Bridgewater, Manchester
Level 2 Historic Building Survey
Condition and Historic Record Survey
02.12.24

compiled by ND [snook architects]

Limitations of Survey

This survey represents the conditions observed at the time of the site visit and is based on visual inspection and non-invasive methods. The following limitations apply:

1. **Scope of Survey**: The survey is limited to the areas of the building that were accessible at the time of inspection. Areas that were inaccessible due to physical barriers, structural obstructions, or restricted access were not included in the survey.

2. **Non-Invasive Methodology**: The survey did not involve destructive testing, removal of materials, or invasive probing unless otherwise noted. No detailed structural or subsurface investigations were performed, and any hidden or obscured elements of the building may not have been documented.

3. **Condition of Building**: The survey reflects the building's condition at the time of the inspection, which may change over time. Any structural issues, deterioration, or potential hazards not visible at the time of the survey may not be reported.

4. **Historical Documentation**: The findings in this survey are based on available historical documentation, public records, and architectural evidence. The historical accuracy of this information cannot be guaranteed, and further research may uncover additional details.

5. **Interpretation of Features**: Certain architectural features, materials, or modifications may be open to interpretation. The survey provides an analysis based on current understanding and may not fully capture every historical alteration or stylistic nuance.

6. **Limitations Due to Time and Resources**: The survey was conducted within the time and resource constraints set forth by the client. A more thorough investigation, including detailed archival research or scientific analysis, may yield additional insights but was not part of this survey.

7. **Recommendations**: Any recommendations provided in this report are based on the conditions observed and should not be construed as comprehensive solutions. Further evaluations may be necessary to assess long-term preservation or restoration needs.

8. **Future Changes**: The condition of the building may change after the time of the survey, and new issues may emerge that were not evident during the inspection. Regular follow-up inspections are recommended to ensure ongoing preservation and care.

9. **Specialist advice:** this historic record should be read in conjunction with structural engineers report and specialist timber / dry rot specialist report [with particular regard as to treatment of dry rot and replacement of any timbers / masonry]



01: Room 1.25; w1.31 destroyed by dry rot – note able to hand pick frame



02: Room 1.25; w1.31 floors / walls suffering endemic dry rot



03: Room 1.25; close up of floor illustrating endemic dry rot; note skirt destroyed



04: Room 1.25; close up of roof – note dry rot has destroyed timbers to edge of wall – dry rot up behind timbers onto wall



05: Room 1.25; close up of ceiling - note removal of hardboard board ceiling has revealed any lathe and plaster previously removed by others [unknown by whom or when]



06: Room 1.25; close up of ceiling - note removal of hardboard board ceiling has revealed any lathe and plaster previously removed by others [unknown by whom or when], wet rot to most ceiling timbers



07: Room 1.25; close up of ceiling - note removal of hardboard board ceiling has revealed any lathe and plaster previously removed by others [unknown by whom or when]



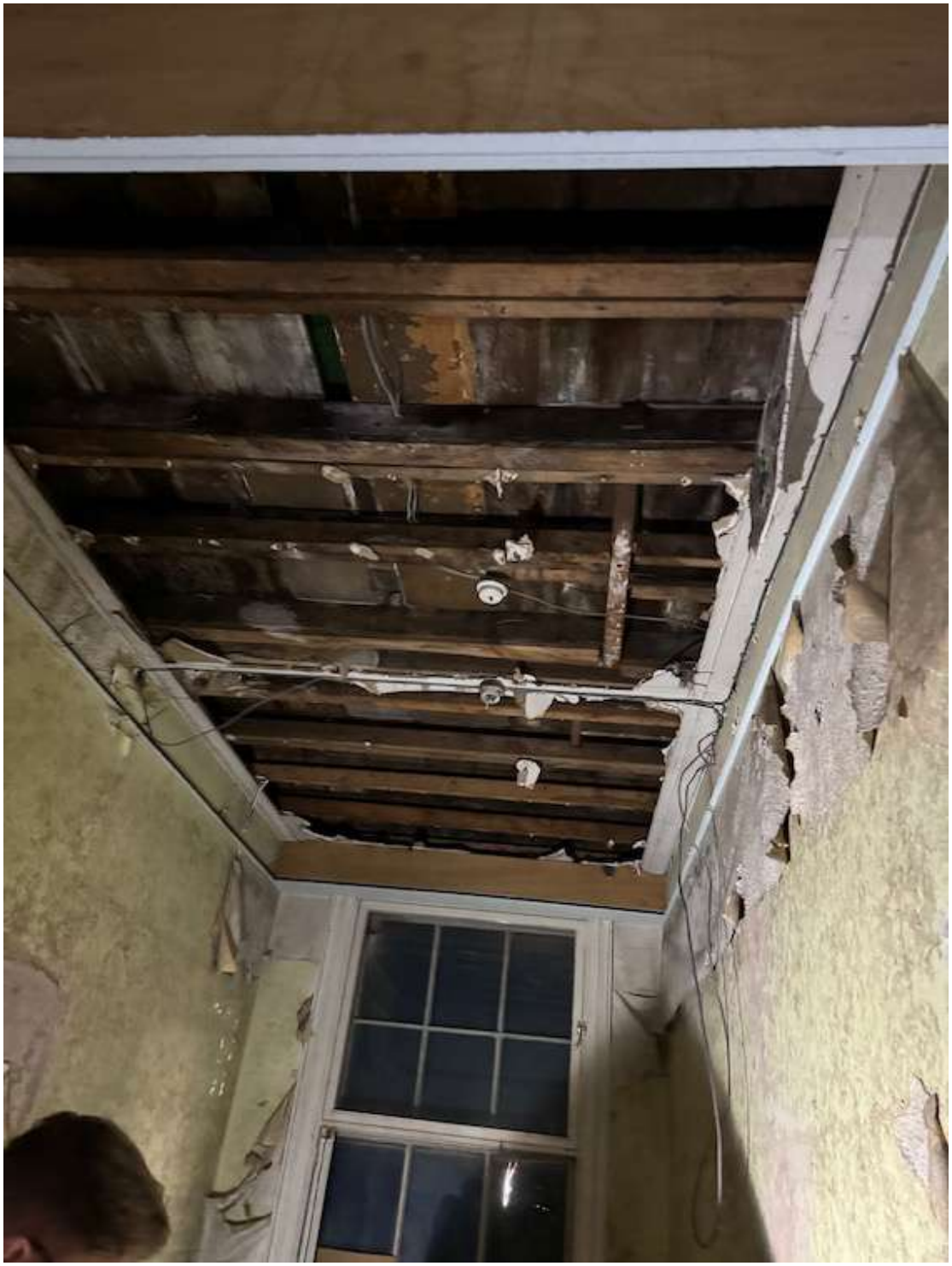
08: Room 1.25; hearth stone collapsed in fire place [timber underneath collapsed due to dry rot



09: Room 1.25; plaster faslling off wall [able to pick off by hand] evidence of dry rot spores behind plaster

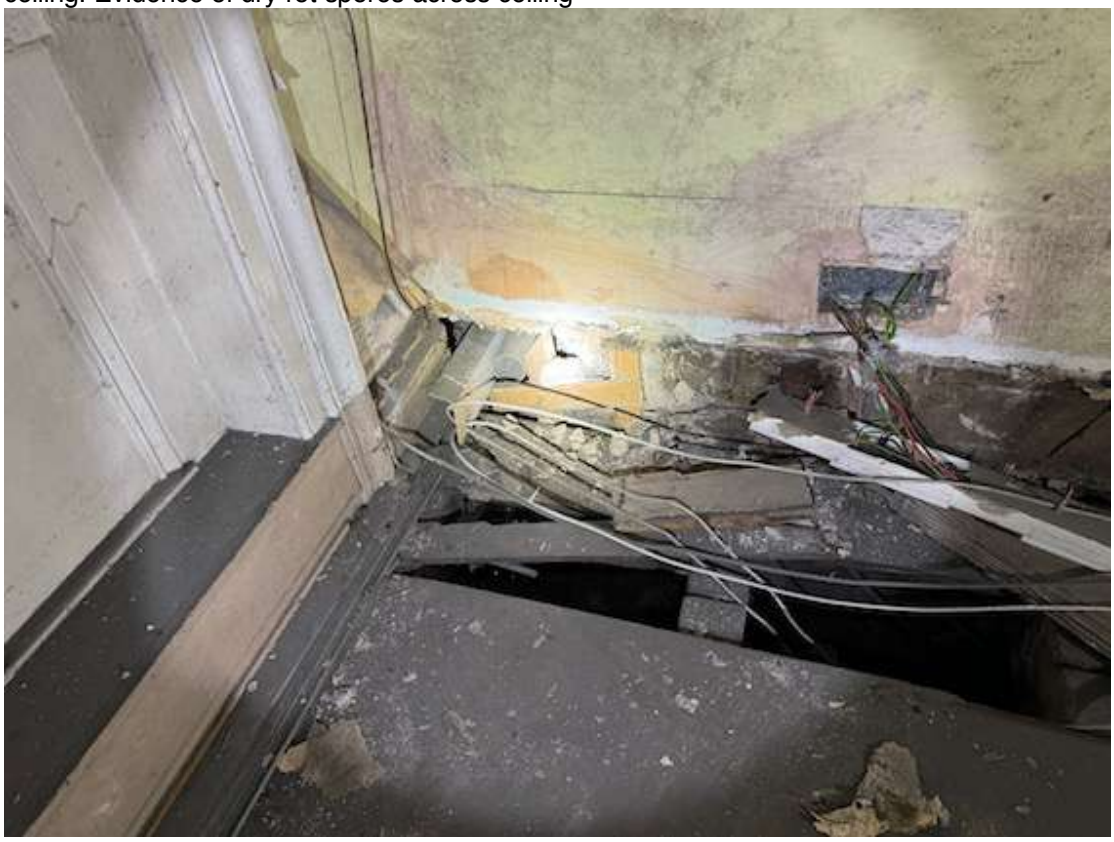


10: Room 1.25; plaster falling off wall [able to pick off by hand] evidence of dry rot spores behind plaster



11: Room 1.24; no original lathe and plaster ceiling or cornice behind hardboard suspended

ceiling. Evidence of dry rot spores across ceiling



12: Room 1.24; skirts etc destroyed due to dry rot, presumed dry rot spores behind all plaster



13: Room 1.24; close of skirt area: skirts etc destroyed due to dry rot, note evidence of dry rot spores



14: Room 1.23; both windows W1.27 & w1.28 destroyed by dry rot, note aras of floor also destroyed with timber joists offering no support from wall



15: Room 1.23; both windows W1.27 & w1.28 destroyed by dry rot, note aras of floor also destroyed with timber joists offering no support from wall



