	Frame	**F09/10-D1**	Timber	Fair	Frame has come loose onto F09 side. Peeling paintwork	Fix frame back to its original position. Strip paint, re-paint and varnish	
Door	Door	**F09/10-D1**	Timber	Fair	A few screw holes. Peeling paint. Door is generally worn	Fill holes, consolidate door, strip paint, re-paint and varnish	
Door	Ironmongery	**F09/10-D1**			Handles are missing	Replace missing handles	
Door	Door	**F09/EXT-D1**			Boarded up from inside		
Door	Architrave	**F09/EXT-D1**	Timber	Sound	Peeling paintwork. Small middle section of right-hand side is rotten	Splice in new section. Strip paint, re-paint and varnish	
Stairs	Steps	**SF04**	Timber		Inaccessible (covered by carpet)		
Stairs	Walls	**SF04**	Plaster	Poor	South wall is saturated	Re-plaster and re-paint	
Stairs	Skirting	**SF04**	Timber	Good	Some peeling paint	Re-paint where necessary	
Stairs	Handrail	**SF04**	Timber	Good	Some surface wear	Strip and re-paint, re-varnish	
Stairs	Architrave	**SF04**	Timber	Sound	Some peeling paint	Strip and re-paint	

ROOM No: F10
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F10-01**	Pine boards	Fair	Semi collapsed section of south-west corner. Floor partly boarded over. Some areas of missing boards	Replace missing boards in kind. Remove sections of hard board and replace with pine floorboards	
Walls	Wall (north)	**F10-02**	Plaster on brick	Poor	Loose and peeling plaster to north-west corner. Peeled paper throughout, some saturation. Poorly patched area where picture rail was situated	Remove loose and saturated plaster and dry out wall. Re-plaster areas of lost and badly applied plaster in kind, prepare all remaining areas and re-paint	
Walls	Wall (east)	**F10-03**	Plaster on brick	Poor	Loose and collapsed plaster to north-west fireplace alcove. Peeled paper throughout, some saturation. Poorly patched area where picture rail was situated	Remove loose and saturated plaster and dry out wall. Re-plaster areas of lost plaster in kind, prepare all remaining areas and re-paint	
Walls	Wall (south)	**F10-04**	Plaster on brick	Poor	Loose and peeling plaster to south-west corner. Peeled paper throughout, some saturation. Poorly patched area where picture rail was situated	Remove loose paint and plaster and dry out wall Re-plaster areas of lost plaster in kind, prepare all remaining areas and re-paint	
Walls	Wall (west)	**F10-05**	Plaster on brick	Poor	Extensively saturated plaster, majority has detached from wall	Remove all plaster, dry out wall and re-plaster in kind	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Ceiling	Ceiling	**F10-06**	Plaster/paint	Poor	South-west corner has collapsed, missing laths and plaster in places and evidence of water ingress	Remove loose and saturated areas of lath and plaster, allow for ceiling to dry out. Replace missing lath and plaster in kind and prepare all other surfaces, re paint	
Ceiling	Cornice	**F10-07**	Plaster	Poor	Parts of north and east sections deteriorated and missing around fireplace, generally cracked and worn	Allow cornice to dry, prepare and re-paint, re-fixing where necessary. Replace lost and deteriorated cornice in kind	
Window	Window	**WF26**	Timber (pine)	Fair	Timber is generally worn and cracked. Window is painted shut and pulleys/cords and brass lock are over painted/broken	Remove both sashes, dry out and remove loose paint. Prepare timber and re-paint. Overhaul	
Window	Frame	**WF26**	Timber (pine)	Fair	Window reveal to the left hand side is rotten in places, generally bubbled and cracked paintwork	Replace reveal in kind. Prepare and re-paint all timber	
Window	Glazing	**WF26**	Clear glass	Poor	All four panes are broken, generally soiled	Replace broken panes in kind and clean other glass	
Window	Window	**WF25**	Timber (pine)	Fair	All three sashes are generally warn and soiled and have masking tape around the joints	Remove all sashes and any loose paint and debris from them. Retain any brass pulls and locks. Re-paint and re-fit	
Window	Frame	**WF25**	Timber (pine)	Poor	Window frame is displaced and leaning into the room. Rot is evident to the bottom left part of the architrave and reveal. Sill and skirt is rotten. Generally warn and soiled	Remove entire window and allow to dry. Remove rotten elements of architrave and reveal and splice in new timber in kind. Remove sill and skirt and replace in kind. Re-fix window structure, prime and paint	
Window	Glazing	**WF25**	Clear glass	Poor	All five panes are broken to the left sash. Three panes are broken to the upper middle sash and one to the lower middle sash. One pane is cracked to the upper right sash and one is broken to the lower right sash, generally soiled	Replace all broken and cracked panes in kind, clean all other glazing	

