Donald Insall Associates
Chartered Architects and Historic Building Consultants

People's History Museum
Condition Survey

Revision 1 - September 2025

Contents

1.0 Overview 4
2.0 Services 5
3.0 External 6
4.0 Internal 47
4.1 Basement 48
4.2 Ground 63
4.3 First Floor 84
4.4 Second Floor 98
4.5 Plant Level 106
4.6 Stair and Hoist Shaft 108

Appendix

Appendix A - Photographs
Appendix B - Plans
Appendix C - Cost Estimate by Turner & Townsend
Appendix D - Drone Survey by Rigg Tech
Appendix E - Electrical Installation Report by Calbarrie
Appendix F - Gas Test by Regin
Appendix G - Fire Alarm Test by Scutum
Appendix H - Intruder Alarm Report by CIA
Appendix I - Fire Risk Assessment by AP
Appendix J - Lightning Protection Reports by PTSG
Appendix K – Structural Report by Blackett-Ord Conservation Engineering

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1.0 Overview

Addendum- Revision 1

The condition survey was updated in September 2025 following further survey work and investigations into the lightning protection, static industrial machinery, fire compartmentation and management.

1.1 Introduction

Donald Insall Associates were appointed in February by the People's History Museum to undertake a Stage 1 Visual Building Fabric Condition Survey of the People's History Museum, Leftbank, Manchester M3 3ER. The aim of the appraisal is to ascertain its current building fabric state and inform the viability of rehabilitation / redevelopment. All modifications to a listed building that are not like for like repairs will require listed building consent, and potentially planning permission if alterations are to the exterior of the building.

1.1.1 Report Structure

The contents page provides an overview of how the report has been structured. General arrangement key plan is included here. In addition, each report section has plans specific to the relevant building together with referenced photographs. Each of the buildings has been referenced as follows: The former Board school. The former Infant's school. The former School house. There is a brief overview of site wide elements such as the boundary walls in section 4.

1.2 Survey and Scope

The inspection was limited to a visual inspection of surface defects and services, and it was non-invasive. The roofs were accessed by ladders from inside the building, and from here limited access was available to view the parapet gutters to the perimeter of the building. Otherwise, the roofs and walls of the buildings were viewed from ground level and using binoculars. The weather was mostly dry, sunny and overcast and undertaken over four days.

- No intrusive investigations were carried out - plaster and other finishes, fixtures and fittings were retained in situ. Should subsequently they be removed then further defects may become apparent that are currently concealed. There was no opening up of concealed services, operational tests or electrical tests and there was no examination of the drainage systems.
- Foundations and site investigation: No boreholes have been drilled in this inspection and no trial pits have been excavated.
- Material testing: No samples have been removed or tested.
- Other exclusions as part of this survey:
    - Any opening up works
    - Survey of underground drainage system
    - Detailed review of mechanical and electrical installation (including legionella, alarm system, data/telecommunications, heating and water systems, renewable energy installations etc.)
    - Portable and fixed appliances
    - Loose furniture, artefacts and furnishings (other than a general summary).
    - Asbestos
    - Ecology
    - Archaeology below ground or concealed

2.0 Services

2.1 Electrical Installation

Electrical Installation reviewed October 2023. The installation was shown as unsatisfactory due to the number of C2 and F/1 faults shown. It is unclear whether these have been remediated since the inspection. It would be prudent to ensure the installation is in satisfactory working order / address any faults if not already done so.

2.2 Heating Installation

Gas installation tested and serviced January 2025. Deemed satisfactory.

2.3 Fire Alarm / Equipment

Tested February 2025 and system healthy on departure. Next service due May 2025. It would be prudent to enquire about the items picked up on the survey report relating to fire alarm equipment at the next test.

Fire extinguishers have also been inspected recently.

Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.

2.4 Intruder Alarm

Tested October 2024 and no items found to require attention. Ensure system tested annually or as recommended by insurers.

2.5 Lightning Conductor

Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.

3.0 External

ELEVATIONS - ORIGINAL 1907-9 BUILDING					
General note: The elevations of the original building are of red brick with sandstone dressings, and are generally in reasonable condition with the exception of the defects noted below. The mortar appears to be cementitious, however is causing limited damaged to the face of the brickwork and therefore the need to rake out and repoint in a lime-based mix is limited. Testing of a sample of mortar to confirm is recommended. Issues with the face of the brickwork blowing tend to be linked to areas where water penetration from underlying defects in the gutters above seem to be present, and these should be addressed as a priority to prevent further deterioration of the elevations. It is noted a number of ferrous fixings are peppered across the elevations and these should be removed where possible as are likely to rust and expand, damaging the surrounding masonry.					
Exhibition North Return Wall	Walls	Mural has been painted by well known artist and has important links to museum therefore is significant - paint is damaged in areas and some graffiti is present.	Consideration should be given for specialist conservator to remove graffiti and restore paint. Consideration should also be given to providing protection at low level, e.g. a Perspex screen)	2 / C	0556-58
		Cracking to render at high level which runs down the left hand side. This will eventually lead to delamination of the render and loss of the artwork.	Fill crack and restore paintwork to prevent water ingress into render.	2 / C	0561-62
		Moss growth to concrete capping.	Remove moss and repoint any joints.	2	
		Side of water tank appears to be in adequate condition with some small patches of rust visible.	Would be beneficial to rub down and repaint to prevent rusting getting worse.	3	
		Brickwork at low level is rough with patches of concrete embedded in and is crumbling in areas.	Due to poor state of brickwork, clean, pack and consider adding render to this area to protect the wall.	2	0563-65
		Stop bead to render is rusting and partially failed to bottom.	Replace with alternative in conjunction with restoration works to render if viable without causing damage to existing render.	3	0568
		Noted that lightning conductor runs down corner.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	
		Gap between render and wall, water ingress potential here. Salts coming out of wall suggests that there is water behind wall / wall is damp.	Brush off salts. Repair cracks to render.	2	0568
West Elevation	Walls	Side of water tank appears to be in adequate condition with some small patches of rust visible.	Rub down and redecorate to prevent rusting getting worse.	3	

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M - Routine maintenance

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Copings to brickwork have lost mortar in joints. Heavy moss and plant growth where failed.	Remove moss and vegetation. Rake out and repoint.	2	0583
		Signs of rust and algae to historic hoist beams and tie rods.	Would benefit rub down and redecorate to prevent further corrosion.	3	
		Unable to fully inspect string courses above / below windows from vantage point available. Where visible string courses full of moss to joints. String courses also have signs of delamination to masonry.	Prudent to allow for high level access to check stability and remove loose as it is noted any falling masonry in this area has potential to injure persons on public footpath below. Ideally dress back / repair units as required and repoint joints.	1	0583
		Crack in brickwork under south side of the window, brickwork appears to be pushing out slightly.	Reason unclear - would be prudent to allow high level access to investigate further and consult engineer as required.	1 / C	0582
		Large buddleia growing out of pier, stone lifting and corner stone displaced. Plant growth significant.	Remove and treat with herbicide, repoint open joints in lime mortar. Check for stability and pin back as required.	1 / C	0583
		Substantial amount of salt to brickwork underneath water tanks which suggests water is penetrating from the tanks into the structure below.	Resolve water build-up in tanks and dress back brick / masonry where surface damaged. Ensure tanks fully watertight to perimeter and draining correctly.	1	0583
		Lintels damaged to majority of windows however appears to have been potential repair or replacement to middle window.	Allow for high level access for closer inspection, remove any loose. Ideally dress back / repair as required.	1	0582
		Low level brickwork missing mortar, some plant growth and holes, some graffiti.	Remove plants and treat with herbicide, repoint and remove graffiti.	2	0589-90 0592
		Boxed-in section (function unclear) and perimeter of associated render have plants growing from them.	Remove all vegetation and repair cracks with suitable mortar. Consider removal of boxing in if redundant..	2	0587-88
		Inadequate repointing to middle bay where stone has been repaired/ replaced.	Rake out and repoint with suitable mortar.	3	
		Wall below walkway on the river appears to be supporting the building and is green with algae, difficult to inspect. Plants	This wall abuts the river, and appears to be providing integral support to the building. It should be regularly	2 / M / C	

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		growing in isolated areas and open joints are visible.	inspected by a Structural Engineer and any necessary remedial works carried out as required when the river is low (although it is noted access is very difficult)		
		Appears to have been movement around joints to 1no. metal 'column' at base of the wall and fixings are corroding.	Ensure fixings to industrial columns secure. Repair as required. Rub down and redecorate all metal columns.	2 / C	0591 0598-99 0603 - 04
		Delaminating stone to plinth course and has open joints.	Brush back any loose. Re-point joints in suitable mortar.	2	0595-96
		Gap between floor and plinth is full of debris.	Rake out and provide mortar fillet to junction to give protection.	3	0597
		Iron fixings to wall.	Remove ferrous fixings - refer to general notes.	3	0599-600
		Lightning protection corroded.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate	4	0605
	Windows	Modern high level protruding window full of moss and algae on north side.	Prudent to clean.	4	
		Roof of window not visible.	Would be beneficial to inspect when high level access available.	3	
		Lead appears not to have adequate falls, water is backing up onto flashing.	Improve detail and renew lead to Lead Sheet Training Academy guidance.	2	
		Modern window is aesthetically out of place, unclear why arrangement inserted from a maintenance and aesthetic perspective.	Would benefit window inserted to line of original building more in keeping with significance of the building and easier to maintain.	4	
		3no. steels where mullions appear to support lintels to each mid-level window - difficult to assess from vantage point available. Appears to be water staining to the top and is probably corroded.	Integrity to be checked by Structural Engineer, particularly to north side window.	1 / C	
		Glass appears unsupported at lower level as frame appears to have completely corroded.	Bottom of all windows need full inspection, especially to north side. Fully overhaul windows and redecorate.	1	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Cracks to panes.	Replace broken panes alongside overhaul of windows.	1	
	Rainwater Goods	What appears to be an historic pump pipe and overflow pipe are rusting / paint failing.	Rub down and redecorate to prevent further corrosion.	3	0585-86
	Furniture	Benches secured at back into building, fixings are corroding which will damage brickwork.	If under ownership of PHM, rub down and repaint fixings.	3	0601
		Benches appear tired.	Would be beneficial to rub down and repaint seats.	4	0602
West Elevation (Adjacent North Return Wall)	Walls	Walls to water tank appear pitted.	Rub down and redecorate to prevent rusting getting worse. Ensure tank is structurally integral.	2 / C	0571
		Concrete coping stone to walls have open joints.	Repoint open joints in suitable mortar.	2	0573
		Render flaking at high level which suggests water ingress / damp from tank above.	Brush off flaking render and renew. Ensure tanks fully watertight to perimeter and draining correctly.	2	0572
		2no. steels below water tank have been cut off and are corroding and expanding which is causing cracks to render.	Structural engineer to review integrity and function. Rib down and repaint to prevent further corrosion.	2 / C	0573
		Cement render- graffiti.	Remove graffiti, clean and redecorate.	4	0574
		Brickwork at low level is rough with patches of concrete embedded in and is crumbling in areas. Roots of plants visible.	Due to poor state of brickwork, clean out, treat with herbicide, pack and consider adding render to this area to protect the wall.	2	0576
		Cladding is not touching ground, assumed to not be performing as weather cladding and may be letting water into the building.	Adapt detail as required to prevent water ingress.	2	0577
	MEP	Noted that vent comes through this elevation. MEP was not inspected as part of this survey.			0575

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
South Elevation	Walls	Water tank walls pitted, some rust and debris at top.	Clear debris. Rub down and redecorate to prevent rusting getting worse. Ensure tank is structurally integral.	2 / C	0612
		Lead flashing below tank appears adequate, top is not visible to check if sealed properly.	Allow for access to inspect.	2	
		Crack running down top east side corner to brickwork and appears to be slumping forwards.	Structural Engineer to assess.	1 / C	0612
		Agricultural pointing.	Would benefit rake out and repoint in lime mortar.	4	
		Hole in wall under eastmost vent.	Check not overflow pipe, would be beneficial to fill if not.	3	0612
		Open joints.	Repoint in suitable mortar.	2	
		Ferrous fixings.	Remove fixings and repoint / replace masonry - refer to general notes.	3	
		Render is mainly intact with minor cracks and poor patch repair. Patch of render is damaged at the top. Reason for low level render is unclear, assumed attempt to resolve previous damp issue.	Repair render.	3	
		Plants growing out of brickwork at high level.	Remove and repoint open joints in suitable mortar.	2	0611
		Lightning protection bent and coming away from wall.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	0619
	Doors	Signs of rot to base.	Repair and redecorate.	3	0606-07
Engine Hall East Elevation	Walls	Parts of lost masonry and damage to string course.	Prudent to get high level access to inspect more thoroughly and remove any loose stone as over pedestrian pavement and there is risk of stone	1	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			falling and causing damage or injury. Ideally dress back and repair as required.		
		Brick generally in adequate condition. Mortar generally intact however is missing in areas.	Repoint open joints in suitable mortar mix.	2	0045
		Ferrous iron fixings in mortar. Iron fixings to pillars.	Remove ferrous fixings and point with suitable mortar / replace masonry as required - refer to general notes.	2	0046 0048
		Wall plugs in wall.	Would benefit removal and filling with suitable mortar.	3	0047
		Hole in masonry.	Would be beneficial to fill with suitable mortar / replace affected brick units..	2	0047
		Staining to brickwork at springing point of arch.	Provide high level access to inspect further. Brush off salts / loose stone as required.	2	0076
		Crack to stone at top of pilaster into gable on south side.	Prudent to get high level access to check stability and remove any loose stone, as at high level and faces pedestrian area therefore could cause damage or injury if material falls from height. Structural engineer to advise as required.	1 / C	0056
		Water staining to coping and dentils below. Crack to top of cornice.			0055
		Stonework to piers losing face.	Dress back stone as required.	2	0076-77 0079-80
		Plates at parapet level assume to be integral to tie bars within. Minor signs of rusting.	Structural engineer to review regularly and maintenance works carried out as required. Rub down and repaint regularly to prevent erosion.	1 / C / M	0081
		Erosion to stone above cornice.	Indent repair or replace any substantially damaged masonry.	2	0055
		Salt staining to main pediment brickwork and appears to have 2no. fixings into brick.	Brush off salts, ascertain reason for fixings (likely linked to renewal of atrium roof).	3	0056
		Water staining under coping stones and moss growth, possibly due to loss of mortar between joints.	Brush off salts, remove moss and repoint open joints in suitable mortar.	2	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Damage to plinth stone, stone to threshold has been cut back and now offers no weather protection to wall below. There is also damage to masonry either side.	Ideally the stone should be replaced however it is acknowledged this may be difficult / costly to obtain such a long length of stone. If stone replacement is not possible, repair work should be carried out.	3	0057-59
		Noted there is a drainage hole to base of stone plinth.	Ascertain function and if still in use	3	0060
		Damp and staining beneath string course.	Brush off salts.	2	
		Stonework above hopper appears to have moved as joint appears wider towards the front of the string course.	Allow for high level access to investigate further and for Structural Engineer to advise on remedial action if required.	1 / C	0085
	Windows	North 2no. windows have salt staining to underside of arches which could be related to gutter defects and blockage.	Brush off salts and repair as required.	2	0080
		Rot to timber sills and bottom rails. There are some signs of rot to mid-rail.	Would benefit from full rub down and repaint, replace rotten elements.	2	0061 0067
		Sealant to windows is cracking and missing in some cases.	Reseal in 'breathable' putty, such as linseed oil based.	2	0067
		Paint peeling to top windows on south side revealing rotten timber window arches. Bottom rail to middle window at high level paint is peeling.	Would benefit from full rub down and repaint, replace rotten elements.	2	0050 0069
	Doors	Inappropriate letterbox, handles and lock style not in keeping with the significance of the building.	Replace with more aesthetically appropriate alternative.	4	
		Door showing signs of deterioration at base and appears to be missing bottom rail.	Rub down and redecorate, replace bottom rail.	2	0071-72
		Hard, 'unbreathable' sealant.	Reseal in 'breathable' putty, such as linseed oil based.	3	0064-66
		Steel beam is rusting.	Rub down and redecorate.	3	0053 0073
	Rainwater Goods	Downpipe is plastic and not in keeping with the significance of the building.	Rub down and redecorate down pipe. Replace with cast-iron when funds permit.	3	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Brackets are rusting / failing.	Prudent to replace brackets and repoint to prevent rusting metalwork from blowing masonry.	3	0082-84
		Assume hopper will need clearing out as outlet is heavily blocked at roof level.	Clear out gutters regularly to prevent further water ingress damage to the wall - refer to general notes.	1 / M	0076
Service Yard Gates East Elevation	Walls	Gate reveals have ferrous fixings.	Remove ferrous fixings - they will expand and damage the masonry (as below).	3	0028
		Ferrous fixing has blown stonework.	Remove ferrous fixing and indent repair.	3	0034
		Bricks have some damage.	Indent repair or replace any substantially damaged.	2	0029
		Open joints.	Repoint open joints in suitable mortar mix.	2	0039
		Coping stone has lost corner and is providing less protection.	Provide indent repair.	3	0036
		Salt staining and stone eroding to arch.	Brush off salts and dress back stone.	3	0040-41
	Doors	Vehicle gates are in adequate condition except for some moss growth. Hinges rusting.	Would benefit overhaul and repaint.	3	0030-33
		Pedestrian gate does not shut.	Overhaul to allow for gate to shut for improved security.	2	
Substation East Elevation	Walls	Stepped crack and 1no. coping stone is displaced with open joints to either side.	To be checked for stability, especially as this is at high level and could cause damage or injury to pedestrians below. Structural Engineer to advise on remediation as required.	1 / C	0026
		String course lost corner although not of immediate concern.	Indent repair.	3	0027
		Brickwork losing mortar and plant growth to top half of the wall.	Remove plants and repoint open joints in suitable mortar mix.	2	0025-26

