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QUINQUENNIAL INSPECTION REPORT with Recommendations for Repair

LEWISHAM ARTHOUSE

First Quinquennial Inspection

For Lewisham Arthouse

Dec 2023

Ref 1321_D001

Lewisham Arthouse – First Quinquennial Inspection
For Lewisham Arthouse - Dec 2023

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1. Introduction

The Report

1.1 The report was commissioned by the Lewisham Arthouse in advance of an application for funding to the NLHF.

1.2 It is a summary report to give an overview of the condition of the building and to make recommendations for its repair in terms of urgency and priority. It is based on the format of the Quinquennial inspection reports required by the "Inspection Of Churches Measure", 1955, which has proved an excellent tool for planning the care and repair of churches and can apply equally well to other historic buildings.

The Scope and Limitations of the Report

1.3 The report focuses on significant defects affecting the external envelope, (roofs and walls) and internal finishes.

1.4 The report is based on the findings of an inspection made from the roof, the ground on all sides and other easily accessible places. Rooms 4, 6, 16 and the under stair cupboard (refer to floor plans in section 7) were not accessed. It was also not possible to inspect all of the individual partitioned studio spaces in rooms 26 and 34. Covered, unexposed or inaccessible parts of the building have not been inspected and it is not possible to report that any such part of the building is free from defect or decay.

1.5 No manhole covers were lifted. Details of other areas not accessed and other limitations on the inspection are given in the main body of the report.

1.6 The report is not a Specification or a detailed Schedule of work for the execution of the recommended work and should not be used as such.

Orientation

1.7 The building is rectangular in shape. The long axis of the building is approximately 45 degrees to the north east; see Fig 2 Site Plan in Section 2. The front entrance elevation faces NE. Compass points are referred to in the report as N, S, E, W, NE, etc

Architect, Date of Inspection, Weather

1.8 The inspection was carried out by Rena Pitsilli-Graham, Tom Gibb and Fraser Wallis of Haverstock. The weather during the inspection was fair in the morning and wet in the afternoon.

Previous Inspections

1.9 This is the first quinquennial inspection for the building. There are no previous QI inspections. There is however a "Photographic Schedule for Planned Maintenance Report" from November 2013, prepared by MacConvilles Surveying, which it would be worth referring to in conjunction with this report. However, it is worth noting that we have seen this report in full.

1.10 It is believed that the electrical system is tested (every five years), fire alarms (annual) and lightening protection (annual), and the inspections are commissioned by the council, however we have not seen any of these reports for review.

1.11 An access review was undertaken by GOSS consultancy in March 2018. Refer to section 13 for further details.

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1.12 The latest asbestos condition report was undertaken by Arcus Consulting in February 2023. Refer to section 14 for further details.

Building Records – Building Manual and Log Book

1.13 We have not had access to a building manual and/or log book.

Descriptive Information and Report Structure

1.14 The description of the historical development and architecture of the building within section 2 is based on information available on the Arthouse website for Open House https://programme.openhouse.org.uk/listings/12118 and on the Listing description. https://historicengland.org.uk/listing/the-list/list-entry/1358502?section=official-list-entry, as well as the architects' own observations

1.15 A glossary of terms used in the report is shown in Fig. 1 with additional explanations below.

1.16 The Report sections are as given on the contents page. The recommendations are listed in priority categories in Section 17 to enable the planning of the repairs. For ease of reference the report categories are noted at the end of the report items in italics. Refer to section 17 for the notation.

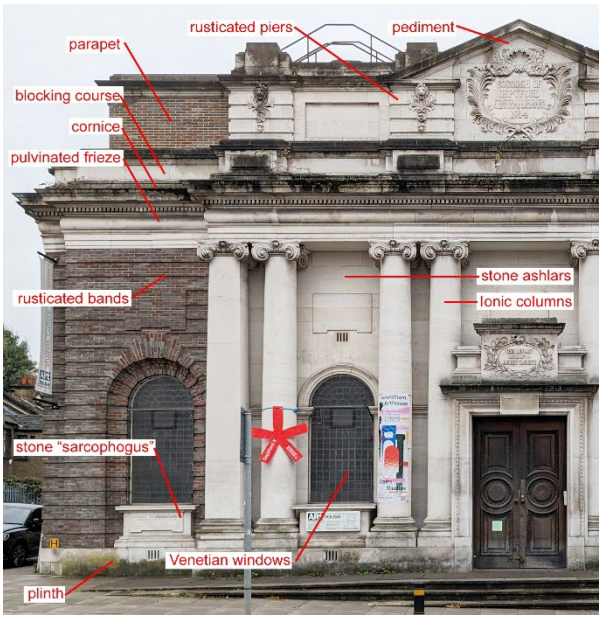

Fig. 1. Common architectural terms for the building

Additional Terms used in the Report:

Stone Masonry Terms

Ashlars- Smooth finished stones with squared edges used as a facing for walls.

Dressings – Worked flat stones to surround a doorway or window opening.

Offset plinth- A stepping out at the base of the wall or buttress with the junction formed usually with a shaped, dressed stone.

Quarries – In reference to glass. A small square or diamond shaped, glass pane usually set in lead or metal framing to make a large pane.

Filler joist construction – Floor slab construction typically formed with iron or steel joists at equal spacing and in-filled with unreinforced concrete (used approx. 1880s to 1920s).

Abbreviations used in the report

LH/RH - Left hand/ Right hand
RW Goods – A general term to describe rainwater goods meaning gutters, hoppers and downpipes.
SVP- Soil and Vent Pipes
For ease of cataloguing the items in terms of priority we have given these as (U) for Urgent (1) for within one year etc at the end of most recommendations.

General Conservation Concepts

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Conservation and Stabilising repairs mean repair using the lime method whereby eroded stones are conserved with the application of soft lime putty mortars to fill cracks and cavities, limiting the ingress of water and thus arresting or slowing the process of natural decay.

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2. General Information

Location

2.1 The Arthouse is located in a tight urban space, along Lewisham Way. The building is sited close to the main road to the NE and to Rokeby Rd on the SE side of the building, with the pavement forming the site boundary on those two sides. There is a low sunken area to the SW and NE sides and a pedestrian passage way runs along the SW end, leading to Luxmore gardens. On the main road there is commercial activity with residential areas to the SW and SE.

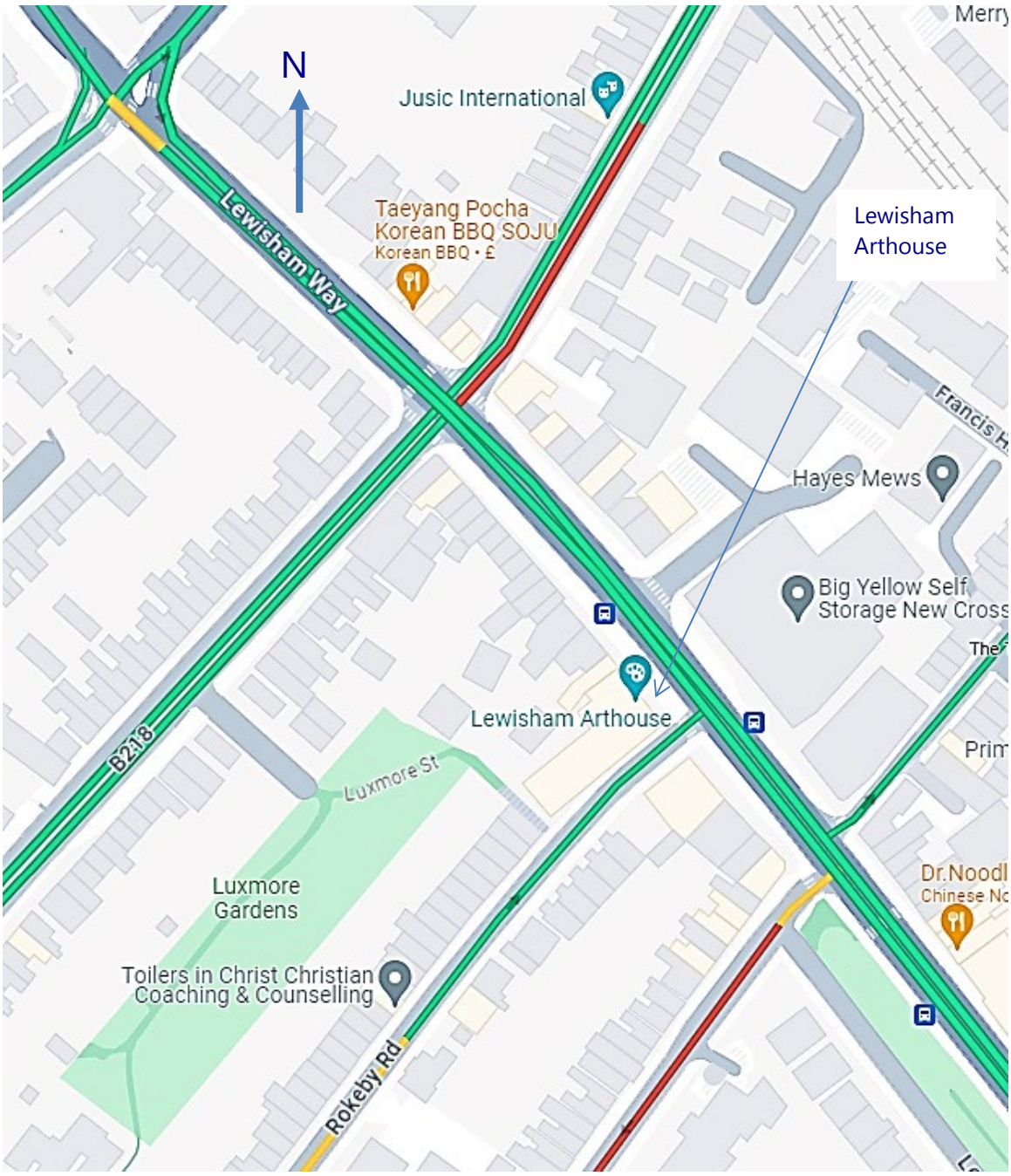

Fig. 2. Site plan – extract from Google maps

Local Authority, Listing

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2.2 The local authority is Lewisham Borough Council in Greater London. The building is listed Grade II List Entry Number: 1358502

Architectural Development and Description of the Building

2.3 The building started life as a public library, known as the Deptford Library. It was designed by Sir Alfred Brumwell Thomas[1] after winning a competition in 1911 and was largely funded by Andrew Carnegie who also bought the site. A tender of £12,418 was accepted from H.L Holloway builder in October 1913 and the work started immediately. The foundation stone was laid on 5th April 1913 and the library eventually opened on 18th July 1914.

2.4 The library closed in June 1991 moving to a new site. The building was put up for sale in 1991, by the local authority. It was illegally used as a rave venue which caused damage to the interior including the library fittings. In 1993 Lewisham Council agreed with the Friends of Deptford Library not to sell the building for redevelopment, but to retain community usage through Lewisham Arthouse a not for profit artist-led co-operative, founded in 1992. LAH moved to its present location, in the old Deptford Library in 1993. The building is now known and referred to in this report as the Lewisham Arthouse (LAH).

2.5 The building is Edwardian Baroque style. The walls are solid masonry, faced with small Berkshire bricks to Rokeby Road and Lewisham Way elevations, with Portland stone dressings for the main architectural elements of columns, cornices, entablature copings etc. The ground and first floors and the roof slabs are in concrete filler joist construction. More details of the architectural treatment and constructional details are given in the main body of the report.

Accommodation and Building Layout

2.6 The public rooms of the original library were arranged on the ground floor and first floors. On the ground floor were the newspaper room (for 41 readers) and the periodical room (for 45 readers). Off the entrance hall was the main lending library arranged for an 'open access' system. There was shelf accommodation for about 20,000 volumes. On the same floor were the rooms for the sub-librarian, a store room and work room with a staircase leading to the staff mess rooms on the mezzanine and to the reference library bookstore.

2.7 The marble staircase from the entrance hall led to the first floor where the reference library (for a maximum of 60 readers) was housed, the magazine room (for 48 readers) and auxiliary room for special exhibitions and lectures (seating 120 people). A book lift ran

[1] Sir Alfred Brumwell Thomas (1868 – 1948) was born at Virginia Water in Surrey. His father, Edward Thomas, also an architect, was District Surveyor for Rotherhithe. After being articled to a little-known architect, WS Witherington, and attending Westminster Art School, he ran his own practice from 1894, at a small office in Piccadilly, in partnership with his father. He had added the name 'Brumwell' to make himself distinctive, and by 1899 his office was in the fashionable Queen Anne's Gate. The Rotherhithe connection may have led to the son's first major building, Addey and Stanhope School in New Cross Road (1898-9).
But competitions were the main avenue to success; in 1898 Thomas won the contest for Exeter Eye Hospital, and that same year he was catapulted from obscurity to fame in 1898, when he won the competition for designing the new City Hall for Belfast, one of the largest public buildings in the British Isles. It has huge Baroque porticoes, lavish marble interiors, and a central dome base on Wren's domes at Greenwich. When it was completed in 1900, he was knighted, at the early age of 38. On the strength of Belfast, Thomas went on to become one of the most successful exponents of the Baroque Revival, which became the fashion for buildings of the early 1900s.
His other principal works were the Town Halls of Stockport (1903-8), and Woolwich (1899-1908), both also won in competition. Information from Open House website as given in section 1.

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from the basement to the first floor.[2] The competition drawings contained in Appendix 2 show the layout is survives to this day with very little alteration.

2.8 Sadly the initial open plan studios occupied by the artists in their first years at the library have now been subdivided into individual studios with makeshift partitions. For the purposes of this report however the internal spaces are described in detail in Section 7 and the entire volumes that they once were and under their original names.

2.9 A basement exists below the entire ground floor. This originally offered accommodation for the library caretaker and various store rooms served by the lift to the rear of the building.

2.10 The plans in section 7 show the layout as it is today. These plans ignore the studio sub divisions.

3. Roofs

General Description

3.1 Access is available via a ladder and contemporary domed plastic rooflight to the N side of the roof.

3.2 The roof is divided into two main sections by a large pitched rooflight running parallel to Rokeby Road and for the entire length of the building. There is a second smaller hipped rooflight to the NE corner. The rooflights are constructed from twin-wall polycarbonate fixed within an aluminium system with plastic end caps, lead ridge and flashings. This system appears to be supported by the original iron truss and timber roof structure (image 3.1).

3.3 There is a steel gantry staircase bridging over the large apexed rooflight allowing access between the two roof areas. The steel structure straddles the rooflight, bearing onto the concrete slab through raised asphalt covered pads either side.

3.4 The surrounding flat roof finish is formed in asphalt generally sloping to the SW end of the building with tall masonry parapets to the perimeter with the exception of N parapet, which is low with galvanised steel handrails, a combination of the key clamp system and scaffolding tubes. The tall SE parapet is set back from the roof edge with a low parapet along Rokeby Road. Access to the narrow asphalt roof between the two parapets is gained through structural openings in the tall parapet. There are complicated roof details to the main NE elevation facing onto Lewisham Way, where the elevation steps back from the frontage with various slithers of inaccessible asphalt roof channels and copings – all draining back onto the main asphalt roofs. Refer to section 4 for more details.

3.5 The main rooflight abutment to the parapet walls is formed with stepped cover flashings.

3.6 There are masonry chimneys along the NW parapet and one within the N slope of the main rooflight. These have all been previously capped and ventilated with the exception of the boiler flue to the inner corner of the NW parapet.

3.7 Some lead flashings were previously stolen and replaced with felt or flashband.

Roof Condition

[2] Information from Open House website as given in section 1.

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3.8 The asphalt roof finish visually appears in reasonable condition, however where previously patched there are cracks and blisters reemerging. Evidence of leaks can be seen from distressed or damaged internal finishes.

3.9 The asphalt was previously coated with a light grey solar reflective paint, which has largely weathered away. Previous patch repairs do not have the same coating.

3.10 Particular defects are described in detail below. Although individual repairs to splits in asphalt, defective flashings etc could be made, (and some repairs are needed urgently to limit water ingress in the short term) a more permanent solution is needed to the roof finishes and this is described in more holistic terms in section 16.

North Side

3.11 The raised section of asphalt roof around the smaller hipped rooflight to the N corner of the roof has blistering and cracking around the step and on the main roof surface, typically to areas previously patch repaired. Further repairs are needed. (1)

3.12 There is a stepped upstand along the base of the large rooflight NW slope. This upstand appears to be reasonable condition but there is a rusting iron fixing projecting through it, presumably remains of a flagpole guy wire. These should be removed and the upstand made good and waterproofed (1) See also item on the disused flagpole brackets on the parapet wall above under "High Level Elements below".

3.13 Localised splits in the asphalt perimeter upstands can be seen as a continuation of cracks in the parapet wall and concrete slab substrate need to be repaired. (1)

3.14 There are small areas of ponding across the roof finish as it falls towards the NW. These are not significant at present but in recovering the roofs they should be eliminated.

South Side

3.15 The asphalt flat roof coating continues with the same details and defects as the N side. Repair is needed. (1)

3.16 The SE slope of the main rooflight falls against the tall parapet with a lead parapet gutter and three parapet outlets onto the narrow asphalt roof the other side. The lead appears to be in reasonable condition but is difficult to access for cleaning and maintenance due to the proximity of the roof light. Protection along the roof light would make access safer. (2)

3.17 A wide asphalt upstand to the base of this rooflight, exposed at either end where the tall parapet steps forward are crazing and should be refinished to prevent water ingress. It is likely the rooflight once extended over the upstand (image 3.2).

Rooflight Condition

3.18 Generally the polycarbonate forming the rooflights is showing signs of discoloration, internal condensation and is covered with algae. Some of the foam draft exclusion strips along the base upstand are displaced.

3.19 The smaller hipped rooflight to the N corner has lost the lower section of the hip flashing on two corners. This has been repaired with flashband which has failed. The lightning protection to the N corner also needs refixing. The flashband should be removed and replaced with dressed lead to match the other two corners with associated clips to limit evident water ingress (U).