16: Room 1.23; close up of w1.27, note dry rot spores



17: Room 1.23; close up of w1.27, note dry rot spores



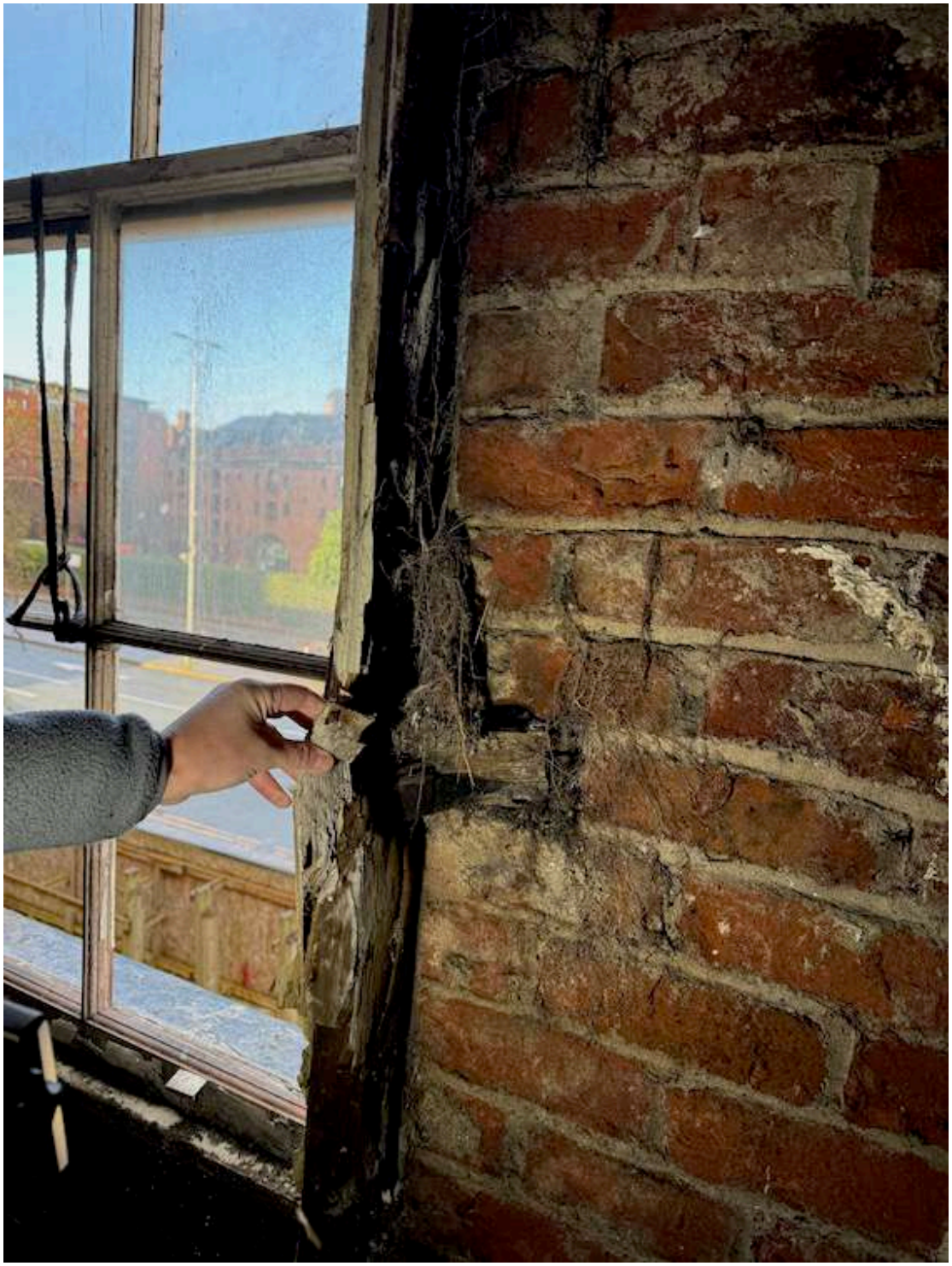
18: Room 1.23; lintel above d1.31 collapsed due to dry rot – wall in danger of collapse



19: Room 1.23;frame of w1.28 suffering severe dry rot



20: Room 1.23; dry rot to ceiling structure; note no evidence of lathe and plaster or cornice above previous hardboard ceiling



21: Room 1.23; dry rot tspores to w1.28



22: Room 1.23; dry rot to ceiling structure



23: Room 1.23; dry rot to ceiling structure



24: Room 1.23; note joists ends rotted



25: Room 1.22; w1.26 collapsed due to dry rot



26: Room 1.22; lintel above w1.26 collapsed due to dry rot, note roof structure also suffering endemic dry rot



27: Room 1.22; lintel above w1.26 collapsed due to dry rot, note roof structure also suffering endemic dry rot



28: Room 1.22; note modern gypsum plaster



29: Room 1.22; note modern gypsum plaster and modern steel lintel to d1.29



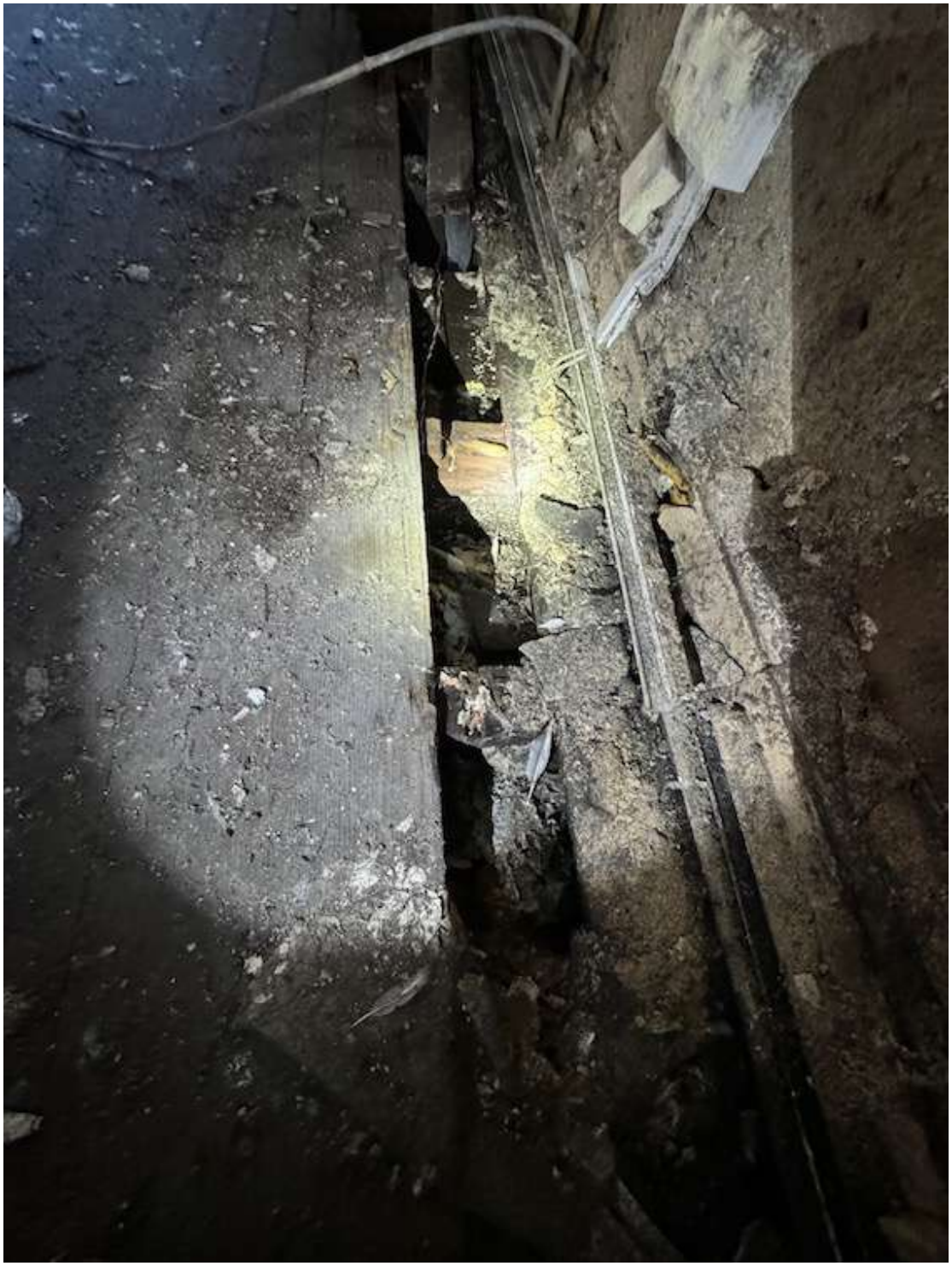
30: Room 1.22; note modern blockwork above d1.30 and no lintel – wall in dangerous unstructured condition



31 Room 1.22; note modern blockwork above d1.30 and no lintel – wall in dangerous unstructured condition



32: Room 1.22; note modern blockwork above d1.30 and no lintel – wall in dangerous unstructured condition



33: Room 1.21; endemic dry rot to floor structure, floor currently supported by temporary scaffold



34: Room 1.21; endemic dry rot to floor structure, floor currently supported by temporary scaffold



35: Room 1.21; endemic dry rot to all windows



36: Room 1.21; endemic wet rot / dry rot to all windows & plasterwork, walls saturated



37: Room 1.21; no evidence of lathe and plaster or cornice above modern hardboard ceiling



37: Room 1.21; no evidence of lathe and plaster or cornice above modern hardboard ceiling



38: Room 1.21; no evidence of lathe and plaster or cornice above modern hardboard ceiling



39: Room 1.21; no evidence of lathe and plaster or cornice above modern hardboard ceiling , note endemic dry rot to ceiling timbers



39: Room 1.21; no evidence of lathe and plaster or cornice above modern hardboard ceiling , note endemic dry rot to ceiling timbers



40: Room 1.21; small area of cornice next to d1.27, cornice very badly damaged



41: Room 1.21; no evidence of lathe and plaster or cornice above modern hardboard ceiling , note endemic dry rot to ceiling timbers



42: Room 1.21; no evidence of lathe and plaster or cornice above modern hardboard ceiling , note endemic dry rot to ceiling timbers



43: Room 1.21; corner next to w1.22 suffering particularly bad outbreak of dry rot affecting all local areas [floor, skirt and window]



44: Room 1.21; close up of window frame destroyed by dry rot



45: Room 1.21; dry rot to ceiling timbers



46: Room 1.20; floor collapsed due to dry rot – unable to enter room – dangerous structure



47: Room 1.20; floor collapsed due to dry rot – unable to enter room – dangerous structure - entire floor ready to collapse



48: Room 1.20; floor collapsed due to dry rot – unable to enter room – dangerous structure - entire floor ready to collapse



49: Room 1.20; evidence of endemic dry rot to ceiling area and roof structure



50: Room 1.20; evidence of endemic dry rot to ceiling area and roof structure



51: Room 1.20; evidence of endemic dry rot to ceiling area and roof structure



52: Room 1.20; evidence of endemic dry rot to ceiling area and roof structure



53: Room 1.19; floor completely disappeared and collapsed due to endemic dry rot



54: Room 1.06; endemic dry rot to roof structure roof currently supported by temporary scaffold – note modern steel lintels to modern brick sturcture



55: Room 1.18; endemic dry rot has led to complete collapse of roof structure, also note all elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse



56: Room 1.18; endemic dry rot has led to complete collapse of roof structure, also note all elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse



57: Room 1.18; endemic dry rot has led to complete collapse of roof structure, also note all elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse



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62: Room 1.18; endemic dry rot has led to complete collapse of roof structure, also note all elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse, note modern blockwork above d1.25



63: Room 1.18; endemic dry rot has led to complete collapse of roof structure, also note all

elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse



64: Room 1.18; endemic dry rot has led to complete collapse of roof structure, also note all elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse



65: Room 1.16; endemic dry rot has led to complete collapse of roof structure, also note all

elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse



66:: Room 1.17; endemic dry rot has led to complete collapse of roof structure, also note all elements of timber [lintels wall plates, windows etc etc] also completely destroyed by dry rot, severe danger of roof collapse and possible perimeter wall collapse



67:: Room 1.17; note all truss ends destroyed due to dry rot – roof currently supported by temporary scaffold, roof in severe danger of complete collapse

66:: Room 1.17; eall trusses completely destroyed



68:: Room 1.17; note all truss ends destroyed due to dry rot – roof currently supported by temporary scaffold, roof in severe danger of complete collapse



69:: Room 1.16; note all truss ends destroyed due to dry rot – roof currently supported by temporary scaffold, roof in severe danger of complete collapse