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Damage to some bricks. Replacement brick which was historically replaced in inappropriate fashion.	Indent repair or replace bricks which are substantially damaged. Resolve historic replacement.	2	0015
		Numerous wall plugs and fixing across elevation.	Would benefit from removal / filling with suitable mortar.	3	0024
		Plinth stones losing face.	Dress back.	2	0023
		Ferrous fixings to wall.	Remove ferrous fixings - refer to general notes.	3	0015
	Doors	Graffiti to door.	Remove.	4	0016
		There is a hairline crack to the east face of the lintel and some damage to underside of lintel, cement infill behind lintel is breaking up in places.	Monitor cracking / damage to ensure does not worsen. Replace failing infill.	2	0017
South Return Wall	Walls	Cement render over bricks, area of damage shows masonry behind. Cracking in cement causing water ingress as it is impermeable meaning water cannot evaporate from the walls. This is probably contributing to damp issues to the interior.	It would be beneficial to remove cement and renew in lime mortar, in the meantime repoint cracks.	2	0504-05
		Lead flashing over low level wall appears to be adequate. 1no. loose brick to top of wall.	Replace loose brick.	3	0509
		Holes in masonry at high level, blown brickwork due to ferrous fixings. Vegetation at high level, particularly at chimney.	Remove ferrous fixings, repoint in suitable mortar, remove plants and repoint.	2	0504
		Capping of chimney not visible. Salt staining visible to chimney.	Brush off salts, allow for access to inspect chimney capping.	2	0504
		1no. brick at different angle to the rest.	Check for stability.	2	0504
		Open joints to coping stones.	Repoint in suitable mortar.	2	0504
		Noted there 2no. vent outlets at high level.			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Inadequate pointing to low level brick, which might be contributing to poor condition of brickwork.	Rake out and repoint in suitable mortar mix.	3	0509
		Noted that lightning conductor runs down this elevation.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	0506
Service Yard North Elevation	Walls	Losing mortar at low level.	Repoint open joints in suitable mortar.	2	
		Holes in brickwork, remove fixings.	Remove ferrous fixings- refer to general notes- and either replace brick or repoint.	3	0481
		Potential iron cramp in masonry.	Remove ferrous fixings- refer to general notes.	3	0498
		Mortar washed out at top of piers.	Repoint in suitable mortar.	2	0478
		Open joints to string course, not providing protection and washing mortar below.	Repoint in suitable mortar.	2	0478
		Spalling and degradation to stonework, water damage and cracks to string course, stone missing.	Prudent to allow for high level access to inspect more thoroughly / remove loose as there is a risk of stone falling from high level and causing injury or damage below. Ideally dress back and repair as required.	1	
		Masonry above string course unable to inspect from available vantage point.	Allow for high level access to inspect.	1	
		Noted that lightning conductor tape comes down this elevation and electric wiring goes into ground.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	0488
		Some vegetation at perimeter at junction to floor.	Remove and reseal with suitable mortar fillet.	2	0489

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Windows	Some rot to sill and frame.	Rub down and redecorate, replace rotten elements.	2	0490-91
	Doors	Door is tired.	Rub down and redecorate.	3	0492
	Rainwater Goods	Hopper not visible, with metal corroding fixings.	Rub down and redecorate or replace where fully corroded. Inspect hopper and clean out as required.	2	0486
		Green around joints evidence likely leaking.	Reseal as required.	2	0486-88
		Plastic downpipe.	Redecorate, replace with cast iron when funds permit.	4	0487
	Stairs	Appears to have been some movement to the stairs.	Prudent to repoint and monitor.	2	0485
		Railing to stairs is broken and do not comply with current health and safety guidance. Paint failing.	Prudent to repair as there is a significant drop below landing. Consider replacement with suitable railings that meet moder standards yet are in keeping with building. Redecorate.	1	0496
		Rusted tie bar.	Rub down and redecorate.	2	
		Lost mortar and damaged bricks to corner of stairs.	Repoint in suitable mortar. Replace any substantially damaged bricks.	2	0483 0484
		Stepped area to metal door full of debris.	Clear regularly to allow for drainage. Rub down and redecorate door.	1 / M	0501
	Floor	Cobbled yard with paving to either side. Manhole cover not inspected. Slot drains are covered.	Clear slot drains regularly to allow for drainage. Consider increasing capacity of slot drains given issues with flooding / severe damp noted to rooms around perimeter of service yard.	1 / M	
		Uneven paving could be a trip hazard.	Re-pave.	2	
Service Yard East Elevation	Walls	Brickwork at low level, curtain glazing and rainscreen cladding. Brickwork in adequate condition with apparent weep holes above the doors in brickwork			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		(assume because modern brick wall with cavity).			
		Apparent issue with flooding and water ingress as there are sandbag barriers at low level.	Clear drains regularly to allow for drainage.	1 / M	0472
		Water staining suggests joint between canopy and wall is leaking.	Repair joint, rub down and repaint metalwork.	2	0477
	Windows	Curtain wall glazing in adequate condition except for some staining.	Would benefit clean.	4	0476
	Doors	Adequate however subjected to damage and does not shut properly. Rusting where surface damage has occurred.	Repair, rub down and redecorate.	3	0470-71
		Steel lintels rusting.	Rub down and redecorate.	3	0473
	Rainwater Goods	Sand from flood barriers is covering slot drain which should take water from service yard.	Slot drain capacity probably needs increasing and more permanent flood barriers that can be removed for deliveries to be put in place.	2	0472
	Glazed Canopy	Glazing is substantially dirty and steels are rusting.	Clean, rub down and redecorate metal.	3	0474-75
Service Yard South Elevation	Walls	Substation wall - brickwork in adequate condition.			0437-38
		Mortar is missing in areas. Odd brick is cracked or damaged.	Repoint in suitable mortar and replace substantially damaged brick to match existing.	2	0439-40
		There is some surface damage to the brickwork to the west end of the elevation at low level, presumably water flows down the yard in this direction.	Replace substantially damaged bricks and improve yard drainage as set out above.	2	0441
		Masonry above door is eroding.	Dress back.	2	0452
		Vegetation is growing between yard floor and wall.	Remove plants and reseal with mortar fillet where failed.	2	0453
	Windows	Westmost window showing signs of rot to bottom.	Overhaul, rub down and redecorate.	2	0457-58
	Doors	Substation door in adequate condition (not opened).			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Crack to concrete lintel.	Monitor.	2	0443
		Door to store appears tired.	Would benefit rub down and redecoration.	3	0444
		Mastic sealant to frame is failing, powdery and showing signs of salt damage.	Reseal and redecorate.	3	0446-48
	Rainwater Goods	Cast iron down pipe is rusting.	Overhaul, rub down and redecorate.	2	0455
		Gulley is not sufficiently covered, with leaves building up into it. Appears to have been modified with broken cover.	Remove debris and replace cover to improve protection.	1	0456
	Ramp	Metal ramp paint is failing and showing signs of rust.	Rub down and redecorate.	3	0450
Tower East Elevation	Walls	Numerous bricks are losing face to specific area on corner.	Replace substantially damaged bricks and repoint in suitable mortar.	2	0102-04
		Face of masonry blown to round window at the top.	Dress back.	2	0102
		String courses missing mortar to joints and plant life growing on top.	Remove plants, repoint open joints in suitable mortar mix.	2	
		Both bedding joints cracked under finial stone.	Check for stability, repoint in suitable mortar mix.	1	
		Pigeon roosting on string course.	Would be beneficial to provide bird protection.	3	0104
	Windows	Windows appear to be in adequate condition however bottom section not visible from vantage point available- this area is where defects are likely to occur.	Would be beneficial to provide access for inspection (although appreciate this is difficult) and redecorate.	2	
	Rainwater Goods	Vegetation growing out of gutters, it is likely that the gutters are leaking but no access for inspection.	Clear gutters on regular basis - refer to general notes.	1	
Tower South Elevation	Walls	The elevation is obscured by modern building next door. There is a small gap between the two buildings however this is not enough to be able to survey.			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Of what can be seen, there is salt staining to masonry.	Brush off salts, resolve issues with blocked gutters to prevent water ingress into wall.	1	0504
		String course appears to have been altered to allow for new building next door.	Allow for access to inspect.	1	
Tower West Elevation	Walls	Poor visibility from vantage point available. Bricks / stone appear to be losing face in areas.	Allow for high level access for inspection. Dress back / Indent repair stone as required and allow to replace any severely deteriorated brick.	2	0367
	Windows	Poor visibility. 1no. board in window.	Allow for high level access for inspection. Assume to overhaul, rub down windows and redecorate. Replace board with glass if funds permit.	2	0368
Tower North Elevation	Walls	Brickwork generally in adequate condition, except for a couple of bricks which have blown faces. Mortar failing in areas and plant life growing. Moss to bottom metre of whole tower.	Replace severely deteriorated bricks, remove plants and repoint in suitable mortar mix.	2	0184
	Windows	Poor visibility from vantage point available.	Assume to overhaul, rub down and redecorate.	3	0184
	Rainwater Goods	Hopper and aluminium downpipe. Joints show evidence of leaking.	Overhaul and ensure clear and watertight.	2	0184
	Fittings	Aerial affixed to wall.	Would benefit removal if not in use.	3	
Accumulator Tower Flue	Walls	Target visible to wall so assume previous issues with movement. Not clear if this is still being monitored.	Structural Engineer to review if not currently being monitored.	1 / C	0202
		Failing mortar joints with moss and plant growth.	Remove plants, repoint in suitable mortar mix.	2	0201-02
		Handful of bricks have blown.	Would benefit replacement with appropriate brick.	2	0202

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Lightning protection runs down northwest facing wall.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	0202
Conference Room North Elevation	Walls	Application of mortar is not adequate as appears to have been smeared on in an agricultural manner. Mortar generally intact, although is cracked and missing in places.	Rake out and repoint in suitable mortar mix.	2	
		Number of bricks are blown, especially adjacent to eastern pier.	Replace damaged bricks.	2	0282
		West face return wall - brick is blown at junction with water tank railings.	Replace damaged bricks.	2	0288
		Notable plant growth from joints.	Remove plants and repoint in suitable mortar mix.	2	0281
	Windows	Cracked glazing to windows, likely as a result of cast iron windows rusting and expanding.	Overhaul, rub down and redecorate metalwork, replacing any cracked glass.	2	0283
	Doors	Timber window frames are rotten, and there are signs of rot to door panel.	Repair rotten sections, rub down and repaint.	2	0288
	Rainwater Goods	Downpipes appear tired and joints appear loose. Downpipes bend over the platform and are prone to blockage as there are numerous bends.	Overhaul, rub down and redecorate ensuring fully watertight. Re-route if possible, otherwise monitor for leaks and clear on a regular basis.	1 / M	0286
Conference Room South Elevation	Walls	Buddleia growing out of west side.	Remove and treat with herbicide. Check masonry stable where removed. Repoint open joints in suitable mortar mix and replace any damaged brickwork.	1	0235
		Application of mortar is not adequate as appears to have been smeared on in an agricultural manner.	Rake out and repoint in suitable mortar mix.	3	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Crack between south and west wall - appears to not have been toothed in adequately.	Appoint a Structural Engineer to review and advise.	2 / C	0237
		Return to west wall has some blown and cracked bricks.	Replace damaged bricks.	2	0238
		Lightning conductor runs from coping of west wall.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	0237
		Mortar generally intact but is failing or missing in areas, especially in corners of piers.	Repoint open joints in suitable mortar mix.	2	
		Bricks generally intact but some blown corners and faces. A number of bricks have eroded or blown.	Replace severely damaged bricks.	2	
		Courses above door and arched header have mortar missing.	Repoint in suitable mortar.	2	0241
	Windows	Cracked glazing to windows, likely because of cast iron windows rusting and expanding. Bottom of windows cannot be seen from vantage point available.	Allow access for closer inspection. Allow to repair, rub down and redecorate as required, replacing any cracked glass.	2	
		Stone sills - 1no. adjacent to west door has eroded.	Dress back.	2	
	Doors	Timber glazing bars are rotten, and there are signs of rot to door panel. Bottom of doors not visible from vantage point available.	Allow access for closer inspection. Allow to repair, rub down and redecorate as required.	2	
	Rainwater Goods	Downpipes appear tired and joints appear loose. Downpipes bend over the platform and are prone to blockage as there are numerous bends.	Overhaul, rub down and redecorate ensuring fully watertight. Re-route if possible, otherwise monitor for leaks and clear on a regular basis.	1 / M	0252
	Fixtures	Fire alarm light is broken so no way of knowing if there is a fire when on roof.	Replace and ensure linked with system.	1	0255

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
West Wall Below Accumulator Tower Flue	Walls	Mortar missing to joints. Plants growing out of wall.	Remove plants and repoint in suitable mortar mix.	2	0201 0203
	Rainwater Goods	Hopper blocked with debris.	Clear out hoppers regularly.	1 / M	0200
Walkway to South Elevation (Adjacent to River)	Floor	Excluded from inspection as under private ownership.			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
ELEVATIONS - 2010 EXTENSION					
General note: The elevations of the extension are mainly of corten steel cladding with basalt cladding to lower section and curtain wall glazing to parts. The elevations seem to be in reasonably adequate condition with the exception of the defects set out below.					
North Elevation	Walls	Corten steel cladding, appears adequate except for some guano staining.	Clean façade periodically using appropriate methods, allow for high level access to brush away dirt with soft bristle brush and then wash with water.	4 / M	0512
		Metal capping to parapet is green with algae.	Clean regularly.	4 / M	
		Corrosion to underside at low level, corrosion particularly substantial in localised areas at perimeter due to insufficient drip detail.	Would benefit improved drip detail.	3	0513 0515 - 16
		Ventilation grilles appear adequate although dirty. In some areas subject to inappropriate repair with mastic.	Clean regularly, remove mastic and reseal.	2 / M	0517- 18
		Basalt cladding, some marks where posters have been stuck on previously.	Clean regularly.	4 / M	0519 -20
		Plant growth between cladding and paving.	Would benefit removal and reseal joint.	3	0521
	Windows	Due to insufficient sill drip details, there is green algae and moss under the windows where water has dripped down.	Would benefit improved sill detail.	3	0514
		Fruit flies visible trapped in junction of wall and glazing at skirting level (internally adjacent to café).	Prudent to remove flies and reseal to prevent further infestation.	1	0524

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Sealant failed in areas at perimeter.	Reseal with mastic.	2	0525
	Doors	2no. secret doors appear in adequate condition.			
		Glazed doors showing first signs of rusting to door frame	Treat in appropriate manner to prevent further rusting, subject to metal type.	3	0522 - 23
		Dirt to threshold.	Clean regularly.	3 / M	
	Rainwater Goods	Concealed gutter runs along the entire elevation which is blocked with moss and debris. Increased areas of corrosion to Corten visible below gutter.	Clear out regularly to prevent leaks and ensure all joints watertight.	1 / M	0512
		Noted shoot at high level towards south, presumably overflow pipe.			
East Elevation	Walls	Some guano staining on cladding.	Clean façade periodically using appropriate methods, allow for high level access to brush away dirt with soft bristle brush and then wash with water.	4 / M	0009
		Minor blemishes to columns and some hairline cracks.	Repair when funds permit.	4	0001-02
		Basalt panels appear to be in adequate condition except for minor marking where signage was previously stuck on.	Clean regularly.	4 / M	0007
	Windows	Upper windows glazing is dirty, and there is some algae staining to southern most window where water has dripped down due to insufficient sill drip detail.	Clean windows regularly and clean façade periodically using appropriate methods, allow for high level access to brush away dirt with soft bristle brush	3	0010-11

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			and then wash with water. Would benefit improved sill drip detail.		
		Ground floor level glazing appears in adequate condition.			
	Doors	Frame around door appears to be rusting, cause is unclear.	Treat in appropriate manner to prevent further rusting, subject to metal type.	3	0397-98
	Rainwater Goods	Concealed gutter runs along the entire elevation which is blocked with moss and debris. Water staining below gutter, with increased corrosion to Corten underneath potentially due to defect in concealed gutter above or possible poor drip detail / blockage.	Clear out regularly to prevent leaks and ensure all joints watertight.	1 / M	0389
	Fixtures	Handrails appear to be rusting.	Treat in appropriate manner to prevent further rusting, subject to metal type.	4	0399
South Elevation	Walls	Cladding appears adequate except for some guano staining.	Clean façade periodically using appropriate methods, allow for high level access to brush away dirt with soft bristle brush and then wash with water.	4 / M	0289-90
		Mastic between flat roof coping and new extension indicates previous failing.	Remove failing mastic and reseal / provide improved flashing detail.	2	0292
		At lower level - mastic appears to have oozed out of joint where poorly resealed and there is algae growth. Also some plant growth to window junction and at perimeter.	Clean, remove vegetation and reseal.	2	0542 - 43