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3.20 The larger pitched rooflight is suffering from slipped polycarbonate panels, caused by defective or missing plastic end caps to the aluminium transom system. The worst area is along the SE parapet abutment where the plastic end caps have been damaged due to restricted maintenance access and the weight of the longer polycarbonate panels. Circa 70% of the panels need to be released and reset in the correct locations and improved end caps should be fitted to prevent future failure. Others might suffer the same fate as the plastic end caps are a particular weakness of the system. (1)

3.21 A lead flashing section to the NE end on the N slope has slipped down allowing water ingress, which has damaged the plaster internally. The lead should be released and refixed in position with stronger stainless steel clips (image 3.3). (U)

3.22 On the same slope just above the neighbouring brick pier the lead flashing has been repaired with flashband, which is not a robust repair and is most likely leaking judging by the ceiling decay directly below. This section of lead should be released and replaced if found to be split, allowing for thermal movement to prevent the same defect reoccurring (image 3.4). (U)

3.23 There are five lead clad ridge vents evenly spaced along the main rooflight. There are a further three rusting galvanised steel vents interspersed on both rooflight slopes. If they are still in use, the rusting steel vents should be treated and powder coated to prevent future failure or renewed. (2)

3.24 The steel access stair over the rooflight serves a good purpose. It needs to be redecorated. (2)

3.25 Ideally it should be moved further back from the main elevation if possible as the handrails are visible above the parapet affecting the appearance of the main elevation (2)

3.26 A timber access hatch with lead clad surround exists to the SW end of the large rooflight south slope. The lead appears in good order, but the gutter surround needs cleaning and closer inspection. (1) The timber access hatch needs redecoration. (2)

High Level Wall Elements

General Description

3.27 A tall parapet surrounds three sides of the roof covered with Portland stone copings. The main roof light abuts the NE and SW parapets. On the SE side there is a tall inner parapet wall set back from the main elevation parapet as described above. The brickwork facing the street is in the Bedfordshire narrow brick but stock brickwork is used on the inside.

3.28 The NW side has a low parapet with 5 brick chimney stacks rising up at regular intervals. These have been capped off with concrete slabs and air bricks set in the rear faces.

3.29 In between the chimney stacks there are brick on edge copings set on a double row of creasing tiles. The brick on edge coping is being used to support a scaffold safety balustrade which is bolted to the bricks and also strapped around the chimney stacks. A purpose made steel cover fits over the corners of the coping to provide more rigid support to the scaffold balustrade at these points. The raking supports to the balustrade are fixed directly into the brickwork externally.

3.30 At the corner of the main roof with the projection to the N there is a large chimney stack which served the boiler room. Another large chimney stack rises through the polycarbonate roofing of the main roof light at the SW end.

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3.31 Another brick projection in the N projection of roof, directly above the staircase, is square in plan with a felt covered roof. A timber access door to the NE facet with a Georgian wired glass panel gives access to the winding mechanism for lowering the stair case lantern.

Condition

3.32 Generally the parapets in all areas have previously been repointed with cement mortar to a shallow depth with the original soft lime bedding mortar behind. Pointing and flaunching has largely failed and is missing from parts of the flashing at the abutments of the main roof light in various locations. Repointing is needed. (2)

3.33 Typically there are open joints to all stone copings that need to be repointed. Some copings are displaced and need to be reset and several are cracked and need to be pinned and grouted. (2)

3.34 The description of the individual defects starts in the W corner of the roof and proceeds in a clockwise direction. The cracks noted in the brick parapet walls and copings are mostly related to the rusting and expansion of the steelwork in the filler joist roof slab.

3.35 The inside face of the parapet to the SW side of the main roof light is faced with yellow London stocks. At the return corners there is a quoin detail made with the Bedfordshire bricks. The brickwork is generally in good condition but there are open joints in some locations which need to be repointed, approx. 1m^2 in total. At the W corner there is slight cracking between the quoins and the main parapet wall. It needs to be raked out and repointed (2)

3.36 A large crack between the first chimney stack and the parapet brick coping extends into the brickwork below. Although the brickwork has been pointed with what appears to be a cementitious mortar, the whole needs to be raked out and pointed with a lime mortar (image 3.5). (2)

3.37 The brick on edge copings are generally in good condition but there are open joints in isolated areas which need to be pointed. The creasing tiles have a cement mortar fillet on the top to throw the water off. This had broken in places and sounds hollow in places. Although on the whole the inner projection of the creasing tiles seems to be still effective in protecting the roof asphalt upstand, the mortar fillet needs to be reformed and some damaged upper tiles replaced in some areas (image 3.6). Externally there are also damaged creasing tiles subjecting the masonry below to increased rainwater exposure. The coping details need to be reformed approx. 10m in total overall. (2)

3.38 The same parapet detail returns along the projection of the roof to the N. There is another open joint between the brick on edge coping and the corner chimney stack which needs to be to be pointed. (2)

3.39 A vertical crack in the parapet seen in the return section facing SW approx. 1m away from the W corner, needs to be pointed. (2). Externally the damaged cement fillet to the creasing tile is throwing water back into the wall (image 3.7). This is also related to the external defects on this section of wall, described in section 5 below.

3.40 On the NW facing section of the coping there approx. 35no. friable joints which need to pointed. The tile creasing is damaged in the centre and needs to be reformed, approx. 4m in total. (2) See note above.

3.41 The last section of this parapet closest to the main elevation is on the party wall set against the adjoining property chimney stack. Here there are approx. 10 open joints. The cement

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or asphalt fillet protects the joint between the copings and a chimney stack serving the adjoining property. The joint was made good in the past with mastic but has opened up again. Ideally a lead cover flashing should be dressed into the chimney stack for a more weather tight detail. There is one chimney stack on the party wall line with eight chimney pots. While this is next doors chimney stack it is worth repointing 3m2 to the adjoining face to minimise the risk of water ingress. (2)

3.42 The brickwork on the chimney stacks on the NW parapet is generally sound. Some repointing has taken place in the past but further repointing is need, approx. $1m^2$ per stack. A number of open joints on the chimney stack rising through the rooflight also need to be point approx. $0.5m^2$. (2)

3.43 The flue cowl to old boiler room chimney stack is damaged and should be replaced (however note – potential asbestos). (2)

3.44 The brickwork to the lantern mechanism enclosure is generally sound except for 2 cracked bricks on the SE facet where rusting iron scaffold fixing tubes inserted in the wall have caused the damage. These need to be removed and the brickwork replaced. (2)

3.45 On the SW side the original iron strap holding the winch mechanism is bolted through. Unlike the scaffold support tubes it does not appear to cause any damaged.

3.46 The timber glazed door to the enclosure is held on a roller catch but the handle is missing. The door and frame are decayed at the base and repair or replacements is needed. (2)

3.47 The metal balustrade to the NW is rusting in many places and it is not entirely safe as there are wide gaps between the horizontal rails. A grille hook on panel survives on the northernmost corner next to the adjacent property chimney stack. Ideally the balustrade should be checked in detail, missing key clamp sections replaced to eliminate the scaffold tubes the whole repaired and grille panels introduced. (2)

3.48 At the N corner, the parapet steps up to the height of the main NE parapet in a single skin brick wall set away from the adjoining chimney stack. The area between the two is almost inaccessible and another vulnerable point for water ingress (image 3.8). (2)

3.49 The single skin wall is cracked away from the main front section of the parapet and leans outwards towards the chimney stack (images 3.9 and 3.10). There are also three rusting iron fixings in this wall, the bottom one might well be contributing the masonry failure. As the wall returns onto the much more substantial section of the NE front parapet, it may be possible to remove the wall and improve the weathering detail. A structural engineer should be consulted. (2)

3.50 The main NE section of the parapet is reinforced with projecting piers on either side of the central pediment reflecting the architectural expression of the external elevation described in section 5 below. There are vertical cracks to the LH side of both piers to the LH side of the central pediment which have also disturbed the stone copings. These are related to the rusting of the iron structure in the roof below. Stones should be reset, pinned and grouted and the cracks raked out and pointed. (2)

3.51 A vertical crack in the face of the wall arises from the rusting iron fixings to the old flag pole bracket. These should be removed and the crack pointed. (2)

3.52 The coping stone to the SE corner is badly fractured, possibly due to a rusting iron cramp and building movement. The stone should be reset, allowing for the iron cramp to be

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removed and replaced with stainless steel, pinned and grouted. The diagonal crack in the masonry mortar joints below should be raked out and repointed. (2)

3.53 On the tall SE parapet wall there are a large number of spalling bricks to both sides (Fletton bricks to the inside and Bedfordshire bricks to the outside). The masonry appeared saturated and these failures being directly attributed to open coping stone joints, poor cement pointing to the outside face; recessed mortar joints, lack of projecting drip below the coping stones; and to the top of stepped piers to the inside faces (3Nr). Repointing and improvement to drip and weathering details is needed. (2)

3.54 The same defects are expressed on the wall return to the SW above the abutting large rooflight. There is also a vertical crack to this section of wall between the SE return and Pier. These should be raked out and repointed. (2)

3.55 The failed bricks are badly affected and need to be replaced, say 5% of both wall finishes overall. Both sides should be 100% repointed. Additional protection could be achieved with the introduction of a continuous projecting stainless steel clip and lead flashing to form a drip below the flush coping stones to the inside face of the parapet. (2)

3.56 An aerial at mid-point on the back of the SE tall parapet wall needs to be refixed or removed entirely if not in use. (1)

3.57 The three parapet gutter outlets in the inner parapet on the SE side, discharging the water from the long rooflight slope, have iron plates above forming a lintel. All are rusting and jacking the masonry above. They should be removed and replaced with stainless steel plates – local masonry repairs will be need at the same time. (2)

3.58 Two rusting iron fixings (possibly old scaffold tube fixings) which are cracking the exterior Bedfordshire bricks approximately one third along the elevation from Lewisham Way. These should be removed and masonry repaired. (2)

3.59 The masonry is cracked around the end of the stone lintel above the access way to the SW end of the tall parapet. The stone cornice above has a corresponding open vertical joint. The movement could be due to late enlargement of the access way structural opening or a rusting iron cramp. For the time being it is advisable to introduce two rows of bed joint reinforcement below the stone cornice and repoint the open joints and monitor future movement. (2)

3.60 In the same area there are open joints, which have been filled with mastic to the inside of the wall and the coping stones. These are to be raked out, repointed and monitored. (2) & (M) (images 3.11 and 3.12).

3.61 The low façade coping along Rokeby Road suffers from open joints to each coping stone, which need to be repointed. The exposed masonry below the coping and above the roof flashing should be raked out and entirely repointed along the entire length of the elevation. A cover flashing let into the joint below the coping stones and dressed over the roof flashing on the inner face would be the most robust solution to prevent water ingress. (2)

3.62 There has been some movement to the short return section of low parapet to the SW corner. The coping stone and large cornice stone below are out of alignment with wide open joints. The coping stone is to be lifted and reset and surrounding mortar joints raked out, repointed and monitored. (2) (images 3.13 and 3.14).

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3.63 The curved pediment coping stones at the centre of the SE elevation appear to have a longitudinal crack to the two upper most stones. Theis could be rusting iron cramp damage but is not serious at this time. These should be pinned and grouted and monitored (2) & (M)

4. Rainwater Disposal and Drainage

General Description and Condition

4.1 Roof drainage is minimal – the N side the roof has two parapet outlets with small sumps, which drain into surface fixed cast iron hoppers and downpipes to the NW elevation. The hoppers on SW side of the building were congested with leaves and these need to be cleared. (1) (M)

4.2 A single enlarged outlet has been introduced to the S roof area, with an internal vertical RWP at first floor level, which then penetrates the SW elevation below a stone cornice into a large surface fixed hopper and downpipe. Consideration should be given to the introduction of an overflow to the south side of the roof given there is only one outlet in the SW corner to drain a large area of roof light and flat roof. This would also act as a telltale if the roof was flooding. (2)

4.3 The lead pipes from the wash hand basins discharge into a hopper. The pipe from the hopper to the ground is defective and one of the two of the joints are supporting weeds. This needs to be taken down the joints cleared and resealed. Allowance should also be made for a completely new downpipe which should be in cast iron for durability and as appropriate to the status of the building. (2)

Gutter Clearance and Maintenance of the Rainwater Disposal system

4.4 As a rule gutter clearance needs to take place twice annually, after leaf fall in the autumn and tree flowering in the spring. We understand that the Town Council organises the gutter clearance in house using a hydraulic hoist once a year.

4.5 The gutters were cleared during the inspection and despite the absence of trees nearby there was significant amount of debris in the gutters all round. The areas on either side of the pediment on the S elevation were particularly congested with debris supporting grass. Debris collects at the head of the gutters as they do not receive sufficient amounts of rainwater to wash it away. Consideration should therefore be given to clearing these areas more frequently.

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5. Walling and External Finishes

This section also covers timber and metal finishes. The roof top walls and internal faces of parapets, chimney stacks etc are covered under High Level Wall Elements in section 3

General description

5.1 Although there are two main floors internally, the exterior on the main street elevations is that of a single storey building. The walls are constructed with load bearing brick and stone. The street facing elevations are classically symmetrical and highly ornate, with rusticated bands of shallow, long, reddish purple bricks[3] framed with Portland stone used for main the architectural elements of plinths, porticos, cornices and parapets. The cornice has a pulvinated[4] frieze and supports a shallow stone band, or blocking course, which together with the stone plinth visually tie the main elevations, as seen from the NE; fig 3.

Fig. 3. North-east facade

5.2 There are stone grilles in the plinth, set below every window opening on both elevations but it is not clear what these are venting as they are above the ground floor level internally.

5.3 The SW elevation along the rear passage retains the brick rustication and stone cornices but is otherwise much plainer in treatment. The hidden NW elevation is very plain, faced with ordinary London stock bricks.

5.4 Further details of the architecture and construction are given on an elevation by elevation basis below.

[3] These are said to be Bedfordshire bricks

[4] Pulvinated frieze, in Classical architecture is characteristically convex, appearing swollen in profile most often found in the Ionic order. The name derives from the Latin word *pulvinus* ("pillow"), is sometimes called pillowed, or cushioned frieze. *Brittania Website*

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North East Elevation

Architectural Description

5.5 This is the main entrance elevation to the building facing Lewisham way. It is dominated by a central portico of 4 sets of paired columns of the Ionic order. The projecting stone doorway is surmounted by an articulated low, parapet like feature within which, a higher projecting section holds an oval plaque commemorating Andrew Carnegie as the donor of the building. The plaque is surrounded by laurel wreaths and the lamp of knowledge is set at the top.

5.6 The walls within the columns are faced with stone ashlars relieved at the higher level with slightly projecting panels. Beneath these, there are stone grilles marking the position of the first floor internally. In the outer Portico bays there are round headed Venetian windows, with stone "sarcophagi" set below the cills between the column bases.

5.7 The outer bays on either side of the portico are in brick. The arched window surrounds are coved with the main wall rustication taken into the reveals and the window arch voussoirs. Raised panels above the windows imitate the shallow panels in the ashlar portico walls. Stone "sarcophagi" are also set at the base of these windows. The one on the LH side is used as the foundation stone to commemorate the architect, builder and the Mayor, who set the foundation stone.

5.8 The blocking course above the main cornice is modulated by projecting plinths set above the column pairs and is capped with a small stone cornice and coping stones.

5.9 A higher parapet is set further back from the blocking course creating a gutter, (described in Section 3). This central section is in stone, also highly ornate with a small shallow broken pediment in the centre. Above the column positions there are rusticated piers, adorned with lion heads holding drops of fruit with palm leaf swags. Another decorative plaque set within the pediment has "Borough of Deptford Central Library 1914" in relief. The plain ashlar outer bays on either side of the pediment have recessed panels.

5.10 The central parapet projects slightly from the main elevation, where the side panels are faced in brick. The whole is tied with another cornice. Above the cornice there are stepped, stone plinths set above the position of the rusticated stone piers.

Condition

5.11 On the whole the condition of the masonry is good but localised problems exist and are described in detail below.

5.12 At high level the stone elements bearing the brunt of the weather are darkened with moss and dampness. This is exacerbated by many open joints in all the weathering elements, (cornices and copings). The joints should be raked out and fully pointed. This is pertinent to the whole building perimeter. Consideration should also be given to introducing lead covers with improved drip detail to edge of cornices and other projecting elements to throw the water away from the face of the walls. (2)

5.13 At least four buddleia plants have taken hold on the main cornice and another within the channel between the blocking course and parapet. They need to be removed urgently as the roots are opening up the stonework further. The gaps left need to be pointed. (U)

5.14 Within the ashlar portico walls there are vertical cracks to the centre of the raised panel to the RH bay and behind the column to the LH of the doorway. The most likely cause is

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rusting from the filler joist floor elements in the first floor. They should be pointed and monitored for further deterioration. (2) & (M)

5.15 The cornice above the doorway is also stained with moss and runoff from the top surface. The same is true albeit to a lesser extent for the cornice to above the Carnegie plaque. The joints in the doorway cornice are open and need to be pointed, primarily to the RH side. A lead cover to the doorway cornice should also be considered. (2)

5.16 A double set of heavy, panelled oak doors with ornate carving form the entrance the building. The timber is in very good condition but the surface is very dry and would benefit from the application of linseed oil, beeswax and turpentine solution. (2)

5.17 On the RH side of the doorway, the stone plinth needs pointing throughout. On the opposite side the first horizontal joint and approx. 10 perpendicular joints need repointing. (2)

5.18 The plinth ashlars in front of the window recesses are thin sections with an exposed joint at the top. This is vulnerable to erosion and in most cases the joint is open and supporting vegetation. This joint also needs to be repointed. (5)

5.19 The sarcophagi are generally in good condition but damage does exist in places. The edge of the "lids" to those on either side of the entrance doorway are damaged and made good with cementitious mortar. This should be removed and the edge conserved. (5)

5.20 Graffiti on the foundation stone sarcophagus should be carefully removed. (5)

South East Elevation

Architectural Description

5.21 This elevation is also on a grand scale. There are shallow porticos with paired of columns at either end with detailing as ornate as that of the main entrance portico. Above the main cornice the porticos are finished with rusticated stone piers complete with the lion head features seen on the front and a recessed stone panel in between. These stone features bookends the rear brick parapet which is set behind the blocking course above the main cornice.

5.22 The E Portico contains a Venetian window as those seen on the front of the building. The W portico has a single leaf panelled door and two rectangular windows above. All openings here are framed by a shallow plain surround.

5.23 The pulvinated cornice and blocking course continues on this elevation interrupted by a tympanum rising above the copings in the centre of the elevation. Above the end porticos there are projecting moulded stone panels also rising above the line of the blocking course. Fig. 4.

5.24 In between the porticos, the elevation is divided into 8 bays by 8 arched head windows. The rusticated brickwork continuing into the coved reveals of the windows is identical to those on the front elevation complete with the stone sarcophagi at cill level. The stone plinth connects the base of the building throughout.

Condition

5.25 The masonry is in good condition overall but the high level defects described for the NE elevation apply throughout this side also.