ROOM No: F11
DRAWING No: 2

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Floor	Floor	**F11-01**	Terrazzo	Fair	Heavily saturated with two cracks running north to south, generally soiled	Dry floor, rake out cracks and repair in kind	
Ceiling	Ceiling	**F11-02**	Lath and plaster	Poor	Entire eastern section of ceiling over the landing has collapsed. Partial collapse to the north-west corner showing signs of water ingress	Remove any unsecured or unsound section of the ceiling and replace in kind, replace lost laths and plaster to eastern section of ceiling over landing, prepare surfaces and re-paint	
Ceiling	Cornice	**F11-03**	Plaster	Poor	Cornice is missing to the entire eastern section of ceiling above the landing where ceiling has collapsed. Partial collapse of cornice to the north-west corner which shows signs of water ingress	Dry out all cornicing, remove sections where it is unsound and replace in kind. Remove any loose paint from remaining sections and re-paint	
Wall	Wall (north)	**F11-04**	Glazed tile with plaster above	Poor	Plaster upon the entire north wall has collapsed and wall itself is saturated. Tiles are saturated showing efflorescence, crazing and soiling. Areas of damaged tile with two skirting tiles damaged, generally soiled	Remove any remaining plaster from wall and dry out wall thoroughly. Remove efflorescence and soiling from tiles. Replace missing and broken tiles in kind. Re-plaster upper part of wall using lime plaster, paint	
Wall	Wall (east)	**F11-05**	Glazed tile with plaster above	Poor	Plaster has collapsed. Tiles and wall is saturated showing soiling and efflorescence. Small area of broken border tiles adjacent to window WF38,	Remove any remaining plaster from wall and dry out wall thoroughly. Remove	
Wall	Wall (south)	**F11-06**	Glazed tile with plaster above	Poor	Plaster is saturated and deteriorated to the eastern part of the wall, generally soiled	Remove any remaining plaster from wall and dry out wall thoroughly. Remove efflorescence and soiling from tiles. Replace missing and broken tiles in kind. Re-plaster upper part of wall using lime plaster, paint	
Wall	Wall (west)	**F11-07**	Glazed tile with plaster above	Poor	Plaster is deteriorated with saturation to the north-west corner. Tiles showing efflorescence and general soiling, one tile missing and crazing	Remove plaster from wall and dry out wall thoroughly. Remove efflorescence and soiling from	
Window	Frame	**WF38**	N/A	Poor	Entire frame is missing except for the window sill, skirt and brackets which are all rotten and laying on the floor. The brick reveals are saturated with some moss growth, right stay catch is missing	Dry out brickwork surrounding window opening and replace entire window in kind to match window WF50, replace sill, skirt and brackets in kind, replace right stay catch in kind	
Window	Glazing	**WF38**	Stained glass	Poor	No glazing remains	Replace glazing in kind	
Window	Frame	**WF39**	Timber	Fair	Upper opening light is missing and frame is generally worn and soiled	Replace opening light and brass catch in kind, Remove any loose paint from frame and re-paint	
Window	Glazing	**WF39**	Stained glass	Poor	Stained glass is missing to upper and lower lights and boarded over	Replace lower stained glass to match that of window WF47. Replace glazing to upper light to match that of window WF41, clean glass	
Window	Frame	**WF40**	Timber	Fair	Frame is generally worn and soiled, brass catch is missing	Remove any loose paint from frame and re-paint, replace catch in kind	