69:: Room 1.15; endemic dry rot through all elements of structure



70:: Room 1.12; endemic dry rot through all elements of structure



71:: Room 1.12; endemic dry rot through all elements of structure



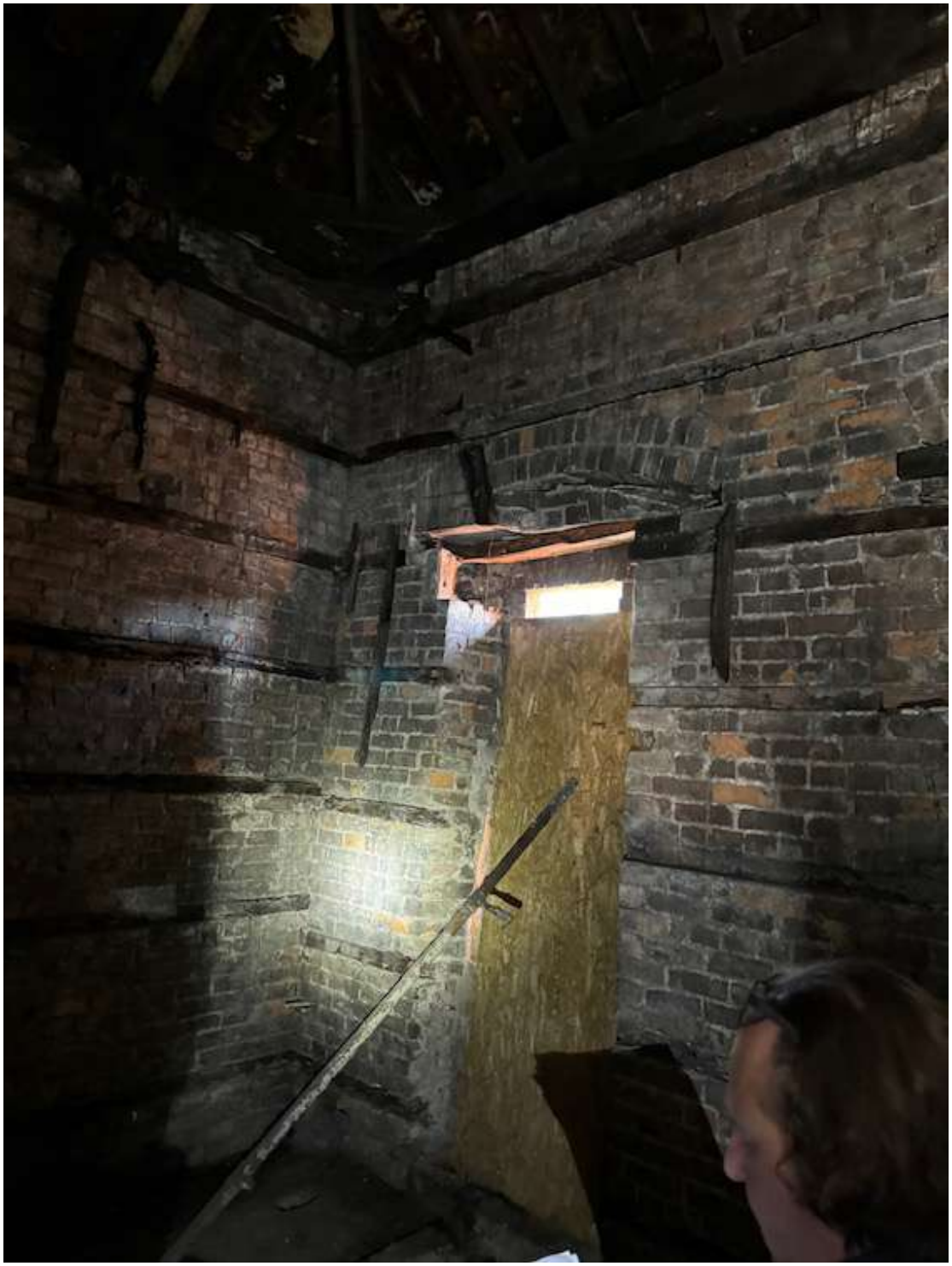
72:: Room 1.12; endemic dry rot through all elements of structure; note modern plasterboard lining to rooflight



73:: Room 1.12; endemic dry rot through all elements of structure note spores running up wall



72:: Room 1.12; endemic dry rot through all elements of structure; note modern plasterboard lining to rooflight



73:: Room 1.14; endemic dry rot through all elements of structure;



74:: Room 1.14; endemic dry rot through all elements of structure;



75:: Room 1.14; endemic dry rot through all elements of structure;



76:: Room 1.14; vaulted floor structurally unsafe



77:: Room 1.14; vaulted floor structurally unsafe, note fire place blocked up with modern blockwork



78:: Room 1.14; vaulted floor structurally unsafe, note fire place blocked up with modern blockwork



79:: Room 1.13; ceiling collapsed due to dry rot and wet rot [note sky visible above]



80:: Room 1.14; d1.17 dry rot to door frame



80:: Room 1.14; d1.17 dry rot to door frame note dry rot spores



81:: Room 1.14; d1.15 dry rot to door frame note dry rot spores



82:: Room 1.14; d1.15 dry rot to door frame note dry rot spores



83:: Room 1.14; d1.15 dry rot to door frame note dry rot spores



84:: Room 1.09; roof structure suffering endemic dry and wet rot – all gutters collapsed, trusses rotted and not supporting to walls, very dangerous structure supported by temporary props – danger of collapse



84:: Room 1.09; roof structure suffering endemic dry and wet rot – all gutters collapsed, trusses rotted and not supporting to walls, very dangerous structure supported by temporary props – danger of collapse



85:: Room 1.10; unable to access room 1.11 due to very dangerous and unstable structure – roof to 1.11 collapsed – condition of floor structure unknown



86:: Room 1.10; unable to access room 1.11 due to very dangerous and unstable structure – roof to 1.11 collapsed – condition of floor structure unknown , door suffering endemic dry rot



87:: Room 1.10; roof structure collapsed due to endemic dry and wet rot



88:: Room 1.10; roof structure collapsed due to endemic dry and wet rot, unable to do close inspection due to dangerous collapsed structure



89:: Room 1.10; floor next to w1.08 in danger of collapse, all wall plates missed having rotted due to endemic dry and wet rot



90:: Room 1.08; roof structure suffering endemic dry and wet rot – all gutters collapsed, trusses rotted and not supporting to walls, very dangerous structure supported by temporary props – danger of collapse



91:: Room 1.08; all trusses not supporting to to endemic dry rot, roof in severe danger of complete collapse



92:: Room 1.08; all trusses not supporting to to endemic dry rot, roof in severe danger of complete collapse



93:: Room 1.08; all trusses not supporting to to endemic dry rot, roof in severe danger of complete collapse



94:: Room 1.08; all trusses not supporting to to endemic dry rot, roof in severe danger of complete collapse



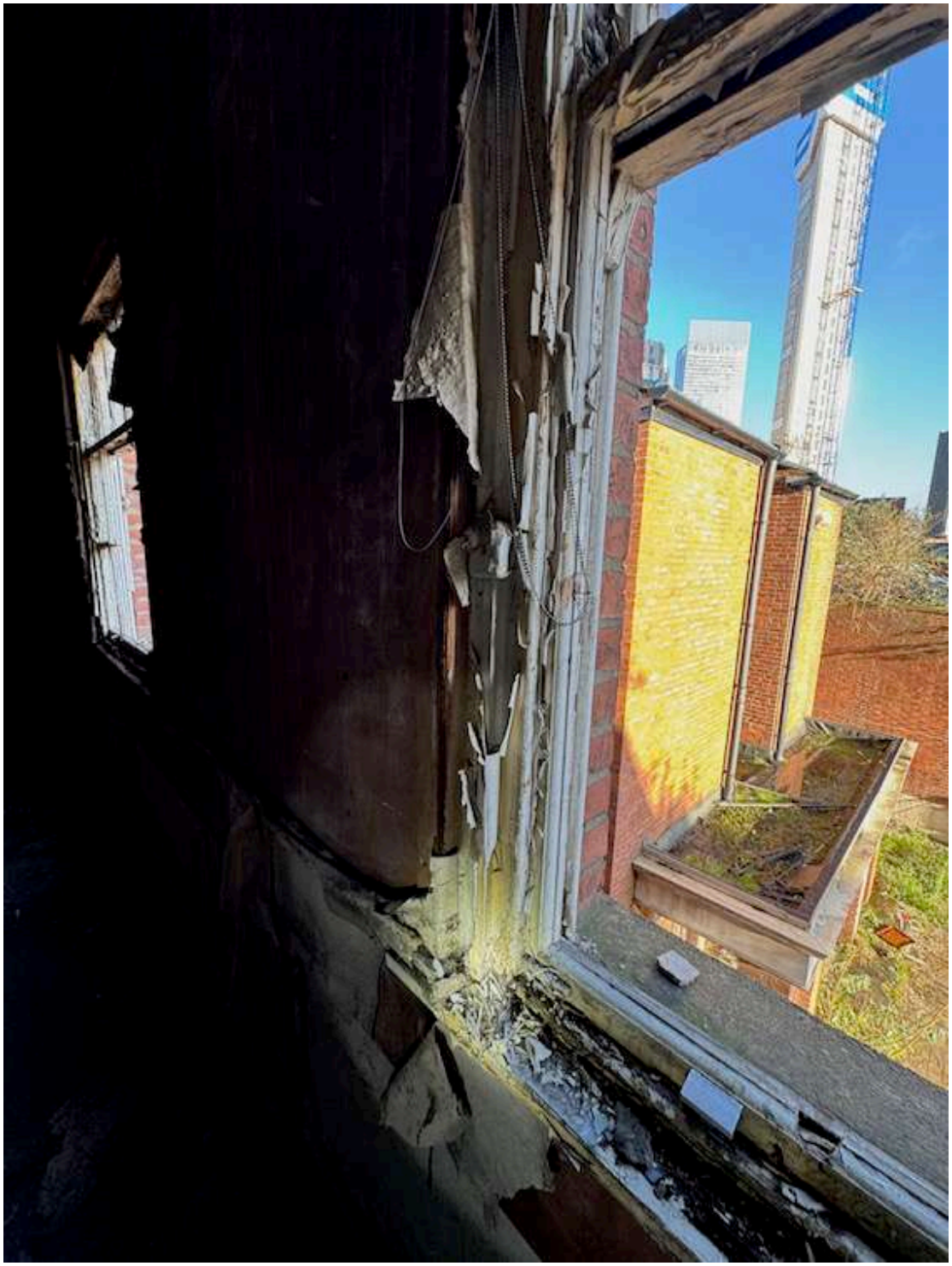
95:: Room 1.08; all trusses not supporting to to endemic dry rot; ,note dry spores throughout



96:: Room 1.08; all trusses not supporting to to endemic dry rot, roof in severe danger of complete collapse



97:: Room 1.07; evidence of both dry rot and plant life growing behind plaster – possible to pull plaster off walls with bare hands



98:: Room 1.07; windows suffering endemic dry rot [non original windows at any rate]



99:: Room 1.07; windows suffering endemic dry rot [non original windows at any rate]



100:: Room 1.07; some spalling to concrete roof, evidence of water ingress and platlife growing through



101:: Room 1.07; some spalling to concrete roof, evidence of water ingress and platlife growing through; note damp patches ans plant life / dry rot to left hand wall



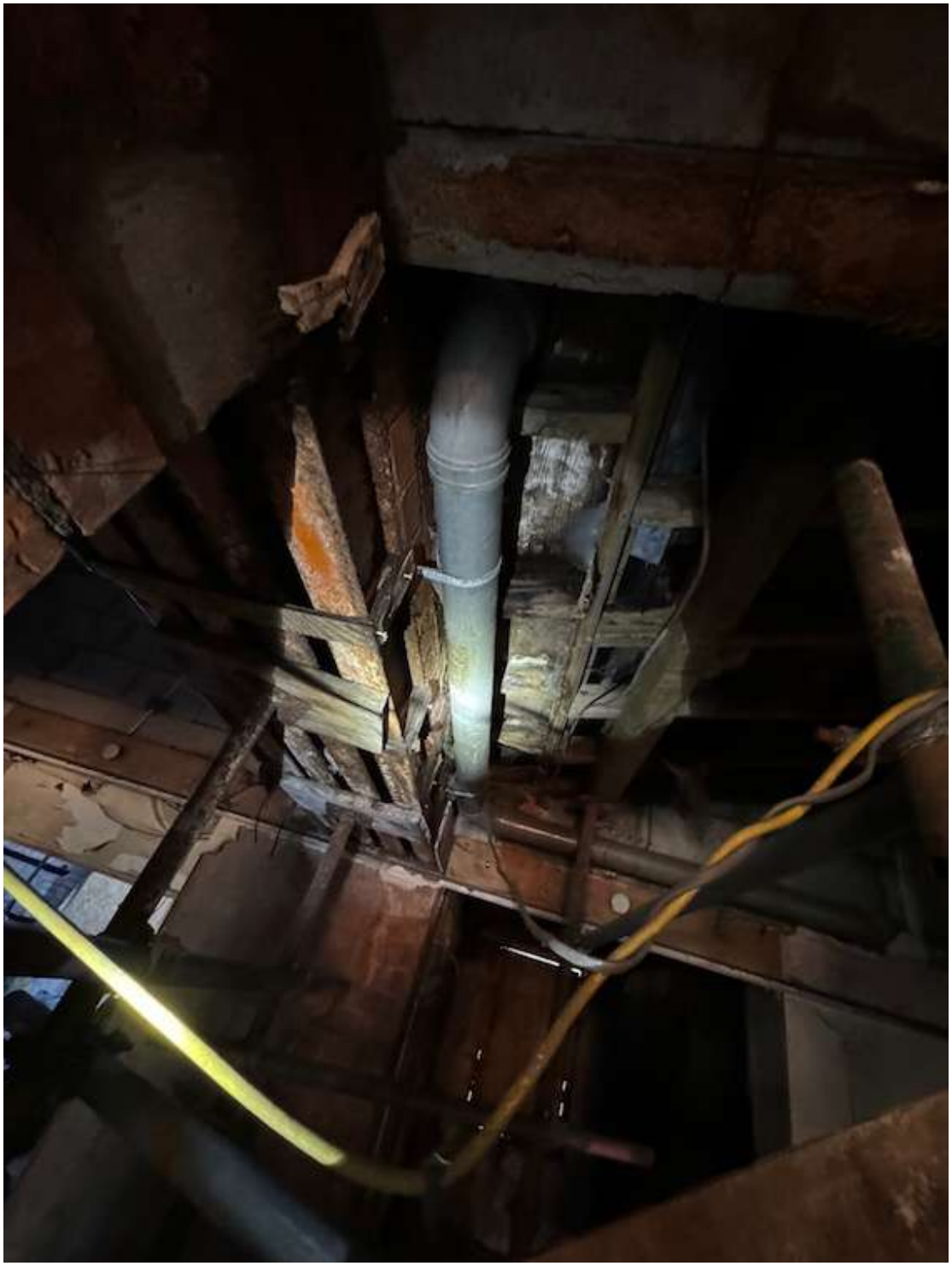
102:: Room 1.06; look back into 1.18 – note collapsed roof