5.26 Open joints at the NE corner of the plinth (approx. 1m) need to be pointed. Elsewhere many open joints can be seen along the elevation, including the top joint in front of

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window recesses as described for the NE side. Some have been pointed in the past with a cementitious mortar in an unsightly manner. Approx. 70% of the joints need to be pointed. Around the Fire Escape Exit the stone plinth joints need to be pointed throughout. (2)

5.27 There are minor areas of stone decay and damage in the lower sections of the wall. The base of the pilaster to the NE corner is eroded and exfoliating, the top section of the plinth below the adjacent column eroded and repaired with cement. The corners of the sarcophagi below the central pediment are damaged but quite severely to the one on the LH side. All these areas would benefit from conservation. (5)

5.28 Some graffiti on the pilasters at either end of the elevation should be carefully removed. (5)

5.29 The door to the fire exit is a panelled oak door. Open joints around the central round panel may need to be filled. Otherwise, the door in in very good condition although like the main entrance it would benefit from treatment to moisten and oil the wood. (2)

Fig. 4. South-east façade detail

South West Elevation
Architectural Description

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5.30 Although much humbler than the opposite NE elevation, the rear façade still retains a classical symmetry. The central bay is plain apart from a large arched head window detailed in the same way as those on the main street side elevations, with coved rusticated reveals and the stone sarcophagus on the window cill.

5.31 The end bays project from the central section; the stone cornice and blocking course, and rusticated Bedfordshire brick continue in these elements. The main cornice extends into the central section, but in a different profile with a shallower projection. The upper cornice to the brick parapet is also wrapped round this side.

5.32 Apart from the large window in the centre of the elevation the fenestration here is of a utilitarian nature, lighting the main and upper floor as well as mezzanine rooms to the back of the building. There is a doorway leading into the basement corridor and windows into the basement rooms. The basement windows and those in the upper floors closest to side street are protected by metal bars.

5.33 The lower section of the elevation, to the basement area, is built with purple stock brick and is offset forward of the wall above. The change in wall thickness at this point is covered with 2 courses of canted bricks. An offset plinth at the base of the wall is also protected with canted bricks.

5.34 The elevation is marred by a plethora of waste and soil stack and vent pipes.

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Fig. 5. South-west facade

Condition

5.35 The stone cornices at the top of the building display many open joints, which need to be pointed. There is no throating on the shallow cornice in the middle section of the elevation and water runoff is drenching the brickwork below. A lead cover with a drip details should also be considered here. (2)

5.36 The Bedfordshire bricks at parapet level and in the upper half of the central section of the elevation are severely spalled in many areas, exacerbated by the introduction of what appears to be cementitious pointing. Replacements and repointing are needed. (2) From the ground it would appear that approx. 50% of the parapet wall face requires repair. However, a greater allowance for repair should be made as when examined from the

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scaffold the level of repair tends to increase. In the central section of the wall the bricks requiring replacement are in the region of 50-60 but again this number is likely to rise once the wall is examined at close quarters. (2)

5.37 The window heads in the top two floors of the elevation have steel flat lintels with the brickwork laid in a stretcher bond above them. The metal bars are rusted and bowed in places. The corrosion has caused uplift of the joints at the reveals and disturbance to the brickwork above. Significant repairs are needed in these area. (2)

5.38 On the SE rusticated bay open joints to the LH of the downpipe and in other isolated areas need to be repointed, involving approx. 15-20% of the wall area here. (2)

5.39 Although the brickwork on the NE rusticated bay is in better condition, isolated spalled bricks and the damage caused by the steel flats to the underside of the lintels require repair. (2)

5.40 The lower ground floor windows and doorway have shallow brick on edge arched heads and in the absence of any iron they are in good condition.

5.41 The stock brickwork is also in good condition but open joints in the canted brick offset need pointing throughout. (1)

5.42 The runoff from this element is also affecting the joints in the brickwork work below, down to the heads of the windows. 50% of the lower wall section needs to be pointed (2).

5.43 Joints in the offset plinth are generally open, affected by splash back from the concrete pavings to the area around the lower ground floor. Repointing is needed throughout. (2)

5.44 We could not examine the timberwork to the windows from the outside but decay was noted in many areas internally. Allowance should also be made for repairs to the window cills lower window frames and other areas noted in Section 7. Redecorations are needed externally throughout. (2)

5.45 The two windows to the LH side of the doorway are boarded up with plywood behind the metal grilles and could not be examined.

5.46 The door leading out onto the basement area has a flush lower panel and glazed upper panel and appears contemporary with the building. The lower lights in the upper panel have been damaged, possibly by intruders. Above the door there is a fanlight. Both the glazed door panel and fanlight are protected with galvanised metal grilles. Repair and redecoration is needed (2)

5.47 The metal grilles to all the windows are rusting and need to be redecorated. (2)

North West Elevation including staircase projection

Architectural Description

5.48 The main section of this elevation is divided into roughly two parts. The southernmost bay is divided into 4 floors with windows of a variety of patterns at each level; Fig. 6. The lower ground floor is faced with purple stocks finishing in a slightly projection 3 course brick band above the head of the basement windows. An offset plinth at the base, as seen on the SW side, fronts the old caretaker accommodation to the rear of the building.

5.49 A projecting bay with splayed sides, still in purple brick, divides this section from the next, which is 5 bays long and fronted the main library. The upper ground floor windows have rounded heads. The upper storey is blank with only air bricks set approx. 1m above the

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heads of the windows. The upper section of the wall throughout this area is faced with yellow London stocks.

5.50 The lower ground window openings are domestic in scale marking the previous caretaker accommodation at this level, with shallow arched window heads including the windows and doorway in the projecting bay.

5.51 Beyond the projecting bay, the lower ground floor steps forward of the main wall with a bigger offset than that seen on the SW side. There is also an offset plinth at the base of the wall in this section. A doorway in the corner with the staircase projection leads into the main corridor.

5.52 The return elevation facing SW is the side of the staircase. There are two windows set within a double brick on edge arched head in the upper section. The lower ground floor also in purple brick has a large arch which may have originally been open. The red brick infill with metal window and door may be a later addition. This area was not accessed.

5.53 The return wall to the NW fronting the staircase half landing was not examined fully. There are three windows lighting the staircase and a doorway leading to a metal fire escape stair.

Condition

5.54 The wall surfaces in these areas are in good condition overall but serious movement in the upper section of the walls throughout, arises from the rusting iron in the roof structure. It appears that the horizontal joints are jacking up due to the expansive force of rusting iron and the pointing in the top 12-15 brickwork courses is disturbed as a result. These defects are very prominent on the SW facet of the staircase wall at high level (images 5.1 and 5.2). Repair is needed once the full causes of the defects are investigated and understood. (2)

5.55 Elsewhere vertical and horizontal cracks at high level also appear related to the iron roof structure (image 5.3). This is particularly pronounced on the staircase return wall. Here the parapet is jacking two courses below the creasing tile (image 5.4). An old scaffold tube fixing is rusting and causing further cracks to the wall (image 5.5). It is very likely that more such fixings exist along the top sections of the wall and allowance should be made for closer inspection and removal when other high level repairs are being carried out (2)

5.56 There are also diagonal cracks, particularly to the inside and outside corners of this section of wall. At the W corner, the wall corner has been pushed outwards (image 5.6). The problems described above can only be resolved once the problem of rusting iron in the building structure has been resolved. As a minimum repointing will be needed but rebuilding the upper part of the wall may become necessary. The latter option will provide the opportunity to remove rusting secondary items such as the scaffold fixing and treat the main iron elements of the roof structure. (2)

5.57 A very large crack at the W corner of the staircase wall radiates above and below one of the iron beams supporting the external staircase landing (image 5.7). We understand that the staircase is no longer required as a fire escape. It should therefore be removed at the earliest opportunity and the brickwork repaired. (U)

5.58 The joints in the canted brick courses on the main NW elevation at the top of the lower ground floor are open, contributing to the water ingress and damage seen in the window heads internally. Raking out and repointing is needed. (1) This may not be sufficient and additional protection such as a lead cover may be needed. However this would be vulnerable to theft. Repointing and monitoring would be the first step (M)

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5.59 The joints in the brickwork on either side of the downpipe at the S corner of the elevation have been eroded by what must have been a previously defective and overflowing pipe. We noted leaves in the hopper in this position and is therefore important to ensure it is kept clear. The brickwork will need to be repointed in due course (5)

5.60 The timber sash windows were not examined in detail but appear sound, but in need of redecoration. The door leading out of the projecting bay is double leaf with a flush solid panel in the lower half and glazed upper half. Above the opening doors there is a fixed fanlight. As for the SW door the glazed part of the doors are protected with galvanized metal grilles, again in need of redecoration. (2)

5.61 The door to the corridor was not examined in detail but appears similarly detailed to that on the SW side. The glazed areas are also protected with metal grilles, again in need of redecoration. (2)

5.62 The remaining windows are protected with iron bars. Previous security bar fixings should be removed and damaged brickwork repaired. (2)

5.63 All the metal work grilles are in need of redecoration (2)

5.64 This elevation is marred by many redundant cables and fixings at low level. It is desirable that they should be removed to ease maintenance and repair. (2)

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Fig. 6. North-west facade

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6. Glazing and Ventilation

6.1 The windows on the main street side elevations are leaded with small rectangular glass quarries in textured glass. There are various types of glass some of which may be replacements. The lead cames are unusually wide perhaps necessary to support larger than normal glass quarries. Within the upper part of the windows, just below the springing line of the arched section there are small top hung opening lights, set in metal frames.

6.2 Similar windows are found on the main section of the NW elevation.

6.3 All the windows have been fitted with galvanised metal grilles presumably as a guard against vandalism. These are set at an angle to allow the opening lights to open at least partially.

6.4 The leaded lights are generally in good condition on the main elevations with only minor defects noted. A missing glass quarry from the first window on the LH side of the SE elevation needs to be replaced (2).

6.5 There is more serious damage to the leaded light window above the projecting bay on the NW elevation (image 6.1). Further damage is noted internally, with most of the leaded lights in the building having at least 1 broken pane (e.g. Images 6.2 and 6.3 taken from rooms 22 (gallery) and 32 respectively (main stair)). A specialist glazier should be asked to advise and provide a report with quotation for repairs (2)

6.6 The windows to the SW elevation excepting the central large window and the basement windows to the NW lower ground floor are in timber. On the SW side most windows have a top hung top light above pairs of side hung casements. The lower ground floor and the two windows closest to Rokeby Street are protected by metal bars.

6.7 The lower ground floor windows on the NW side are vertically sliding sashes in timber. All are protected by metal grilles and bars.

6.8 Most of the timber windows have peeling paint both internally and externally and in several cases the damage is more significant with warping or rot to the timber. All frames would benefit from redecoration and minor repairs where applicable. In some cases where timber has more serious water damage, consideration might be given to the like-for-like repair or replacement of some windows. (2)

6.9 More details are given in section 5 above.

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7. Internal Finishes and Fittings

General condition and recommendations

7.1 The interior suffered a lot of damage from vandalism, squatting and illegal raves in the years following the closure of the Deptford Central Library in 1991. When Lewisham Arthouse moved in in March 1994, £80,000 worth of renovations were undertaken to rectify the damage. Much of the maintenance since then has been voluntarily done by members of the Arthouse. The finishes are descibed in detail below. However there are some high level comments which apply throughout the building.

7.2 There is evidence of varying degrees of water damage throughout the building, with peeling paint, flaking plasterwork, rust, staining and spalling evident in diferent areas.

7.3 In some cases water damage is directly related to leaking roofs or services, however there is evidence of moisture such as peeling paint and wallpaper throughout the building, including in areas without other obvious sources of moisture. This would suggest that some spaces have been subject to relatively high humidity and may have had some condensation buildup. This may be caused by under-heating the building in winter (it is noted that there is no active central heating) and possibly also by under-ventilating the building in summer (openable vents are often relatively small relative to the size of the spaces, and cross ventilation is often not possible).

7.4 Whilst a significant investment, the reinstatement of a central heating system to the building would reduce the moisture present in the building. This will need to be carefully planned and designed to suit the new planned uses for the building. (2)

7.5 There is evidence of structural movement generally with cracking to a majority of soffits in the building, which is often at regular parallel intervals, indicating that it aligns with encased steel beams within the concrete slabs (likely filler joist construction). Particular details are given on a room by room basis.

7.6 This general defect together with the defects seen externally needs to be investigated further before recommendations for repair can be made. A structural engineer specialising in historic buildings and with experience in 20th century construction should be asked to advise. (1)

7.7 It is noted that cracking in the soffits (and down into the walls) tends to be worse in the north-western and south-western areas of the building, however it is ubiquitous throughout the building.

7.8 Note that where there is evidence of water damage, the cause of the ingress should be addressed prior to any making good of the surface finishes.

7.9 Many of the original internal fixings have been lost since the building's use as a public library. There are some of the original bookshelves or their frames. There are original doors and architraves, in some cases with original lettering above/on them.

7.10 Many of the original doors and joinery have siginificant wear and tear, as well as paint damage. Consideration should be given to the conservation of these historic elements, including the removal of paint and other staining. Consideration might then be given to the condition of the surface finish, and whether certain areas with heavier damage would benefit from more extensive restoration/ retreatment, in keeping with the historic finishes. (2)

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7.11 The majority of the ironmongery – handles, push plates etc – is not original, with a wide variety of alternatives in place. Consideration might be given to consolidating the ironmongery throughout the building to a consistant style, especially on original doors, which would benefit from a style of ironmongery more inkeeping with the age of the building. (5)

7.12 The building has extensive wear-and-tear throughout. Most finishes have some surface damage, be that peeling paintwork, chipped plasterwork, scuffs and chips in timber, staining to walls and floors etc. Damaged areas to finishes should generally be filled and repainted where appropriate.(5)

7.13 Walls and ceilings throughout would benefit from being repainted. Peeling paintwork should first be removed, then areas with damage to the surface finish should be patch filled, then sanded and cleaned. Finally they should be primed and painted. (5)

7.14 Where plasterwork is badly damaged, the wall may require replastering (like-for-like with the existing plaster type) prior to decoration. Often, these are the areas that appear to have suffered the most extensive water damage, so it is especially important that the cause of the water ingress is addressed and that the area is dry prior to any replastering or redecoration. (2)

7.15 Many of the floors are timber parquet flooring, but these have been worn down and stained thoughout. There is also significant paint damage in the studio areas. Consideration might be given to sanding down the floors to remove surface damage and then re-sealing/ re-treating them. Obviously as artist studios the floors are liable to paint damage or similar, so if floors are treated, consideration should be given to temporary but breathable protective finishes and future maintenance too. (5)

7.16 There are various service penetrations through walls and floors throughout the scheme. Where services are still active, the penetrations should be fire stopped, filled and made good, to mitigate against spread in the event of a fire. (U)

7.17 Where services are redundant, these should be capped off and removed. Any redundant penetrations through walls and floors should be filled, fire stopped and made good. The relevant consultants should be consulted before the removal of building services. (2)

7.18 Particular details for each space are described below.

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Lower Ground Floor Rooms

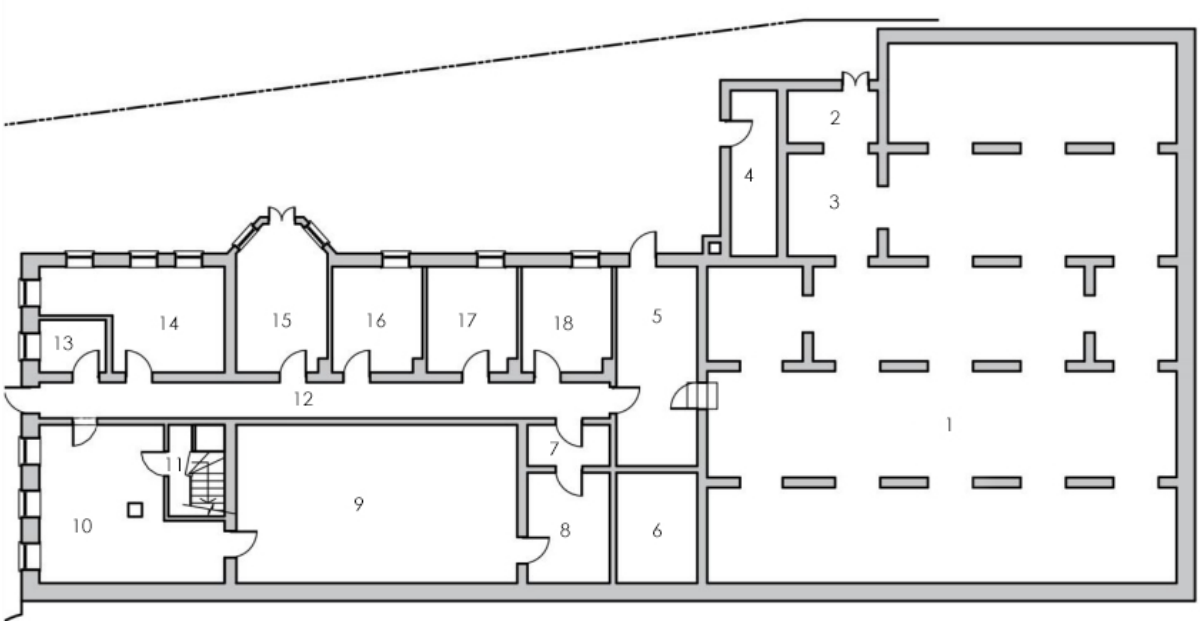

Fig. 7 Lower Ground Floor Plan

Generally

7.19 Access throughout the lower ground floor generally is not on one flat level. The undercroft area (room 1) sits four steps above the general lower ground floor level. Rooms 8-11 (which includes stair access to the ground floor) also sit higher than the general lower ground floor level.

7.20 Access throughout the lower ground floor generally is not on one flat level. The undercroft area (room 1) sits four steps above the general lower ground floor level. Rooms 8-11 (which includes stair access to the ground floor) also sit higher than the general lower ground floor level.

7.21 Floor finishes on this floor are generally concrete. In some cases this has been painted and in some of the studios there is an additional finish (eg. Linoleum). The concrete finish is generally fairly rough and has been patched in places. Painted finishes are fairly worn down. See general recommendation above.

Undercroft (room 1)

7.22 The undercroft area (room 1) is of reduced head height and is accessed via four steps up from the main lower ground floor level. The area is used as storage for the artists in the studios throughout the building.

7.23 There are several pipes running through the space which contain asbestos. These are marked on site. The asbestos here is identified as being encapsulated in the asbestos survey. In a future scheme for the building this should be removed. (5)

7.24 The soffit is concrete and there is a fair amount of cracking. The cracking is often at fairly regular centres, suggesting that this is forming beneath encased steel beams (image 7.1).