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Windows	Cover piece to perimeter of window appears to have detached at the top.	Requires further investigation to establish if loose and re-fixing as required.	2	0291
West Elevation	Walls	Spider nests to underside of Corten section.	Brush away with soft bristle brush.	4	0526
		Columns are dirty. Southmost column has some minor surface damage.	Clean regularly.	4 / M	0528
		Basalt panels are dirty.	Clean regularly.	4 / M	0529
		Cover strip on return is coming away.	Refix.	2	0531
		Louvred section in alcove - spacing is varied to a couple at high level although difficult to tell if this is a defect from vantage point available.	Allow for closer inspection and repair / replace if necary.	2	
		Behind the louvres, membrane has slumped potentially exposing insulation above.	Allow for closer inspection and repair/ replace if necessary.	2	0532
		Cladding is green with algae on return below gutter.	Clean façade regularly, allow for high level access to brush away dirt with soft bristle brush and then wash with water. Ensure gutter clear and in good working order.	1 / M	0530
		Above curtain glazing weather protection appears inadequate to ventilated area, especially for wind-driven rain.	Ascertain whether water ingress occurring and remediate as required.	2	0541

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Windows	Seal hanging out of the top of former doorway. Frame is rusting / tarnished.	Address seal, treat frame in appropriate manner to prevent further rusting, subject to metal type.	3	0527 0522
		Return wall glazing is dirty.	Clean on regular basis.	3 / M	
		Cover piece above curtain glazing appears to be slumping.	High level inspection required, if is slumping will need to be re-fixed.	2	0541
	Rainwater Goods	Gutters are green and potentially overflowing.	Clear gutters on a regular basis. Overhaul, rub down and redecorate downpipe.	1 / M	
Ramped Area to North Elevation	Boundary Wall	Has sharp corners where missing chunks which could be a hazard if pedestrians walk close to it. Sealant is peeling to glazing.	Repair sharp corners and re-seal glazing.	2	0003-06
	Ramp	Provides adequate access. Algae to wall which is detracting aesthetically.	Clean regularly.	4 / M	0003
	Stairs	Contrast on stairs is low due to dirt and it is not clear if the contrast meets current requirements.	Clean regularly. Replace contrasts if necessary.	3 / M	0401
	Floor	Joints have lost mortar in a few places.	Repoint in suitable mortar mix.	2	0535-37
Terrace	Floor	Flags are dirty, algae could become slippery in wet conditions.	Clean regularly.	3 / M	0544
		Grass growing from open joints.	Remove grass and reseal joints.	3	0535-37

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Flags seem to have displaced in localised area on north elevation which could be a trip hazard.	Reset flags and replace any broken.	2	0537
	Rainwater Goods	Slot drain full.	Would benefit clearing out on regular basis to allow for drainage.	1 / M	
	Steps	Contrasting nosings not particularly visible as dirty.	Clean regularly. Replace contrasts if necessary.	3 / M	0539

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ROOF					
General note: Original roofs are Welsh slate, modern roofs are standing seam. MEP equipment, ladders and Mansafe systems were not inspected as part of this survey and require specialist advice. It is apparent that the gutters to all the roofs have not be cleared for some time which is causing significant damage to the walls at eaves level in some places and leakages to internal rooms below.					
All Roofs		Access for maintenance across all original roofs is very poor, leaving the client in an impossible situation regarding maintenance. Timber roof ladders should not be used as they are a health and safety hazard as showing signs of rot or are visibly damaged.	An updated access system is required to all roofs to allow for safe access and maintenance. It is acknowledged that access to the Accumulator Tower roof will be very challenging and will probably require a steeplejack to clear gutters bi-annually.	1	
		There is substantial moss growth, slipped and broken slates across all the roofs.	All roofs should be inspected and maintained regularly to prevent issues with water ingress and damage to the building.	1 / M	
All Gutters		All gutters across the roofs are blocked which is causing excess water ingress to the walls at eaves level and roofs. This is having a detrimental impact to the building fabric below in numerous areas.	Gutters are blocked and need to be cleared on a regular basis to prevent issues with water ingress as roof and eaves level.	1 / M	
R01	Roof	Roof getting to end of useful life. Generally tired, numerous cracked and slipped slates – risk of water penetrating building.	As a matter of urgency replace broken slates and fix any slipped slates. Roof is at end of useful life and consideration should be given to renewal as part of a larger roofing project.	1	0294
		Moss to joints between slates.	Clean regularly.	2 / M	0295
		Flashing at parapet does not meet recommended heights suggested in Lead Sheet Academy guidance.	Review lead flashing detail – consider introduction of secret gutter to Lead Sheet Academy guidance to achieve desired upstand heights.	3	0318-0319

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Flashing to north parapet wall is nailed in, this is likely to cause damage as the lead is pierced limiting protection from water ingress and creates weak points.	Remove nails and renew lead flashing to Lead Sheet Academy guidance.	2	0308
		Lead flashings are particularly mossy to northwest with vegetation growth and is failing to west parapet. Lead is peeling away in parts and appears to have cement over.	Reason for cement is unclear, leadwork to be replaced and remove cement.	1	0316
		Mortar failing to brickwork, plant life growing out of brick.	Remove vegetation. Rake out cement and repoint in lime mortar.	2	0299
		Joints to copings full of moss, mortar failing – likely leading to water ingress within wall.	Remove moss and repoint in lime mortar.	2	0297
		Poor detail to lead flashing where meets roof.	Improve detail in conjunction with any future re-roofing project.	2	0303
		Plastic downpipes on roof extend drainage from glazed atrium. This is not ideal as this concentrates the water over the slates.	Improve detail with revised route/ lead slates to disperse water flow.	2	0154
		There is a buddleia growing out of the west face of the west parapet. Substantial cracking above hopper in the same location, crack emanating from top of outlet up to apex of wall. Rusting iron lintel above hopper causing damage to masonry above. Copings have noticeably moved, bricks can be pulled out by hand where cracked. There is also a straight joint indicating where the wall appears to have been rebuilt in the past.	Appoint a structural engineer to review. Replace rusting lintel, although it is acknowledged access may be difficult due to adjacent water tank. Wall likely needs to be rebuilt from base of lintel.	1 / C	0317 0321-25 0329-31
	Gutter	Gutter is completely blocked with plants growing out of it. Given condition of rest of roof and defects found on similar gutter to R02, it is highly likely that the lead gutter is in full need of replacement (this cannot be verified until cleaned and lead can be assessed)	Clean and remove plants as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Allow to replace gutter as part of larger re-roofing project.	1 / M	0296

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Gutter to west end is routed from the parapet circa. 1m, so downpipe falls into Water Tank 02.	It would potentially be better for water to drain into Tank 03 along with works to drainage in order to simplify route.	3	
R01b (Glazed Atrium)	Roof	Cast iron bracket to east pediment, potentially from a previous downpipe.	Remove as ferrous metals can rust and expand which will damage the surrounding stonework.	3	0304
		All glass to windows is wired in a mixture of styles. Windows are in poor condition. Substantial rot to sill frames and mullions, gaps are visible between the frames and casements and many are not shut properly. Putty to metal windows has substantially failed, particularly at the bottom. Metal casement frames rusting substantially. Approximately 26no. cracked panes, likely because of metal rusting, expanding and cracking glass.	Windows need complete overhaul with both timber members and metal frames repaired / replaced (where too far gone to repair), and re-decorated.	1	0305-07 0311-15
		Glass to rooflights appears to be more modern than that to windows and it is assumed that the roof of the atrium has been replaced in fairly recent times. From vantage point available, roof of atrium appears adequate except a couple of glass pane appear to have slipped (evidenced from clean portion of glass at top of panes and distinct line of dirt below). Lead flashings also appear a little tired.	If high level access becomes available, carry out close-up visual inspection and confirm adequacy. It would be prudent to check glazing bars, integrity of panes and clips when access is available.	3	0320 0356- 60
		Lead portion of flat roofing between atrium and slates appears to be in adequate condition from vantage point available.	If high level access becomes available, carry out close-up visual inspection and confirm adequacy.	3	
	Gutter	Plants visible growing out of gutter.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check	1 / M	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			watertight with no leaking joints in tandem with cleaning.		
R02	Roof	Generally, appears very tired. Many cracked and broken slates. Numerous are tagged and a handful have slipped. Appear to be poor flashband repairs to some slates. There are also 2no small pieces of lead visible on the slates and it is not clear where they have come from.	As a matter of urgency replace broken slates and fix any slipped slates. Roof is at end of useful life and consideration should be given to renewal as part of a larger roofing project.	1	0140-44
		Lead vents to roof space appear tired but adequate.	Consider renewal if re-roofing project takes place	3	
		Lead flashing to east parapet appears tired and does not meet heights specified within Lead Sheet Academy guidelines to full length.	It would be prudent to renew lead and install a secret gutter with any future roofing project to assist with lead flashing issues.	2	
		The parapet is also losing mortar where flashing pointed in, and the detail to the top where it meets small lead flat roof section is poor.	Reseal where mortar has been lost with Leadmate. Improve detail where parapet meets lead flat roof section when funds permit.	2	0146-47
		Flashings to west side have lost seal and coming away in parts and does not meet Lead Sheet Academy guidance height. Section appears to have additional flashing over the original. Open joints to brickwork.	Renew flashings and consider introducing secret gutter with any re-roofing works to improve upstand heights. Repoint open joints to brickwork in lime mortar mix.	1	0177-83
		Parapet coping joints are full of moss and have lost mortar.	Clean and repoint with lime mortar.	2	0150
		Lead flat roof below windows appears tired and roll ends are beginning to split.	Renew lead	2	0170-71
		2no. plastic downpipes on roof extend drainage from glazed atrium. This is not ideal as this concentrates the water over the slates.	Improve detail with revised route/ lead slates.	2	0172 0139
	Gutter	Gutter is tired, showing signs of wear and needs cleaning. Step dimensions are not to current Lead Sheet Academy	It would be beneficial if detail could be improved.	1 / M	0164-65

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		guidance. Narrows considerably adjacent to tower so more prone to blockage.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Renew in conjunction with any re-roofing project, ensuring step heights meet minimum guidance and improving detail around.		
R02b (Glazed Atrium)	Roof	East parapet- some salt staining and face of some bricks appear to have blown in this area. Moss to coping joints.	Brush of salts and replace damaged bricks.	2	0160
		It was noted that lightning protection runs down along atrium.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	
		Windows are in poor condition. Substantial rot to sill frames and mullions. There are large gaps through which the interior of the building can be seen. Metal casement frames are rusting substantially and putty to metal windows has failed. All glass is wired in a mixture of styles. 10no. panes are cracked, which is likely to have been caused by metal rusting and expanding.	Windows need complete overhaul with both timber members and metal frames repaired / replaced (where too far gone to repair), and re-decorated.	1	0162-63 0169-73
		Lead flashing to roof of atrium/ parapet is tired however there appear to be no major defects.	It would be prudent to renew lead flashing in conjunction with any roofing project.	3	0160
		Lead roll to ridge is appears tired but adequate, however visibility is poor from vantage point available for inspection.	If high level access becomes available, allow for architect to inspect and confirm adequacy. Consider renewal with any re-roofing project.	3	0159
		Glass to rooflights appears to be more modern than that to windows and it is assumed that the roof of the atrium has	If high level access becomes available, carry out close-up visual inspection and confirm adequacy. It would be prudent	3	

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		been replaced in fairly recent times. From vantage point available, roof of atrium appears adequate except a couple of glass pane appear to have slipped (evidenced from clean portion of glass at top of panes and distinct line of dirt below). Lead flashings also appear a little tired.	to check glazing bars, integrity of panes and clips when access is available.		
		Lead flashing to west side is tired.	Renew lead flashing.	2	0177-82
		Lead capping to wall head. Pipe fixed to copings, reason for this is unclear. Salts to brickwork and some faces blown with plant life present here.	Remove pipe if redundant, brush off salts, remove plants and replace damaged bricks.	2	
		No mortar to coping joints. Moss and plant life growing out of coping. It was noted lightning protection runs over coping.	Remove moss and plants, repoint in lime mortar.	2	0180
	Gutter	Ogee style gutter is blocked with plant life growing out of it.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check watertight with no leaking joints in tandem with cleaning.	1 / M	
R02c (Lead Flat Roof)	Roof	Parapet is very mossy with plant growth where mortar has failed.	Remove plants, repoint in lime mortar.	2	0192-96
		Lead roof appears very tired. Flashings do not meet Lead Sheet Academy guidance.	Renew roof and lead flashings.	2	0192-96
		Timber roof ladder should not be used as it is a health and safety hazard.	An updated access system is required- refer to general notes regarding roof access.	1	0192-96
	Gutter	Heavy silt build up in gutter. Outlet currently clear however could still be prone to blockage if gutter not cleared regularly.	Clean gutter as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure.	1 / M	

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R03	Roof	Slates appear tired, handful are tagged and handful are broken. Some moss to joints.	Replace broken slates as a priority and remove moss. Consider reroofing as part of a larger re-roofing project given general condition.	2	0098
		Lead ridge appears in adequate condition.			0089
		Finial has flashband repair to top, it is assumed this is because there is a split to the ball finial.	Remove flashband and investigate. Allow to replace lead to finial.	2	0105
		Flashings to tower appear adequate however old material/ former temporary repairs can be seen below some suggesting not installed to best practice or Lead Sheet Academy guidance. Cover flashing missing to end of gutter.	Renew lead flashing to Lead Sheet Academy guidance.	2	0107-08
		Lead flashings to parapet - sealant is failing and coming away with substantial moss growth to joints. Lead is deformed in areas and not flush with the parapet and likely to be allowing water ingress. There is additional flashing over the original.	Renew lead flashing to Lead Sheet Academy guidance.	1	0109 0112
		Parapet - assumed cementitious mortar has failed in areas and the faces of numerous bricks are blown. Plant life growing where mortar and bricks failed.	Remove plant growth and repoint open joints as minimum. Full rake out and repoint with more suitable mortar would be prudent.	2	0092 0096
		Chimney- mortar failed in areas and face of a number of bricks blown particularly at high level. Plants growing from joints/ cracks in bricks. String course appears in adequate condition. Capping cannot be seen from vantage point.	Remove plant growth and repoint open joints as minimum. Full rake out and repoint with more suitable mortar would be prudent, replacing any damaged bricks. Allow high level access to inspect capping.	2	0117-18
		Lightning protection running from top of tower, along parapet and over chimney and continues around parapet.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs	4	0107

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			carried out. The conductor is deemed as adequate.		
		Ridge tiles generally sound. Mortar cracked in areas and moss growth.	Repoint in suitable mortar mix and remove moss.	2	0106 0122
	Gutter	Lead lined gutters worn and covered in debris/ sludge. 40mm step height not in accordance with LSA guidance.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Renew in conjunction with any re-roofing project.	1 / M	0095
R04	Roof	Slates tired - handful tagged, 1no. slipped, moss growth.	Replace broken slates and refix slipped slate as a priority, remove moss. Consider reroofing as part of a larger re-roofing project given general condition.	2	0123
		Temporary flashband repairs over flashing now disintegrated. Additional flashing over original, now peeling away from wall in a number of areas. Sealant failed.	Renew with lead flashings to LSA guidance.	1	0116 0124-28
		Parapet - assumed cementitious mortar has failed in areas and the faces of numerous bricks are blown. Extensive plant life growing where mortar and bricks failed. Generally in worse condition compared to R03.	Rake out cementitious mortar, remove plants and repoint in lime mortar.	2	0120
		Section of flashing missing in corner near hopper.	Renew lead flashing to Lead Sheet Academy guidance.	1	0125
		Ridge tiles generally sound. Mortar cracked in areas and moss growth. Some mortar has failed to R04/R05 ridge.	Remove moss and repoint in suitable mortar mix.	2	0131
		Parapet coping stones have open joints all round with moss growth.	Remove moss and repoint open joints with suitable mortar mix.	2	
	Gutter	In particularly bad condition, full of leaves and sludge. Outlet completely blocked. Large plant growing from	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to	1 / M	0124-25

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		sludge. Defects causing substantial damage to building fabric below and major leaks internally. Gutter steps 40mm - lower than current guidance.	roof and wall structure. Renew gutter and outlet in conjunction with any re-roofing project.		
R05	Roof	Slates appear tired, handful are tagged and handful are broken. Some moss to joints.	Replace broken slates as a priority and remove moss. Consider reroofing as part of a larger re-roofing project given general condition.	2	0132
		Flashings to tower appear adequate however old material/ former temporary repairs can be seen below some suggesting not installed to best practice or Lead Sheet Academy guidance.	Replace flashing with new lead to Lead Sheet Academy guidance.	2	0132
	Gutter	Lead lined gutters worn and covered in debris/ sludge. Gutter steps 40mm - lower than current guidance.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Renew gutter and outlet in conjunction with any re-roofing project.	1 / M	
R06	Roof	Asphalt roof with lead flashing, ponding water evident from vantage point available. Only 1no small vent visible to roof – unclear whether this is adequate to vent chimney (no access internally to check condition). It is also noted heavy water ingress internally to ground floor storeroom that sits below Tank 01 adjacent to this chimney.	Renew roof covering and associated flashings, ensuring falls prevent ponding and drainage is sufficient. Review whether ventilation provision should be improved in conjunction.	1	0363
R06b	Roof	Lead flat roof is tired with moss growth.	Remove moss and replace lead.	2	0207
		Open joints to coping stone.	Repoint in lime mortar mix.	2	
		Brick to corner of lower wall substantially cracked, there is also an iron bracket where a downpipe was previously.	Indent repair or replace substantially damaged brick, remove iron bracket as	1	0204