103:: Room 1.06; note collapsed roof held by by temporary scaffold, walls very damp, endemic dry rot, note modern lintels



104:: Room 1.06; note collapsed roof held by by temporary scaffold, walls very damp, endemic dry rot, note modern lintels



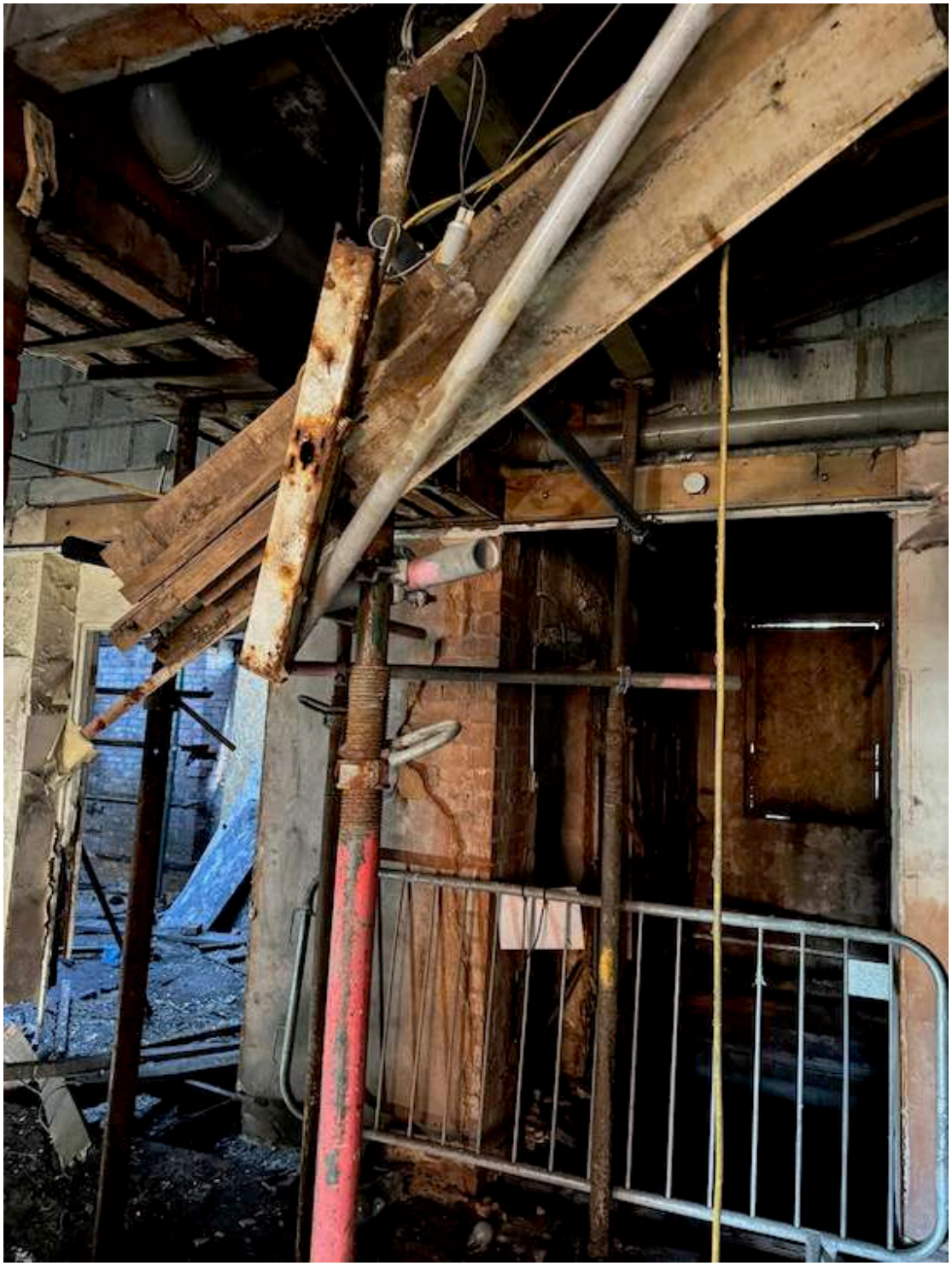
105: Room 1.06; note collapsed roof held by by temporary scaffold, walls very damp, endemic dry rot, note modern lintels



106: Room 1.06; note collapsed roof held by by temporary scaffold, walls very damp, endemic dry rot



106: Room 1.06; note collapsed roof held by by temporary scaffold, walls very damp, endemic dry rot, note modern gypsum plaster



107: Room 1.06; note collapsed roof held by by temporary scaffold, walls very damp, endemic dry rot



108: Room 1.06; note collapsed roof held by by temporary scaffold, walls very damp, endemic dry rot



109: Room 1.06; note collapsed roof held by temporary scaffold, walls very damp, endemic dry rot



110: Room 1.05; endemic dry rot, ceiling collapsed, water ingress still evident



111: Room 1.05; endemic dry rot, ceiling collapsed, water ingress still evident



112: Room 1.05; endemic dry rot, ceiling collapsed, water ingress still evident



113: Room 1.05; endemic dry rot, ceiling collapsed, water ingress still evident



114: Room 1.05; endemic dry rot, ceiling collapsed, water ingress still evident



115: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident



116: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident



116: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident



116: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident, note modern steel supporting attic room



117: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident, note modern steel supporting attic room, note modern plywood panels to walls



118: Room 1.02; endemic dry rot, ceiling collapsed, water ingress still evident, note modern timbers to ceiling



119: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident, note dry rot in ceiling timbers,



120: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident, note dry rot in ceiling timbers,



120: Room 1.03; endemic dry rot, ceiling collapsed, water ingress still evident, note dry rot in ceiling timbers,however whilst damaged in places cornice in fair order



121: Room 1.03; endemic dry rot,



122: Room 1.03; endemic dry rot, ceiling collapsedfloor still suffering heavy water ingress



123: Room 1.03; endemic dry rot, ceiling collapsedfloor still suffering heavy water ingress



124: Room 1.27; window fallen out into collapsed roof void, roof collapsed, endemic budleia etc



125: Room 1.27; window fallen out into collapsed roof void, roof collapsed, endemic budleia etc



126: Room 1.27; dry rot to ceiling, ceiling collapsed



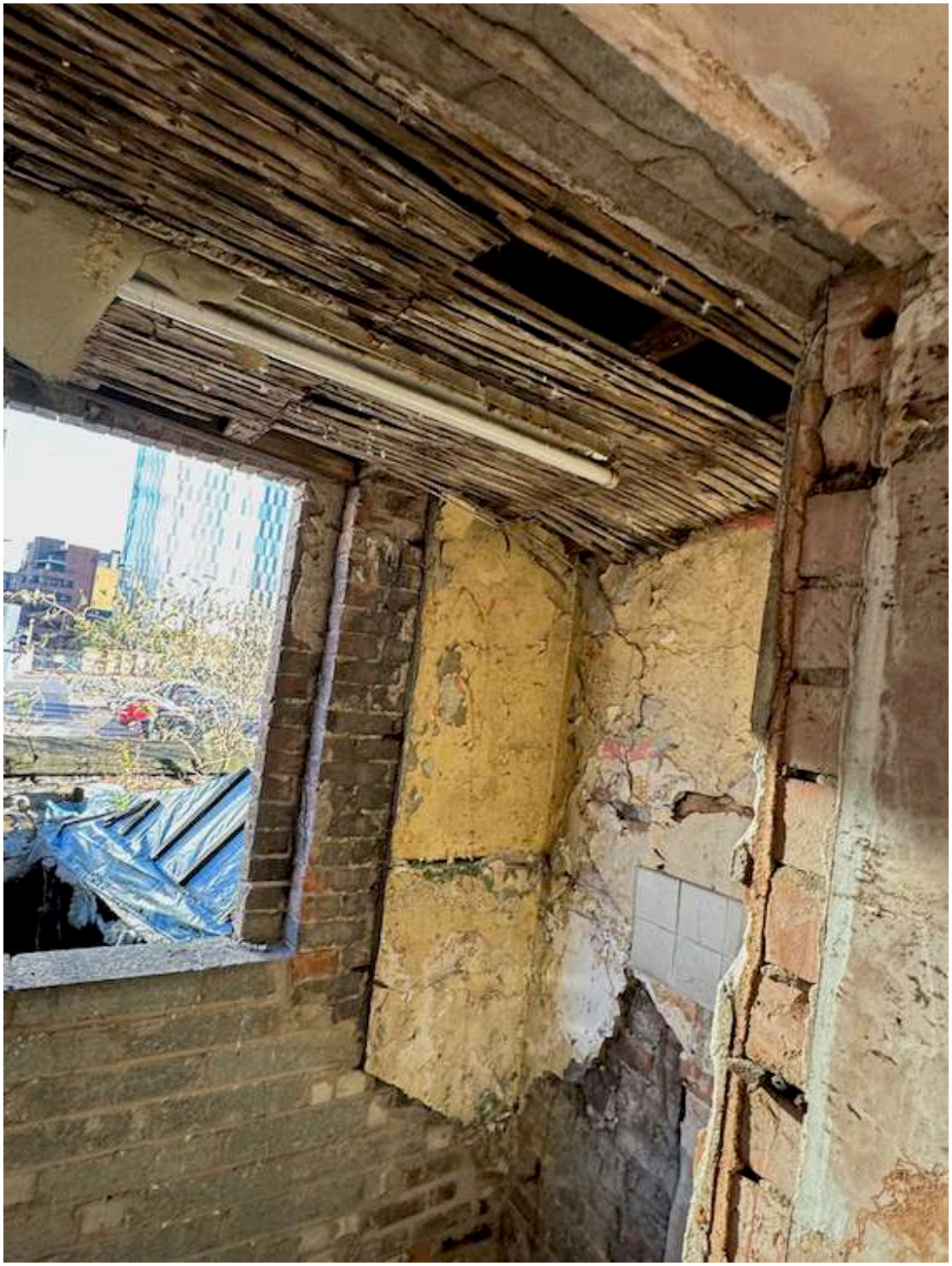
127: Room 1.29; non original window W1.34 suffering dry rot



128: Room 1.29; cornice very badly damged



129: Room 1.29; fire place blocked up with modern blockwork



130: Room 1.27; ceiling collapsed, note modern brickwork below window



131: Room 1.27; ceiling and roof completely collapsed, note modern brickwork below window and modern steel beam



132: Room 2.02; ceiling collapsed – floor missing



134: Room 2.02; ceiling collapsed – floor missing, original fire place in situ



135: Room 2.02; endemic dry rot throughout



135: Room 2.01; endemic dry rot throughout, note roof collapsed above; unable to get any further due to unsafe floor



136: Room 2.01; endemic dry rot throughout, note roof collapsed above; unable to get any further due to unsafe floor



137: Room 2.01; endemic dry rot throughout, note spores



138: Room 2.01; endemic dry rot throughout, note spores



139: Room 2.01; endemic dry rot throughout, note spores



140: Room 2.01; endemic dry rot throughout, note spores



141: Room 2.01; endemic dry rot throughout, note spores



142: Room 2.01; endemic dry rot throughout, note spores



143: Room 2.01; endemic dry rot throughout, note spores



144: Room 2.01; endemic dry rot throughout, note spores



145: Room 0.02; endemic dry rot throughout, note spores , modern suspsended ceiling under collapsed historic ceiling