7.25 The concrete soffit has roughly circular spots of spalling across large areas. These often (though not always) sit at approximate centres between the cracking described above. In areas the spalling has broken the concrete away to reveal rusted metal behind. It is thought that these could be metal ties which are tying together some sort of rod/ reinforcement in

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the concrete between the steel beams (image 7.2). See general recommendation above for the need to consult with an experienced Structural Engineer.

7.26 There is evidence of some water damage to the soffit in isolated areas, with staining to the surface of the concrete (image 7.3). This appears to be around areas of pipework. It should be determined whether pipework is currently leaking or whether this is historic. If current, then pipework should be repaired before any attempt to make good the impacted finishes. (1)

7.27 Partition walls here are in brick with arched openings within them and appear to be generally in acceptable condition. Partitions have been whitewashed, though this is damaged and stained in many areas. This is not of particular consequence for the presentation of the building as the area is used for storage.

7.28 Openings in both the walls and soffits for service penetrations are in some cases left open and in others have been filled with an expanding foam. Consideration should be given to infilling the remaining holes to ensure fire protection.

7.29 There are two disused WCs in the undercroft area, next to the former opening into room 3. Access was not possible due to surrounding storage, but presumed that any plumbing remaining here is no longer usable. Any redundant plumbing should be suitably capped off and removed, with any redundant penetrations filled. (1)

7.30 The mains electricity enters the building in the northern corner of the building.

Rooms 2+3

7.31 Rooms 2+3 are a similar format to the main undercroft space, but are at the main lower ground floor level and have full head height. Access between room 3 and 1 has been blocked off, with the two openings shown in plan blocked off.

7.32 Soffits in this room show the same evidence of cracking and spalling as described above for room 1, with cracking at roughly equal intervals. Walls are in whitewashed brick. There is some surface level damage to pointing and brickwork where surface fixed services have been removed/ rerouted in the past (image 7.4).

Boiler Room (room 5)

7.33 The boiler (redundant since 1991) is contained in room 5 of the building. Consideration should be given to capping off and removing the redundant services. The door to the exterior from this room is very worn and has been boarded over at both high and low level (image 7.5). Consideration should be given to the restoration of the door. The door leading into the undercroft (room 1) appears to have slightly loose hinges, which would benefit from being tightened or replaced as required. (2)

7.34 Service penetrations through the soffit here have been filled with expanding foam (image 7.6). If services are removed, these holes should then be properly filled, fire stopped and made good. (1)

7.35 The floor in this room is painted concrete as elsewhere. The floor is a higher level where the boiler is located. There is a square piece missing from the concrete floor near to the external door, which creates an uneven surface and could be a tripping hazard (image 7.7). This should be filled (D)

Rooms 8+9

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7.36 Rooms 8 and 9 are used as a music studio. The beams in room 9 are exposed, rather than encased and have brick columns. The soffit is cracked in both rooms and there is again evidence of circular spalling similar to that in the undercroft area. There is an old opening in the wall of room 9 (presumably from a former piece of MEP equipment), which has been infilled with a mixture of unidentified materials (image 7.8). This should be properly filled with a fire resistant material to improve fire safety and also be properly made good and finished to improve the visual appearance (U). Some of the pipework running through the room is rusting. It should be considered whether this pipework is still active, and if not whether it should be capped off and removed. (2)

Room 10

7.37 Room 10 is unused at present. It contains the former gas meter and point where the gas came into the building. This is now redundant equipment and has been disconnected (image 7.9). There is also an older gas meter in the east corner of the room which appears to be the precursor for the other gas meter. As per the general recommendations, consideration should be given to the capping off and removal of redundant services. (2)

7.38 As with the rooms above, there is significant water damage along the south-east wall in this room, presumably related to the water ponding issue that was present on the roof in this corner of the building, as well as possible ingress from the various downpipes that run down this façade of the building. There are very large cracks between the soffit and the external wall, staining from water ingress, peeling paintwork, flaking plasterwork and rusted service pipes (image 7.10). There is also cubing of the timber window frames and architraves, indicative of rot (image 7.11).

7.39 Above the middle window and on the cill there is significant rust staining. There also appears to be condensation staining on the window. The cracking and other damage mentioned above is particularly apparent here. This seems indicative of some potentially significant water ingress to this specific area (image 7.12).

7.40 The soffit generally in this room shows signs of water ingress with significant peeling of finishes apparent (though this has been painted over) (image 7.13).

7.41 It is believed much of this water ingress in this room might be historic and related to the drainage problems that existed on the roof prior to the addition of a new downpipe. However, there is a plethora of pipework on the external wall, including one which is defective (refer to section 4), and it should be confirmed that there is no further water ingress related to these services before repair to the finishes is undertaken. (1)

7.42 Piece in repairs or window replacement will be needed, redundant services removed and cracks and penetrations filled. (2)

Rooms 13-18

7.43 Rooms 15-18 (and possibly 13-14), were originally used as the caretaker's quarters when the building was used as a library. There are original fireplaces in rooms 15-18. Some of these have a glazed tile surround and hearth. Mantelpieces and timber surrounds are painted and appear to be generally in good condition, though with minor chipping and wear-and-tear throughout.

7.44 There is some cracking above windows to these rooms suggesting movement between the windows and surrounding wall. There is also again cracking and spalling in the soffit (image 7.14). This is due to water ingress from the brick offset between the lower and upper floors described in Section 5.

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7.45 Window architraves are in some cases recently painted, however the timbers are warped (image 7.15), deformed or missing in areas (image 7.16) and there is evidence of rot. Cnsideration should be given to piece in repairs or the replacement of the frames. (2)

7.46 Windows in room 13 and 14 have been boarded up, likely due to broken panes. Consideration should be given to repair/ replacement of these windows. (2)

7.47 The partition between rooms 13 and 14 appears to be a more recent addition, built in blockwork and in acceptable condition.

Ground Floor Rooms

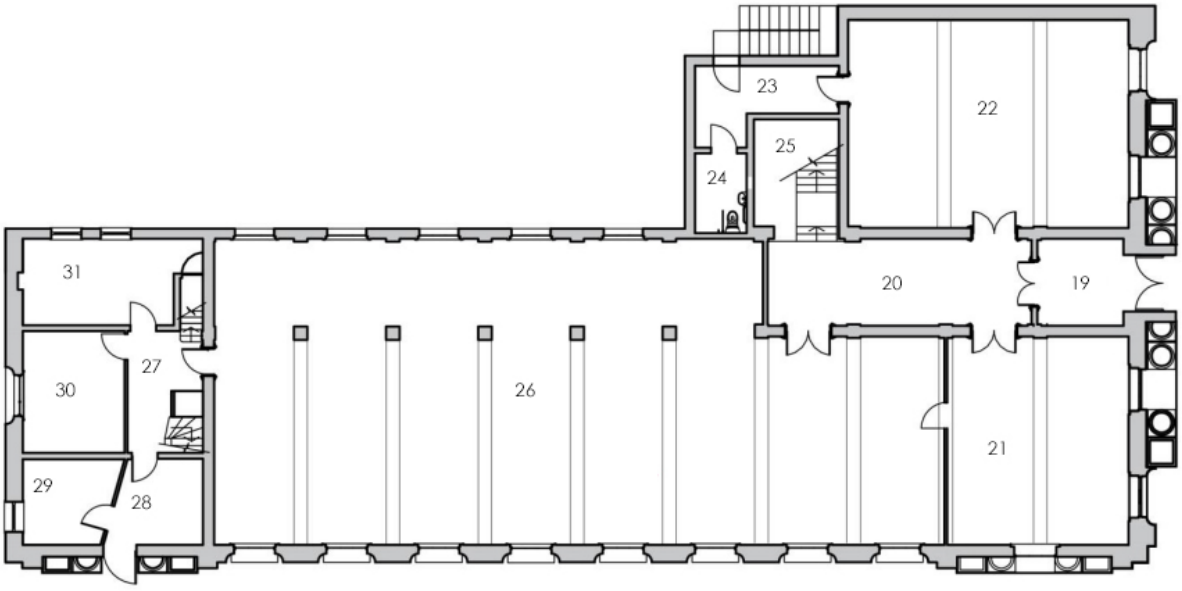

Fig. 8 Ground Floor Plan

Entrance (rooms 19+20)

7.48 Room 19 is the draught lobby and opens onto room 20, which is the main entrance lobby. There is a marble tiled floor running through this area, which is in an acceptable condition although several of the tiles are cracked and the area is scratched throughout. One of the central tiles is particularly cracked as this is the location where two gates are believed to have closed together, presumably with drop bolts at the point of cracking (image 7.17). These gates are no longer present, but there are some fixings remaining on the wall. Consideration might be given to cleaning out and filling the cracks in the floor with a suitable filler as well as to buffing the floor to remove scratches and abrasions. (5)

7.49 There is an integrated metal entrance mat at the front door which has some surface marking but is otherwise in acceptable condition.

7.50 The ceilings in the main entrance lobby are vaulted and meet at circular vents (one of which is missing and should be replaced like-for-like) with a decorative plasterwork surround at the top (image 7.18). (5) The vaults curve down to column capitals at the edges of the room. The ceilings and walls in this space appear to be in an acceptable condition.

7.51 The doors in this space appear to be original, although some have lost their original ironmongery. The front doors of the building have decorative carvings, and a matching decorative reveal to the soffit. There appears to be a little woodworm damage to the timber (image 7.19), but they are otherwise in good condition with crisp detail retained to the timber carvings. Refer to section 5 for recommendations.

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Room 21

7.52 Room 21 is used primarily for workshops. It has a timber parquet flooring, which has some surface marking, staining and scratching, but is generally in better condition than the parquet flooring on the first floor.

7.53 There are timber radiator covers to the perimeter of much of this room, which look likely to be original, and should be retained if this is the case. The radiators are no longer used, with high level heaters now provided. The radiator covers have some scratching and paint staining, but are otherwise in acceptable condition.

7.54 There are downstand beams in this room which are concealed with decorative cornicing. Wall and ceiling finishes in here have some marks, scratches and peeling (especially in the top western corner of the room), but are generally in better condition than elsewhere in the building (image 7.20). Redecoration will be needed in due course (5)

Gallery (room 22)

7.55 Room 22 is used as a gallery space. The floor is believed to be painted concrete and appears in good condition. The walls have an additional more recent boarding layer to the perimeter from floor level up to approx. 3m height, to allow the display of art of the walls. This appears in good condition generally. The ceiling has downstand beams, concealed with a decorative cornicing finish. Walls and ceilings again have some staining and marking, but are generally better than the rest of the building (image 7.21). Redecoration will be needed in due course (5)

Rooms 23+24

7.56 Room 23 has a wooden parquet flooring, which is generally in fairly good condition, although there appears to be some water damage along the south-western edge of this room and adjacent to the WC (image 7.22). There is also some cracking and staining to the wall along this same edge of the room, suggesting that there has been some water ingress here. Subject to the investigation recommended below the floor should be repaired (5)

7.57 There is evidence on the external façade that an outpipe from the WC has leaked at some point, with efflorescence on the façade in the area, which could be the cause of the moisture. It should be assessed whether this is a current or historic leak. If current then this should be rectified to prevent further water ingress, before any repair to the surface finishes is undertaken. (1)

7.58 The electricity cabinet can be found in this room, and there is a door to access beneath the staircase, although this was not surveyed.

7.59 The wall between room 23 and 24 appears to have been a later addition to the original building. Room 24 is an accessible WC. This room has a more recent sheet flooring with coved edges, and new tiling. These appear to be in acceptable condition, although there is some cracking and peeling to the paintwork at higher level in the walls and ceiling. Some of the coving details are also staining and/or peeling away, and would benefit from being repaired, reaffixed to the wall (2) (image 7.23).

Room 26

7.60 Room 26 is used as artist studios and as offices. This was originally the main lending library. The ceiling in this room is vaulted along the north-east side of the room, with the vaults meeting at ventilation grilles at the top (with decorative plaster surround) and meeting at

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column capitals at the base. There appears to be some water damage to an isolated area on one of these vaults and it can be seen that the paintwork and plaster are damaged here (image 7.24). The cause of the water damage is unclear here, as it is set back from the façade and is not directly below a roof. It is possible that it is related to an encased pipe, chimney stack or simply an isolated historic leak from the floor above. Further exploration is required as to the cause of this area of damage and whether it is historic or current. If current, the cause should be addressed before rectifying the surface finishes. (1)

7.61 The vaults and surrounding walls have further cracking and peeling to the surface finishes, much of which appears to have been painted over relatively recently. There is a wallpaper, which is peeling away from the wall on the partition separating this room from the adjacent AWC (room 24) (image 7.25). This may benefit from being removed, with the wall then made good before priming and repainting. (5)

7.62 The south-west side of the room has downstand beams, concealed by decorative cornicing. The ceiling has some cracking and roughly circular areas of spalling. These have painted over (possible reinforcement ties or similar present within the slab?), so the paintwork is in fairly good condition. The bay in the southern corner appears to have had the ceiling partially replastered at some point and the patching can be seen. A circular area of spalling in the plaster has peeled away from the surface (image 7.26).

7.63 The walls in this area have some slight marking and some of the wallpaper is slightly peeling from the wall, although the condition is generally better than in most of the other studio spaces, with the exception of the high level area of wall between the arches, where the wallpaper is peeling from the walls (image 7.27). This may benefit from being removed, with the wall then made good before priming and repainting. (5)

Room 27-29 + Mezzanine above

7.64 Rooms 27+28 are circulation areas. They have wooden parquet flooring, which is fairly worn down, especially near the exit door. See the general recommendations on parquet flooring at the start of section 7. (5)

7.65 There are some fairly large cracks in the soffits in these rooms, and paint is peeling from parts of the ceilings and walls. There is an especially large crack running in the soffit above the bottom of the staircase (image 7.28).

7.66 There are some original inbuilt bookshelf frames which have scuffs, scratches and paint marks and the shelves are missing. Walls, door and floor are especially scuffed and marked around the entrance to the lower ground access staircase (image 7.29) and up the staircase to the first floor. The book lift has access off room 27 although the door could not be opened. The door has had the corner chipped off and has lost the original ironmongery (image 7.30). Ideally these historic features should be repaired and retained if possible (D)

7.67 The stair leading up to the first floor is timber with timber balustrades and handrails and has a linoleum finish with metal nosings. All finishes are worn down, but still functional. Consideration could be given to sanding down, filling and where applicable repainting of the timber elements. (5)

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7.68 Room 29 is the kiln room. There is particularly notable water damage to the rear wall in here. The walls finishes have peeled off, the plaster is crumbling away, much of the cornicing has fallen away and the architraves and window are in a poor state, with some evidence of rot. It is assumed that much of this damage relates to the drainage issues on the roof that were present at this corner of the building and with water ingress from the downpipes that run down the exterior of the building here (image 7.31). Most of this has now been repaired although there is still a defective drainage pipe; refer to section 4. Once drainage issues have been fully rectified (1), the wall should be fully replastered like-for-like (believed to be lime based) and redecorated (2). If rot to the window is extensive it may be advisable to replace the window like-for-like. (2)

7.69 Above rooms 28 and 29 there is a mezzanine level, which is used as a kitchen and WC. This appears generally relatively recently decorated. There is an original fireplace in here, although the hearth tiles look as though they have been painted over at some point, and it could be preferable to remove the paint staining (image 7.32). (5)

7.70 In the adjacent WC there is similar evidence of water damage to in the kiln room below. Wall finishes and plasterwork have crumbled away. Concrete encased metal conduits can be seen where the plaster has fallen away. These are very heavily rusted and in some cases are peeling away to reveal the wiring within (image 7.33). It is important to address the repair of the defective drainage pipe externally as soon as practicable. Electrics should be assessed as per section 8. (1)

Room 30

7.71 Room 30 is an artist studio. There is significant cracking in the walls and in the window architraves. Cracking in the soffit again runs in approximately equally spaced straight parallel lines, suggesting encased beams above. Finishes are peeling away at soffit level and higher on the walls. There is some staining along where the soffit and downstand beams meet the external wall, suggesting water damage here, also related to the external drainage described above (image 7.34). (1)

7.72 There are downstand beams in this room. A large area of the plasterwork has fallen away in the western corner of the room (which should be repaired once water ingress has been addressed (2)) and there is a fair amount of further cracking in the area (image 7.35). In built book shelf frames are in moderate condition, though are missing shelves. They should be repaired and retained if possible. (D)

Room 31 + Mezzanine above

7.73 Room 31 is used as an office. There is a little cracking in the ceiling here (image 7.36). Timber parquet flooring is in moderate condition. Inbuilt bookcases have been washed white. Wall finishes are in moderately good condition, but have areas where the plasterwork has been damaged or has fallen away – often where wires/ pipework penetrate the walls (image 7.37). Repair and redecoration to the finishes is necessary (5)

7.74 Above room 31 there is a mezzanine level which contains an artist studio and WC. The ceiling over the staircase has a fair amount of cracking (image 7.38). The studio has a linoleum floor which is very worn through by the entrance to the WC, and would benefit from replacement (5). The tiling to the fireplace hearth is chipped and damaged (image 7.39). Window cills and surrounds have significant peeling of paint and cracking. Ceilings throughout have cracking at regular parallel intervals (image 7.40). Basin in the WC is very

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badly stained, as are the adjacent walls and window (image 7.41), and would benefit from repair and redecoration. (5)

First Floor Rooms

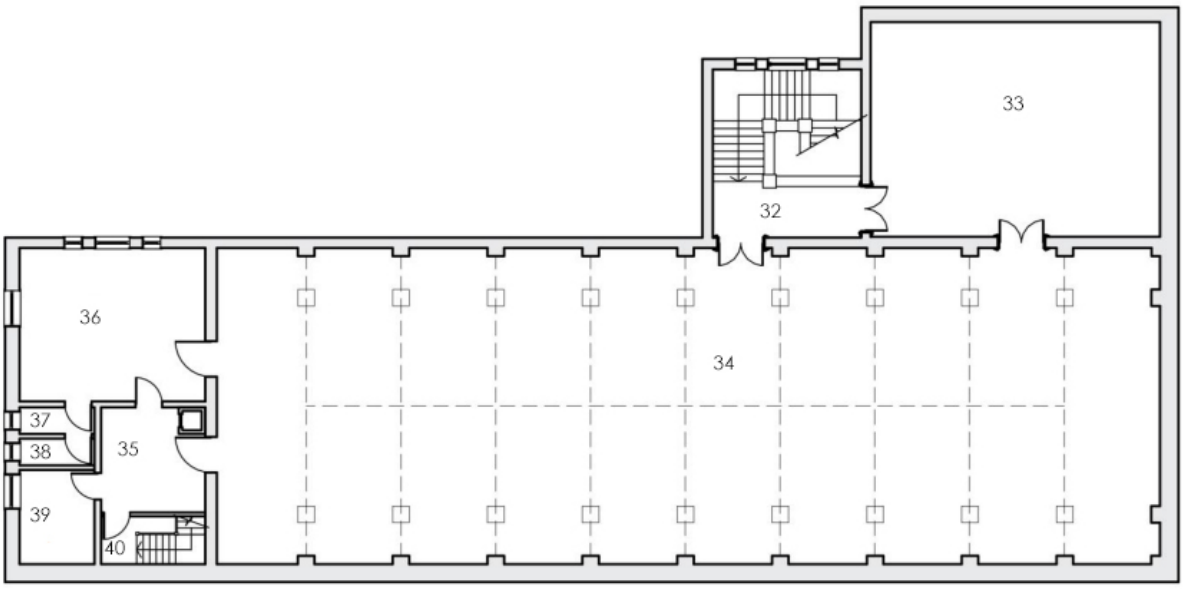

Fig. 9 First Floor Plan

Generally

7.75 Beyond the main staircase, the other rooms on this floor have timber parquet flooring. Whilst it appears to be fundamentally sound, there is widespread damage to the surface, especially from paint staining (image 7.42). There are occasional areas which have had liquid damage at some point and there is staining to the timber. See the general comments on timber parquet flooring at the start of section 7. (5)

