

Detail: 117-119 Fabric Survey

Site: 117-119 Portland Street

Client: Bruntwood

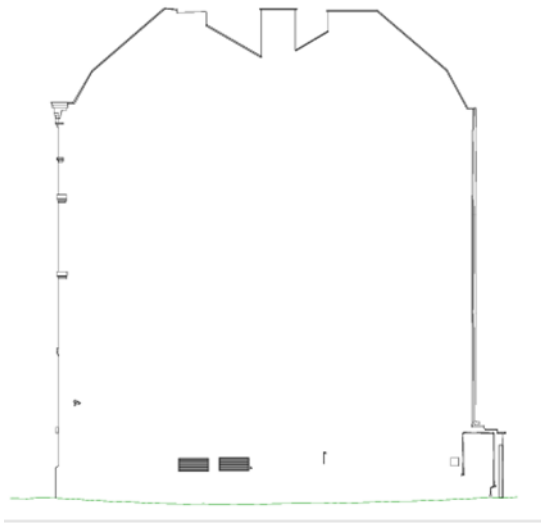
Ref No: QRN.CR.3129



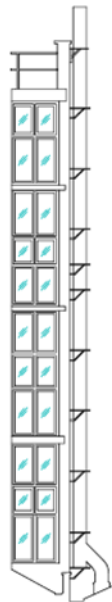
Bruntwood – West Village**117-119 Fabric Survey****117-119 Portland Street****Scope of Survey**

Crown Services have been instructed by our client to undertake an external condition survey of the vacant 117-119 Portland Street to the following areas and as depicted in the drawings below:

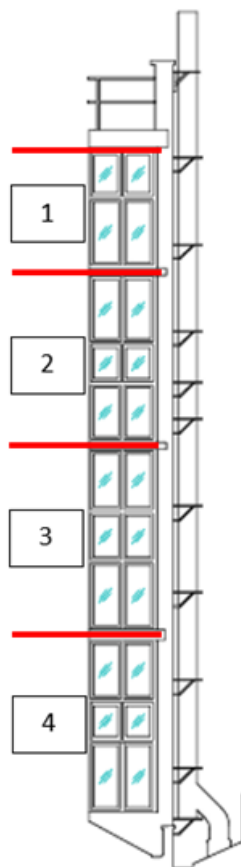
Elevation – Brick Gable



Elevation – EE



Rear Elevation – Glass Curtain Wall

Elevation EE

Area	Defect/Photo no.	Defect and Recommendation
1	1	The fascia board is completely rotten and requires replacement
1	1	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
2	2	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
2	2	The windowsill is rotten and require full replacement. Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
2	2	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
3	3	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.

3	3	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
4	4	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
4	4	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
Flat Roof	1	The roof is in good condition, with minor cleaning required to remove loose debris.
Flat Roof	2	There is vegetation growing out of the copingstones mortar joint and mortar has perished.
Flat Roof	3	There is vegetation growing out of the mortar joints and mortar has perished.

Example Photos EE

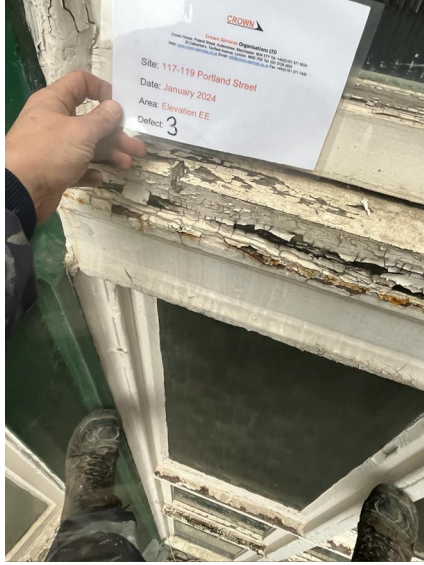


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Registered in England No. 4092684