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			ferrous metals can rust and expand causing the brickwork to explode.		
		Timber roof ladder should not be used as they are a health and safety hazard.	Refer to general notes regarding roof access.	1	0205
		Large buddleia growing from underneath lead flashing.	Remove plant and treat with herbicide, renew flashing and address any damage masonry. Repoint open joints in suitable mortar.	1	0203
	Gutter	2no. downpipes from roof above, not clear from vantage point available where they originate from.	When high level access available investigate where downpipes are taking water from and if current system big enough to deal with volume of water	2	0208-10
R07	Roof	Not visible nor accessible for inspection, however given internal defects present and condition of associated roof R08, it is assumed roof and gutter are in poor condition and need to be addressed.	Provisionally allow to renew roof and associated lead lined gutters.	1	
R08	Roof	Limited visibility of roof however from vantage point available it appears to have a number of slipped / broken slates.	Replace / refix broken / slipped slates as a priority. Consider reroofing as part of a larger re-roofing project given general condition.	1	0364-67 0378-79
		The lightning conductor appears to have slipped down slope.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	0364-67 0378-79
	Gutter	Not visible but large buddleia growing out of gutter indicates that the gutters are blocked / defective. Internal defects support this assumption.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Allow to renew as part of re-roofing project.	1 / M	0365
R09	Roof	Poor visibility from vantage point available. Difficult to inspect slates and	Provide high level access so condition of roof can be assessed.	1	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		flashings from vantage point available. Moss can be seen growing from joints of slates where visible, with possible flashband repairs to leadwork.			
	Gutter	Ogee style gutter is blocked with plant life growing out of it.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check watertight with no leaking joints in tandem with cleaning.	1 / M	
	Low-level Asphalt Platform	Platform- timber beam to eaves bolted to top of Water Tank 01 is heavily rotten. Rotten timber beams causing asphalt covering to fail which is full of moss.	Replace. The timber is currently rotting due to poor detailing, as there is no drop detail to protect the timber. It would be prudent to improve detail. Remove moss and replace covering.	1	0243 / 44
R10	Roof	Some moss growth to slates. There are also a number of tagged and cracked slates. It was noted there are a number of vent tiles in ridge which are ventilating the roof space below.	Replace any broken slates. Would benefit removal of moss.	2	0277 0362
		Joints to masonry failed in areas.	Repoint open joints in suitable mortar.	2	
		Ridge in adequate condition except for moss growth.	Would benefit removal of moss.	3	0278
		Flashings appear adequate from vantage point available.	If opportunity arises, provide access to carry out closer inspection of flashings and roof	3	0279-80
	Gutter	Ogee style gutter is blocked with plant life growing out of it.	Overhaul, rub down and redecorate. Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check watertight with no leaking joints in tandem with cleaning.	1 / M	0278
	Low-level Asphalt Platform	Limited visibility of platform from available vantage point. Asphalt is covered in moss and plant growth at edges, and board	Remove moss and debris, renew covering and remove gate if redundant.	2	0285-87

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		appears to have rot damage. Numerous scaffold tubes on platform roof, likely causing damage below. Unclear why there is a safety gate here. Buddleia growing out of platform.			
R11	Roof	Mansafe system is in date.	Re-test before expiry date.	M	0267-68
		Ply membrane is completely warped and rippled to south perimeter.	It would be prudent to renew to prevent issues with water ingress.	2	0267
		Ponding evident at northeast corner of the roof with vegetation growth in this location. Outlet is too high to allow for water to adequately drain.	Review falls / drainage route to prevent water from pooling and causing leaks to rooms below.	1	0270
R12	Roof	Asphalt roof, poor condition with lead flashings coming away from wall.	Renew roof covering if possible (noting that it has quite a lot of MEP equipment positioned on it) and associated lead flashings.	1	1029 - 37
	Gutter	Large buddleia growing out of wall.	Remove tree as far as possible and treat any residual roots with herbicide.	1	1029 - 37
		Hopper and drainage routes blocked. It is assumed that if gutters are blocked and there is a heavy downpour, this area potentially fills with water which is not ideal as the area is full of MEP equipment.	Clear gutter on a regular basis- refer to general notes. Review drainage route and investigate adding overflow to prevent flooding to MEP equipment.	1 / M	1029 - 37
R13	Roof	Ply roof with numerous scaffold boards and tubes left on the roof which have now melted into the asphalt. Water is pooling in centre.	Remove debris and carry out any required repairs to roof covering.	1	0271
		Moss growing to all copings, particularly where mortar failed to joints.	Clean moss and repoint joints with suitable mortar.	2	0272-73
	Gutter	Hopper is blocked.	Clear out as priority - refer to general notes regarding cleaning of gutters to	1 / M	0272

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			prevent issues with water ingress and damp to roof and wall structure.		
R14a	Roof	Standing seam roof generally in adequate condition. Patch repaired with flashband to one small area.	Would benefit from proper repair.	3	0353
		Access hatch to roof is currently held down with rope and does not stay open when lifted open.	It would be prudent to review access hatch in terms of safety and security. Currently the access hatch is unsafe as does not stay open and does not lock, rope is less than adequate solution and should be secured.	1	
		Unusual cover flashing detail, reason is unclear. Slight ponding.	Review reason for installing flashing detail / determine if defect lies beneath.	3	0342
		Lichen to coping, sealant is either missing or failing between coping capping joints.	Remove lichen, re-seal open joints.	2	0349-51
		Mansafe in date.	Update before expiry date.	M	0354
	Gutter	Asphalt gutters are full of sludge and moss, bird guard to outlet is missing and 2no. outlet covers are misplaced.	Clear gutters on a regular basis and refix or replace outlet covers.	1 / M	0344-48
R14b	Roof	Insulation with no cover flashing visible in northwest corner.	Replace cover flashing.	2	0375-77
		Flues appear to be rusting from steam.	Replace rusting components.	2	0339
	Gutter	Asphalt gutters are full of sludge and moss, some ponding.	Clear gutters on a regular basis and refix or replace outlet covers.	1 / M	0344-48
		Roof membrane has slumped down from parapet into gutter.	Refix membrane.	2	0387

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
R3.03 Plant Well (Water Tank 01)	Walls	Metal panels - appear to be in adequate condition.	Would benefit review by a Structural Engineer / specialist to confirm in adequate condition given specialist item.	2	
		Moss to metalwork. Paint failing in areas, corrosion showing.	Remove moss, would benefit rub down and repaint	2	0221 - 24
		Buddleia growing out of northeast side girders and growing out of concrete.	Remove buddleia as far as possible and treat any roots with herbicide. Ascertain if tree has caused any fabric or structural disturbance / carry out relevant repairs if required	1 / C	0225 0230
		Numerous holes cut out for MEP equipment which will directly affect structure of panels, although no visible stresses seen.	Would benefit review by a Structural Engineer.	2	0227
		Rusting railings at high level, unclear if they are structurally sound as they are now leaning / some areas are broken.	Would benefit review by a Structural Engineer and repairs carried out as required.	1	
	Floor	Asphalt. Appears that some of the MEP equipment has sunk into the asphalt.	It would be preferable if the MEP equipment was sited into a raised base to prevent damage to asphalt. It would be prudent to check that the asphalt is still providing its waterproofing functionality but appreciate this is difficult to do without removal of associated large scale MEP equipment.	2	0211-16
		Floor is full of sludge, debris and pooling water.	Clean base of tank. Refer to drainage note below.	1 / M	
		Asphalt broken / degrading to north side.	Repair to ensure base of tank waterproof. Damage to asphalt could be causing leaks / damage to internal fabric	1	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Plant life growing out of perimeter.	Remove plants and maintain on regular basis.	1 / M	0232
		Concrete upstand is degrading in areas.	Would benefit repair.	3	0220
	Rainwater goods	Drain running diagonally along base of tank is blocked which is causing build-up of sludge and ponding.	Clean out on a regular basis and ensure outlets guarded to prevent blockage.	1 / M	0216
		Downpipes fall into water tank from main building, forming ponding as floor is blocked by MEP sited in the tank.	Ensure water tank can adequately drain into main outlet by relocating MEP / modifying falls as necessary.	2	
	General	Full of MEP equipment not inspected as part of this survey, refer to general notes. Insulation is visible to some of MEP and side panels have failed in these areas.	MEP to be inspected by specialist and equipment repaired as required.	2	
R3.05 Existing Water Tank (Water Tank 02)	Walls	Metal panels. Appear to be in adequate condition.	Would benefit review by a Structural Engineer / specialist to confirm in adequate condition given specialist item.	2	0262
		Rusting railings at high level, unclear if they are structurally sound as they are now leaning / some areas are broken.	Would benefit review by a Structural Engineer and repairs carried out as required.	1	
	Floor	Heavily ponding and vast amount of grass growth. Buddleia growing out of tank.	Remove buddleia / plants and maintain / clean on a regular basis. Repair any resultant damage to asphalt to ensure watertight base. Damage to asphalt could be causing leaks / damage to internal fabric	1 / M	0263
	Rainwater goods	Outlet appears to be blocked.	Unblock and maintain on a regular basis.	1 / M	

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M - Routine maintenance

C - Consultant inspection advised.

Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	General	No access into the tank, visibility partially obscured. Access needed for a full inspection.	Safe access for maintenance into this tank needs to be implemented as a priority.	1	
R3.06 Existing Water Tank (Water Tank 03 and 04)	Walls	Metal panels. Appear to be in generally adequate condition. Rust visible, especially to fixings.	Would benefit review by a Structural Engineer / specialist to confirm in adequate condition given specialist item. Rub down and repaint as a minimum to prevent further corrosion.	2 / C	
	Floor	Floor appears to be filled with approximately 10cm of water.	Unblock outlets (refer to rainwater goods note) and maintain regularly. Ensure falls allow for adequate drainage.	1 / M	0265
		Scaffold tube and debris visible.	Remove and maintain on a regular basis. It is likely that the debris will have caused damage to the asphalt. Repair any resultant damage to asphalt to ensure watertight base.	1 / M	0266
	Rainwater goods	Outlets appears to be blocked.	Unblock and maintain on a regular basis to prevent flooding and leaks.	1 / M	

4.0 Internal

4.0	INTERNAL		
General notes:			
MEP equipment has not been inspected as part of this survey. To review condition of MEP equipment an MEP consultant should be employed to carry out an independent survey.			
Hatches within floors, ceilings and walls have not been opened and inspected as part of this survey.			
Exhibitions and fit out items and loose furnishings have not been inspected as part of this survey, however generally appear to be adequate except where specifically mentioned as otherwise.			
Handrails generally not compliant with current DDA building regs – upgrades should be considered that are sensitive to the historic nature and fabric of the building where relevant.			
Access hatches into all ceilings and bulk heads not inspected.			
Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan		**2 / C**	

4.1 Basement

BASEMENT FLOOR LEVEL					
It is noted a number of ferrous fixings are peppered across exposed masonry walls at basement level and these should be removed where possible as are likely to rust and expand, damaging the surrounding masonry.				**2**	
Distribution Board Room	Walls	Exposed brick and blockwork, suffering from substantial damp at low level, some brick missing. Note that switchboards and distribution boards present in this room and therefore it is assumed the area should be watertight. Specialist to confirm.	Ascertain whether area needs to be fully dry due to MEP equipment contained therein and carry out appropriate tanking works as required. As a minimum, if room does not need to be watertight, brush off salts on regular basis, replace any bricks which are substantially damaged.	1 / C	1015 - 17
		Where beams bear onto central wall- some bricks missing or pushing out and wall structure is slim.	Structural Engineer to assess. May be beneficial to rebuild heavier wall around stacks to provide more support. Assume as a minimum wall to be repaired.	1 / C	1019 - 22
	Floor	Concrete floor in serviceable condition. Some damp to floor.	Ascertain whether area needs to be fully dry due to MEP equipment contained therein and carry out appropriate tanking works if required.	1 / C	
	General	Switchboard and distribution boards present. Room is currently used for storage - this is a health and safety issue.	Remove storage from room.	1	1018 1023 - 24
		Does not appear to be any intumescent to any of the steels.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed	2 / C	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
R0.06 Male WC	Walls	Tiles on plastered wall, appears adequate.			
	Floor	Tile floor- damage to corner and rotten backing board. Assumed gulley in floor is blocked which is causing the issue. Assumed drainage has been a long-term problem here.	Requires removal of IPS cladding and drainage survey for further investigation to find out cause of issue Carry out appropriate remedial action when caused ascertained.	2 / C	1012 - 13
	Ceiling	Plaster, adequate.			
	General	Poor general ventilation to room.	Ensure vents in full working order and providing adequate air exchange.	2	
R0.07 Female WC	Walls	Tiles on plastered wall, not dampproofed. Signs of salts and blown tiles.	Remove tiles, dampproof and re-tile wall.	2	1007 - 10
	Floor	Tile floor - damage to corner and rotten backing board. Assumed gulley in floor is blocked which is causing the issue. Assumed drainage has been a long-term problem here.	Requires removal of IPS cladding for further investigation to find out cause of issue. Carry out appropriate remedial action when caused ascertained.	2	1004 - 06
	Ceiling	Plaster, adequate.			
R0.08 Existing Lobby	Walls	Painted brick and blockwork. Damp at low level of west wall due to concrete and impervious surfaces.	Consider removal of impermeable paint, brush off salts on a regular basis.	3	0988 - 89
		Pier- some bricks haphazard however do not seem to have moved since last	Monitor and ensure no further movement.	M	0990

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		painted therefore assumed not be ongoing problem.			
	Floor	Painted concrete floor, breaking up adjacent to column, likely due to rusting of column at low level caused by damp issues.	Rub down and repaint column. Carry out localised repairs as required.	3	0988
	Ceiling	Plasterboard, adequate.			
R0.08 Store cupboard	Walls	Blockwork and masonry, fit for purpose			
	Floor	Large piece of concrete has blown, reason unclear.	Requires further investigation.	3	
	Ceiling	Concrete with steel joists. Substantial crack along one of the panels.	Provide high level access to check stability of concrete panel. Take remedial action as required.	1	
		Beams showing signs of rust.	Rub down and repaint.	3	
	General	High amount of storage blocking visibility – room not fully inspected.			
R0.09 Escape Route	Walls	Painted brickwork. Low level spalling - probably due to concrete floor being impermeable and rising damp. Impervious paint preventing water from escaping exacerbating issues.	Room not occupied – maintain by rubbing down salts and replacing any severely spalled bricks. Consider removal of impervious paint to increase breathability. Tank room in a suitable way if more robust solution is required.	3	0913
		Mortar joints lost at low level.	Rake out and repoint in suitable mortar.	2	0913
		North wall - major water ingress in terms of damp here.	Improve drainage in courtyard - refer to external schedule.	2	0919 - 20

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Iron fixing has blown brick.	Remove ferrous fixings and repoint / replace brick unit as required.	3	0916
		Crack at junction to new blockwork infill, assumed because moving at different rate to historic structure.	Monitor for signs of further cracking.	M	0937 - 38
	Floor	Painted concrete in adequate condition.			0918
	Ceiling	Hairline cracking near bulkhead.	Infill crack and monitor for signs of further cracking.	2	0921 - 22
		Exposed joists, filler joist to north east side.			0925 - 26
		Hole in concrete to filler joist, assume historic as condition has not worsened since it appears to have been painted.	Monitor and ensure no further deterioration.	M	0923
		Beginning of rust grinning through on joists.	Rub down and repaint to ensure no further deterioration.	2	
	General	Storage in this room is not ideal as potential to block escape. Incoming mains gas and storage is not ideal as this is a health and safety issue.	Remove storage items from this area. Clear escape plan needed to allocate which spaces to be used for escape route and what to be used for storage / which areas are to be kept sterile.	1	0927 - 30 0933 - 34
		Noted that there is an evac chair but no call-point.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to make management of this process easier once funds permit.	2	0914

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
R0.11 Information Technology	Walls	Plasterboard and exposed brick, adequate.			0911
		Some damage where concrete broken out to allow for door, a design flaw rather than an ongoing issue.			0910
	Floor	Vinyl floor, adequate.			0911
	Ceiling	Plasterboard, adequate.			0911
R0.13, R0.14, R0.15, R0.19 Office/ Meeting Rooms	Walls	Plasterboard, adequate.			
	Floor	Carpet, adequate.			
	Ceiling	Plasterboard, adequate.			
R0.16 Main Office	Walls	Plasterboard, adequate.			0879
	Floor	Carpet, fit for purpose. Large stain to north side, reason unclear (possibly from MEP equipment or water tank above, possibly from spillage).	Monitor for further signs of staining.	2 / M	
	Ceiling	Area where stair has been modified, does not seem to be causing issues. Steels have been cut off and there are no steel trimmers.	Structural Engineer to review if this is adequate.	1 / C	0880 - 81
		Paint peeling from metal joists.	Rub down and repaint.	3	0880 - 81

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Staining from leak in ceiling present. Not clear if leakages coming from the roof (as a result of inadequate sealing when equipment installed) or MEP at ceiling level leaking, reported that leaks are not contingent on the weather (so more likely leaking from equipment itself).	Further investigation required and appropriate remedial action to be undertaken.	1 / C	0882
		Vertical board hanging from ceiling, assumed to have been cut out and bent back to insert MEP.	Further investigation required to ensure stable and watertight as above personnel heads.	1	0885
		Rusting to beams and ceiling structure adjacent to west wall.	Structural Engineer to review beams satisfactory. Rub down and repaint as a minimum to prevent further rusting.	1 / C	0886 - 89
	Windows	Bottom rail of windows have decayed- especially northmost windows. Modern mastic present. Metal has completely rusted away leaving no frame or glazing bar to hold glass panes. Particularly bad to most northerly window.	Completely overhaul.	1	0890 - 0903
	General	Paint flaking off pipework.	Rub down and repaint.	3	
R0.20 Builder's Managers Office	Walls	Plasterboard, adequate.			0908 - 09
	Floor	Carpet, adequate.			
	Ceiling	Plasterboard, adequate.			
R0.21	Walls	Plasterboard, adequate.			0984