Staircase Room 32 (upper flight) + 25 (lower flight)

7.76 The main staircase (room 32) is made of marble. There is some cracking on the stair treads and the landing. These could benefit from being cleaned out and filled. There is also some rust/ water staining to the floor where water has dripped through the ceiling/ around the steel beams (image 7.43). These stains should be removed/ treated once the water ingress in the roof has been addressed. (5)

7.77 There is a circular internal window between the staircase and room 24 (WC) on the ground floor. The window looks to be painted timber. There is a fair amount of chipping and surface wear to the frame. 3 of the panes of glass are cracked and would benefit from replacement (image 7.44). (2)

7.78 There is a wide stone balustrade to the staircase which has been painted. This has been repeatedly chipped and damaged, especially the newel cappings which have some large pieces missing (image 7.45). These would benefit visually from being repaired and then redecorated. (2)

7.79 Painted timber handrails have been worn and chipped along their full length, especially the ends and might benefit from repair and redecoration. Some of the metal handrail fixings back to the wall are rusted (image 7.46). (5)

7.80 The skirting board up the staircase has cracked in a couple of locations and could benefit from being filled and redecorated (image 7.47). (5)

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7.81 Window cills show signs of water damage and have cracking both parallel and perpendicular to the window, which would benefit from repair (image 7.48). (2)

7.82 There are large decorative stone architraves around the windows. These are generally in fairly good condition, however there is cracking at the apex of the middle arch and to the top right hand side of the window (image 7.48). This needs to be investigated further for possible iron beam damage. (2)

7.83 Plaster cornicing around the ceiling has cracked fairly extensively and fallen away in some small areas. Repairs are needed (2)

7.84 Peeling paint is particularly extreme along the fascia that sits below the top landing balustrade (image 7.49). There is also a fair amount of peeling above the arch on the ground floor of the staircase. Both would benefit from redecoration. (5)

7.85 The ceiling has strong signs of water damage. There are regular parallel cracks across the whole ceiling, which would appear to correspond to the locations of the concrete encased beams above. There are rust marks showing through along many of the cracks, indicating rusted metal beams (image 7.50).

7.86 Cracking is particularly extensive in the western corner of the room, where the cracks in the soffit continue down the walls along the diagonal, towards the corner of the building. There is also particular damage to the paintwork and cornicing in this area indicating particular water damage (image 7.51).

7.87 There is similar damage in the eastern corner of the room, where the cracks in the ceiling continue down the walls (image 7.52).

7.88 Refer to general recommendations at the start of section 7 recommending the advice of a structural engineer for historic buildings with relevant experience of 20th century construction, prior to the rectification of the items in this room. (1)

7.89 There is a lantern ceiling lamp, the mechanisms of which are accessed via a pop up at roof level. Refer to section 3. The lantern does not work but the glass and metal appears generally undamaged, and the reinstatement of the electrics here would revitalise the space (once the water ingress issues are addressed). (D)

Room 33

7.90 Room 33 is used as artist studios. There are some original timber notice boards to the walls. There is some water staining to areas of these as well as paint marks and minor chips and scratches, which would benefit from repair (image 7.53). (5)

7.91 There is a large central rooflight and a system of downstand beams in the ceiling. There is cracking to the surface finishes along these downstand beams, especially to the northern corner of the rooflight, where there is water staining as well as extensive cracking (image 7.54).

7.92 There is further evidence of water ingress elsewhere in this room, with particular damage to the southern corner of the room, where an area of the ceiling finish has fallen away, and there is extensive cracking to both the ceiling and the walls (image 7.55).

7.93 As in the stairwell widespread cracking in the soffit is at roughly equal parallel intervals, indicating that it sits below encased metal beams (image 7.56). Several of the cracks in the soffit are continued down the walls. Cracks in the walls run both downwards and also diagonally towards the corners of the room.

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7.94 Roof access is via a hatch in this room. Access is via a ladder only and there is an awkward transition between the ladder and roof level. There is cracking around the roof hatch and the ceiling finish has fallen away at a point (image 7.57).

7.95 As in the stairwell further advice from an appropriate structural engineer should be sought. (1)

Main space (room 34)

7.96 Room 34 is a large barrel vaulted space used as artist studios. There is decorative plasterwork running beneath the barrel structure. This plasterwork has fallen away almost entirely on the barrel at the far north-east end of the room. There is also damage to the wall directly beneath this, with the finishes coming away from the wall, possibly caused by water ingress (image 7.58). Most of the other decorative plasterwork is intact. Once the water ingress issue has been addressed, consideration should be given to the replacement of the missing decorative plasterwork here, to tie the area in to the rest of the room. (5)

7.97 Circular ventilation grilles with a decorative surround run along the room, just below the level of the ceiling glass. Some of these are damaged, boarded up or missing entirely, and should ideally be repaired, replaced or reinstated as required (image 7.59 + 7.60). (5)

7.98 Whilst less that some other rooms on this floor, there is still cracking throughout the space on walls and ceilings. Cracking is often found around the glazed barrel vaulted rooflights – in some cases with this extending into/ around the vaulted side spaces below. There is also some cracking to the back wall of some of the side vault spaces (image 7.61).

7.99 There is some notable cracking around the doors (and associated vaults) along the north-western side of the room, especially the door leading to the main staircase, where the plasterwork has also come away from the wall above the door (image 7.62)

7.100 The inner leaf of glazing to the barrel vaulted roof has two types of glazing (smooth frosted and textured frosted) and appears generally intact, however there is a lot of debris (leaves, dirt, detached draught seals) sitting above the glazing which should ideally be cleared (image 7.63). (2)

Circulation + Attic (room 35)

7.101 Room 35 has a dropped semi-transparent tiled ceiling which sits within a timber framed grid, which sits beneath the pitched glazed roof above. The dropped ceiling is missing several tiles (which should be reinstated) and there is some damage to those which remain (which should be replaced). There is debris above several of the glazed tiles which should be cleared (image 7.64). (2)

7.102 There is an attic space above which is accessed via cat ladder. The attic space has a timber boarded floor, which is mostly in an acceptable condition, though with some small areas of water damage. The roof timbers can be viewed up here (including those above the main barrel vaulted space (room 34). They appear intact however there is evidence of water damage to them. Several of them have been painted at some point, and this finish has extensively flaked away (image 7.65). The access could be improved to this space as the current cat ladder provides awkward access up through the ceiling tile grid and the attic is unguarded along the edge with the dropped ceiling. (5)

7.103 The wall finishes in the attic space have cracking throughout and some plasterwork has fallen away in areas along the south-west end (image 7.66) and beneath the hatch on the north-east wall (image 7.67), which would benefit from repair. (2)

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7.104 In room 35 there is a book lift, which runs full height through the building. This is no longer functioning, but the mechanism and lifting beam can still be accessed via a hatch in this space. It would be desirable to retain original fittings and fixtures as so much has been lost. (D)

7.105 There is an enclosed riser up through this space which is closed with panels containing asbestos. These are captured in the asbestos survey and should be safely removed in a future scheme for the building. (5)

7.106 There are original in-built shelf frames in this room, though the shelves are missing. Timber has some paint damage and scuffing, but appears otherwise in acceptable condition.

7.107 Some of the plasterwork on the wall adjacent to the door into room 36 has fallen away, exposing the lath beneath and there is further cracking in the plaster around (image 7.68). This should be repaired and redecorated. (2)

Rooms 36-38

7.108 Room 36 is also used as an artist studio. There is widespread evidence of water ingress in the room, with staining and peeling to the wallpaper throughout the room.

7.109 There is extensive cracking to the walls and ceilings in here, with the same regularly spaced perpendicular cracking as seen elsewhere, indicating encased beams above (image 7.69).

7.110 There is a particularly large crack running from the window on the south-west façade, up the wall and across the ceiling (image 7.70). This is of note due to its size and also the fact that it is running perpendicular to most of the rest of the cracking in the soffit.

7.111 There is another large crack in the wall running upwards from the top of the window in the north-east façade (image 7.71). The crack also runs directly through the timber architrave surround of the window. There are further more minor cracks in various other areas of the timber architrave itself.

7.112 As in the stairwell further advice from an appropriate structural engineer should be sought, to determine the cause of the movement, prior to repairs being made. (1)

7.113 Where the wallpaper has peeled away from the wall it can be seen that the plaster has also deteriorated behind and is crumbly (image 7.72).

7.114 It is noted that wallpaper has peeled to all sides of the room, not just the external wall sides. This would likely indicate high moisture content in the space. This is likely to be caused by the building being under-heated in winter and possibly under-ventilated in summer. Refer to the comments at the start of section 7 on moisture in the building. These should be addressed prior to redecoration of the room (including repairs to plasterwork, replacement of wallpaper and redecoration generally). (2)

7.115 There is some timber panelling in this room, as well as a fireplace with blue glazed tile surround, golden coloured metal firebox and timber mantelpiece. These appear generally in fairly good condition, although there is some paint splattering. It is desirable to retain. (D)

7.116 Off room 36, rooms 37+38 are a WC and basin room. These partitions have very large cracks along where they meet the external wall and in one case it is possible to see the whole way through into the adjacent room. There is also cracking in the soffit (image 7.73). These should again be addressed once advice from a structural engineer has been sought. (1)

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7.117 Around the basin, there are areas where the plaster has come off the wall, and there is extensive staining from water and paint to the floor and walls here. The sink pedestal also sits off to the side of the basin above (image 7.74). The room would benefit from redecoration and reconfiguration of the services below the basin. (5)

7.118 It can be seen in here that there is pipework encased in the external wall buildup. This can be seen where the paint and plaster have fallen away. The encased pipes appear to have significantly rusted (image 7.73). It should be assessed whether these services are still in use. If not, then if possible to do so, it might be beneficial to cap off and remove the rusted services here. (1)

7.119 There appears to be mould across some of the walls in these rooms, which should be treated (image 7.75). (2)

Room 39

7.120 Room 39 is used as an artist studio. It has original inbuilt timber bookcases, a lot of which are in fairly good condition. There is some water damage. A new downpipe from the roof (recently added to alleviate ponding on the roof), runs through this room and some of the original timber shelving has had cut-outs added to incorporate this (image 7.76). The gap in the floor should be checked for fire stopping.(U) Ideally the shelves should be retained. (D)

7.121 There is evidence that this area was subject to significant water damage (presumably much of it related to the ponding issue on the roof). There are some large cracks and spalling in the external walls (filled) and areas of staining. The wall to the adjacent room 38 has pulled away where it meets the external wall and the crack is large enough to see through to the other side of the wall (image 7.77). As with the kiln room below, the adjacent pipework should be assessed for any further water leaks (there is currently a leaking pipe – refer to section 4), and it should be confirmed that there is no further water ingress before repairs are made to the room (1). Once confirmed the room would benefit from re-plastering (2) in areas and redecoration throughout (5).

7.122 The same glazed drop tiled ceiling as in room 35 continues into this room. There is significant debris above this ceiling which should ideally be cleared (image 7.76). (2)

Stair (room 40)

7.123 Room 40 houses a staircase down to the lower floors. Stair balustrade finishes are chipped. The stair treads have a linoleum finish with metal nosings. Consideration could be given to sanding down, filling and where applicable repainting of the timber elements. (5)

7.124 There has been extensive water damage to the ceiling in this room, caused by water pooling on the roof above. Works have been carried out in recent years to rectify the water pooling on the roof. Three new beams have been added to the soffit in this room to reinforce the three existing beams here, which have rusted extensively. The longer supporting beam running perpendicular to the new beams is also heavily rusted. The ceiling finish is also cracked and has not been made good where the repairs were carried out (image 7.78). Once advice has been sought from a suitable structural engineer (as per comments at start of section 7) and it is confirmed that there is no further water ingress here (1), the area would benefit from making good and redecoration. (2)

Services Installations –General Note

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7.125 The comments in this report are based on a visual examination only. No tests of services have been undertaken. Reference to test reports seen or recommendations for testing are made below as appropriate.

8. Electrical Installation and Lighting System

8.1 Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the building logbook. Any alteration or extension of the electrical installation must be carried out by a suitably qualified electrician and an NICEIC test certificate obtained and kept with the O&M Manual. See Section 1.

8.2 Electrical testing is managed by the local council (who are the owners of the building). It is believed that testing has been carried out within the past 5 years, however we have not seen the latest report for review.

8.3 Lighting within the building is provided by a variety of luminaires, primarily batten luminaires, but also pendants. We were not aware of any problems.

8.4 A copy of the latest electrical test report should be obtained and it should be ensured that any recommendations from this are addressed within the recommended time scales. (1)

9. Sound System

9.1 We understand that there is no induction loop system. We recommend that this issue is addressed for the avoidance of discrimination against those with hearing problems. (D)

10. Heating Installation

10.1 There is no longer a gas connection to the building. This believed to have been disconnected around 1991. The connection points and meters remain on the lower ground building. It is recommended that the redundant equipment is removed by a qualified engineer. (2)

10.2 The boiler system is contained in room 5. This has been redundant since 1991 and it is recommended that this is removed by a qualified engineer. (2)

10.3 There is no working central heating system to the building. Heating is provided by electric heaters. These are wall fixed and wired in in the gallery and workspace (rooms 21 and 22). Elsewhere some of the building users have provided electric heaters of their own.

10.4 A proper examination and test should be made of the electric heaters as outlined for electrical installations above.

10.5 Much of the redundant heating system (radiators, pipes, connections etc) is rusted in places and it is recommended that this is removed by a qualified engineer. (2)

10.6 Hot water is believed to be provided locally to specific taps via electric water heaters.

10.7 Refer to the general comments made at the start of section 7 (7.3 and 7.4) suggesting that some of the issues in the building related to buildup of moisture could be related to the

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space being under-heated in winter. Whilst a significant investment, it may be worth exploring the reinstatement of a central heating system for the building. (2)

11. Lightning Protection

11.1 Any lightning conductor should be tested regularly by a competent specialist engineer in accordance with the British Standard BS 6651 (1999). It is advisable to vary the time of the inspection by a month each year as the earth resistance varies seasonally. The record of the test results should be kept with the Building Manual.

11.2 A full inspection of the system to include the physical condition of the installation should take place at least every 5 years.

11.3 There are 5 down conductors on the facades of the buildings, with tape coverage to the parapets and ridges on the building. There are terminals atop the lead ventilators on the main ridge roof and atop the brick piers along the north-west edge of the roof. Tapes appear generally to be sound, although there is the odd clip missing in areas, which should be replaced (1)

11.4 We understand that the local council arrange for the earth rods to be tested annually, but we have not seen the latest report for review. A copy of the latest report should be obtained and it should be ensured that any recommendations from this are addressed within the recommended time scales. (1)

12. Fire Precautions

12.1 Smoke detectors are believed to have been fitted approximately 20 years ago. We understand that the council arrange for these to be tested annually, although we have not seen the latest report for review. A copy of the latest report should be obtained and it should be ensured that any recommendations from this are addressed within the recommended time scales. (1)

12.2 It is noted in the general comments at the start of section 7 that there are various service penetrations through walls and floors throughout the scheme. Some have been filled to some extent and others have not. Where services are still active, the penetrations should be fire stopped, filled and made good, to mitigate against spread in the event of a fire. Where they are not active they should preferably be capped off and removed. Any redundant penetrations through walls and floors should be filled, fire stopped and made good. The relevant consultants should be consulted before the removal of building services. (1)

13. Accessibility

13.1 An access review was undertaken by Goss Consultancy in March 2018. The Equality Act 2010, Part M of the Building Regulations, the associated guidance paper – Approved Document M (2015), and British Standards Institutions' revised Code of Practice BS8300:2018 Design of an accessible and inclusive built environment were taken as the bottom-line reference point for the report.

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13.2 The building has step free access to the front entrance and the ground floor. There is no lift in the building though and none of the first floor, lower-ground floor or mezzanine levels are accessible in a wheelchair. There is also not level access within the lower-ground floor, with three separate level areas identified.

13.3 The access report picks up on various other issues, including missing handrails to various stairs, non-level thresholds at various doors and minimum clear widths that are not achieved.

13.4 The accessible WC does not meet all of the criteria for a Part M Building Regulations compliant AWC. Specific items are highlighted in the access report.

13.5 Please refer to the access review for recommendations on timescales for the highlighted issues above. (1)

13.6 The introduction of an Induction Loop system should be considered. (D)

14. Safety and Security

Security

14.1 The front of house spaces are often open to the public, including the gallery, workshop, entrance hall and AWC.

14.2 The front door of the building has access control, but is sometimes left open when there are active exhibitions.

14.3 All remaining spaces including the artist studios are behind the secure line, which requires an access code to access. It appears that the secure line can however be breached at present via the door from the main staircase into the former lecture theatre (room 33). It is recommended that this is addressed to ensure that the building has a secure line. (2)

14.4 Most of the individual rooms can also be manually locked, and some of the artists generally keep their studios locked.

14.5 Lower level windows on the north-west and south-west facades of the building have metal bars fixed to the exterior for security, most of which are rusting to some extent and would benefit from redecoration. (2) The round arched metal windows throughout have mesh fixed to the exterior for security, some of which is warping. Both the bars and mesh appear to be hinged and secured via padlocks.