146: Room 0.02; roof and floor completely collapsed



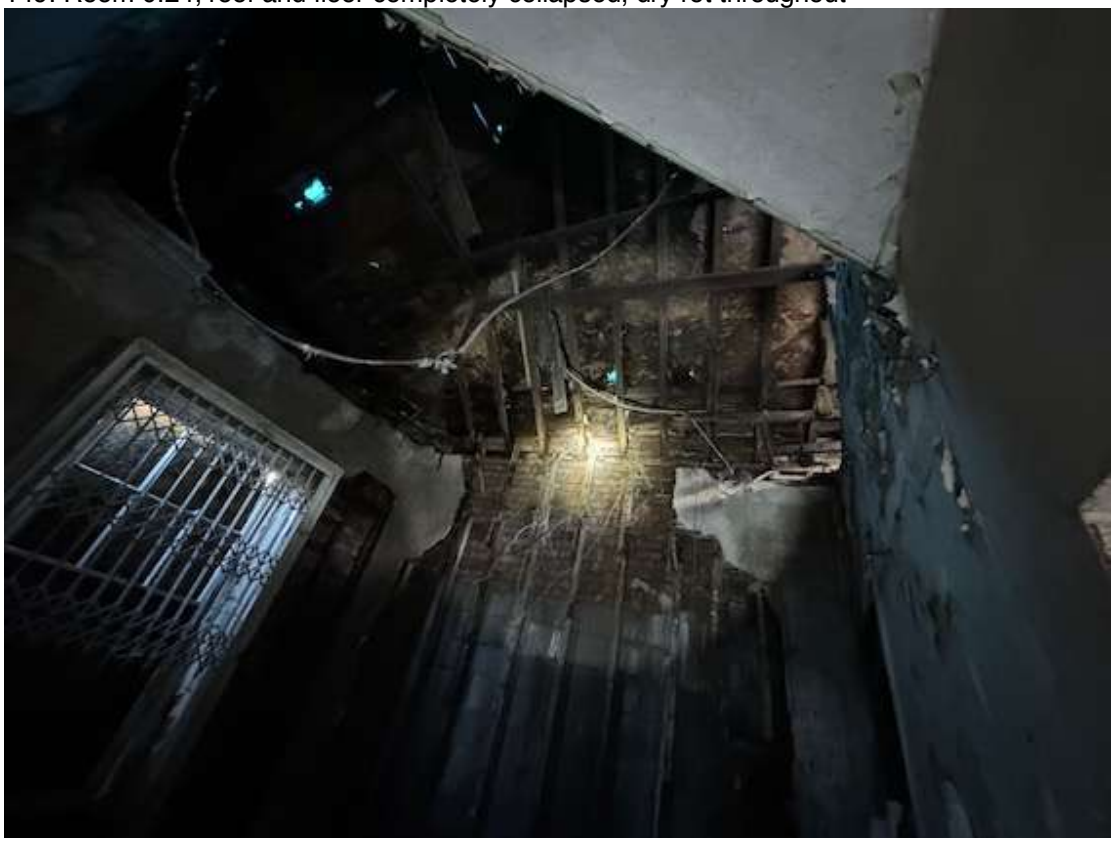
147: Room 0.02; roof and floor completely collapsed



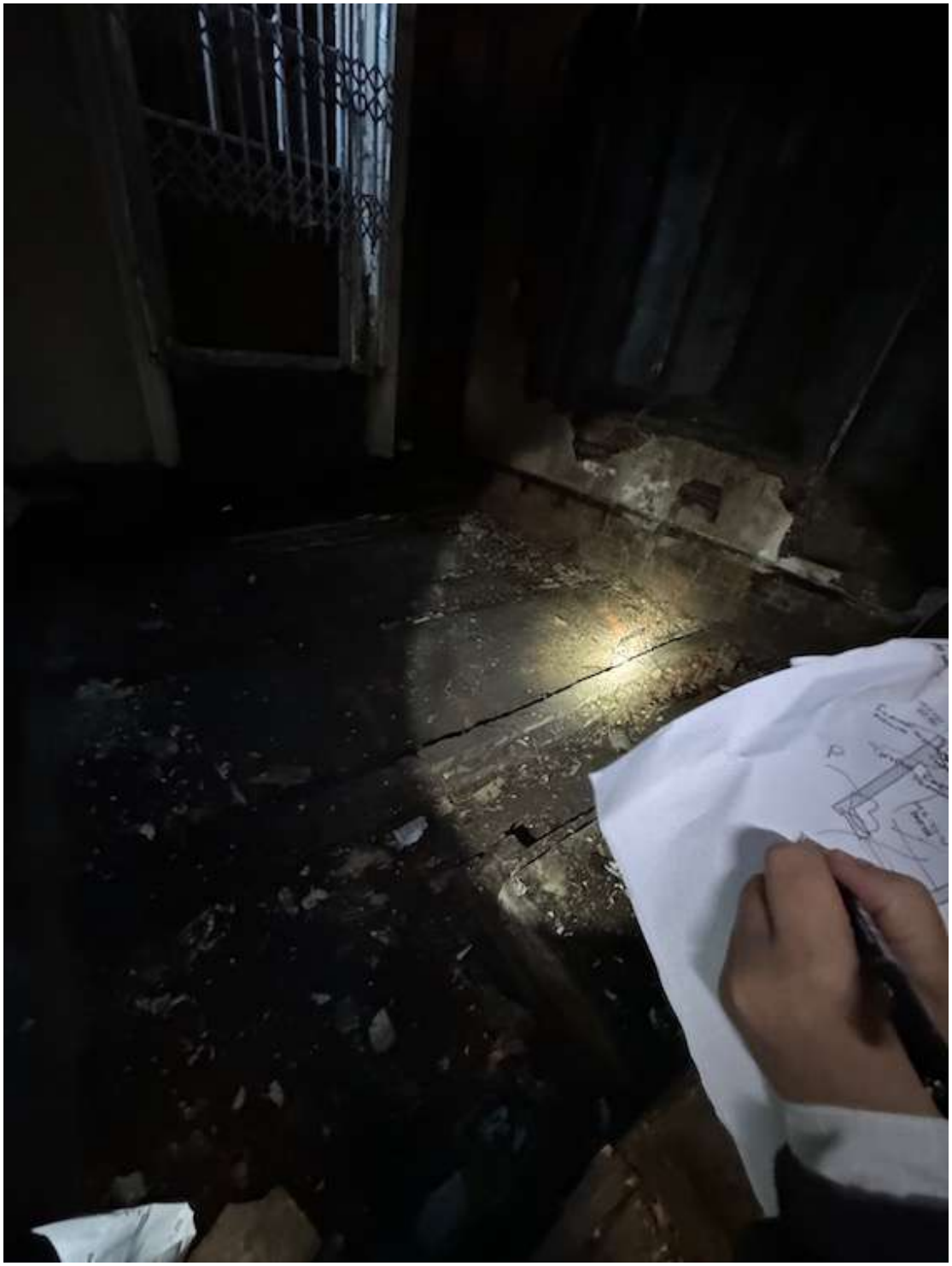
148: Room 0.02; roof and floor completely collapsed



149: Room 0.24; roof and floor completely collapsed, dry rot throughout



150: Room 0.24; roof and floor completely collapsed, dry rot throughout



151: Room 0.24; roof and floor completely collapsed, dry rot throughout



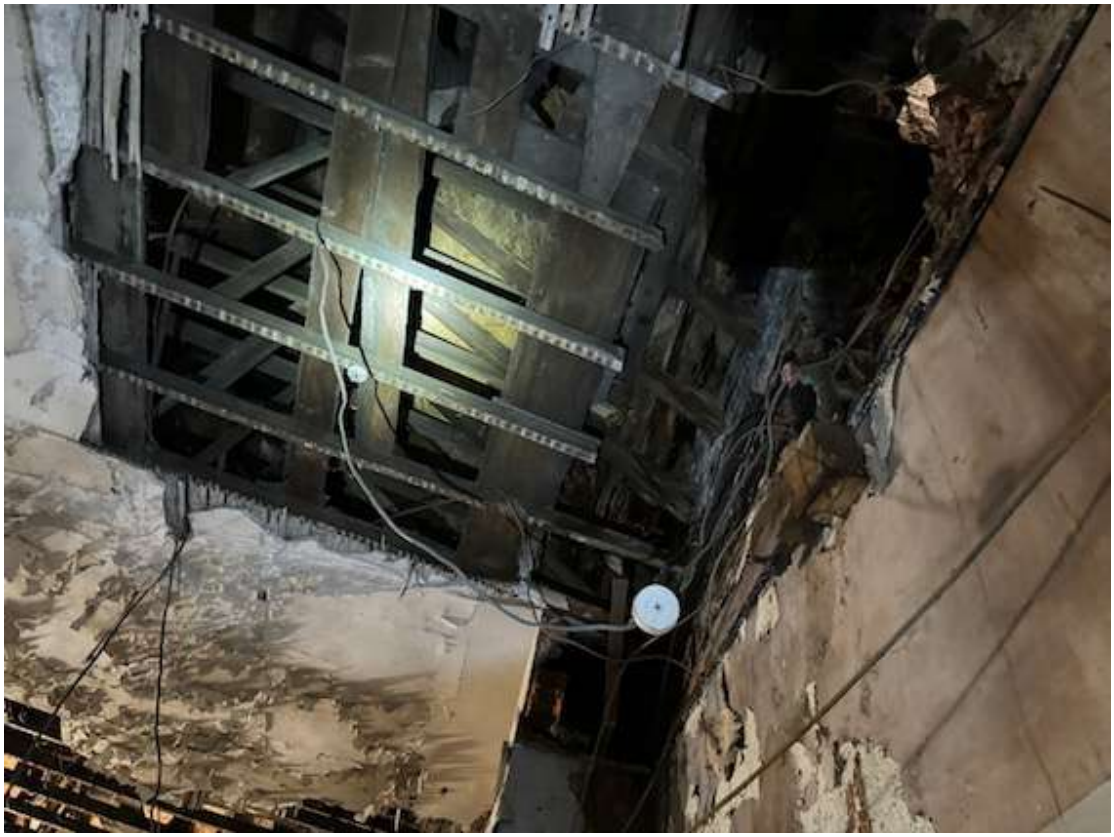
152: Room 0.24; roof and floor completely collapsed, dry rot throughout



153: Room 0.24; roof and floor completely collapsed, dry rot throughout



154: Room 0.25; roof and floor completely collapsed, dry rot throughout



155: Room 0.25; roof and floor completely collapsed, dry rot throughout



156: Room 0.25; roof and floor completely collapsed, dry rot throughout



157: Room 0.25; roof and floor completely collapsed, dry rot throughout, wall in danger of collapse – no lintel