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
Collections Room	Floor	Carpet, adequate.			
	Ceiling	Plasterboard, adequate.			
R0.10 Lift Lobby , R0.12, R0.23 Circulation and R0.33 Photocopy room	Walls	Glazed brick and plasterboard. Glazed brick blown and lost face in an unusual way- assumed because previous fixing removed from here.	Leave as is as difficult to find suitable glazed brick match and is not in a public-facing area. If aesthetics to be improved in future, ensure remediation appropriate and does not damage remaining glazed bricks.	4	0867 - 70
	Floor	Carpet, fit for purpose. Minor gap visible between skirting and floor of ramp.			0864- 66 0871- 72
	Ceiling	Painted joists and plasterboard- appears to be adequate.			0864- 66 0871- 72
R0.24 Tank Room	Walls	Exposed brick, some painted, and blockwork. Some minor presence of salts to north wall.	Brush off salts on a regular basis, replace any substantially damaged bricks.	3 / M	0877
	Floor	Concrete floor, patched but fit for purpose.			
	Ceiling	Holes in plasterboard- not fireproof.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been	2 / C	0874 - 75

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
	Rainwater goods	SVP pipe runs through this room.	Monitor regularly for leaks.	M	0878
	General	A high amount of storage in this room. This could be a health and safety issue as stored with high voltage electrics.	Remove storage items to designated storage spaces.	1	0873 0876
		Steel running through space, do not have intumescent paint.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
R0.25 Workshop	Walls	Painted plasterboard. Around sink area paint is peeling.	May be beneficial to re-tile whole wall although noted service might make this difficult.	3	0856 - 57

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Crack to northwest corner.	Infill crack and monitor for signs of further cracking.	3	0859 - 60
		Salt damage to low level of north wall. Unbreathable floor/ wall and hygroscopic gypsum likely cause.	Consider removal of paint and plaster and re-plaster in permeable lime based plaster to allow for moisture to escape from walls.	3	0861 - 62
		Difficult to inspect due to lockers and storage.			0854
	Floor	Non slip vinyl, some marks but fit for purpose.			0854
	Ceiling	Painted joists, MEP. Fit for purpose. MEP not inspected as part of survey however noticeable damage to insulation evident.	Consider commissioning independent survey of MEP equipment.	C	0863
R0.26 Staff Room	Walls	Plasterboard, fit for purpose. Some staining around bin area.	May be beneficial to introduce wipeable surface here when funds permit.	4	
	Floor	Vinyl floor, in adequate condition.			
	Ceiling	Plasterboard, fit for purpose.			
	General	Cupboards serviceable although 1no. crack and doors not fitting properly.	Consider overhaul / renewal as funds permit	4	
R0.27 Loading Bay	Walls	Painted plasterboard and blockwork. Exposed brick to south. Damp and salts at low level to brickwork and mortar missing to joints, near electrics.	Likely salts caused by rising damp due to impervious floor services, rub down and repoint as a minimum. Ensure electrical equipment safe and if not relocate or provide tanking solution to address damp.	1	0852
	Floor	Non-slip vinyl floor, some damage to access covers which were not inspected as part of this survey.	Ensure damage does not become trip hazard. Repair / renew floor coverings as appropriate.	3	0849 - 50

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Area of water ingress from service yard adjacent evidenced by presence of sandbags.	Refer to external schedule regarding fixing and clearing external drainage of service yard to prevent flooding. Consider installing flood defence barriers within service yard.	2	0851
	Ceiling	Painted joists. Notch out of ceiling, assuming where pipe used to be.	Repair hole in ceiling.	4	0853
	General	Generally grubby area.	Clean on regular basis.	M	
R0.30 Basement Lobby	Walls	Plasterboard in adequate condition.			
	Floor	Vinyl in adequate condition.			
	Ceiling	Plasterboard in adequate condition.			
	General	Appears to be fire protected however there are some holes in the wall.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that	2 / C	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			meets modern regulations with an associated compartmentation plan.		
R0.31 Quarantine Room	Walls	Plasterboard, fit for purpose. Some minor cracking to east wall.	Monitor for further signs of cracking.	3	
		Damage to glazed brick evident.	Leave as is as difficult to find suitable glazed brick match and is not in a public-facing area.	4	0867 - 70
	Floor	Vinyl floor, fit for purpose.			0982
	Ceiling	Plasterboard, fit for purpose.	This room is adjacent to the roof of the electrical distribution store to the service yard where there is large buddleia and ponding. It would be prudent to check above the ceiling void for any signs of damage here.		0982
R0.32 Archive Sorting Room	Walls	Plasterboard, fit for purpose.			
		Noted there are brackets in the wall- reason unclear.	Investigate purpose and review if fit for purpose.	3	0837
		Some minor cracking between perimeter of wall and ceiling.	Fill cracks and monitor for further movement.	3	0837
	Floor	Vinyl floor, fit for purpose.			
	Ceiling	Plasterboard, fit for purpose.			
R0.34 Lobby	Walls	Plasterboard, some minor hairline cracking and scuffs but otherwise is fit for purpose.			0840

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Floor	Vinyl floor, fit for purpose.			
	Ceiling	Painted joists and plasterboard, in adequate condition.			
	Doors	Noted as aluminium doors, unclear if to serve specific purpose - e.g. security.			
R0.35 Bin Store	Walls	Painted brickwork- damp issues exacerbated by impervious surfaces, noted that this is occurring in close proximity to cabling and electrics.	Rub down salts as a minimum and consider removal of impervious paint to improve breathability. Ensure electrical equipment safe and if not relocate or upgrade to more suitable equipment.	1	1062 - 64
	Floor	Concrete floor – fit for purpose.			1059
	Ceiling	Concrete filler joist ceiling - steel joists showing signs of rust.	Rub down and repaint joists to prevent further deterioration	2	
R0.36 Disabled WC	Walls	IPS clad and tile walls. Generally adequate.			0834 - 35
	Floor	Tile floor- adequate except slightly dirty.	Clean regularly	M	
	Ceiling	Plasterboard- adequate.			
	General	Extract fan is visible however seems room is not well ventilated.	Ensure fan in full working order and providing adequate air exchange.	2	
R0.37 Lift Lobby	Walls	Painted plaster - minor hairline cracks.	Fill cracks and monitor for signs of further cracking.	3	0829 - 30
	Floor	Timber - in adequate condition. Floor hatch not inspected.			0827 0832

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Windows	In adequate condition.			0827
	Doors	Previous doorway now infilled with glass. Evidenced by former door contact, which remains hanging down. Some minor corrosion to steel.	Review type of steel installed and treat as required to prevent further rusting. Consider removal of door contact.	4	0828
	General	Generally dirty.	Clean on a regular basis.	M	0831
R0.38 Reading Room	Walls	Plasterboard - adequate.			0833
	Floor	Carpet - fit for purpose.			
	Ceiling	Plasterboard - adequate.			
R0.39 Lobby	Walls	Plasterboard - some minor hairline cracking to east wall.	Fill cracks and monitor for signs of further cracking.	3	
	Floor	Vinyl floor in adequate condition.			
	Ceiling	Plasterboard in adequate condition.			
R0.40 Archive Store	Walls	Plasterboard - difficult to inspect due to revolving shelves.			0838
	Floor	Vinyl floor - in adequate condition where visible.			
	Ceiling	Plasterboard - fit for purpose.			
R0.41	Walls	Spalling bricks and failed mortar.	Brush off salts and replace any severely deteriorated brick units. Rake out mortar and repoint in lime mortar	2	0466

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
Electrical Distribution Store (Service Yard)			mix Ensure ventilation into room is adequate.		
	Floor	Concrete- limited visibility due to storage, not fully inspected.			
	Ceiling	Concrete- in adequate condition.			
	Doors	Paintwork failing to base of door.	Rub down and repaint.	3	0469
	General	Partially visible due to storage – room not fully inspected. This is a potential health and safety issue as items are stored in close proximity to high-voltage distribution boards.	Remove storage items to designated storage space.	1	0461
R0.41 Cleaner's Room	Walls	Wall adjacent to accumulator tower flue is damp - brickwork full of salts.	Brush off salts and replace any severely deteriorated brick units. Further investigation needed into accumulator tower flue to fix issues with ventilation / associated damp and prevent possible water ingress.	1	0991 - 96
	Floor	Vinyl floor. Heavy amount of brick dust evident.			
	Ceiling	Steel joists showing signs of rust - could be related to defects within accumulator tower flue adjacent.	Further investigation into cause required. Rub down and repaint to prevent further deterioration.	1	0997 - 98 1001 - 02
	General	Partially visible due to storage – room not fully inspected.			0999 - 1000
R0.42 Lift Motor Room	Walls	Painted brick - damp at low level due to concrete and impervious paint.	Brush off salts and replace any severely deteriorated brick units. Ensure conditions adequate for lift	2	0985 - 86

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M - Routine maintenance

C - Consultant inspection advised.

Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			motor room and upgrade as required if improved conditions required.		
	Floor	Concrete in serviceable condition.			
	Ceiling	Concrete, covered in services so not fully inspected.			
	General	Did not enter room as high voltage area, observations taken from doorway.			
Corridor Space Adjacent Quarantine Room	Walls	Plasterboard, fit for purpose.			0836
	Floor	Vinyl floor, fit for purpose.			
	Ceiling	Painted joists, appear to be in adequate condition.			
		Ceiling is covered with MEP and therefore difficult to inspect.			
	General	Area is assumed to form part of building evacuation route, however it is currently full of storage.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to make management of this process easier once funds permit.	2	

4.2 Ground

GROUND AND MEZZANINE FLOOR					
R1.01 Community Gallery & Event Space	Walls (Lower Level)	Glazed bricks, traditional brick above. Modern partition wall adjacent and modern brick lift shaft and plasterboard partitions.			0620
		Glazed brick suffering from damage in areas.	Carefully repair and / or replace as required to maintain aesthetic value of room. Appropriate repair / replacement to be specified by specialist or conservation architect as the glazed bricks are an historically significant aspect of the room.	4 / C	0627 - 32
		Historic brickwork, damaged by corroding trusses at high level. Extensive salts to east plinths which are related to water ingress issues / external defects.	Brush of salts and replace any substantially damaged bricks. Remediate external defects to prevent issues recurring.	2	0633 - 34
		Noted there is a reflective tile at high level, assumed to be structure markers.	Confirm purpose and review if anyone is monitoring these / if records are available..	2	0636
		Signs of water staining adjacent roof, water coming through gutter as evidenced by salts and staining.	Clear out external gutters on a regular basis - refer to external schedule. Brush of salts and replace any substantially damaged bricks.	2	0637
		Salts and staining to northeast corner. Movement evident as there is fresh cracking where there is evidence of previous repairs having been undertaken.	Structural Engineer to review.	1 / C	0635
		Water marks / run off where external gutters are failing.	Clear out external gutters on a regular basis - refer to external schedule. Brush of salts and replace any substantially damaged bricks.	2	0638-39
		Modern brickwork appears adequate.	Would be aesthetically beneficial to take out wall fixings and repair.	4	0641
		Hairline crack in alcove runs from high level to top of bricks at ground level.	Fill and monitor	3	
		Plasterboard- slightly dirty with imperfections but is otherwise adequate.			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Northwest corner and north wall heavy with salt damage and water staining which is likely to relate to issues with external gulley built into wall above.	Refer external schedule. This needs to be addressed as priority, Structural Engineer to review and provide input into repair.	1 / C	0666
		Rusting evident to plate of tie bars.	Prudent to be reviewed by Structural Engineer to ensure still performing as intended. Assuming okay structurally, rub down and repaint to avoid further deterioration.	1 / C	
		Movement to brickwork at high level, appears to have been patched up. This is likely to be associated with issues with the external gulleys and rusting lintel externally above.	Remediate external defects (refer external schedule) and monitor for further movement / cracking.	2	
		'Fire beam' directly beneath where high levels of water penetration is occurring.	Ensure fire detection tested and operational. Clean equipment.	1	0665
		Crack and small amount of movement to window infill, lost mortar.	Repoint cracking and any open joints in lime mortar. Monitor for further movement.	2	
		Previous haphazard repair in inappropriate mortar.	Consider renewal in appropriate materials to improve aesthetics.	4	
		Movement around steel cut off adjacent to walkway, appears to be corroding at point embedded in masonry.	Corrosion likely as a result of water ingress issues above. Consider removal to prevent further damage to brickwork. As a minimum rub down and repaint steel.	2	
		Metal trusses embedded in north wall, there is a high chance that they are corroding given external defects / water ingress above.	Open up surrounding masonry with a Structural Engineer and check integrity of existing trusses.	1 / C	0664
	Floor	Concrete polished finish floor. Some minor cracking but in serviceable condition.	Would aesthetically benefit refinish.	4	0621 - 26
		Some damage adjacent storage door, damage to glazed door threshold.			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Ceiling	Timber boarding has what appears to be residual white paint on from previous decoration scheme.	To be confirmed as part of any future re-roofing works. It would be prudent to assess and confirm condition of joists above, to check for signs of dry or wet rot should roof be opened up.	1 / C	0662 - 63
		Salt and water staining indicates leaking near downpipe outlet.	Clear outlets and repair / renew as required (see external schedule for priorities). Rub down salts and clean staining once external defects resolved.	3	
		Original trusses are of high historic and aesthetic importance. Junctions between timber and metal trusses showing signs of rust. Trusses have slim profiles therefore will be vulnerable to losing structural integrity as a result of rusting.	Prudent for a Structural Engineer to review, especially where embedded into the wall, before rubbing down and repainting. Any repair work should be undertaken in a sensitive manner.	1 / C	0670 - 72
		Cracking to timber purlins where metal trusses intersect with timber.	Structural Engineer to assess. As a minimum rub down and repaint rusting metal to avoid further deterioration.	1 / C	
	Windows	Windows are in a poor state of repair and need to be fully overhauled (see external defects schedule). Metal bowing to high level/ clerestory windows. Frames deformed at base and not all shut properly. Ventilation mechanism no longer functioning.	Any repair work should be undertaken in a sensitive manner. In conjunction with overhaul and upgrading of windows, it would be beneficial to reinstate the opening mechanism to allow for improved ventilation.	1	
		The top rooflights appear to be a modern replacement system and therefore less significant. Generally appear sound (see external schedule for any specific issues noted).	There is more of an opportunity to replace this element of the atrium with a double -glazed system to improve environmental performance..	4	
		Timbers under windows showing signs of water staining in areas.	Overhaul windows to ensure water tight and check timbers beneath for any evidence of rot in conjunction.	1	
		Windows to the atrium roof appear to have a clear strip at the top of the panes, indicating that the panes may have slipped down revealing part of glass that	When high level access available assess atrium rooflights further to ensure stable and watertight.	1	

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		was originally concealed by the top bar of the frame.			
		It appears that structural works may have taken place to the apex beam as there appear to be screws in the base and new steel plates (or these are possible areas where former paint has not been removed).	Provide high level access / record of previous structural works to review and establish if any previous interventions have taken place.	3	
		Original trusses and high-level windows are of high historic and aesthetic importance.	Any repair work should be undertaken in a sensitive manner. If the windows are upgraded, it would be beneficial to reinstate the opening mechanism to allow for improved ventilation.	3	0669
	Rainwater goods	Outlet comes through building then goes out again to hopper which is not ideal as there is an increased risk of both internal leaks and blockages.	In conjunction with any re-roofing project look to revise detail so outlet sits fully outboard of building.	3	
	General	It was noted the radiators were on high heat, but the space still felt cool. The building is probably losing a lot of heat through the atrium, therefore potential for upgrading fabric should be reviewed in conjunction with any associated repair project.		4	
		Industrial machinery not inspected as part of this survey, however it is noted that heavy equipment is suspended above an open event space which could be a health and safety hazard if structural bearings are weak. This also applies to the hoist mechanism at high level on the lift shaft.	Since the time of the initial condition survey the crane hook has been reviewed by a CARE accredited structural engineer and found to be safe in static position and as a support for banners.	4	0646 0679
R1.02 Store	Walls	Painted plaster, paint blown on south wall probably due to unbreathable paint and hygroscopic gypsum.	Consider removal of paint and plaster and re-plaster in lime-based mix to allow breathability and prevent damp issues.	3	0942

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		Lower level obscured by storage – not inspected.			0939 -40 0944
	Floor	Vinyl, fit for purpose.			
	Ceiling	Plasterboard - appears to be in adequate condition.			
	Doors	Lower part of former external door obscured by storage.	Allow for removal of storage for full inspection.	2	0944
	General	Historic machinery - fixing integrity unknown.	Allow for specialist to assess, should be checked regularly to prevent injury from falling objects.	1 / C	0943
		Reported that leak coming in from meeting room above but no evidence at time of inspection.	Address cause of leak to meeting room above. Monitor for signs of leaking once addressed to ensure not caused by an alternative defect.	2	
R1.05 Education Room	Walls	Plasterboard, painted plaster, some modern exposed brickwork and some historic brickwork. Generally serviceable. Some holes in brickwork.	Would be beneficial to repoint holes in lime mortar mix.	3	0651
		Minor cracking to paintwork.	Fill and repaint.	3	
	Floor	Vinyl non-slip floor, marked and slightly scuffed but is otherwise adequate. Some of the floor is partially obscured from view.			0652
	Ceiling	Suspended plasterboard in adequate condition.			
	Doors	Intumescent strips and damaged smoke seals around door to store room suggest this should be a fire door, however there is no label and appears to be permanently propped open.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being	2 / C	0655