Health and Safety

14.6 Access to the roof is via ladder up to an access hatch. The transition between ladder and roof level is fairly awkward, and poses some risk of falling. Consideration should be given to improving this. (1)

14.7 Metal guardings to the perimeter of the roof are fairly rusted and have the appearance of a more temporary measure. Their structural integrity should be verified. Refer also to the recommendations in section 3. (2) There is also no metal guarding in place along the south-east edge of the roof. A mansafe system should be considered here. (1)

14.8 Some of the pigeon wires to the cornicing and parapet have come loose, however the anti-pigeon measures appear to remain effective and no pigeons were noted on the building. Should be repaired (5)

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14.9 There is asbestos present in the building. We understand that there is an asbestos management plan in place and that the building is inspected annually. The latest Asbestos Condition Report was undertaken by Arcus Consulting and was surveyed on 21st February 2023

14.10 This report contains details of where asbestos is present as well as associated risk assessments. All areas where asbestos is present have been deemed to be either "low" or "very low" risk. Asbestos should be safely removed in the longer term (5)

15. Boundary Walls, External Areas Paving, Paths, Railings, etc

15.1 The boundary on the SE side is the outside wall of the building. On the NE side there is a set of 3 stone steps at the NW corner rising to a ramp (image 15.1). This is assumed to be the site boundary on this side.

15.2 The NE and NW sides there is a small area, set approx. a storey below the pavement level accessed from the basement. A set of brick on edge steps to the SW side lead to a gate and the passage on that side. The boundary along these two sides is a low brick wall with brick on edge copings set on a double row of creasing tiles.

15.3 The NW boundary closest to Lewisham Way is the party wall with the adjoining property.

15.4 The lowest step at the front elevation is damaged in many locations. The repair of this should be dealt with in conjunction with the recommendations of the Access report. (5)

SW Corner

15.5 As the SW corner there is curved brick wall, using the same Bedfordshire bricks forming an apse like end to the elevation, terminating in a brick pier, with a stone pedimented capping stone, to the side of the passage way to the SW. The top of the wall is protected with a stone cornice. At the base of the wall a small raised planting area has been created with railway slippers. The wall is protected with corrugated iron sheet set at the back of the planter.

15.6 There is a crack approx. 700mm to the N of the pier in the curved section of the wall which continues into the cornice. The crack appears wider at the top and goes right through the thickness of the wall. It has been pointed with mastic but the crack is opening up again. The cause is not entirely clear but the height drop to the basement area to the SW and differential movement may a contributary factor. The crack needs to be pointed with lime mortar and monitored for further deterioration. (2) (M)

15.7 The rear of the curved wall descends into the lower ground floor area. Two courses of Portland stone blocks are set in the brickwork at the same position as the plinth on the main elevations. There are a number of spalled bricks in the curved section of wall which need to be repaired (5). The lower section is constructed with the purple stocks and is in good condition.

15.8 The brickwork on the pier displays scars caused by iron fixings which may have held a gate. The embedded fixings are rusting and causing jacking of the brickwork. They need to be removed and the joints repointed (2). On the SW side of the pier the brickwork needs to be repointed entirely and on the SE and NE sides some open joints also need to be pointed. (5)

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15.9 The pier sits on a stone plinth. The SW facet of the plinth has sheared off due to former tree. The cut down stump can still be seen at pavement level. The tree roots may have also been a contributory factor to the crack seen in the curved section of the wall.

SW perimeter wall and area

15.10 The SW perimeter wall steps towards the NW following the steps in the passage. The brickwork are generally in good condition but at low level there many open joints as a result of splashback from the pavement and the steps to the passage. Approx. 3-4 courses need to be pointed throughout. (5)

15.11 The brick on edge copings on this side are used to support a metal grille fence, held on metal angles presumably for security. There is an opening in the wall, framed by a brick piers on either side also protected with brick on edge copings. The copings to the RH pier have been disturbed by the metal angles. The metal angles are beginning to rust and the decorations are failing. Some repair and redecoration is needed (5)

15.12 The connection of the wall to the SW brick pier described above has been lost leaving a gap of approx. 50mm. This could have also been caused by root disturbance from now cut down tree. Some restrain may need to be considered (5)

15.13 Many joints in the copings are supporting moss indicating a friable porous mortar. Repointing should be considered (5)

15.14 There is vertical crack at the NW corner of the wall and the tile creasing is damaged for approx. 2m from the outer edge. The metal fencing above does not look secure at this point and needs to be refixed. In the same location there is an area of open joints in the wall. Previous cementitious pointing is failing and repointing is needed: approx. $3m^2$ (5)

15.15 The metal open grille gate set within the piers is in good condition and the decorations are fair.

15.16 The brick steps down to the basement from the metal gate are in good condition apart from a few damaged nosings but this is not significant at present. The steps are protected with a metal balustrade which appears modern. It is in good condition but redecoration is needed (5)

15.17 The paving in this area is concrete. The splash back from it affecting the wall plinth has been described in section 5. It would be desirable to consider cutting the concrete back to form a gravel filled trench to reduce the effects of splash back on the walls. (5)

15.18 In the S corner of the area there is a set of concrete steps with a landing at the top against the perimeter wall. It is not clear where this would have led to.

NW perimeter wall and area

15.19 The perimeter wall is details as that described for the previous section with brick on edge coping tile creasing and the occasional shallow buttress. The wall is leaning inwards in the centre where the copings are also damaged. Some repair and repointing will be needed. (5)

15.20 The paving is also in concrete and the same observation regarding splash back and the advisability of reducing this effect is also pertinent here. (5)

15.21 This area is wider than the SW side and there are raised plant beds and other makeshift structures within it. It would be desirable to include re-planning and improvement of the areas in the future plans for the building. (D)

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16. Conclusion

16.1 On the whole, the condition of the building fabric is poor. Although the main wall finishes appear sound there are multiple areas of decay at high level and internally.

16.2 The causes of defects arise primarily from water ingress either through defective roof finishes of leaking RWP and drainage pipes.

16.3 The original filler joist construction of the building is very vulnerable to water ingress. At times when the building was poorly maintained or vacant water ingress would have set the corrosion process in progress. The expansive force of iron opening up brickwork joints and opening up coping joints exacerbates the situation allowing yet more water into the fabric. This is the greatest problem facing the building

16.4 The constructional details of the roof and main floor slabs are not fully understood at present and the report makes the recommendation for engaging a structural engineer with expertise in this type of construction to advise further. It is likely that further investigation and will be needed.

16.5 In addition we suspect that the poor heating pattern of the building is perhaps causing both surface and interstitial condensation in the walls and floor slabs, which is turn are affecting both the internal surface finishes and buried iron. Further study in this possible mechanism of decay is also needed.

16.6 Although we have set down recommendations in order of priority, the outstanding elements of further study and investigation recommended above mean that the full scope of repair needed to the fabric cannot be fully determined at this stage. In our experience anodic protection to the iron is not straight forward. The first port of call must be reducing the water entering the fabric.

16.7 The report therefore recommends that where the evidence of water penetration and damage internally is not clearly understood, the existing wet services should be investigated and checked for active leaks. These should be repaired in the first instance to limit water ingress.

16.8 In the same vein open joints in parapets and defects in the roof finishes should be pointed and repaired albeit on a temporary basis to limit the water currently finding its way into the building.

16.9 Despite the uncertainty or works required to treat the rusting embedded iron we can say for certain that the main areas of repair needed to limit water ingress are:

a. Repair to the roof finishes. This may be ongoing repairs to the asphalt or considering an insulated roof with a new single ply or multiply covering, which may have a better expansion coefficient to guard against further iron rusting. The perimeter details and heating pattern inside the building will need to be carefully considered if the latter option is adopted given the risks of interstitial condensation outlined above.

b. The replacement of the polycarbonate rooflight with insulated glazing units will improve both thermal and acoustic properties of this element and should be considered together with the recovering of the roof finishes. As a minimum the flashings and other repairs identified in the report should be carried out in the shorter term to limit water ingress.

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c. Repairs to masonry at high level where there are cracks and open joints to include removal of easy to access rusting ironwork such as the old scaffold tube fixings.

d. Spalled brickwork at high level needs to be repaired and pointed as this is also allowing moisture into the walls

e. Considering lead covers and better drip details to cornices to protect them and throw the water away from the walls.

f. Pointing the offsets of the walls at the lower ground floor to limit water into the fabric.

g. Getting rainwater away in a more efficient way.

h. Overhauling foul drainage.

16.10 The windows and doors require repair both internally and externally. This must include the rationalisation of security measures such as iron grilles and bars.

16.11 Internal finishes (walls, floors and ceilings) require repair throughout, but this must follow addressing the external problems and making the building weather tight.

16.12 The asbestos material inside the building although encapsulated will need to be removed in a future re ordering and reuse scheme.

16.13 The access audit report has identified areas of work needed but the proposed improvements need to be done in a sensitive manner in keeping with the aura of the building.

16.14 In terms of safe access for maintenance which is essential for maintaining the weather tightness of the building consideration should be given to introducing protection along the SE rooflight in order to access the gutter. If the decision to replace the rooflights is taken consideration should be given to making the SE parapet gutter wider if possible to improve access.

16.15 Similarly access to the SE narrow flat roof need to be made safe. The most sensitive solution would be a fall arrest system fixed to the rear tall parapet.

16.16 The balustrade to the NW side of the building will need to be removed to allow the repair to the parapets. The opportunity should be taken to replace the scaffold tubes with new key clamp elements and to provide panels for additional protection between the currently widely spaced horizontal bars.

16.17 The perimeter walls and external area also require repair and improvement to make the areas more pleasant and usable. Perimeter security measures should be carried out in a more sensitive manner.

16.18 The work of improvement both to the internal finishes and services needs to dovetail with the planned improvement to the use and accessibility of the building.

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17. Recommendations

A The recommendations that follow are listed in order of priority to assist in the organisation of repair work and planning for the future. Relevant items in the main body of the report are given in brackets. Some item numbers may appear in two categories if they require one type of action before another or regular maintenance in future.

B Purely descriptive item numbers do not appear in the list of recommendations.

C Although some items may be listed under the 2-year category it may be more practical to carry them out with the 1-year category group if it is expedient to do so in order to make efficient use of scaffold access or the employment of specialist trades.

D The repairs recommended in the report are not anticipated to require listed building consent as they are a like for like repair and maintenance items.

Specification for recommended work

E It should be noted that the recommendations that follow are not a schedule of work or a specification. An architect or other suitably qualified person with experience of work to a building of this age and construction type should prepare the specification and Schedule of work for the recommended work. Should preliminarily cost estimates be required prior to work being undertake a more detailed description may be needed.

17.1 Items requiring Prompt attention (U)

17.1.1 Replace flashing to N corner of rood and refix lightening protection (3.19)

17.1.2 Release and refix lead flashing at NE end of rooflight N slope and also above brick pier in same area (3.21, 3.22)

17.1.3 Remove buddleia plants from NW elevation cornice and repoint (5.13)

17.1.4 Remove metal external staircase if no longer required as a fire escape and repair the resultant damage to the W corner of the staircase wall (5.57)

17.1.5 Ensure that service penetrations through walls and floors throughout the building are fire stopped, filled and made good (7.16, 7.28, 7.36, 7.120, 12.2)

17.2 Items requiring attention within one year (1)

17.2.1 Repair splits and blisters in the asphalt roof covering (311, 3.15, 3.15)

17.2.2 Remove rusting iron fixing through rooflight NW upstand and repoint (3.12)

17.2.3 Release and reset polycarbonate roof panels and replace end caps (3.20)

17.2.4 Clean and inspect gutter surround to timber roof access hatch (3.26)

17.2.5 Refix or remove (if redundant) aerial on SE tall parapet wall (3.56)

17.2.6 Clear hoppers on SW side of building (4.1)

17.2.7 Repointing to canted brick offset on SW elevation (5.41)

17.3.1 Repointing to NW elevation canted brick course (5.58)

17.2.8 Engage a structural engineer specialising in historic buildings with experience in 20th century construction to advise on the structural movement generally in the building which has caused extensive cracking in the soffits and walls throughout the building (7.5, 7.6, 7.25, 7.32, 7.82, 7.85-7.88, 7.91-7.95, 7.109-7.112, 7.116)

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17.2.9 Determine if water damage is current or historic in areas where it is identified (room 1 soffit, rooms on SE façade adjacent to external pipework, in room 24 and vaulted soffit of room 26) and rectify the issues if so, prior to any repairs to the surface finishes (7.26, 7.41, 7.57, 7.60, 7.68, 7.70, 7.71, 7.108, 7.113, 7.117, 7.118, 7.121, 7.124)

17.2.10 Determine if there is any redundant plumbing in the disused WCs in room 1 and remove and cap off if so (7.29)

17.2.11 Obtain a copy of the latest electrical test report and ensure that items are addressed as per recommendations (7.70, 8.4)

17.2.12 Obtain a copy of the latest lightening protection test report and ensure that items are addressed as per recommendations. Also replace any missing lighting conductor clips (11.3, 11.4)

17.2.13 Obtain a copy of the latest fire alarm test report and ensure that items are addressed as per recommendations (12.1)

17.2.14 Refer to the access report undertaken by Goss to obtain timescales for the recommendations for improved accessibility (13.5)

17.2.15 Improvement of safe access to the roof via current hatch and ladder (14.6)

17.2.16 The addition of a mansafe system to the unguarded SE edge of the roof (14.7)

17.3 Items requiring attention within two years (2)

17.3.2 Provide protection along the SE side of the roof light to improve access to the gutter (3.16)

17.3.3 Treat and powder coat (or renew) rusting steel ridge vents (3.23)

17.3.4 Redecorate steel access stair over rooflight and ideally move back from main elevation (3.24, 3.25)

17.3.5 Redecorate timber access hatch (3.26)

17.3.6 Repointing of all roof parapets, including interfaces with quoins and chimney stacks (3.32, 3.35, 3.36)

17.3.7 Repoint, reset and repair stone roof copings, including surrounding repointing (3.33, 3.50, 3.62)

17.3.8 Reforming the brick on edge copings, including creasing tiles, mortar fillet, repointing generally and pointing cracks (3.37, 3.38, 3.39, 3.40)

17.3.9 Dress a lead cover flashing into chimney stack at party wall (3.41)

17.3.10 Repoint chimney stacks on NW parapet (3.42)

17.3.11 Remove flue cowl to boiler room chimney stack – note potential asbestos (3.43)

17.3.12 Remove iron scaffold fixings from lantern enclosure to roof, replace brickwork and repair/ replace door and frame (3.44, 3.46)

17.3.13 Detailed check, repairs and addition of grille panels to roof balustrades. (3.47, 14.7)

17.3.14 Consult structural engineer regarding potential removal of wall adjacent to chimney stack on roof and subsequent improvement of waterproofing (3.48, 3.49)

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17.3.15 Remove rusting flag pole bracket fixings and repoint (3.51)

17.3.16 Repairs to SE corner coping stone including replacement of iron cramp with stainless steel and related pointing (3.52)

17.3.17 Improvements to SE parapet and SW wall return drip and weatherproofing details, including repointing and replacement of failed bricks (3.53, 3.54, 3.55)

17.3.18 Replacement of iron lintels above parapet gutter outlets on SE side (3.57)

17.3.19 Remove rusting iron fixings one third along elevation from Lewisham way and repair masonry (3.58)

17.3.20 Introduce bed joint reinforcement above access way to SW end of tall parapet and repoint and monitor (including neighbouring area) (3.59, 3.60)

17.3.21 Repointing to coping stones and exposed masonry below on SW elevation and introduce cover flashing (3.61)

17.3.22 Pin, grout and monitor curved pediment coping stones on SE elevation (3.63)

17.3.23 Consider the introduction of an overflow to south side of roof (4.2)

17.3.24 External lead pipe on SW façade to be taken down, cleared and resealed. Allow for new cast iron downpipe (4.3)

17.3.25 NE elevation repointing and introduction of lead covers with improved drip detail to cornices (5.12)

17.3.26 NE elevation repointing to cracks in ashlar portico walls (5.13)

17.3.27 NE elevation pointing to doorway cornice and introduction of lead cornice (5.15)

17.3.28 Apply linseed oil, beeswax and turpentine solution to oak front doors (5.16, 7.51)

17.3.29 NE elevation repointing to stone plinth to RH side of door (5.17)

17.3.30 NE elevation conserve edges of sarcophagi and carefully remove graffiti (5.19, 5.20)

17.3.31 SE elevation pointing of plinth at NE corner and around fire escape exit and repointing to approx. 70% of elevation generally (5.26)

17.3.32 Treatment of timber side door as for front door (including filling of some open joints) (5.29)

17.3.33 SW elevation pointing to stone cornices and introduce lead cover with drip to shallow middle cornice (5.35)

17.3.34 SW elevation replacements and repointing to brickwork, to parapet, upper half of main elevation, SE rusticated bay area and lower brickwork area below this, as well as the offset plinth (5.36, 5.38, 5.42, 5.43)

17.3.35 Significant repairs to metal bar lintels and surrounding brickwork on SW façade (top two floors) (5.37, 5.39)

17.3.36 Repairs and redecoration to doors on SW and NW elevations (5.46, 7.33)

17.3.37 Investigate cause and extent of movement to upper areas of walls on NW elevation and staircase projection arising from rusting items, and make related repairs (5.54, 5.55, 5.56)

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17.3.38 Redecoration of all iron window bars and grilles, including removal of previous security bar fixings (5.47, 5.60, 5.61, 5.62, 5.63, 14.5)

17.3.39 Removal of redundant low level cables and fixings on NW elevation (5.64)

17.3.40 Seek advice from specialist glazier and repair/ replace broken panes to leaded windows throughout (6.4, 6.5)

17.3.41 Repairs, redecoration and/ or replacement of timber frame windows throughout (5.44, 5.60, 6.8)

17.3.42 Consideration of the reinstatement of the central heating system to reduce moisture throughout the building (7.4, 7.114, 10.7)

17.3.43 Restoration/ retreatment of original doors and joinery throughout the building in keeping with the historic finishes (7.10, 7.90)

17.3.44 Re-plastering (like-for-like) where plasterwork is damaged throughout the building, ensuring any water ingress issues have already been addressed (7.14, 7.68, 7.72, 7.83, 7.107, 7.114, 7.121, 7.124)

17.3.45 Cap off and remove any redundant services throughout the building (7.17, 7.33, 7.36, 7.37, 7.118, 10.1, 10.2, 10.5, 12.2)

17.3.46 Tightening or replacement of hinges in door between boiler room and undercroft (7.33)

17.3.47 Repairs or replacement of water damaged or broken windows and architraves (7.42, 7.45, 7.46, 7.68, 7.81)

17.3.48 Repairs to coving in AWC (7.59)

17.3.49 Replacement of broken window panes to internal window in main staircase (7.77)

17.3.50 Repairs to stone balustrade of main staircase (7.78)

17.3.51 Removal of debris above ceiling glazing at first floor level and replacement/ repair of missing/ broken panes (7.100, 7.101, 7.122)