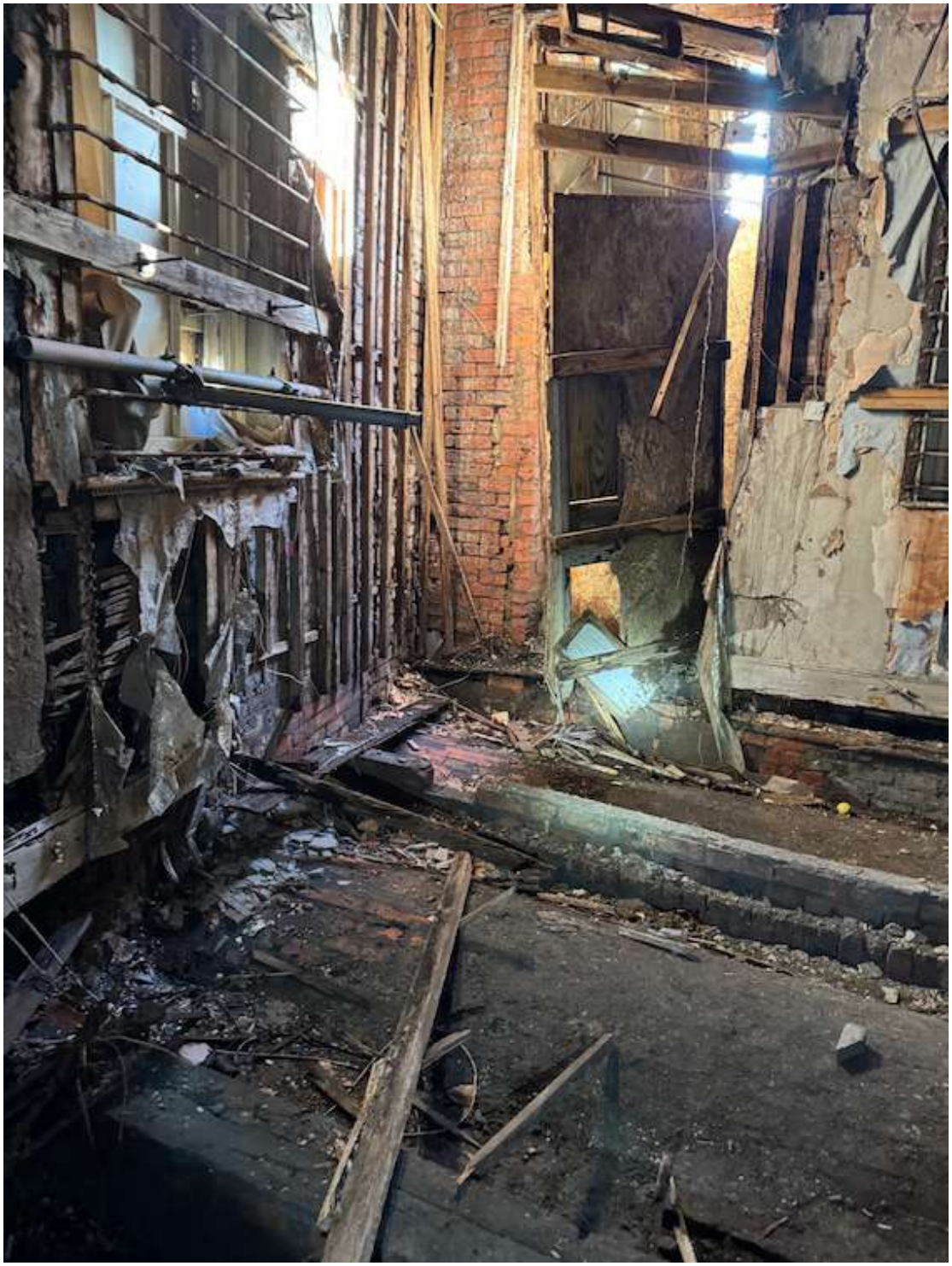


158: Room 0.25; roof and floor completely collapsed, dry rot throughout

159: Room 0.25; roof and floor completely collapsed, dry rot throughout



159: Room 0.25; fire surround missing floor collapsed, walls saturated



159: Room 0.25; fire surround missing floor collapsed, walls saturated



159: Room 0.25; fire surround missing floor collapsed, walls saturated, dry rot throughout



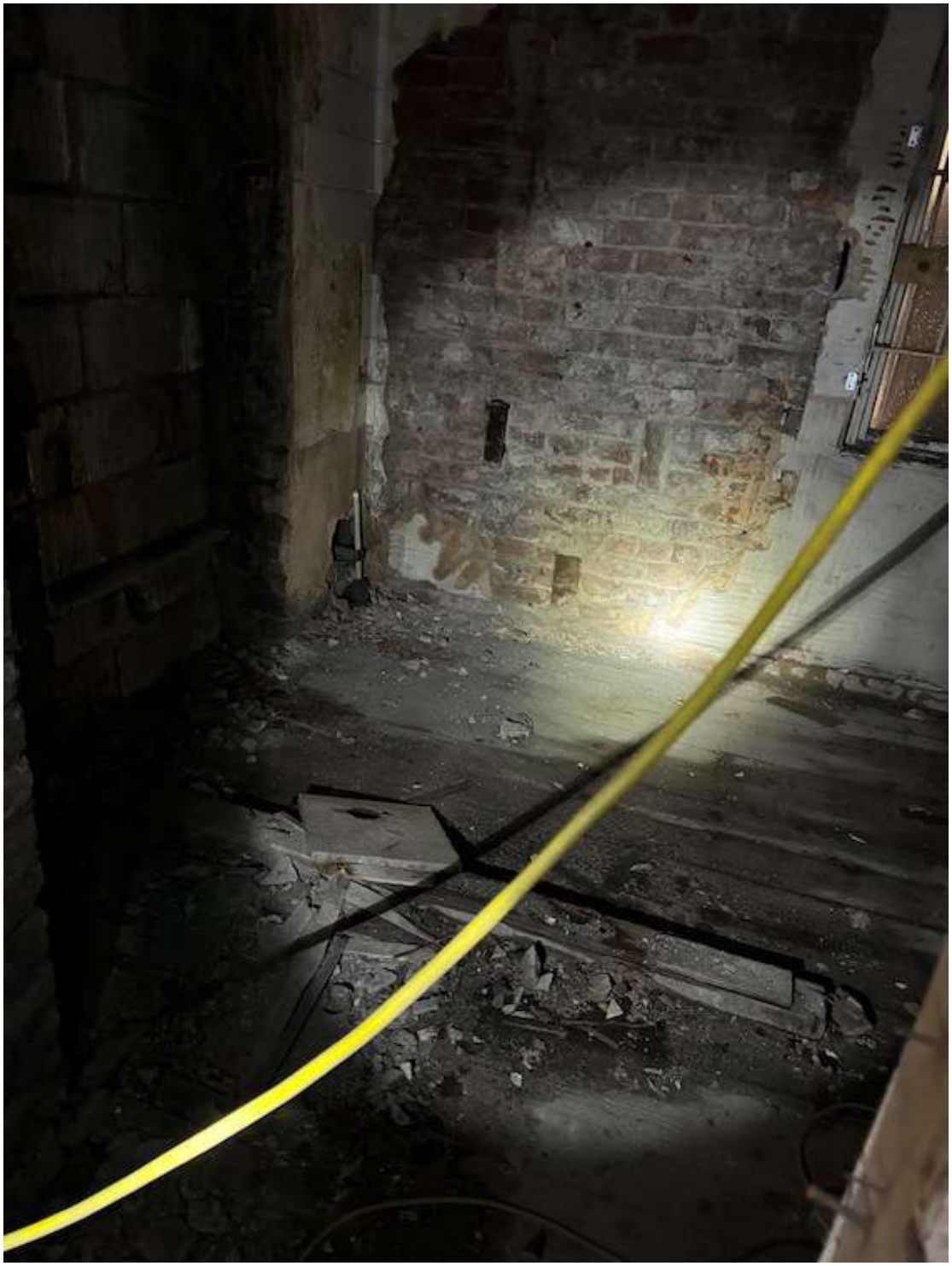
160: Room 0.25; note modern block infill



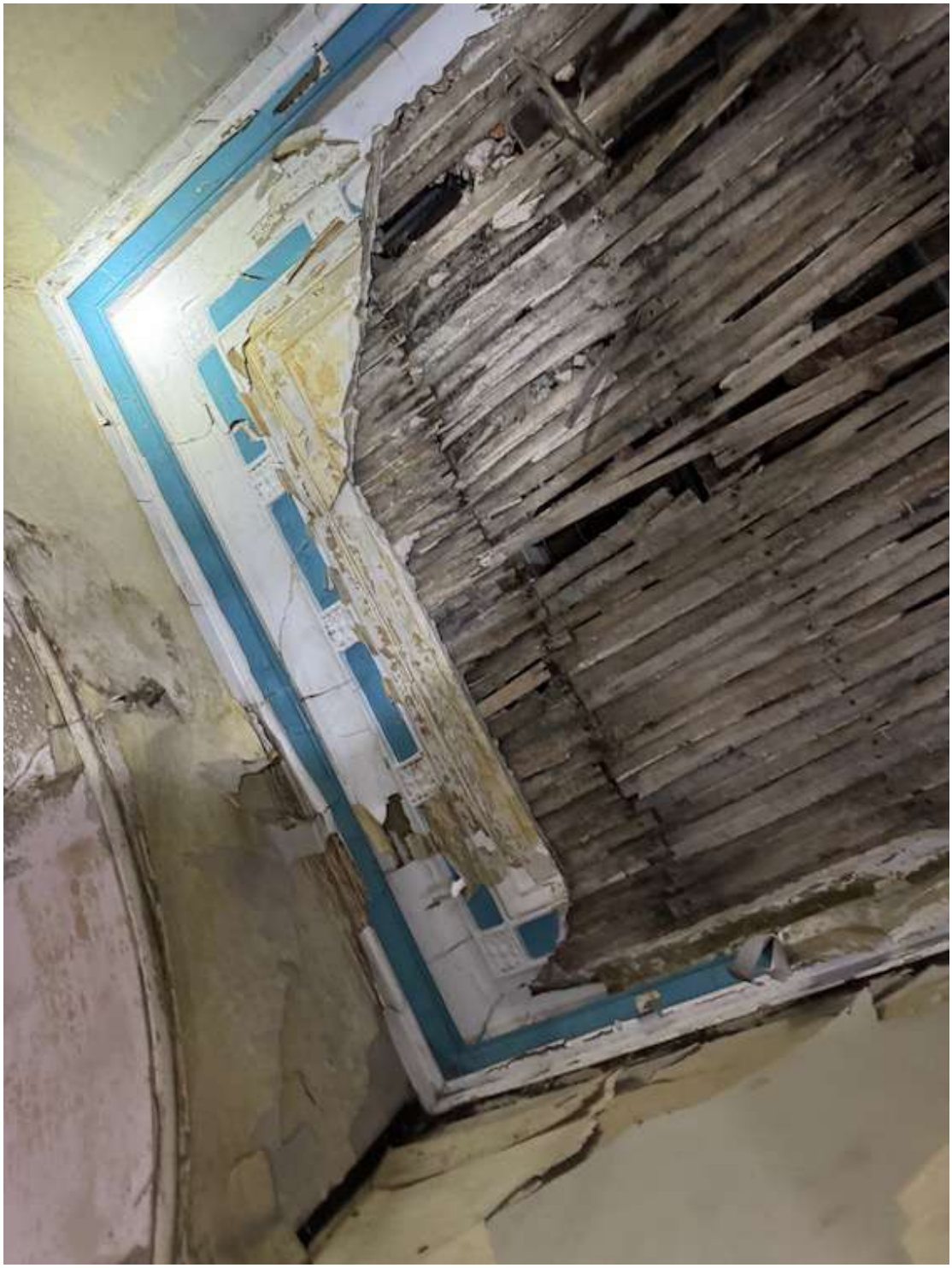
161: Room 0.25; ceiling collapsed



162: Room 0.25; unable to get to wg.07 – floor unsafe



163: Room 0.25; unable to get to wg.07 – floor unsafe



164: Room 0.02; ceiling collapsed some cornice remaining



164: Room 0.02; ceiling collapsed some cornice remaining



164: Room 0.02; floor completely collapsed – endemic dry rot evident from below



165: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows



166: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows



167: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall



168: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall



169: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall



170: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall



171: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall; evidence of endemic dry rot



172: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall; evidence of endemic dry rot



173: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall; evidence of endemic dry rot



174: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall; evidence of endemic dry rot



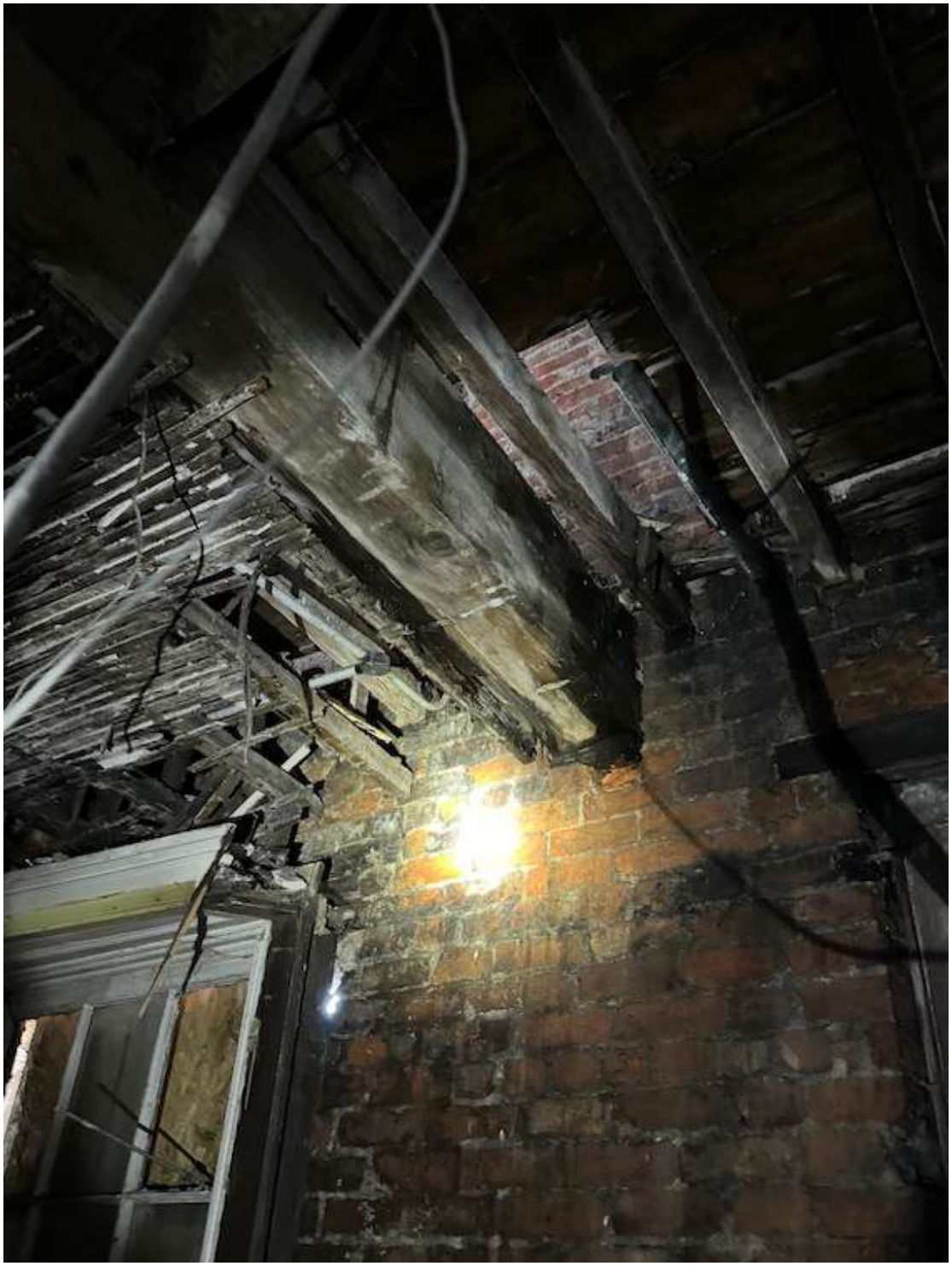
175: Room 0.23; ceiling collapsed, some cornice remaining dry rot evident to all windows and stud work from perimeter wall; evidence of endemic dry rot