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			brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
		Glazed door showing signs of wear, scuffs to powder coating but generally in serviceable condition.			
	General	Cupboards showing signs of wear but fit for purpose of the room.			
		Noted that hot and cold stopcocks in this room. Paint flaking from pipes and signs of corrosion below.	Would be beneficial to repaint pipes to protect against corrosion. Ensure any highly corroded sections of pipe are replaced to prevent future leaks / bursts.	2	0653
		Localised red dust, assumed to be brick dust- unclear where originating from as ceiling above appears in adequate condition. Assumed to be from previous works carried out in the room.	Clean up dust. Monitor and investigate if more dust appears.	2	0654
		Storeroom cannot be fully inspected due to amount of storage obscuring view.	Clear storage to allow for inspection.	2	0656
R1.07 Electrics Store	Walls	There is a gap at high level, meaning the room is not fire protected.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that	2 / C	

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			compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
	Doors	Doors are not fire doors and the lock is broken.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
	General	The room is labelled as 'cleaning materials' however there are lighting and electricity boxes in this room which could be a health and safety hazard.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor	2 / C	

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			issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
R1.08 Disabled Toilet	Walls	Tile and plaster in adequate condition.			
	Floor	Tile floor in adequate condition.			
	Doors	Minor cracking to door.	Would be beneficial to repaint.	4	
	General	Appears to be fit for purpose, except that there is not contrasting toilet seat and nappy bin is probably blocking the space needed for a wheelchair turning circle.	Consider replacing with contrasting toilet seat and ensuring enough space for wheelchair turning circle.	3	
R1.09 Changing Exhibition Room	Walls	Exposed brick - appears to be very damp / wet to east wall. Cause unclear, assumed to be due to unventilated accumulator tower flue adjacent, flashing issue or could be due to blocked external gutters.	Further investigation required to ascertain cause of damp problems and remedial action required to prevent water ingress.	1	0961
		Hole in steelwork - assumed to be from previous services.	Assume structurally viable as hole made in web of beam, however would be prudent for structural engineer to check.	3	0966
		Cracks in brickwork.	Structural Engineer to review.	1 / C	
		Ferrous fixings in wall.	Prudent to remove as when they rust they also expand causing damage to the masonry.	3	0955 - 57

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		Band of bricks blown and have salts along wall, reason unclear.	Further investigation required as to why this specific band of brick is deteriorating quicker than others. Allow to replace brick severely deteriorated brick.	2	0961 - 0962
	Floor	Timber- floorboards damaged from damp / leaking.	Remove storage to allow for further inspection of area. Replace damaged floorboards as required.	2	0950
	Ceiling	Underside of water tank, some rust in areas, otherwise appears to be in adequate condition.	Rub down and repaint to prevent further deterioration.	2	0953
		Steel on top of padstone has been cut off.	Structural Engineer to review acceptable and tank above has adequate support.	1 / C	0960
	General	Noted there was a humidity monitor which was reportedly not picking up the dampness of the walls.	Remove if redundant and replace if humidity in room needs to be monitored.	3	0958
R1.10 Object Store	Walls	Plasterboard at low level, exposed brickwork appears damp.	Ascertain cause of damp and rectify as required.		
		Band of bricks blown and have salts along wall, reason unclear.	Further investigation required as to why this specific band of brick is deteriorating quicker than others. Allow to replace brick severely deteriorated brick.	2	0965
		Hole in steelwork- assumed to be from previous services.	Assume structurally viable as hole made in web of beam, however would be prudent for structural engineer to check.		
	Floor	Timber - difficult to inspect due to amount of storage.			0964
	Ceiling	Underside of water tank, some rust in areas, otherwise appears to be in adequate condition.	Rub down and repaint to prevent further deterioration.	3	0967 0970
		Steel on top of padstone has been cut off.	Structural Engineer to review acceptable and tank above has adequate support..	1 / C	0970

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R1.11 Clean Exhibition Prep	Walls	Plasterboard at low level, exposed brickwork appears damp.	Ascertain cause of damp and rectify as required.		
		Band of bricks blown and have salts along wall, reason unclear.	Further investigation required as to why this specific band of brick is deteriorating quicker than others. Allow to replace brick severely deteriorated brick..	2	0965
		Damage to bricks at junction between steel and brick wall.	Structural Engineer to review. Rub down and repaint steel to provide corrosion protection and replace damage brickwork as a minimum.	1 / C	0973 - 74
		Ferrous fixings in wall.	Prudent to remove as when they rust they also expand causing damage to the masonry.	3	0971
	Floor	Timber- dust debris along brick wall.	Clean up and monitor for further dust / deterioration.	M	0969
	Ceiling	Underside of water tank, some rust in areas, otherwise appears to be in adequate condition	Rub down and repaint to prevent further deterioration.		
		Water tank appears to be sat on top of breeze blocks.	Structural Engineer to review providing adequate support.	1 / C	
R1.12 Exhibition	Walls	Plasterboard and brick - some timber boarding at high level to top east wall is rotten in areas- cause is unclear and may be historic damage.	Ascertain whether rot is historic or being caused by current defect. Address defect as required and renew rotten boarding.	2	
		Rust to beam where corroding pipe is on junction of east wall.	Ensure corroded pipe is not leaking and replace sections as required if so. Rub down and repaint beam.	1	
		Junction of north wall and ceiling cannot be inspected because of boarding out for exhibition spaces.	Would be beneficial to allow for ladder access to allow for inspection.	3	
	Floor	Wood strip flooring- some areas of damage where visible however generally difficult to inspect due to amount of storage items.	Allow for removal of storage for full inspection.	3	0709 - 10

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		Debris on floor from brickwork where exposed, actively spalling.	Requires further investigation into cause.	3	
	Ceiling	Water tank underside to part of ceiling, steel joists to water tanks, exposed timber joists under the Conference Room. Heavily obscured by MEP.			0709 - 10
		Water staining to steel beams underneath northmost water tank, unclear if this is historic.	Monitor for further signs of staining / water penetration. It would be prudent for structural engineer to confirm beams remain in adequate condition.	2 / C	0702 - 04
	General	High amount of MEP in this room, not inspected as part of the survey but it is noted that there is excessive corrosion to the underside of pipes which could cause leakages if they are carrying water (unclear whether pipes are just part of historic system).	Allow for inspection by MEP specialist and replace any severely corroded sections of pipe that may cause a leak.	2 / C	0705 - 07
		Larger pipes relating to water tanks running across to room - assumed to all be redundant and capped off.	Check if water tank pipework is redundant and capped off.	2	0708
Lobby Off Exhibition	Walls	Plasterboard - adequate with a few scuff marks			0713
	Floor	Non-slip vinyl floor- in serviceable condition with some scuff marks.			0713
	Ceiling	Plasterboard with MEP. Currently not adequately fireproofed as not adequate amount of intumescent paint on exposed steel.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been	2 / C	0711 - 12

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			rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
	Door	Intumescent strip appears to be missing.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	0714
Disabled Refuge Lobby	Walls	Plasterboard- adequate with a few scuff marks			
		Gaps where cable trays intersect walls - not fireproofed.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these	2 / C	

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			minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
	Floor	Non-slip vinyl floor- in serviceable condition with some scuff marks.			0716
	Ceiling	Steel work with no fire protection.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	0715
	General	Agricultural boarding to MEP with seal to joint, reason unclear. MEP not assessed as part of survey.	Replace MEP boarding as required to give adequate fire protection.	1	0716
		Noted there is an evac chair in this area.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to	2	0716

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			make management of this process easier once funds permit.		
R1.13, R1.14 WCs	Walls	IPS cladding, in adequate condition.			
	Floor	Vinyl non-slip floor, in serviceable condition.			
	Ceiling	Plasterboard- in adequate condition. Above ceiling, rubbish and debris can be seen from walkway above.	Consider clearing rubbish and debris to improve aesthetics	4	
	General	No contrasting toilet seat. Sanitaryware not inspected as part of survey.	Consider adding a contrasting toilet seat.	3	
		Noted that pipework from water tank runs through accessible toilet.	Monitor for leaks if pipework still retains water.	M	0763
R1.16 Shop	Walls	Painted plasterboard. Majority of walls obscured by shelving. Appears to be fit for purpose.			
	Floor	Vinyl, generally in adequate condition except for some scuff marks.			
	Ceiling	Plasterboard - in serviceable condition.			
	General	Entrance to reception desk- cables and leads causing a trip hazard. Daisy-chaining between extension cables.	Would be beneficial if alternative arrangement sought. Daisy chaining a likely fire hazard and should be reviewed as part of fire risk assessment.	1	0768 - 70
R1.17, R1.24 Entrance Foyer and Entrance Lobby	Walls	Mixture of plasterboard and glazing - appears to be in adequate condition.			
	Floor	In adequate condition except for a few scuffs. Floor patched poorly where security shutter located.	Where security curtain is located, could be aesthetically benefit from improved detail.	4	0764 - 65

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Barrier mat to main entrance appears adequate.	It is noted that current guidance advises to avoid dark coloured entrance floors, to help people with spatial awareness difficulties - such as those with dementia.	3	0766
	Ceiling	Plasterboard - appears adequate except for holes and damage where sprinkler has been removed.	Address damage and Infill hole.	3	0767
	General	Noted the security curtain runs between entrance foyer and orientation stairs.	Should be made clear that nothing should be stored or left underneath where the curtain falls.	M	0764
R1.18 Reception	Walls	Painted plaster- appears to be in adequate condition.			0771
	Floor	Minor damage to vinyl floor, footprint marks showing from when laid.			0771
	Ceiling	Plasterboard- appears to be in adequate condition.			0771
	General	Noted that refuge point phone is in this location.			0772 - 73
R1.19 Hoist Room	Walls	Plasterboard walls appear adequate - expanding foam visible.			
	Floor	Non-slip vinyl floor- in adequate condition.			
	Ceiling	Steel joists- not fire protected.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor	2 / C	

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			issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
	General	Unclear if the shaft is fire protected / needs to be fire protected.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
R1.21 Security Staff ITC Hubs	Walls	Plasterboard - cracking adjacent to door.			0777
	Floor	Full of storage, difficult to fully inspect.			
	Ceiling	Adequate condition, showing signs of wear.			0778
	Doors	Temporary cable coming from comms mains door, cannot be shut.			0780

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	General	Full of storage, difficult to fully inspect room.	Room should not be used for storage.	3	
R1.22 Medical Room	Walls	Crack emanating from door frame, assumed to be cause of door slamming rather than structural.	Fill and monitor for signs of worsening. Consult engineer if crack becomes worse.	2	0782
	Floor	Full of storage, difficult to fully inspect.			0781
	Ceiling	Adequate condition.			
	General	This is marked as 'medical room' on plan however the room is currently being used for storage. Full of storage, difficult to fully inspect room.	Clarify function of room, remove storage items if to operate as a medical room.	3	
R1.23 Lobby	Walls	Plasterboard in adequate condition.			
	Floor	Vinyl in adequate condition.			
	Ceiling	Plasterboard in adequate condition.			
R1.25, R1.27, R1.30 Café and Bar/ Servery and Lounge	Walls	Painted plaster appears adequate.			0801 - 02
		Some minor hairline cracks to column.	Refinish, monitor for further cracks.	3	0804
	Floor	Adequate, some minor scuff marks and sign of wear.	Would benefit replacement when funds permit.	4	0801 - 02
	Ceiling	In adequate condition.			
	Windows	External glazing appears adequate.			0801

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
Conference Room adjacent to Café	General	Was not surveyed as was occupied throughout inspection period.	Allow access for visual inspection	3	
R1.26 Café Mezzanine	Walls	Plasterboard - fit for purpose.			
	Floor	Vinyl floor - fit for purpose.			
	Ceiling	Painted profiled ceiling (assumed concrete joists).In adequate condition.			
	Doors	Marked as a fire door, however no intumescent or smoke strips present.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	0825
	General	Noted that ductwork runs through this space, and that a lot of heavy equipment is stored at mezzanine level.	Ensure structural capacity of the floor is adequate to hold heavy equipment. If this is not known consult structural engineer.	2 / C	0823 - 24
R1.28 Kitchen	Walls	Whiterock cladding, generally fit for purpose.			0806 - 07
	Floor	Vinyl floor appears adequate for purpose. Staining in some areas, difficult to clean.	Would benefit replacement when funds permit.	4	0810

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Ceiling	Whiterock cladding, generally fit for purpose.			0806 - 07
	Doors	Door D158 does not shut properly, damaged threshold strip. Door D159 maglock does not connect.	Repair door and threshold and replace maglock to ensure fire safety.	1	0808 - 09
	General	Appears to be no fire shutter/ curtain although a fire curtain control panel is present. Would expect for there to be one to hatch in wall?	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	0811
R1.29 Wash Area	Walls	Whiterock cladding, generally fit for purpose.			0814 - 15
	Floor	Vinyl floor appears adequate for purpose.			0814 - 15
	Ceiling	Whiterock cladding, generally fit for purpose.			0814 - 15
	Doors	Seals to fire door are worn.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being	2 / C	0812

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			brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
	General	Room is generally fit for purpose with some minor defects, broken light.	Replace broken light.	3	0813
R1.31 Store	Walls	Plasterboard - damaged in areas where previous fixings in wall.	Infill and repaint holes.	3	0786 - 87
	Floor	Non-slip vinyl floor - wet due to mops.			0785
	Ceiling	Suspended plasterboard - some damage.	Replace plasterboard.	3	0788
	General	Room is currently used to store cleaner equipment and products. This could be a health and safety issue given there are distribution boards in here.	Store cleaner equipment and products in a separate room without electrics / voltage.	1	0783
R1.32 Quiet Room	Walls	In adequate condition.			0775
	Floor	In adequate condition.			0775
	Ceiling	In adequate condition.			0775
	General	Exposed pipes visible.	Prudent to ensure do not get very hot and apply protection if so, to protect children using the room.	1	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
Power Distribution Room (Above Bin Store)	Walls	Painted brick, 2no cracks emanating from steel at ceiling level.	Structural Engineer to review.	2 / C	1051
	Floor	Carpet - dirty and not suitable for function of the room.	Consider removal and replacement with more practical alternative.	4	1056
		Steps appear to be rotten with spongy timbers.	Allow to take up carpet to assess. Take care when using steps until fully assessed as could be health and safety hazard.	2	1056
	Ceiling	Plasterboard - some damage evident.	Further investigation required, repair.	2	1052
	Door	Door onto flat R12- threshold and lintel showing signs of damage.	Remove loose concrete to lintel and replace, overhaul door.	2	1042 - 44
	Windows	2no. windows to south side appear to be in better condition than the others.	Consider overhaul of older windows.	3	1053- 55

4.3 First Floor

FIRST FLOOR					
R2.01 Conference Room	Walls	Painted plaster. Lower third of wall obscured by tarpaulin. Not fully inspected. Damaged in area of leak.	Repair and redecorate damaged areas once leak addressed	3	0421
		Current plaster is gypsum, inappropriate in historic building due to hygroscopic properties.	Consider removal of paint and plaster and re-plaster in permeable lime based plaster to allow for moisture to escape from walls.	4	
		Inappropriate vent at high level.	Consider replacing with more sympathetic alternative.	4	0426
	Floor	Carpet, tarpaulin covers approximately one third of the area after high amount of water leakage. Area not fully inspected.	Replace if water damaged once leak addressed	3	0421
	Ceiling	Suspended ceiling hiding original ceiling above, not appropriate for historic listing of building.	Consider permanent removal of suspended ceiling.	4	0428
		Ceiling is black with mould where leaks have occurred.	Remove and replace ceiling tiles which are mouldy.	2	0428 0429
		Ceiling void space above suspended ceiling not inspected.	It would be prudent to allow for opening up of the suspended ceiling to investigate the ceiling concealed behind, especially given the high amount of water ingress into this room.	1	0428
	Windows	Lower windows obscured by tarpaulin. Upper windows appear serviceable.	Allow for inspection of lower windows	3	0421
		Poor secondary glazing detail to external windows.	Secondary glazing could be improved to sit in frame of window. The secondary glazing to the internal window should be used as a precedent.	4	0434
	General	Tarpaulin and buckets to catch water is not an ideal permanent solution.	Clear out external gutters on a regular basis to prevent more leaks - refer to external schedule, and empty buckets regularly as now full and overflowing.	1	0422
		Leak adjacent to phone line and electrics.	Ensure safe prior to use.	1	0424
		Light fixing hanging off wall.	Re-fix light fitting. Ensure safe prior to using.	1	0427