Constructionline



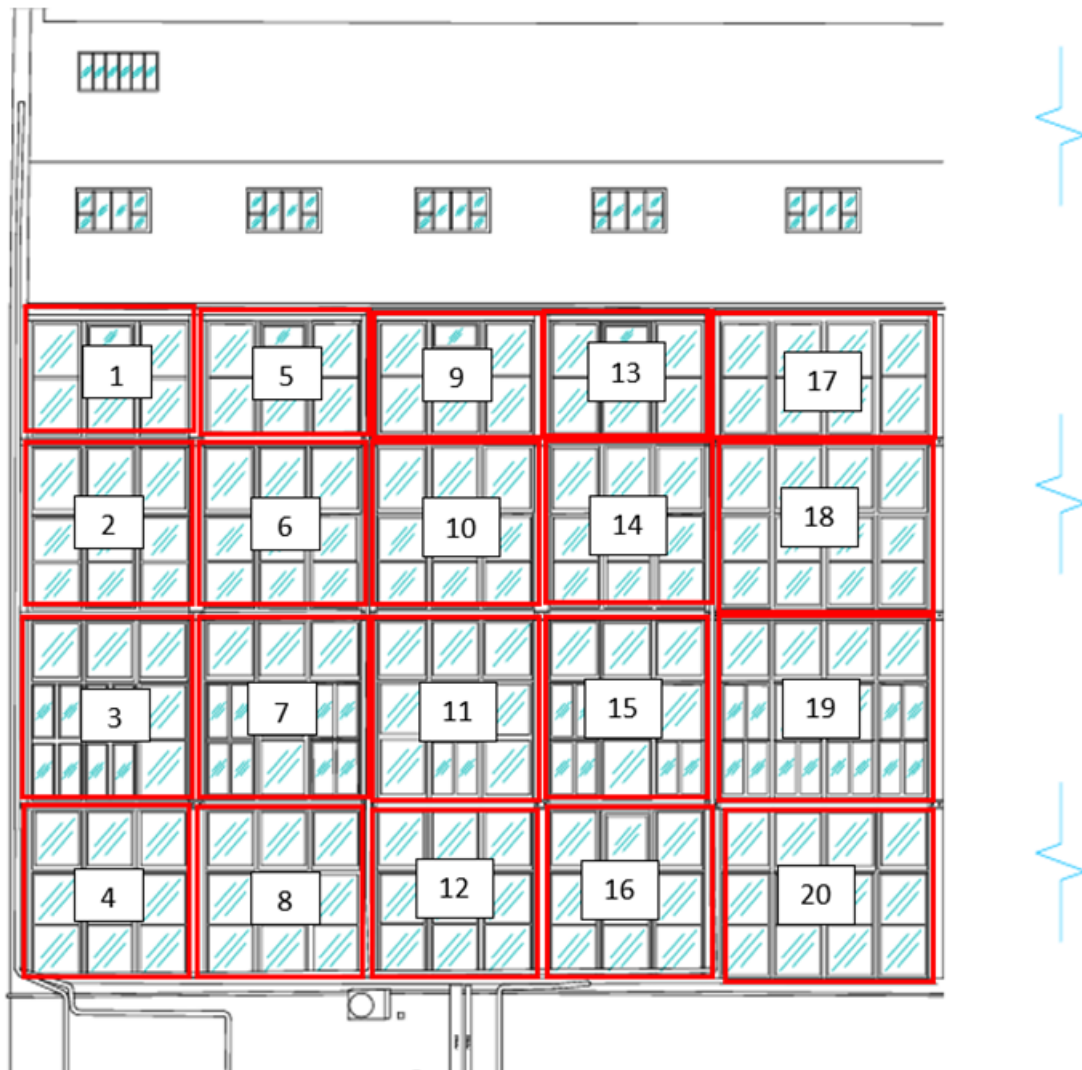
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REGISTERED TRAINING GROUP



Rear elevation glass curtain wall



Area	Defect/Photo no.	Recommendation
1	1	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
1	1	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
1	1	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
2	2	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. 1 x pane of glass has cracked and requires replacement – 960mm x 1230mm.

2	2	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
2	2	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
2	2	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
2	2	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. The windowsill is rotten and requires full replacement, approx. 2300mm
3	3	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
3	3	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
3	3	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. The windowsill is rotten and requires full replacement, approx. 3000mm
3	3	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
4	4	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
4	4	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
4	4	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
5	5	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
5	5	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
5	5	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
6	6	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.

6	6	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
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7	7	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
7	7	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
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8	8	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
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8	8	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
9	9	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
9	9	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
9	9	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
9	9	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. The windowsill is rotten and requires replacing, approx. 1,500mm
10	10	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
10	10	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
10	10	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
11	11	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.

11	11	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
11	11	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
11	11	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. The windowsill has rotten and requires replacement – approx. 1,500mm section.
12	12	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
12	12	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
12	12	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
13	13	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
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14	14	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
14	14	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
14	14	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
14	14	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. The windowsill is rotten and requires replacement – approx. 3,500mm section
15	15	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
15	15	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.

15	15	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
15	15	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. The windowsill has rotten and requires replacement – approx. 3,500mm section.
16	16	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
16	16	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
16	16	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
17	17	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
17	17	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
17	17	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
17	17	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated. The windowsill has rotten and requires replacement – approx. 2,000mm section
18	18	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
18	18	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
18	18	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
19	19	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
19	19	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
19	19	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.

20	20	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
20	20	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
20	20	Full window decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.
Cast Beam Structure	All green painted beams	Green painted cast iron beams decorated finish has failed and requires a full scheme of refurbishment, all paint deteriorated.