17.3.52 Treatment of mould in room 37 (7.119)

17.3.53 Introduce access control between room 33 and the main staircase, to ensure that the secure line of the building is maintained (14.3)

17.3.54 Pointing to external curved wall at SW corner of the building (15.6)

17.3.55 Remove embedded iron fixings from former external gate (15.8)

17.4 Items requiring attention within 5 years (5)

17.4.1 NE elevation clearing vegetation and repointing to plinth ashlars below windows (5.18)

17.4.2 Conservation of stone decay to SE elevation including sarcophagi (5.27)

17.4.3 Removal of graffiti to pilasters on SE elevation (5.28)

17.4.4 Repointing to brickwork by downpipe at S corner of NW elevation.

17.4.5 Consolidation of the ironmongery throughout the building to one style, in keeping with the age of the building (7.11)

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17.4.6 Repair and redecoration of surface finishes throughout the building, including all walls and ceilings and painted floors (7.12, 7.13, 7.21, 7.54, 7.55, 7.61, 7.63, 7.73, 7.74, 7.84, 7.114, 7.117, 7.121, 7.124)

17.4.7 Repair, sanding and treatment of parquet flooring throughout the building (7.15, 7.52, 7.56, 7.64, 7.75)

17.4.8 Asbestos identified within the building should be safely removed (7.23, 7.105, 14.10)

17.4.9 Filling, repairs and restoration of marble floors in entrance area and main staircase (7.48, 7.76)

17.4.10 Replacement of missing vents in entrance area and main vaulted room on first floor (room 34) (7.50, 7.97)

17.4.11 Repairs and redecoration of timber stair elements (7.67, 7.79, 7.80, 7.123)

17.4.12 Remove paint staining to fireplace hearth on mezzanine level (7.69)

17.4.13 Replacement of linoleum floor to room 31 (7.74)

17.4.14 Restoration of decorative plasterwork in barrel vaulted space once water ingress issues have been addressed (7.96)

17.4.15 Consideration of the access strategy to the attic space above room 35 (7.102)

17.4.16 Reconfiguration of sink pedestal area in room 37 (7.117)

17.4.17 Repair defective pigeon wires (14.8)

17.4.18 Repair front step of the building externally (15.4)

17.4.19 Repairs, repointing and redecoration to external boundary walls (15.7, 15.8, 15.10, 15.11, 15.13, 15.14, 15.19)

17.4.20 Restraint of SW external boundary wall (15.12)

17.4.21 Redecoration of external balustrade to SW of building (15.16)

17.4.22 Consider cutting back concrete paving from building perimeter at SW and NW edges and introducing a gravel trench (15.17, 15.20)

17.5 Items which would be desirable

17.5.1 Repair and retention of original historic features such as the book lift, bookshelves and main staircase lantern ceiling lamp (7.66, 7.72, 7.89, 7.104, 7.115, 7.120)

17.5.2 Integration of a hearing loop system (9.1, 13.6)

17.5.3 Re-planning and improvements to rear yard area of building (15.21)

17.6 Further Investigation and Monitoring Items (M)

17.6.1 Keep hoppers on SW side of building clear from leaves and debris (4.1)

17.6.2 Monitor proposed repointing at SW end of tall parapet (3.60)

17.6.3 Monitor the proposed pinned and grouted pediment stones on the SW parapet (3.63).

17.6.4 Monitor cracks in NE elevation ashlar portico walls (5.14)

17.6.5 Monitor proposed repointing to NW elevation canted brick course (5.58)

17.6.6 Monitor crack in curved wall at SW corner of the building (15.6)

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APPENDIX 1 - PHOTOS

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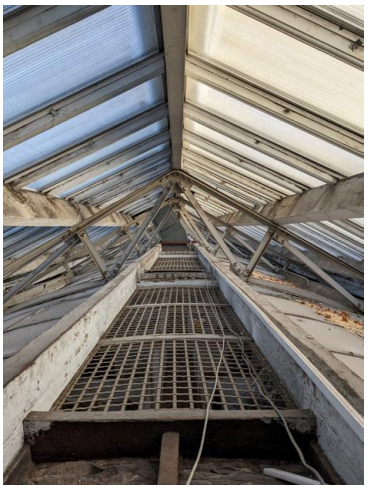
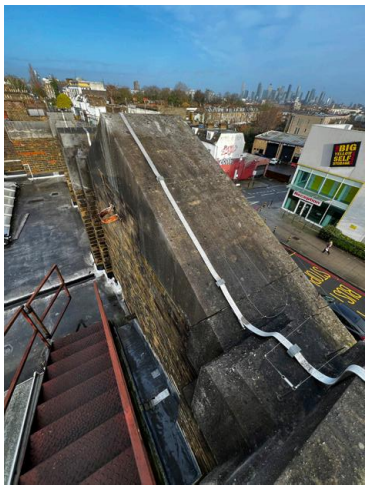
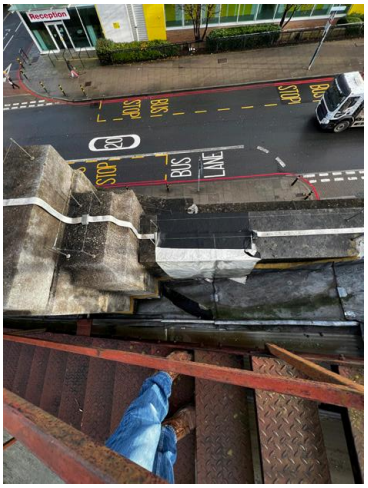
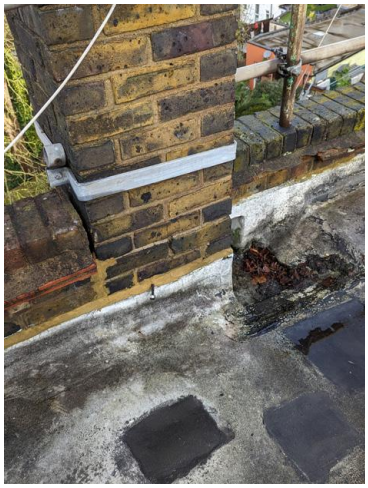

3.1 - Rooflight structure

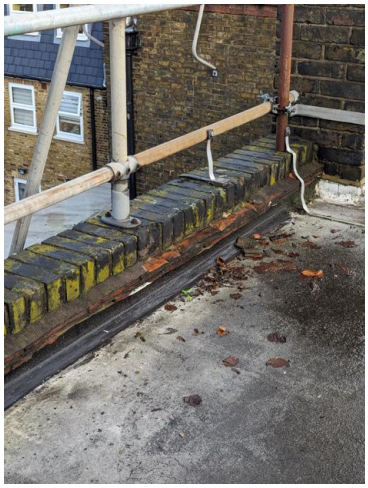

3.2 - Upstand crazing


3.3 - Lead flashing

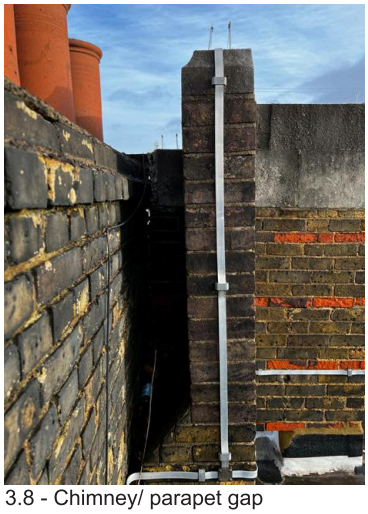


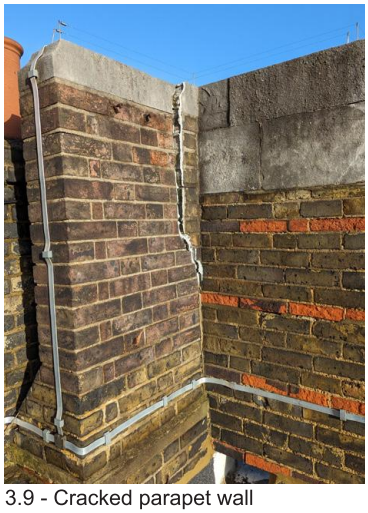
3.4 - Flashband detail

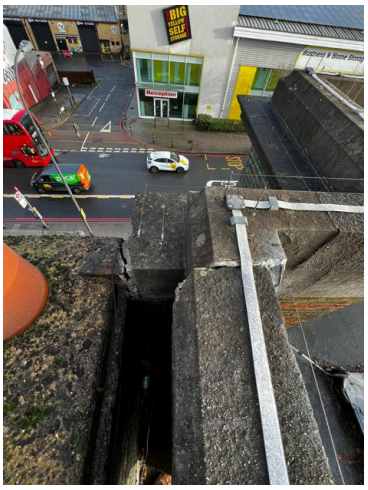

3.5 - Chimney/ parapet crack


3.6 - Creasing tiles/ mortar fillet


3.7 - Damaged cement fillet

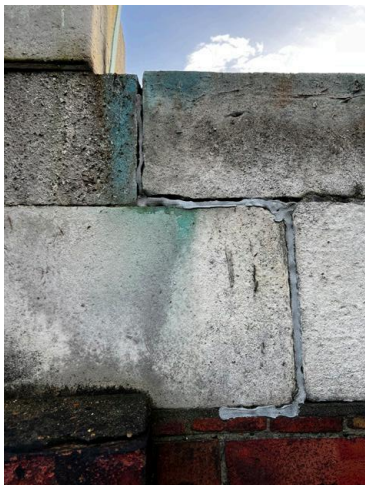

3.8 - Chimney/ parapet gap


3.9 - Cracked parapet wall

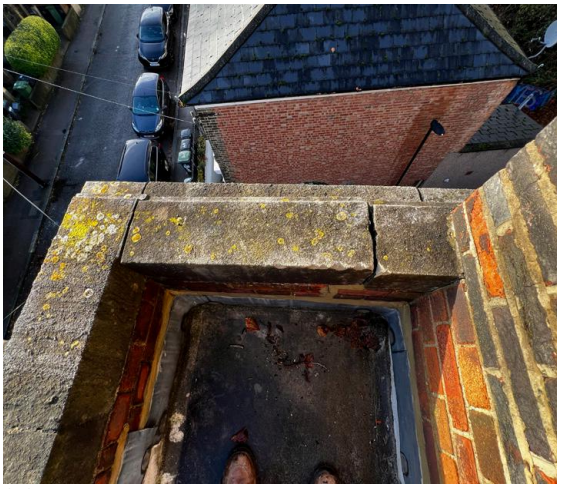


3.10 - Cracked parapet wall


3.11 - Mastic filled joints

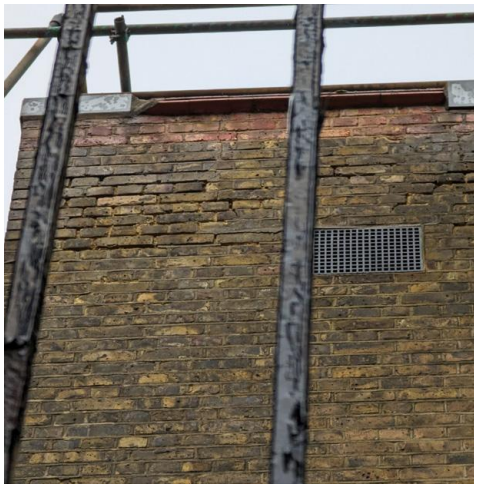

3.12 - Mastic filled joints

3.13 - Low parapet movement

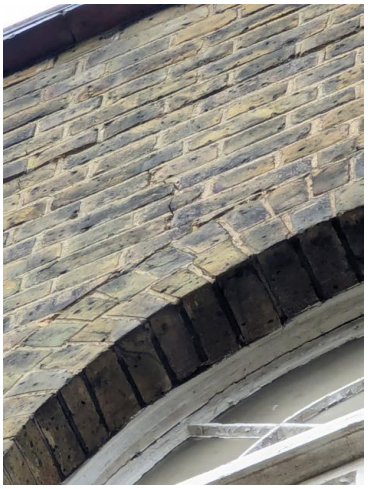


3.14 - Low parapet movement

5.1 - SW facet of staircase wall

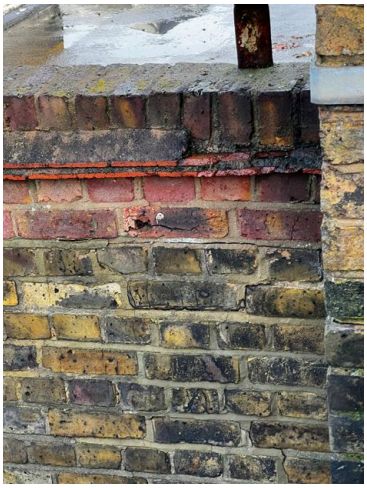


5.2 - SW facet of staircase wall



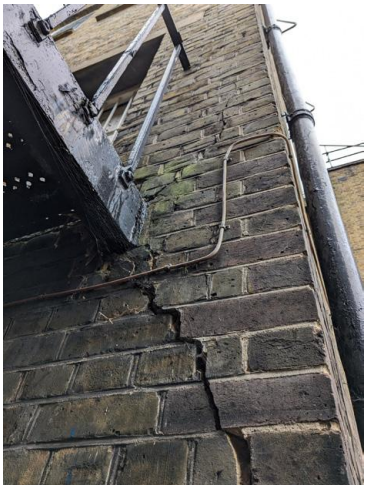
5.3 - NW elevation vertical cracking

5.4 - Parapet jacking



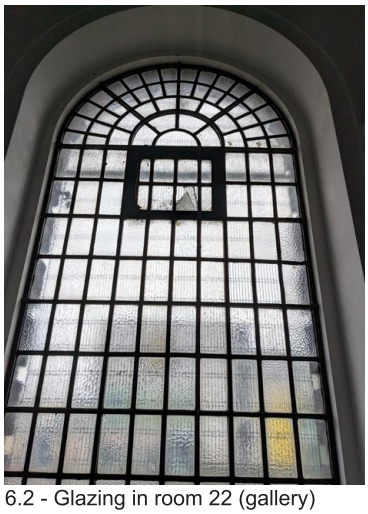
5.5 - Old scaffold tube fixing

5.6 - West corner of staircase wall

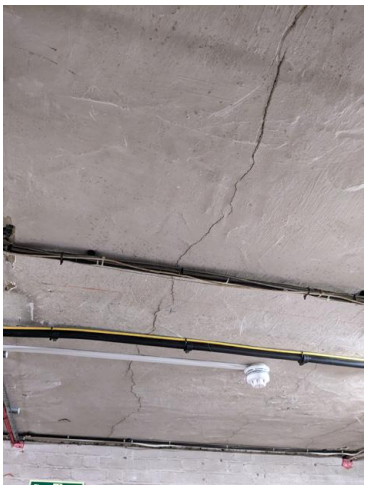


5.7 - West corner of staircase wall


6.1 - Glazing in room 30 (studio)

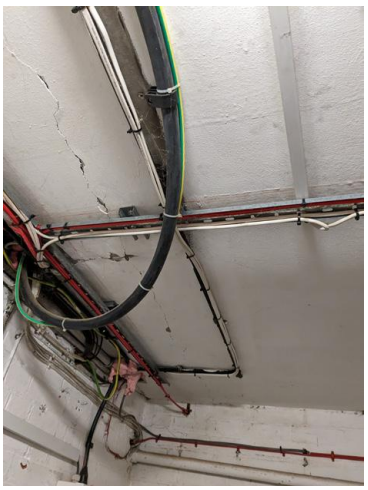

6.2 - Glazing in room 22 (gallery)


6.3 - Glazing in room 32 (staircase)