176: Room 0.23;dg.31 timber lintel unsafe



176: Room 0.22; dry rot throughout ceiling collapsed



177: Room 0.22; dry rot throughout ceiling collapsed



178: Room 0.22; dry rot throughout ceiling collapsed, windows suffering from dry rot and lietrally falling out of walls



179: Room 0.22; dry rot throughout ceiling collapsed, windows suffering from dry rot and lietrally falling out of walls



180: Room 0.22; dry rot throughout ceiling collapsed, windows suffering from dry rot and lietrally falling out of walls



181: Room 0.22; dry rot throughout ceiling collapsed, windows suffering from dry rot and lietrally falling out of walls



182: Room 0.22; dry rot throughout ceiling collapsed, windows suffering from dry rot and lietrally falling out of walls, floor unsafe – currently propped



183: Room 0.22; dry rot throughout ceiling collapsed, windows suffering from dry rot and lietrally falling out of walls, floor unsafe – opening propped to stop collapse



184: Room 0.22; fire palce removed by others unknown



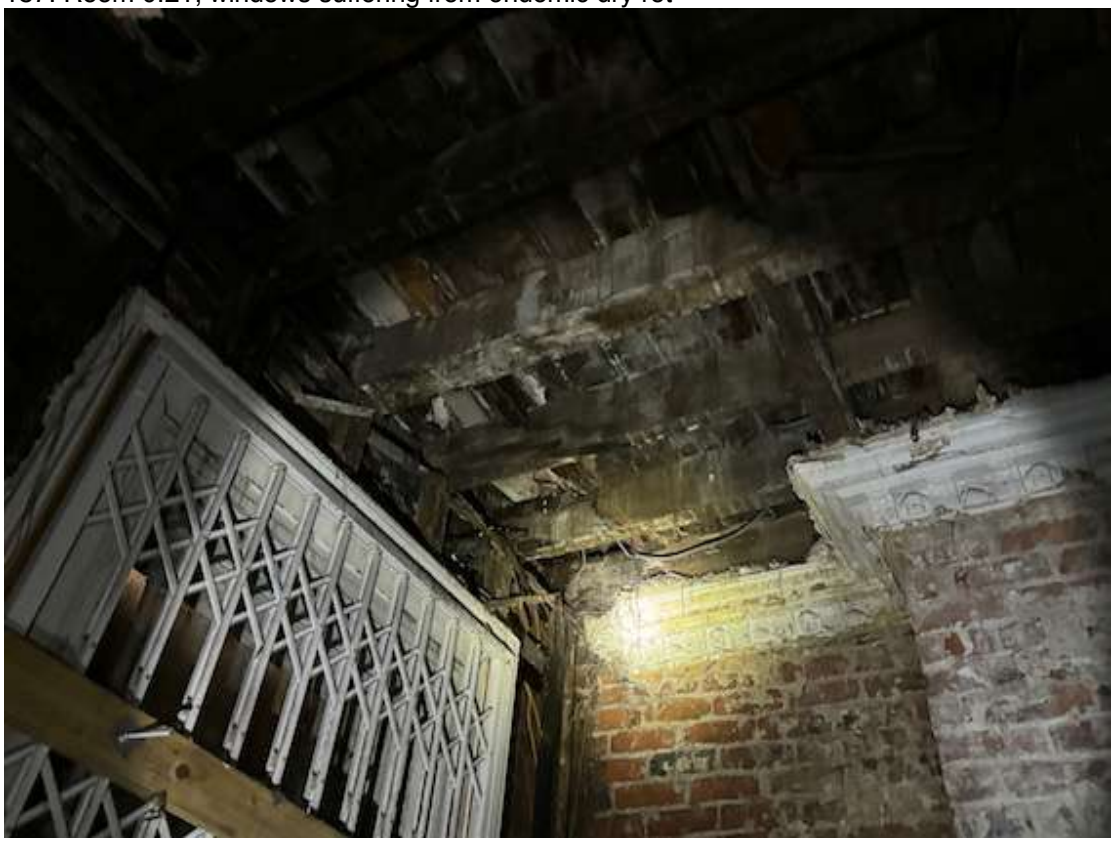
185: Room 0.21; fire palce removed by others unknown, note needs supporting – structure currently unsupported and unsafe



186: Room 0.21; fire place removed by others unknown, note needs supporting – structure currently unsupported and unsafe



187: Room 0.21; windows suffering from endemic dry rot



188: Room 0.21; ceilings suffering from endemic dry rot [note cornice remians in places]



189: Room 0.21; ceilings suffering from endemic dry rot, lintels above windows rotted



190: Room 0.21; ceilings suffering from endemic dry rot, lintels above windows rotted



191: Room 0.21; ceilings suffering from endemic dry rot, lintels above windows rotted



192: Room 0.21; ceilings suffering from endemic dry rot, lintels above windows rotted



193: Room 0.21; cornice remains in places



194: Room 0.19; cornice remains in places



195: Room 0.19; cornice remains in places



196: Room 0.18; fire place in reasonable order



197: Room 0.20; cornice remains between rooms



198: Room 0.20; very bad wet and dry rot in corner - floor unsafe



199: Room 0.20; very bad wet and dry rot in corner - floor unsafe



200: Room 0.05; corridor completely bare and suffering heavy water ingress



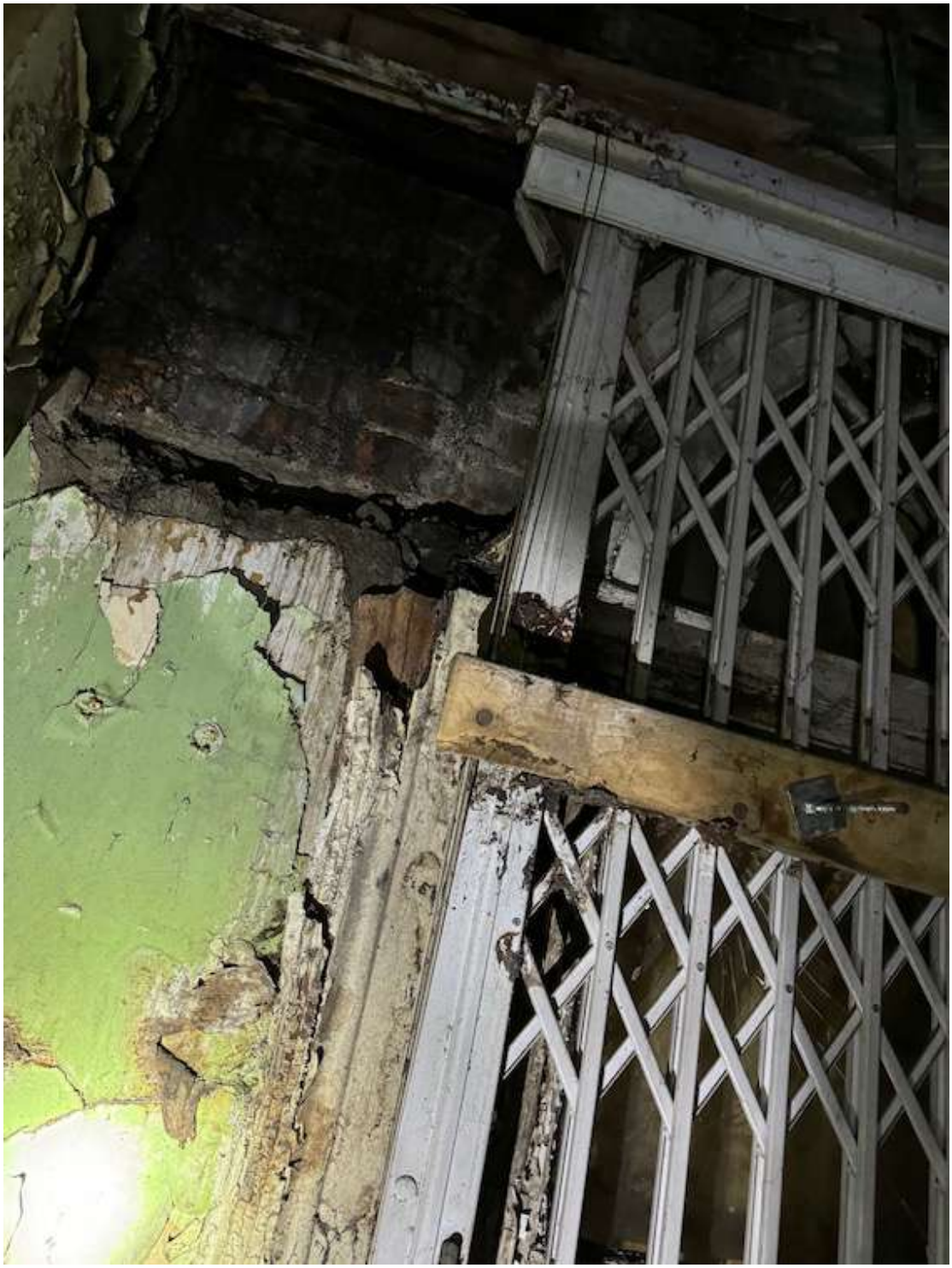
200: Room 0.17;floor completely collapsed – unable to survey dangerous structure