Example Photos



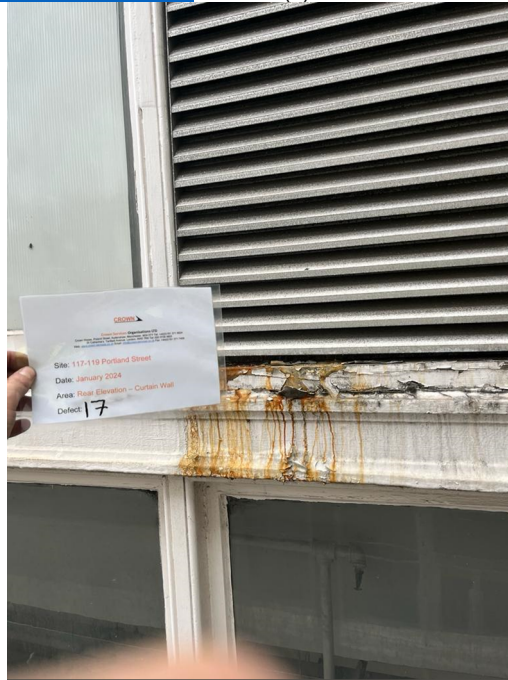


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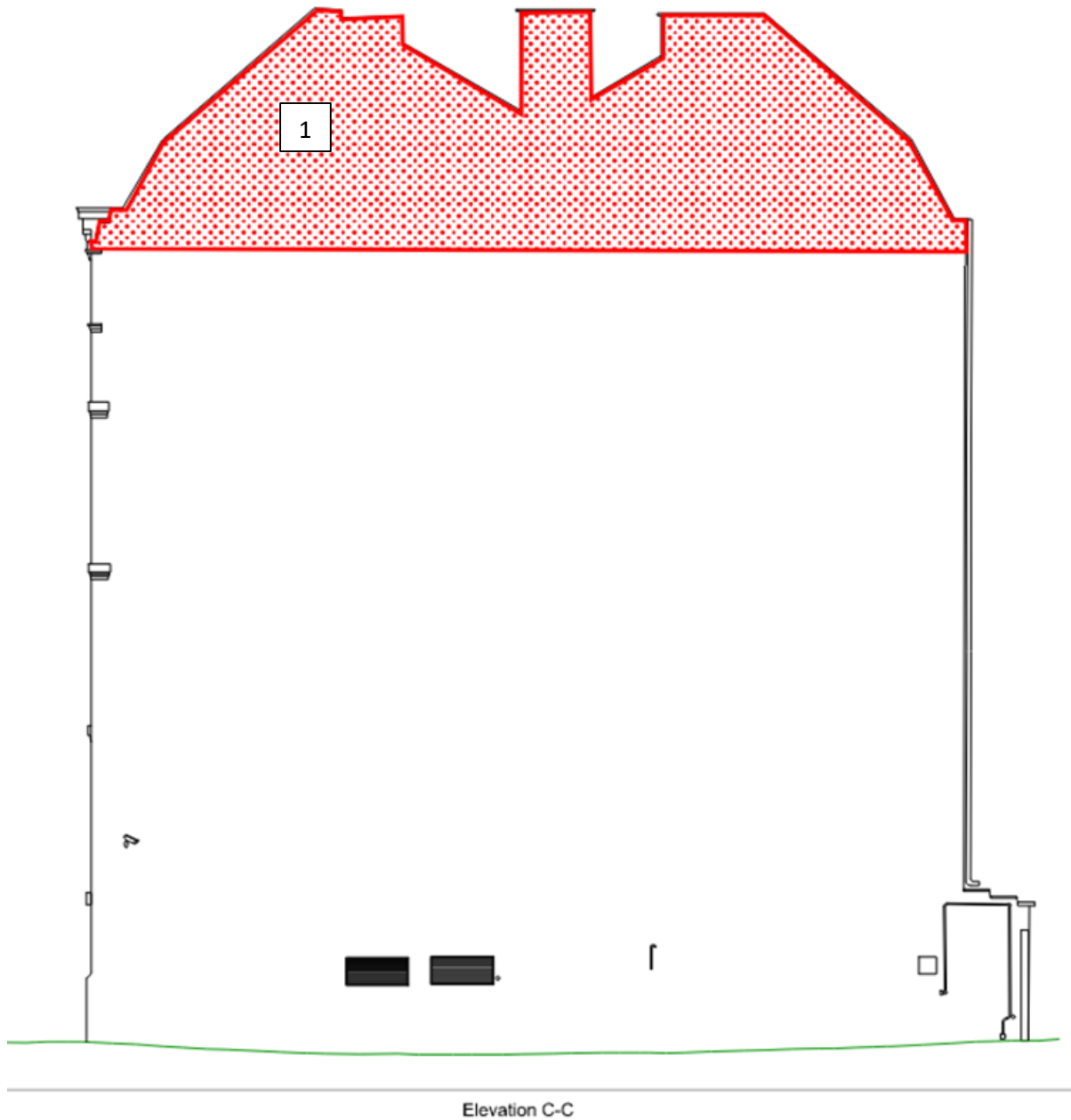
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Brick Gable

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Area	Defect drawing no.	Recommendation
Brick Gables	1	The two apices at high-level mortar joints has totally perished and there is vegetation growing through the joints.