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
R2.02 Art Installation & Breakout Space	West Walls	Salt staining. Assumed to be no ventilation within the accumulator tower flue adjacent to west wall which is probably very damp internally and causing high amount of salt damage. Roof flashings / coverings at this junction may also be failing (see external schedule)	Allow for investigation as to whether access into accumulator tower flue is possible for inspection/ remediation. Fix underlying defects and brush of salts on a regular basis until wall has dried out. Replace any substantially damaged bricks.	2	0403
		Dark at high level even with torch, timber walkways obscure vision. Current access appears unsafe, metalwork is rusting where bears into wall. Timber showing signs of decay where bearing into wall.	Upper level requires proper and improved access for maintenance that meets current regulations. Metalwork and high level structural timber to be inspected when high level access available and reviewed by structural engineer as required.	1 / C	0404
		Fire alarm equipment at high level, unclear how this is being maintained and checked regularly.	Check whether this is part of current system and that it is in full working order if so.	1	
		Poor patch repairs, inappropriate mortar.	Consider renewal in appropriate materials to improve aesthetics.	4	0419
		Fire equipment/ board in northwest corner is full of brick debris and surrounded by salts.	Clean and brush off salts on a regular basis and ensure no damage is caused to fire equipment/ board.	1	0406 - 07
	South Wall	Salts prominent at high level, assumed to be linked to defects with gutters above (see external schedule).	Clear out gutters on a regular basis and carry out repairs as required.	1	0413 - 14
		Later added vents are inappropriate for listed building.	Consider renewal with more sensitive alternative to improve aesthetics.	4	0418
	East Wall	Some salt staining.	Brush of salts and replace any substantially damaged bricks. Remediate external defects to prevent issues recurring.	2	0412
		Embedded steel - assumed now redundant.	Would be beneficial to carefully remove redundant embedded steel to all walls to prevent ferrous metal expanding and causing damage to surrounding	3	0418 - 19

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			masonry. As a minimum rub down and paint to prevent corrosion. Structural Engineer to clarify steels are now redundant.		
		Modern steel lintels in adequate condition, however mortar repairs are less than satisfactory.	Consider renewal in appropriate materials to improve aesthetics.	4	
	Walls	Steel plates holding historic guides heavily rusted, some screws are missing, loose to guides.	Remediation for fixings and stability to be checked by specialist to ensure safe.	1 / C	
	Floor	Timber - a vast amount of brick dust is reported to be cleaned on a weekly basis. Damp / water ingress issue above causing this and it will continue until defects are resolved and walls have dried out.	Rectify defects and clear out external gutters on a regular basis to prevent more leaks - refer to external schedule. Clear brick dust on a regular basis. It would be prudent to sand down and refinish floor when defects are resolved.	2	
	Ceiling	Dark at high level even with torch, timber walkways obscure vision.	Upper level requires proper and improved access for maintenance that meets current regulations. High level structural timber to be inspected when high level access available and reviewed by structural engineer as required.	1 / C	
		Timber boarding showing major signs of water staining.	Needs full investigation when high level access available as likely rotten joists beyond timbers. Would be prudent to carry out in conjunction with any re-roofing works.	1	0405
		Purlins adjacent west wall showing particularly high level of water staining and possible rot at ends.	Should be checked as part of high-level survey with structural engineer in attendance. Would be prudent to carry out in conjunction with any re-roofing works.	1 / C	0408 – 09 0411
		Salt damage to trusses.			
	Windows	There are various windows at high level on the north, west and east elevations, visibility is obscured from vantage point available however the dampness of the	Allow for high level inspection and remediation works as required.	2	0404

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		surrounding brickwork suggests that the timber frames will be susceptible to rot.			
R2.03 and R2.04 Lift Lobby	Walls	Salts and water staining to masonry - refer to Upper Level notes of R1.01Community Gallery & Event Space. High water penetration active as evidenced by presence of water bucket.			
		Electric conduit rusting, not clear if electricity is running through conduit.	Clarify electrical systems safe before use – heavy damp in this area.	1	
		Crack running from ceiling to the south wall.	Repoint and monitor – consult structural engineer if worsens.	2 / C	
		Corroding metal embedded in wall.	If metal is redundant consider removal to prevent expanding rusting metal causing damage to surrounding masonry. As a minimum rub down and re-paint to prevent further corrosion.	3	
		Less than satisfactory repair around balustrade wall fixing for Grade II listed building.	Consider replacement with more in-keeping repair	4	
		Bricks damaged, appears to have been some movement and some have become dislodged at ceiling level.	Further investigation required with structural engineer in attendance.	1 / C	
		Masonry is displaced around beam which appears to be corroding.	Structural engineer to review and advise. As a minimum rub down and repaint to prevent further corrosion.	1 / C	
	Floor	Appears to be in adequate condition expect for a few scuff marks. Cork infill starting to come out.	Sand down and refinish, refix cork infill.	4	0661
	Ceiling	Timber boards - remnants of what appears to be previous white paint (rather than salts) in areas..	It would be prudent for a Structural Engineer to assess and confirm condition of joists above, to check for signs of dry or wet rot, in conjunction with any re-roofing works.	2 / C	0662 - 63
		Cracks in timber adjacent to trusses, metal expanding causing damage to brickwork.	Structural engineer to review and advise. As a minimum rub down and repaint to prevent further corrosion.	1 / C	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Ceiling fixings adjacent to west wall appear to have corroded, timbers are peeling away from ceiling here.	High level access required for further investigation / to make sure timbers are not liable to fall.	1	
R2.06 Conference Room	Walls	Mixture of plasterboard and exposed brick. Painted plaster with some minor damage and scuffs.			
		Steel columns holding steel roof trusses up. Columns surface showing signs of rust.	Rub down and repaint.	2	
		Substantial crack emanating from where steel truss intersects wall down to upper corner of window W303.	Structural Engineer to review.	1 / C	0689
		Numerous small holes in wall.	Would be aesthetically beneficial to replace brick or repoint in suitable mortar.	4	
		Poor previous mortar patch repair.	Rake out and repoint in suitable mortar.	4	
		Problems with damp associated with asphalt platform externally which is causing issues with water damage and staining internally to brick.	Refer to external roof schedule R09 and R10. Brush of salts and replace any substantially damaged bricks. Remediate external defects to prevent issues recurring.	2	
		There have been previous issues around truss ends, evidenced by poor mortar and brick repairs. This is likely related to corrosion of trusses embedded in wall as a result of damp conditions.	Rectify external defects to ensure walls are dry. Allow for opening up and checking of truss ends in wall with structural engineer in attendance.	1 / C	
		Ferrous fixings in walls.	Prudent to remove as when they rust they also expand causing damage to the masonry.	3	
		Salt staining to west wall potentially external flashing has failed.	Refer to external elevation schedule. Brush of salts and replace any substantially damaged bricks. Remediate external defects to prevent issues recurring.	2	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		West wall - brickwork damaged where steel enters wall.	Rectify external defects to ensure walls are dry. Allow for opening up and checking of truss ends in wall with structural engineer in attendance.	1 / C	
		New brick to base of south wall column, reason unclear. The brick and mortar is a poor match for the existing fabric.	Replace brick and mortar with a more sympathetic repair.	4	
	Floor	Timber - worn but adequate. Numerous floor hatches not inspected a part of survey.			
		1no. board out of place, minor damage and scuffs however is serviceable.	Refix board, sand down and refinish.	4	
	Ceiling	Timber boards- remnants of previous white paint visible (rather than salts).	It would be prudent for a Structural Engineer to assess and confirm condition of joists above, to check for signs of dry or wet rot, in conjunction with any re-roofing works.	2 / C	
		Purlin to north side appears to have split; metal brackets have been added and it is noted these do not seem to have moved. Shakes in purlins and ridge beam previously been filled - assume past remediation dealt with defect.	Monitor for further defects	M	
		Eaves to north and south walls showing heavy amount of rot – cuboidal shapes indicate brown rot. There are signs of previous attempts to remediate this indicating this has been a long-term issue and is likely due to the external gutters being blocked causing water ingress to the timber and masonry at eaves level.	Overhaul gutters and clear out on a regular basis to prevent more leaks. High level access required to inspect with structural engineer as priority and replacement / repair of eaves beam where rotten to be undertaken. It would be prudent to carry out these works in association with any associated re-roofing works so full access is available to structural timbers.	1 / C	0691 - 92

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Windows	West modern window difficult to inspect, area partially visible and access not available. West modern window appears to have casements behind a fixed secondary glazing pane.	Allow high level access onto mezzanine area to allow for more thorough inspection. Would be more beneficial from an aesthetic and maintenance perspective if the protruding window and fixed secondary glazing was replaced with a window that was more aesthetically sensitive to the building.	3	0701
		Bottom rails of north and south windows appear to be in adequate condition, however, should be checked more thoroughly when high level access available.			
		Secondary glazing to north and south windows has been fixed to the original frames, therefore condition of original frame cannot be assessed as view obscured.	Allow for temporary removal of secondary glazing to allow for inspection (or alternatively provide high level access externally).	3	0700
	Doors	Damage to fire door, smoke seals are damaged to door.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	

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		2no. doors at west side of the room at high level not able to be inspected from vantage point available.	Would be beneficial to allow for access to mezzanine to facilitate inspection.	3	0683
		Crack in window above door D203. Film assumed to have been placed on because glass is cracked.	Would be beneficial to replace with glazed pane when funds permit.	3	0695 - 98
	General	Air handling unit runs across the room, not inspected as part of this survey.			0683
R2.07 Store	General	Was not inspected as access not available at the time of survey.			
R2.08 Walkway	Lower Level Walls (Ground Floor)	Stone- spalling in areas.	Remove any loose as required. Consider repairs to improve aesthetic appearance.	3	
		West wall consists of the walls of the water tank- appears to be in adequate condition. Evidence of some leaking adjacent to walls of the historic building, this is unsurprising given the amount of standing water in the tanks.	Ensure water tanks adequately draining and sealed at perimeter. Brush down stone where leaks appearing and ensure any associated defects dealt with	2	
		Some staining to lead below water tank and there is a flashband repair at wall of water tank and original building which evidences some form of leaking at some point.	Ensure water tanks adequately draining and sealed at perimeter. Remove flashband and deal with leak in appropriate manner if still active.	2	
		Tanks decoration generally adequate however rust can be seen coming through in isolated areas.	Consider rub down and redecorate if becomes more prominent.	3	
		Perimeter crack to joint between water tank and wall, assumed to be differential movement.	Monitor to ensure does not become worse	M	
		The beam the water tank sits on is exposed, the end appears to be significantly corroded. Stone has been blown due to steels supporting water tank rusting and expanding.	Structural engineer to review to ensure beam still sound enough to carry tank. Would be aesthetically beneficial to treat steel and indent repair where stone has blown. Any loose stone to be	1	0757 - 61

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			dressed back or removed to prevent injury.		
		Hatch in wall not accessed.			
	South Wall	South wall has a large amount of salts visible at the head of the wall - suggests water penetration which is unsurprising given the state of gutter above. Damp causing mortar issues.	When issues with the roof are remediated, brush off salt. Allow wall to dry out fully. Repoint with suitable mortar as required.	3	
		Lightning strip comes internally on south wall. Unusual to see lightning protection through internal areas.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	
		Open joints at string course.	Would be beneficial to repoint, however not performing weathering function so aesthetic consideration only.	4	
	East Wall	East wall- structural glazing and plasterboard. Appears adequate.			
	Ground Floor	Black vinyl, scuffed but in serviceable condition.			
	Walkway Floor	Timber, worn in areas but appears to be adequate.	Consider re-finishing to improve aesthetics	4	
		Cork infills starting to come up in areas, especially adjacent balustrade.	Would be prudent to re-fix.	3	
	Ceiling	Painted plasterboard, appears to be adequate, evidence of patched up leak to centre.			
	Windows	Window at high level appears adequate, what appears to be a membrane has slumped down.	Clean window. Investigate defective membrane and remediate as required.	3	

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M - Routine maintenance

C - Consultant inspection advised.

Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Adjacent window in northwest corner showing signs of significant water damage, paint has failed, and plaster is disintegrating. Failure of plaster at ceiling. Defects with gutters at roof level are causing this.	When issues with roof are remediated (see external schedule), repair areas of damaged plaster and redecorate.	3	
	Doors	Door does not shut properly. Appears to have smoke seals but no intumescent and door is not fire rated.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
R2.09 Orientation / Introduction	Walls	Painted plasterboard, minor hairline cracking.	Fill cracks and monitor for recurrence	3	
	Floor	Wooden floor, appears adequate.			
	Ceiling	Painted plasterboard appears adequate.			
	General	Riser door locked and not inspected.			
R2.11 Exhibition	Walls	Painted plasterboard. Majority of walls are covered with exhibition and can only be partially inspected. Perimeter between			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		the walls and ceiling finish is less than satisfactory with expanding foam and patched material with what appears to be insulation poking out in areas, however it is apparent the extension was built like this and not necessarily a defect.			
		Fire exit sign is peeling off.	It is important to refix this and ensure signage complies with relevant guidelines.	1	
		Services appear to be patched in haphazardly.	Ensure any patched in services are not compromising compartmentation lines	1	
	Floor	Carpet tiles and lino floorboards. Carpet tiles lifting in areas- mainly at the perimeter.	This is not a major trip hazard however should be refixed or replaced where necessary.	3	
		Noted that air handling units are embedded into the floor. Not inspected as part of this survey.			
	Ceiling	What appears to be exposed joists, finish failing in numerous areas, particularly around the perimeter. Reason for this is unclear given there are no signs of water penetration above and is not restricted to a localised area. Potentially, the substrate was not adequately prepared to receive finish when it was applied.	Review finish and substrate and ascertain whether areas can be rubbed down and re-painted to improve aesthetic appearance.	4	
	General	Large air handling vent from Riser 8. Not clear if dampers are present. MEP not inspected as part of this survey.	Clean vent grille. Ensure compartmentation lines not compromised by MEP equipment.	1	
		Riser – unclear if should be fully compartmentalised from rest of spaces (walls appear to be compromised if so)	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good	2 / C	

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			standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
R2.12 Lobby	Walls	Plaster, minor cracking from head of the door to stair 8 and to corner between north and west wall, not of immediate concern.	Fill cracks and monitor for recurrence	3	
	Floor	Carpet, appears adequate.			
	Ceiling	Paint flaking substantially to joists, indicating damage caused by water in ceiling void, unclear how to inspect area. Corresponding dust and on carpet suggests this has happened recently rather than historic.	Allow for further investigation to establish if active leak is causing visible damage. Rectify as required and repair damage to internal finishes.	1	
	General	MEP goes through wall in various points, does not appear to be fire proofed for a protected lobby. Evac chair and call button in this location.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to make management of this process easier once funds permit.	2	
		Fire extinguisher inspection is up to date.			
R2.13 Stair 9 Lobby	Walls	Painted plaster - crack emanating from northwest corner spanning from structural beam above. Appears that this issue has	Prudent to fill and monitor to see is cracks reappear.	3	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		been addressed historically as there is a patch repair under the beam.			
	Floor	Vinyl floor, scuffed and dirty but appears adequate.			
	Ceiling	Painted steel beams / joists, peeling could suggest either issues with water ingress or lack of adequate preparation when finish was first applied. No evidence of leaking in the plant room above.	Review finish and substrate and ascertain whether areas can be rubbed down and re-painted to improve aesthetic appearance.	4	
	General	MEP protruding through walls with expanding foam, not clear if adequately fireproofed for a fire protected lobby.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
		An evac chair is present however there appears to be no call-point.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to	2	

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			make management of this process easier once funds permit.		
R2.14 Living History, Changing Room & Store	Walls	Plaster walls- hairline cracking at perimeter of wall.	Fill cracks and monitor for recurrence	3	0978
	Floor	Carpet, adequate.			0977
	Ceiling	Plasterboard, adequate.			