201: Room 0.07; water damage but generally in good order



201: Room 0.07; window suffering dry and wet rot



202: Room 0.07; window suffering dry and wet rot



203: Room 0.07; window suffering dry and wet rot



203: Room 0.09; suffering dry and wet rot



204: Room 0.09; suffering dry and wet rot



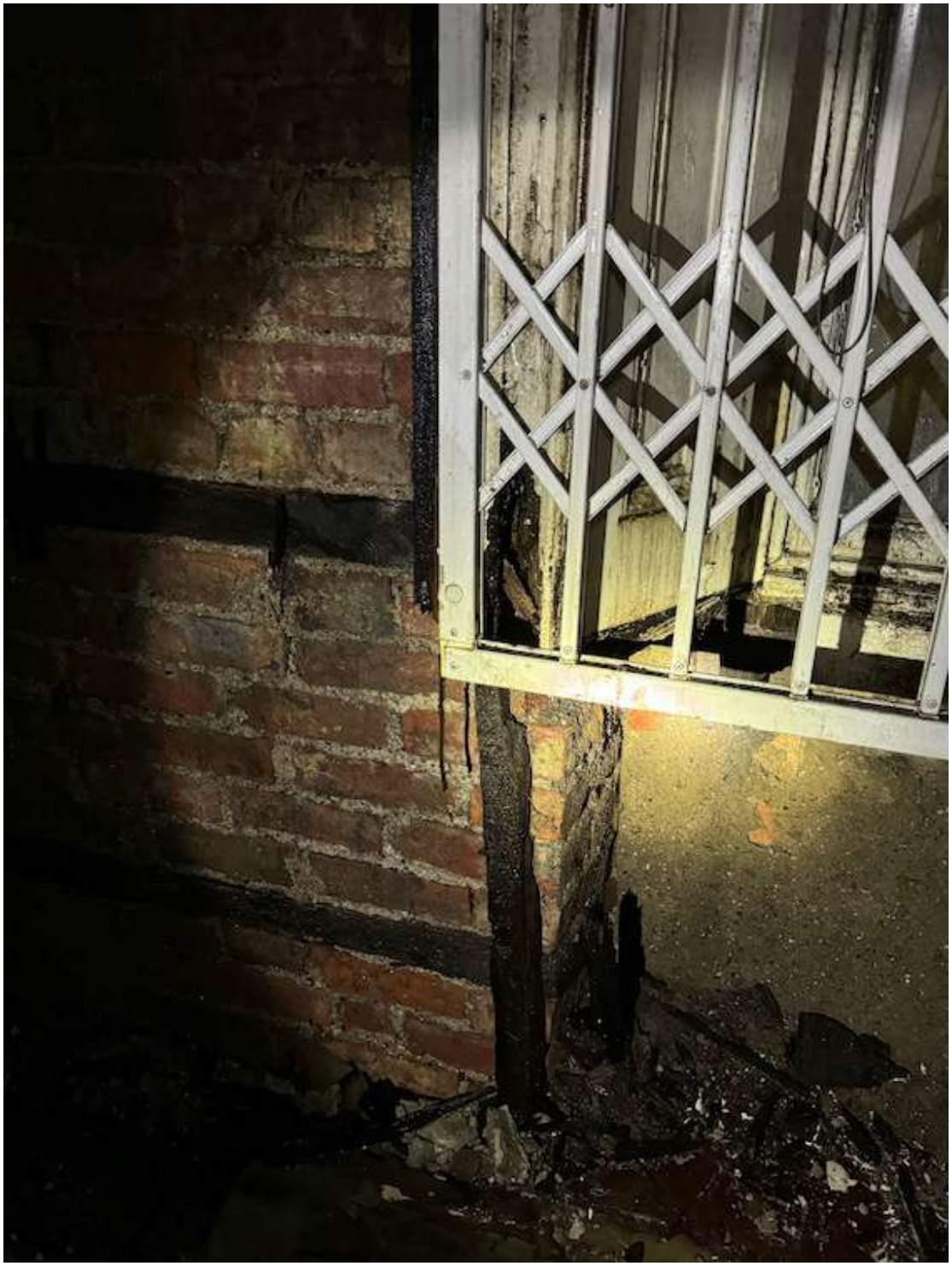
203: Room 0.09; suffering dry and wet rot , timber sin wall completely rotted



203: Room 0.09; suffering dry and wet rot , timbers in wall completely rotted



204: Room 0.09; far corner in danger of barrel vault collapse



205: Room 0.09; window frames completely rotted



206: Room 0.09; window frames completely rotted, floor ready to collapse



207: Room 0.09; window frames completely rotted, floor ready to collapse



207: Room 0.09; window frames completely rotted, floor ready to collapse



208: Room 0.09; window frames completely rotted, floor ready to collapse



209: Room 0.09; window frames completely rotted, floor ready to collapse



210: Room 0.09; window frames completely rotted, floor ready to collapse



211: Room 0.09; far corner in danger of barrel vault collapse



212: Room 0.59; note modern structure



213: Room 0.59; note modern structure



212: Room 0.11; window completely rotted



213: Room 0.11; timbers in walls rotted



214: Room 0.12; unable to survey covered in debris



215: Room 0.11; unable to survey dangerous structure above



216: Room 0.11; unable to survey dangerous structure above



216: Room 0.13; all original finishes rotted; note modern cblockwork in fire place



217: Room 0.13; original window in position but very badly damaged – unable to iundertake close inspection as floor was unsafe



218: Room 0.13; unsafe floor



218: Room 0.13; wg.14 completely rotted



219: Room 0.13; wg.14 completely rotted



220: Room 0.12; modern blockwork above staircase



221: Room 0.12; non original staircase in generally good order, need treatment for dry rot however



222: Room b.15; all timber work collapsed – dry rot throughout



223: Room b.15; all timber work collapsed – dry rot throughout



224: Room b.15; all timber work collapsed – dry rot throughout



225: Room b.15; all timber work collapsed – dry rot throughout; remains of historic stove



226: Room b.15; all timber work collapsed – plaster falling off walls



227: Room b.19; brick vault needs dry rot treatment



228: Room b.13 / b.14; brick needs attention



229: Room b.11; all timber work collapsed – dry rot throughout



230: Room b.11; all timber work collapsed – dry rot throughout



231: Room b.11; all timber work collapsed – dry rot throughout



232: Room b.11; all timber work collapsed – dry rot throughout plaster falling off due to damp



233: Room b.09; note modern lintel



234: Room b.10;brickwork collapsing



235: Room b.10; note modern brickwork



236: Room b.22; remains of old staircase in wall



237: Room b.07; barrel vaults in good order



238: Room b.06; modern lintels



239: Room b.06; modern lintels



239: Room b.22; remains of old staircase



240: Room b.04 / b.03; floor enitirely collapsed due to dry rot



241: Room b.04 / b.03; floor enitirely collapsed due to dry rot



242: Room b.04 / b.03; floor enitirely collapsed due to dry rot



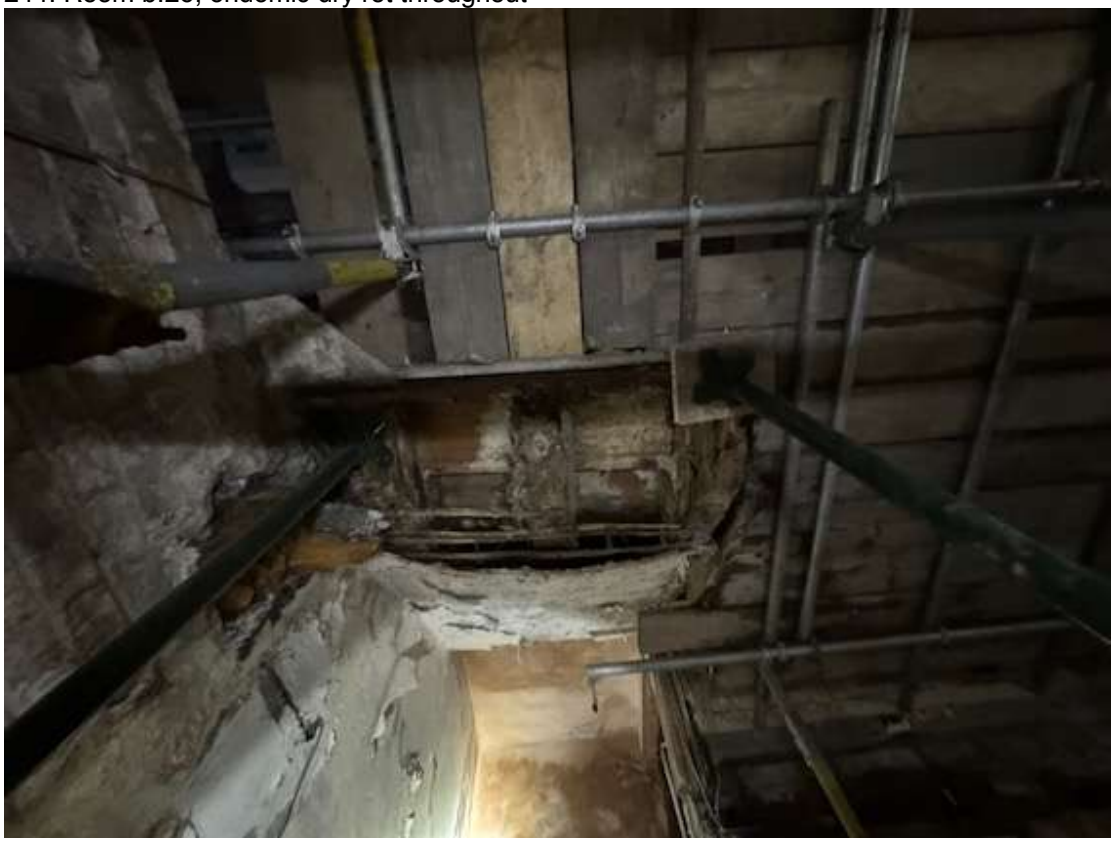
242: Room b.26; endemic dry rot throughout



243: Room b.25; endemic dry rot throughout



244: Room b.26; endemic dry rot throughout



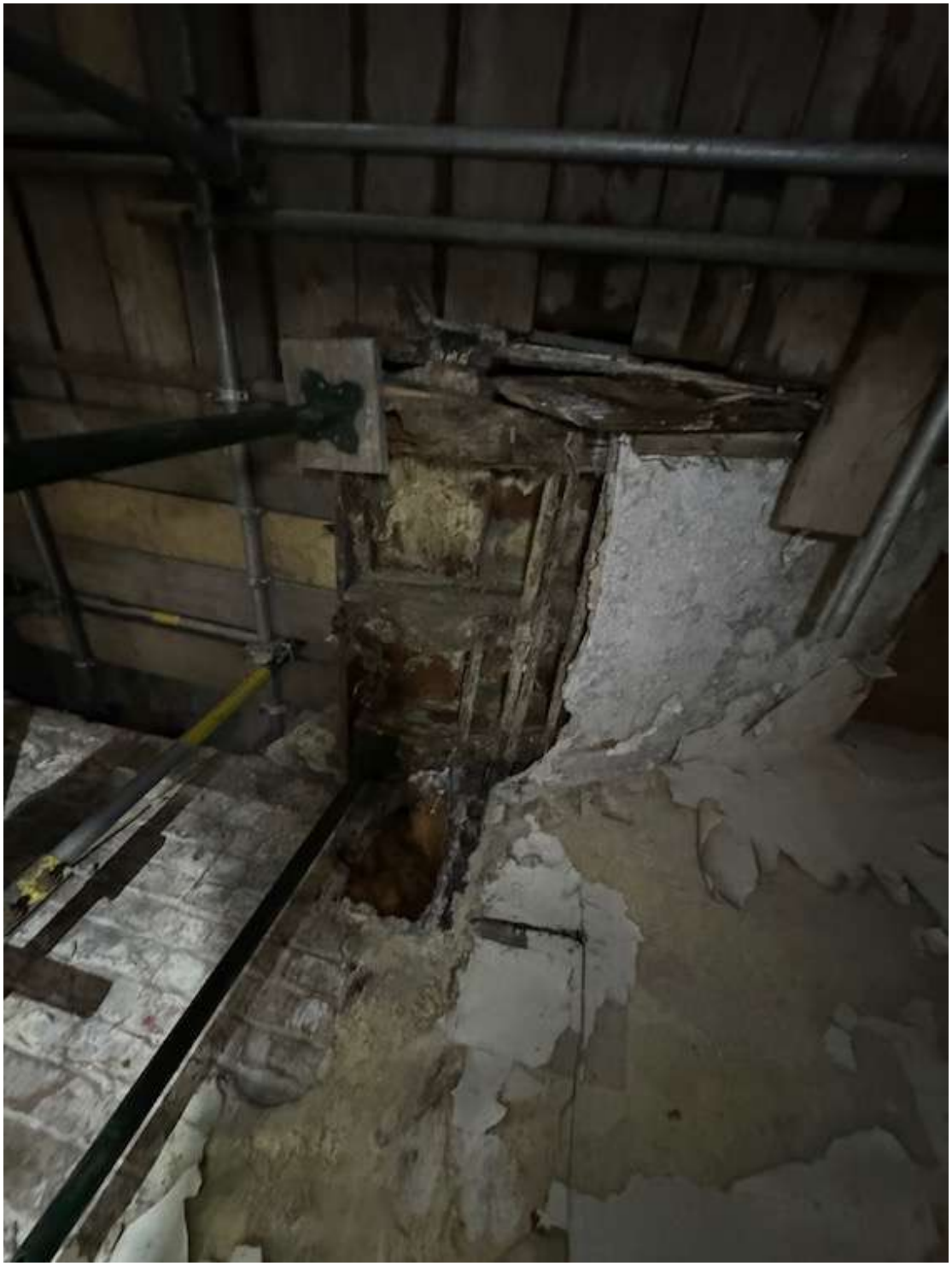
245: Room b.03; endemic dry rot throughout and up main stair



246: Room b.03; endemic dry rot throughout and up main stair



247: Room b.03; endemic dry rot throughout and up main stair



248: Room b.03; endemic dry rot throughout and up main stair