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Window	Glazing	**WF40**	Stained glass	Poor	Stained glass is missing to upper light, stained glass to lower light has some broken panes and lead	Replace stained glass to upper light to match that of window WF48. Replace any broken glass to lower light in kind and repair lead. Clean glass	
Window	Frame	**WF41**	Timber	Fair	Frame is generally worn and soiled, brass catch is missing	Remove any loose paint from frame and re-paint, replace catch in kind	
Window	Glazing	**WF41**	Stained glass	Poor	Stained glass and lead work to lower light is damaged	Repair lower stained glass panel to match that of window WF47 using as much collected fragments as possible, replace broken and missing elements in kind. Clean glass	
Window	Frame	**WF42**			boarded over		
Window	Glazing	**WF42**			boarded over		
Window	Frame	**WF43**			boarded over		
Window	Glazing	**WF43**			boarded over		
Window	Frame	**WF44**			boarded over		
Window	Glazing	**WF44**			boarded over		
Window	Frame	**WF45**	Timber	Poor	Frames are damaged around the edges as a result of glazing being taken out. Architrave is generally warn and soiled	Remove loose paint and timber fragments and make good frames. Re-paint	
Window	Glazing	**WF45**	Stained glass	Poor	Stained glass and iron rods are missing	Replace glazing according to historical records, replace three iron rods	
Window	Frame	**WF46**	Timber	Poor	Frames are damaged around the edges as a result of glazing being taken out. Architrave is generally warn and soiled	Remove loose paint and timber fragments and make good frames. Re-paint	
Window	Glazing	**WF46**	Stained glass	Poor	Stained glass and iron rods are missing	Replace glazing according to historical records, replace three iron rods	
Window	Frame	**WF47**	Timber	Fair	Upper opening light is missing, generally worn and soiled	Replace opening light and brass catch in kind, Remove any loose paint from frame and re-paint	
Window	Glazing	**WF47**	Stained glass	Poor	Stained glass is missing to the top light, stained glass has minor damage to the lower light	Replace upper stained glass to match that of window WF41. Replace broken and missing elements to lower light in kind, clean glass	
Window	Frame	**WF48**	Timber	Fair	Frame is generally worn and soiled, brass catch is over painted	Remove any loose paint from frame and re-paint, remove paint from catch	
Window	Glazing	**WF48**	Stained glass	Poor	Stained glass to upper light has minor damage, lower light is boarded over	Replace any broken or missing elements of stained glass and clean (bottom light)	
Window	Frame	**WF49**	Timber	Fair	Frame is generally worn and soiled, brass catch is over painted		
Window	Glazing	**WF49**	Stained glass		boarded over		
Window	Frame	**WF50**	Timber	Fair	Frame is generally worn and soiled, brass catch is over painted	Remove any loose paint from frame and re-paint, remove paint from catch	
Window	Glazing	**WF50**	Stained glass		boarded over		

ELEMENT	ELEMENT DETAIL	REF	MATERIAL	CONDITION	CONDITION NOTES	REPAIR	SPEC CLAUSE
Door	Door	**F11/MB-D1**	Timber	Fair	Heavily peeling and discoloured varnish, generally damp, modern plywood fixed across door, missing original brass door pulls and stay catches, original hinges are soiled	Thoroughly dry doors, Remove all varnish layers and modern plywood fixings. Prepare surface of timber, re-varnish. Clean and lubricate hinges. Replace brass door pulls and stay catches in kind	
Door	Frame	**F11/MB-D1**	Timber	Fair	Heavily peeling and discoloured varnish, generally damp, missing stay catches	Remove frame from wall and thoroughly dry. Remove all varnish layers and prepare surface of timber, re-varnish. Replace stay catches in kind	
Door	Glazing	**F11/MB-D1**	Glass	Poor	Glazing is broken and missing	Replace like for like	
Stairs	Balustrade	**F11-07**	Metal	Sound	Generally worn, hardwood banister over painted	Re-paint, strip paint from banister and varnish	