4.4 Second Floor

SECOND FLOOR					
R3 Plant Room	Walls	Blockwork, plywood boarding and plasterboard. In serviceable condition.			
	Floor	Concrete- painted. Wearing where heavy traffic.	Would benefit repaint with suitable non-slip masonry paint.	3	
	Ceiling	Exposed joists and structure – painted. Appear serviceable .		1	
	Doors	Door is wedged open. This is a health and safety issue. Note door has vent within it – assume these are fire rated if a fire door.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
	General	Room full of MEP including boilers. Not inspected as part of this survey.			
R3.01 Lift Lobby	Walls	Brick, lift shaft is brick and plasterboard. Some minor damage to lift shaft but not of immediate concern.			
		Salts to walls. Walls appear to be comparatively better condition at apex level than at gutter level, as they have not been affected by the blocked gutters. Refer comments to R1.01 for detailed comments of main walls.			
		Previous repairs inappropriate in terms of brick match and mortar.	Consider rake out and renewal with more appropriate repair	4	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Floor	Timber- heavily worn.	Would benefit rub down and re-stain.	3	
	Ceiling	Timber boarded, previous white paint remnants visible on boards (as opposed to salts). Refer comments to R1.01 for detailed comments of main ceiling.			
		Beam ends where intersect wall rusting - structural integrity unclear, tie bar plates are also heavily rusting.	Structural engineer to review.	1 / C	
	Doors	Fire beam appears to be full of dust, unclear if this has been tested recently/ on a regular basis. The fire beam on the southmost side does not appear to be wired up to anything.	Check if this is redundant, if so would be beneficial to remove.		
	General	Area is generally very dusty / dirty.	Clean on regular basis.	M	
R3.02 Plant Room Lobby	Walls	Plasterboard - minor hairline cracks in numerous places.	Repair, monitor for further cracking.	3	0685 - 86
	Floor	Timber, highly worn.	Would benefit refinish.	3	0684
	Ceiling	Refer to Conference Room R2.06 notes.			
R3.07 Exhibition	Walls	Predominantly covered with exhibitions, difficult to inspect. Painted plaster where visible, appears to be in adequate condition.			
	Floor	Carpet and lino boards / panels with vents for air handling system built in (note not inspected as part of survey). Appears to be in adequate condition.			
	Ceiling	What appears to be exposed joists. Evidence of water staining to north wall (assumed historic).	Monitor staining to north wall and review if historic or active.	M	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		When inspected with a torch, staining to significant portion of underside of profiled metal boarding sheeting. Unclear what this is without high level inspection. Assumed to be paint splatters from time of construction and not of immediate concern.	High level access needed to inspect fully.	3	
		Ceiling partially suspended and hatches not accessed as part of this survey.			
	Rainwater goods	Tray has been retrofitted across west side and exhibition room, reportedly due to continual downpipe leaking above to catch water. Note that tray has no outlet, and it is reliant on staff using a 'rubber duck' system to empty the tray when full, which poses serious risk of water falling onto exhibitions below if not managed effectively.	A more permanent fix to the rainwater goods above the tray should be sought so that a management system is not relied on to continuously empty the overflow tray below.	2	
R3.08 Disabled WC	Walls	IPS panels and tiles, generally in adequate condition. Dirty to perimeter between wall and floor.	Clean regularly.	M	
	Floor	Tiled generally in adequate condition, except dirty.	Clean regularly.	M	
	Ceiling	Suspended ceiling. Hatch not inspected but appears to be in adequate condition.			
	General	Sanitaryware appears adequate, would be preferable to have a contrasting toilet seat. DDA fittings appear adequate, some wear and tear.	Consider replacing toilet seat with contrasting	3	
R3.09 Lobby	Walls	Painted plaster board, appears adequate apart from scuffs and minor hairline cracking.	Fill cracks and redecorate	4	
	Floor	Vinyl floor, appears adequate but heavily worn and scuffed.	Consider replacement	4	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Ceiling	Plasterboard, appears adequate. 2no. hatches not inspected as part of this survey.			
	General	Foam fire extinguishers - inspection in date.	Inspect on regular basis	M	
R3.10 CS Office	Walls	Painted plasterboard, is scuffed but appears to be in adequate condition.			
	Floor	Carpet stained but appears in adequate condition.	Consider replacement	4	
	Ceiling	Plasterboard. Appears to be in adequate condition.			
	Windows	Fixed external windows, not allowing ventilation. Dirty.	Clean regularly. It is noted that lack of natural ventilation in this room makes the space very hot. Consideration should be given to enhancing mechanical ventilation to improve working conditions.	2	
		Internal window appears in adequate condition.			
R3.11 Conservation Studio	Walls	Painted plaster - appears to be in adequate condition.			
	Floor	Anti-slip vinyl, appears to be in adequate condition apart from some staining.			
	Ceiling	Suspended ceiling - appears to be in adequate condition, except for minor hairline cracks to joints in boarding.			
	Windows	Fixed internal window appears to be in adequate condition.			
		Fixed external windows not providing ventilation appear in adequate condition, would benefit clean.	Clean regularly. It is noted that lack of natural ventilation in this room makes the space very hot. Consideration should be given to enhancing		

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			mechanical ventilation to improve working conditions.		
	General	Reportedly air handling not working properly which is not adequate for conservation work (however MEP systems not inspected as part of this survey).			
R3.12 Dyeing and Analysis Room	Walls	White plasterboard, some minor hairline cracks.			
		Walls to void above partially inspected where roof collapsed - plasterboard. 1no. board lost fixings. Note this board is on a riser wall which would be assumed to be a compartmentation wall.	Fix back loose board. Check compartmentation lines and ensure fabric meets minimum standards.	1	
		South wall adjacent to riser - gap seen in wall and does not appear fire protected. Assume wall should be a compartmentation wall.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
	Floor	Anti-slip vinyl, appears to be in adequate condition apart from some staining.			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Ceiling	Suspended plasterboard. Ceiling has collapsed due to recent leak from water pipe which has now been fixed. Evident metal sections holding suspended ceiling up have been cut. No trimmers around access hatch into ceiling.	Repair ceiling, ensuring all necessary trimmers etc. are in place.	3	
		Void above partially inspected where roof collapsed - exposed joists appear to be in adequate condition from vantage point.			
R3.13 Banner Store	Walls	Painted plasterboard appear to be in adequate condition.			
		Access hatch and vent into riser, with 2no. air handling pipes penetrating riser. Unclear if wall and associated MEP fire proofed to relevant standards. .	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
	Floor	Vinyl floor appears to be in adequate condition. Difficult to inspect for amount of items in the room.			
	Ceiling	Plasterboard - appears to be in adequate condition.			
	General	Environmental monitoring present in room but data not analysed as part of survey.			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
R3.16 Cleaner's Room	Walls	Painted plasterboard. Dirt and scuffs visible however appears sound.			
	Floor	Non-slip vinyl floor, some scuffs visible but adequate.			
	Ceiling	Plasterboard appears in adequate condition. Minor damage around air handling outlet. Hatch not inspected as part of survey. Poor patch repair where pipework protrudes the ceiling.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
	General	Cleaner's sink in this room which is serviceable with working taps. The room is being used to store picture frames rather than as a cleaner's room. Distribution board is also in here – water and electrical items should be separated. Items should not be stored with distribution board.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of	2 / C	

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			PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		

4.5 Plant Level

PLANT ROOM LEVEL FLOOR					
R4.01 Plant Room	Walls	Mixture of painted plaster and unfinished boarding and blockwork. Adequate for purpose.			
		Unfinished boarding has been taped but the tape has failed to joints. Unclear if this forms a compartmentation line.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
		Exposed foam visible between ceiling and wall, unsightly but not of concern.			
	Floor	Concrete with structural beams exposed. Water staining - refer to rainwater goods notes.			
		Rust powder and staining on floor below pipe but no evidence of leaking. Reason unclear.	Could be related to a previous defect - investigation and further monitoring required.	3	
	Ceiling	Water staining - refer to rainwater goods notes.			
		Ceiling predominantly obscured by MEP, exposed joists. Adequate for purpose. .			

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Rainwater goods	Water staining to ceiling boards and on floor below internal gutter joints.	Check regularly for leaks when raining. Carry out any remedial works as required.	1 / M	
		Internal downpipe running length of plant room.	Check regularly to ensure no leaking. Carry out any remedial works as required.	1 / M	
	General	Access hatch in floor not inspected as part of this survey.			
		Room full of MEP including boilers. Not inspected as part of this survey.			
R4.02 (Plant Room - Stepped up area)	Walls	Exposed insulation and louvre venting to outside. No apparent weather protection on louvre, which could be allowing water ingress.	Provide access to mezzanine area to undertake full assessment. Review when raining to ascertain whether water ingress an issue. Upgrade as required.	2	
	Floor	Not visible	Provide access to mezzanine area to undertake full assessment.	3	
	Ceiling	Exposed structure, plywood boarding below gutter and exposed roof cladding. All partially visible.	Provide access to mezzanine area to undertake full assessment.	3	
	Rainwater goods	Internal downpipe enters building here, water staining around entry point and to other areas of boarding around the gutter. Not clear if a present or historic issue.	Check regularly for leaks, especially when it next rains. Carry out any remedial works as required.	1 / M	
	General	Mezzanine area accessible without ladder - inspection very limited.			
		MEP not inspected as part of this survey, however in a number of areas insulation has lost its foil backing.			

4.6 Stair and Hoist Shaft

PLANT ROOM LEVEL FLOOR					
Hoist Shaft/ Banner Lift	Walls	Plasterboard walls appear adequate - expanding foam visible at ground floor.			0790 - 91 0975 - 76
	Floor	Non-slip vinyl floor- in adequate condition.			
	Ceiling	Steel joists- not fire protected.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	0789
	Rainwater goods	At basement level, internal downpipe sits above the hoist control panel. There is a risk if this leaks it could damage the control panel.	Check regularly to ensure it is not leaking.	1 / M	0847 - 48
	General	Unclear if the shaft is fire protected.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that	2 / C	

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			compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
Orientation Stair	Floor	Timber- heavily worn.	Would benefit refinish.	4	
	Windows	In adequate condition.	Would benefit clean.	4 / M	
	General	The stairs have open risers which do not conform with current building regulation guidance.	Consider infilling the open risers and review the stair balustrades to bring design in line with current building regulation guidance.	3	
		Evac chair present however there is no call point in this location.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to make management of this process easier once funds permit.	2	
Riser 1	General	Not clear if vent has dampers and if ceiling junction is sealed. Unclear if there is fire protection between the exhibition and riser.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being	2 / C	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
Riser 2	General	Structure running into riser penetrating wall, not clear if this is adequately fire stopped / protected.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.	2 / C	
Riser 3	General	Unclear if there is fire protection between the exhibition and riser.	Since the time of the initial condition survey PHM have queried compartmentation with the FRA consultant, who noted a	2 / C	

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M - Routine maintenance

C - Consultant inspection advised.

Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
Stair 3	Walls	Damp issues with brick at low level. Salts to wall, especially adjacent to neighbouring building. Assumed that there is not adequate air between the two buildings.	Brush off salts on a regular basis, replace any substantially damaged bricks.	2 / M	1026 - 28
	Floor	Painted concrete - in serviceable condition.			
	General	Stairs have open risers which are not compliant with current building regulations.	Consider infilling open risers to bring design in line with current building regulation guidance.	3	1025
Stair 4	Walls	Plasterboard and exposed brick - fit for purpose.			0904
	Floor	Stone flags and steps in serviceable condition.			
	Ceiling	Plasterboard - crack to bulkhead.	Fill and monitor, if reoccurs allow for inspection by Structural Engineer.	2 / C	0905

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	General	It was noted that there is a DDA call point here but no evac chair.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to make management of this process easier once funds permit.	2	0906
Stair 5 (Fire Escape Stair off R1.12)	Walls	Inappropriate choice of brick and mortar repair.	Consider replacement with appropriate alternative, although noted back of house area	4	0725 0728 - 29
		Steels embedded in wall rusting with residue at the bottom. Corrosion and residue at the bottom of the steels suggests active leaking from water tank above.	Remediate leaks. Rub down steel and redecorate as a minimum. It would be prudent for Structural Engineer to review condition.	2 / C	0726 - 27
		Heavy leak to beam evidenced by presence of several buckets to catch the water and heavy amount of corrosion. This is concerning as the water tank above is currently holding water rather than free draining.	Remediate defects to water tank to prevent standing water and leaks. Allow for Structural Engineer to inspect beam and confirm adequacy. Rub down and repaint as a minimum.	1 / C	0736
		Steel beam at junction between wall and water tank heavily rusted.	Allow for Structural Engineer to inspect beam and confirm adequacy. Rub down and repaint as a minimum.	1 / C	0742 - 43
		Bricks appear to have fallen on west wall behind beam.	Establish where brick rubble originated from and carry out any repairs as required. Clear area prior to painting of beams.	2	0737 - 38
		Water damage to plaster. Water appears to be originating from same leak where	When leaks have been remediated repair plaster.	4	0723

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		buckets have been placed under the beam and is tracking across.			
		Plasterboard failing where wet.	When leaks have been remediated repair plaster and redecorate.	4	0744
	West Wall to Water Tank 02	Salts, paint flaking from steels, water leaks evident.	Remediate defects to water tank to prevent standing water and leaks. Allow for Structural Engineer to inspect metalwork and confirm adequacy. Rub down and repaint as a minimum.	1 / C	0740 - 41
	Floor	Mixture of stone flags and timber steps.			
		Timber steps heavily water damaged to west side. Steel underneath timber is also heavily rusting.	When leaks have been remediated repair steps. Structural engineer to confirm area structurally sound in conjunction.	2 / C	0717 - 19
		Insulation assumed to be plugging gap between the stairs and the walls- reason for retrofit is unclear.	Consider improving detail in conjunction with repair of steps.	3	0720 - 22
	Ceiling	Brick bulk head to stair, spanning from east to west.			0724
		Original ceiling underdrawn in areas, heavily stained and presence of salts.	When leaks have been remediated repair water damaged areas.	2	0739
	Windows	Crack to glazing. Frames appear to have rotted away due to heavy water ingress. Metal sections heavily corroded. Timbers embedded into wall between window frame and wall are also rotten.	Windows require complete overhaul and redecoration, with all rotten / rusting sections replaced as required and all cracked glazing renewed.	1	0747 - 54
	Door	Ground floor - appears to be allowing water to leak in as there is rot to the base of the door and water staining.	Overhaul / repair and redecorate door. Improve detail to prevent water ingress beneath.	2	0745 - 46

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
Stair 7	Walls	Painted plaster- crack behind fire door to west wall at ground floor and evidence of water staining (assumed historic).	Monitor staining to ensure does not worsen. Fill in crack, monitor for signs of further cracking.	2 / M	0819
	Floor	Vinyl floor - in serviceable condition.			
		Timber floor to upper floor levels - generally sound but heavily worn.	Would benefit refinish.	4	
	Ceiling	Plaster - in adequate condition.			
	Windows	In adequate condition.	Would benefit clean.	4 / M	
	Doors	Threshold to door D151 is poor, timber beneath vinyl is rotten. Water staining at the top of door indicates water ingress.	Would benefit introducing a more robust threshold strip and repair the door.	2	0820 - 22
	General	Ground floor is full of storage.	Check if this is a fire escape route and remove storage if so.	1	0816 0818
		The stairs have open risers, and handrails which do not conform with current building regulation guidance.	Consider infilling the open risers to bring in line with current building regulation guidance. If replacement handrails are sought, they should be in keeping with the aesthetic of the existing building.	3	
		Guarding may have been compliant at time of construction however may now not conform with current building regulation guidance.	Review stair balustrade design, in line with current guidance.	3	
Stair 8 (Kitchen Stair)	Walls	Painted plaster in adequate condition.			
		Drip marks to internal wall adjacent to riser, cause unclear but appears to have	Since the time of the initial condition survey PHM have queried	2 / C	

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		been patched up with expanding foam above.	compartmentation with the FRA consultant, who noted a compartmentation plan was not required unless the building is being brough up to current building regulations. The consultant noted that compartmentation is to a good standard, apart from a few minor issues. PHM have noted that these minor issues have now been rectified. Whilst the current compartmentation is deemed satisfactory it should remain an aim of PHM to bring this up to a standard that meets modern regulations with an associated compartmentation plan.		
		Marks on wall above radiator at first floor.	Clean.	4	
	Floor	Vinyl floor with contrasting nosing to stairs - in serviceable condition.			
		Floor water stained at first floor landing.			
	Ceiling	Plaster and exposed joists - in adequate condition.			
		Paint to joists at second floor is flaking, suggesting leak from internal downpipe (refer to note below) is extending to other areas of this void.	When leak is fixed (see below), rub down and re-paint joists.	4	
		Flaking paint to ceiling at first floor, assumed to be historic defect.	Rub down, repaint.	4	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
	Windows	In adequate condition but dirty.	Would benefit clean.	4	
	Rainwater goods	Internal downpipe protruding into suspended ceiling to stair showing signs of leaking.	Ascertain if leaking and repair as required.	2	
	General	Full of storage at basement level.	Check if this forms part of fire strategy escape route - ideally stairs should not be used for storage and remove to allocated storage space.	1	0841 0842
		DDA call point but no evac chair at second floor.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to make management of this process easier once funds permit.	2	
Stair 9	Walls	Plasterboard - minor hairline crack.	Infill cracks and monitor for further movement.	3	
		At plant room level, south wall appear to have rust stains from ceiling level at a number of points, indicating leak at perimeter of extension roof, however there are no signs of defect from above so likely historic.	Monitor and ascertain if staining gets worse	M	
		Slight gap between stair and wall, appears to have been constructed this way rather than a defect.			
		At plant level - cracking to northeast corner at first and second floor.	Fill and monitor for re-occurrence of cracking.	3	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		North wall at first floor left unfinished below beam and brickwork partially exposed.			
	Floor	Vinyl non-slip floor down to street level, 1no. stair run missing vinyl with exposed concrete and imperfections at base of stairs.	Consider installing vinyl covering where missing.	4	0793 - 95
	Ceiling	Paint peeling to ceiling joists in areas at basement level, assumed due to low room temperature.	Allow for further investigation into ceiling joist material and prepare / redecorate as required	4	0845 - 46
		Water ingress to ceiling at landing between ground floor and first floor, causing skirting board to rot.	Further investigation required as to cause of leak, replace skirting board once leak remediated.	2	0979 - 81
		Second floor - Some hairline cracking at perimeter between wall and ceiling, not of immediate concern.	Fill and monitor for re-occurrence of cracking.	3	
		At plant level- exposed joists. No signs of defects. 50mm bowing to perimeter finish in northeast corner, appears to have been constructed this way rather than a defect.	Monitor to ensure no further bowing	M	
	Windows	In adequate condition but windows and sills are dirty.	Would benefit clean.	4	
	Doors	Water damage to door threshold at ground floor level.	Renew to improved detail to prevent further damage	3	0796
	General	At ground floor there is a call point but no evac chair present.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to	2	0800

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			make management of this process easier once funds permit.		
		Full of storage at basement level.	Check if this forms part of fire strategy escape route- ideally stairs should not be used for storage and remove to allocated storage space.	1	0844
		DDA evac point at second floor. DDA call point but no evac chair at first floor.	Since the time of the initial condition survey PHM have confirmed that disabled evacuation is dealt with effectively through a management system. Whilst this is satisfactory, ideally each would refuge point would be fitted with an evacuation chair to make management of this process easier once funds permit.	2	
Stair 10	Stairs	The stairs have open risers, and handrails which do not conform with current building regulation guidance.	Consider infilling the open risers and review the stair balustrades to bring in line with current building regulation guidance. If replacement handrails are sought, they should be in keeping with the aesthetic of the existing building	3	