7.1 - Room 1 soffit


7.2 - Room 1 soffit

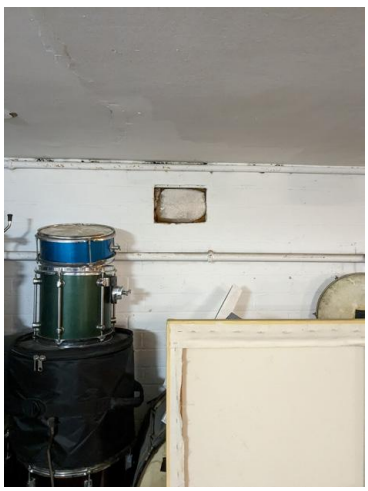

7.3 - Room 1 soffit

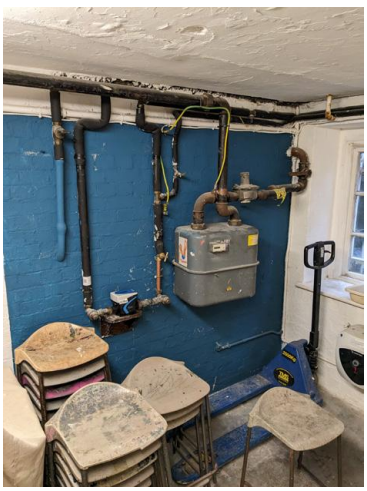

7.4 - Room 3 walls and soffit


7.5 - Room 5 boiler and door


7.6 - Room 5 services


7.7 - Room 5 floor

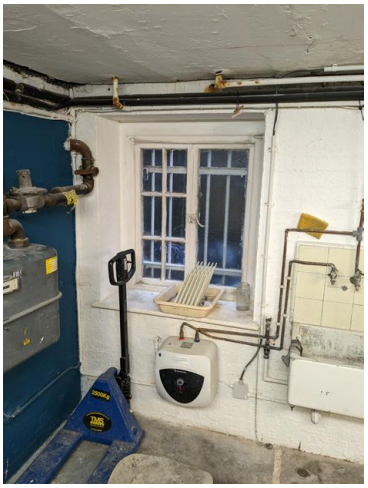

7.8 - Room 9 wall opening and soffit

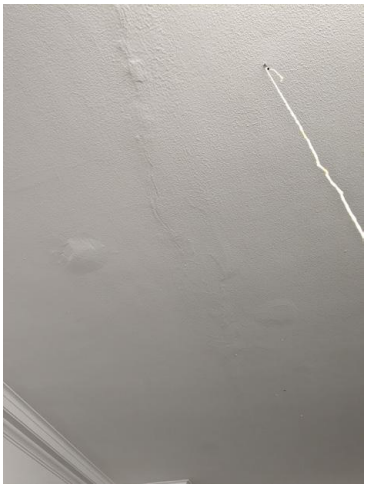

7.9 - Room 10 gas meter


7.10 - Room 10 window area


7.11 - Room 10 window

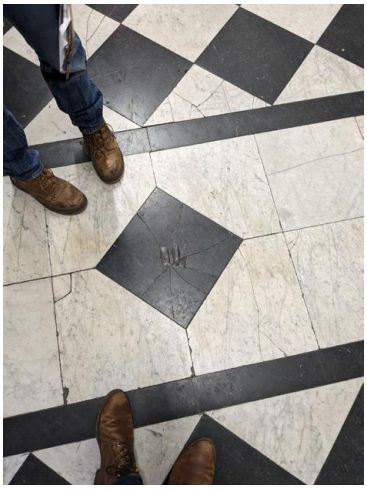

7.12 - Room 10 window

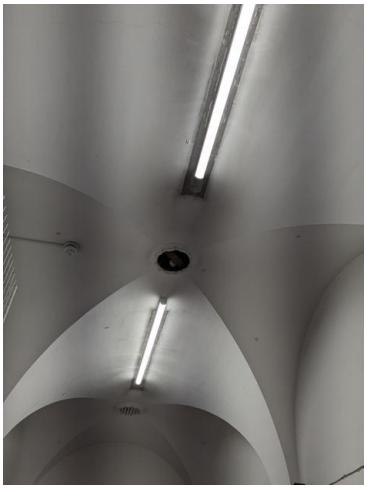

7.13 - Room 10 soffit and window


7.14 - Room 22 soffit


7.15 - Room 22 architraves


7.16 - Room 21 window and soffit


7.17 - Room 20 floor

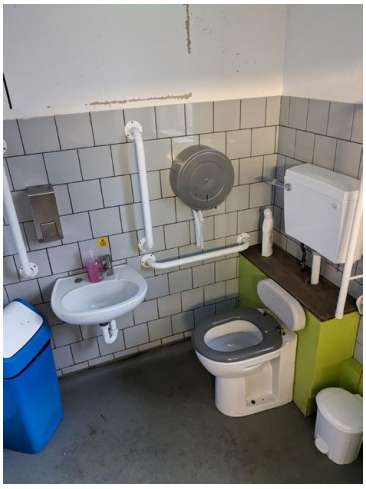

7.18 - Room 20 vaulted ceiling


7.19 - Room 19 front door


7.20 - Room 21 western corner

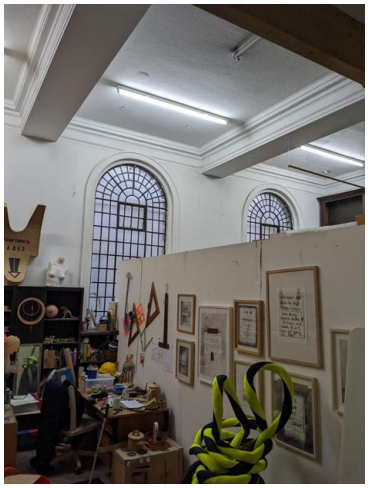

7.21 - Room 22 northern corner

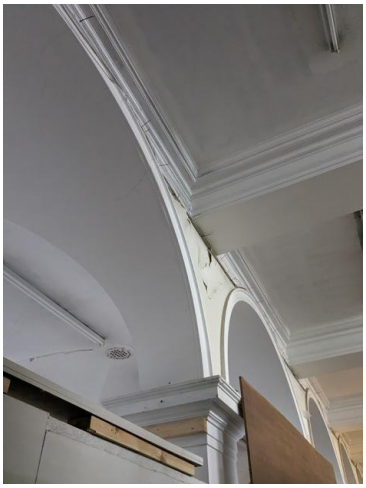

7.22 - Room 23 floor and walls


7.23 - Room 24 AWC


7.24 - Room 26 vaulted ceiling


7.25 - Room 26 walls

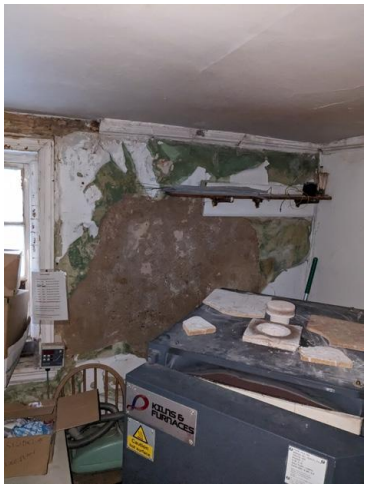

7.26 - Room 26 soffit and downstands

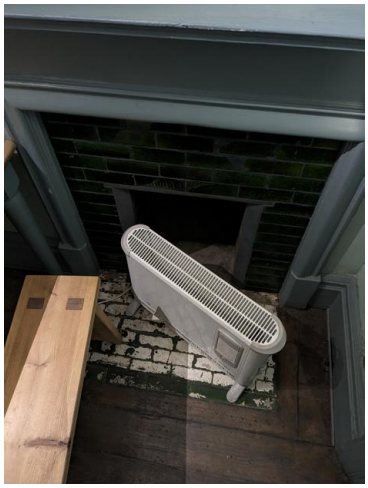

7.27 - Room 26 walls between arches


7.28 - Room 27 soffit


7.29 - Room 28 walls, doors, floors


7.30 - Room 27 book lift door


7.31 - Room 29 wall and window

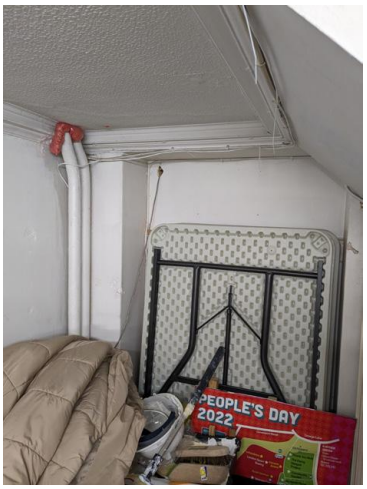

7.32 - Mezzanine fireplace


7.33 - Mezzanine WC wall

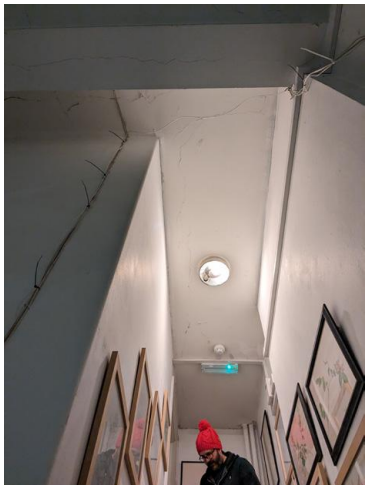
7.34 - Room 30 walls, soffit, downstand

7.35 - Room 30 walls, soffit, downstand

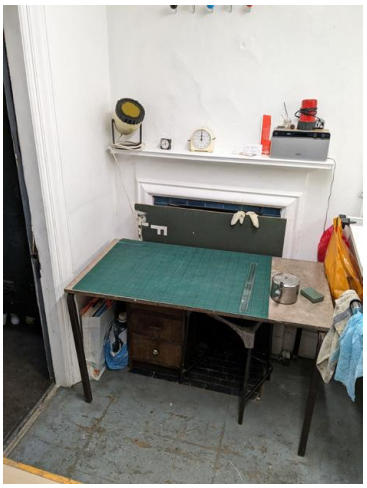
7.36 - Room 31 soffit



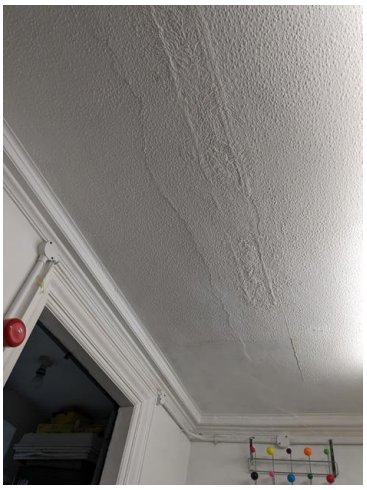
7.37 - Room 31 walls and services



7.38 - Room 27 soffit

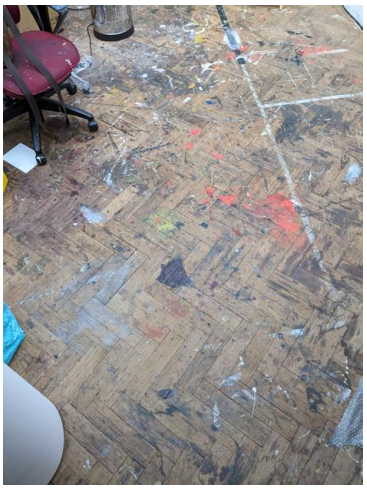


7.39 - Mezzanine floor and fireplace



7.40 - Mezzanine soffit

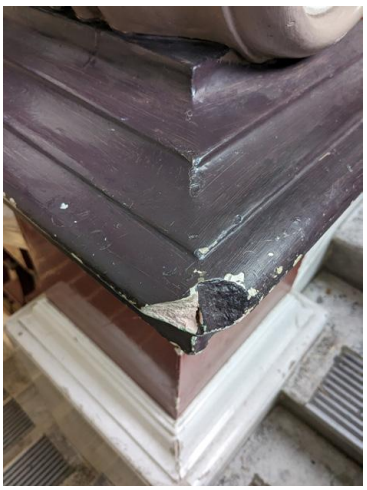
7.41 - Mezzanine basin area



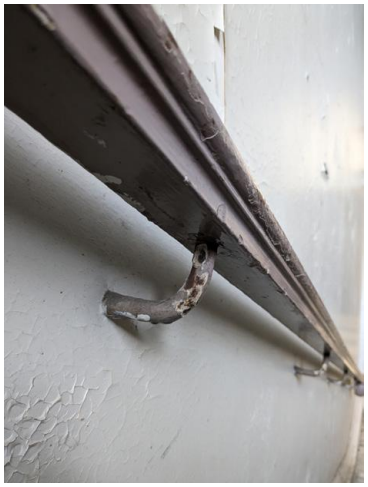
7.42 - first floor parquet flooring

7.43 - Room 32 floor

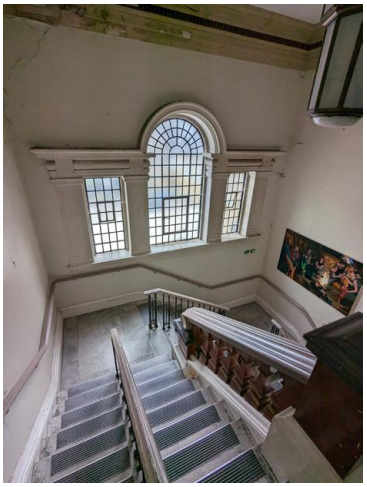
7.44 - Room 25 internal window



7.45 - Room 32 newel capping


7.46 - Room 32 handrail


7.47 - Room 32 stair and skirting


7.48 - Room 32 window

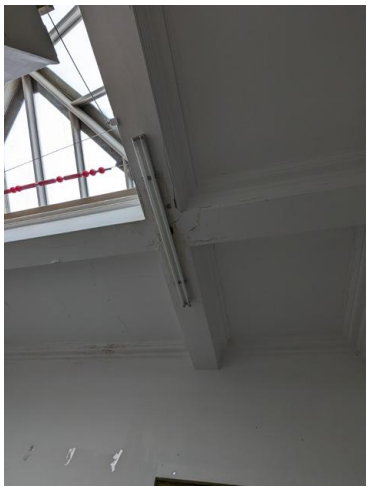

7.49 - Room 32 fascia and walls


7.50 - Room 32 soffit


7.51 - Room 32 western corner

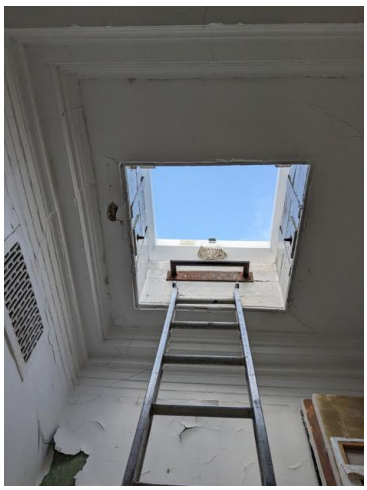

7.52 - Room 32 eastern corner


7.53 - Room 33 notice boards


7.54 - Room 33 soffit and downstands

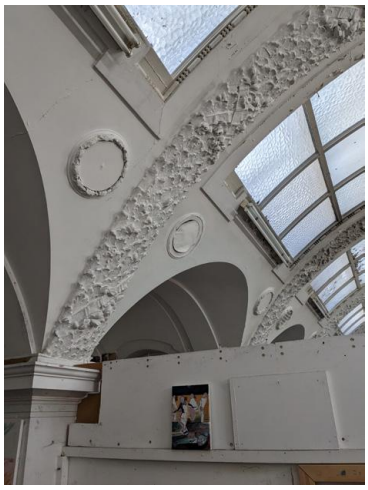
7.55 - Room 33 southern corner


7.56 - Room 33 soffit and wall


7.57 - Room 33 access hatch area

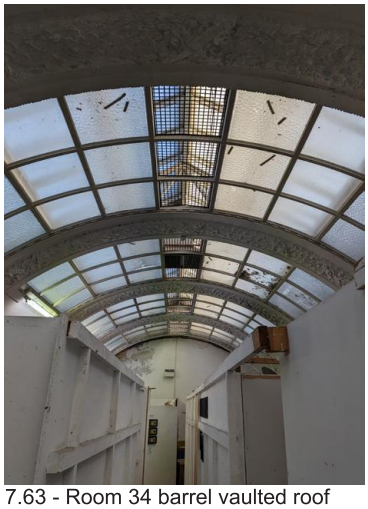

7.58 - Room 34 north-east end


7.59 - Room 34 ventilation grilles

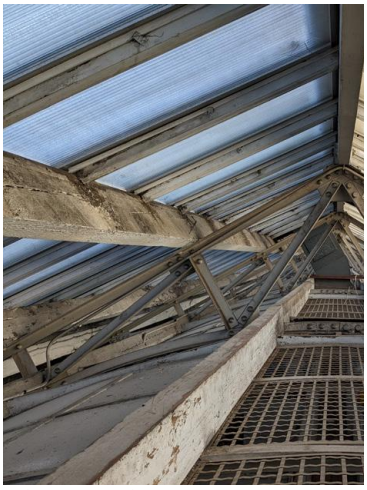

7.60 - Room 34 ventilation grilles


7.61 - Room 34 side vaults


7.62 - Room 34 door to staircase


7.63 - Room 34 barrel vaulted roof


7.64 - Room 35 ceiling


7.65 - Room 34 above barrel vault


7.66 - Room 35 attic space


7.67 - Room 35 hatch in attic space

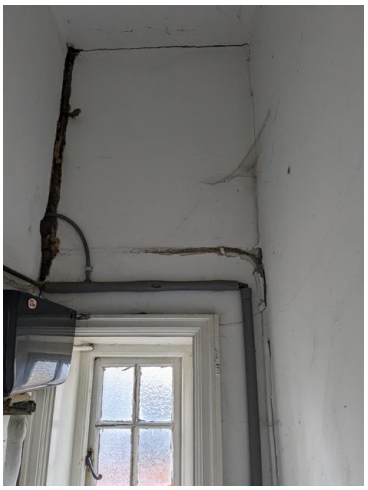
7.68 - Room 35 walls by room 36

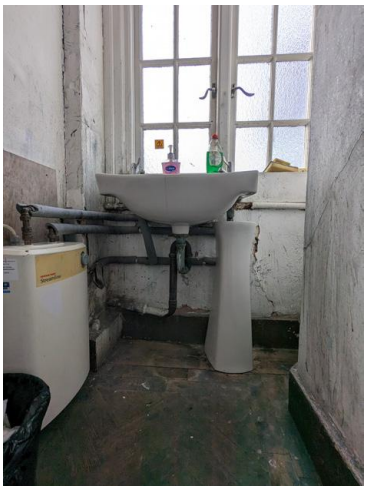

7.69 - Room 36 walls and soffit


7.70 - Room 36 south-west edge


7.71 - Room 36 north-east edge


7.72 - Room 36 wallpaper and plaster


7.73 - Room 38 partitions and soffit


7.74 - Room 37 basin area


7.75 - Room 37 walls


7.76 - Room 39 shelving and downpipe


7.77 - Room 39 walls and partition


7.78 - Room 40 soffit

15.1 - Stone steps/ ramp at entrance

APPENDIX 2 – ANNOTATED PLANS

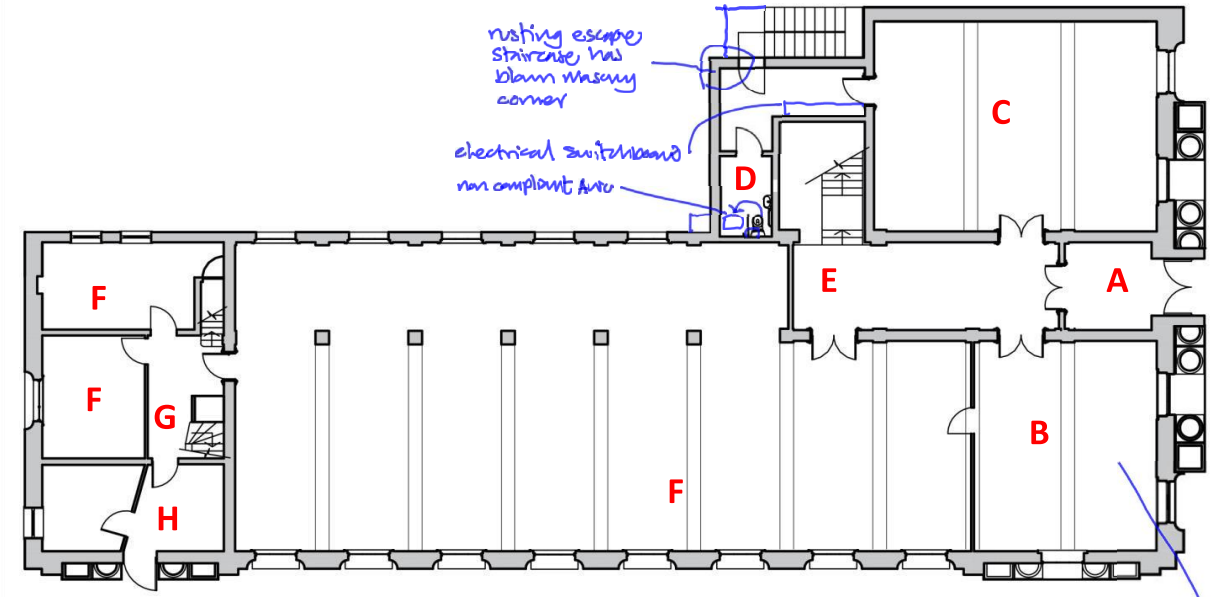
6 St Martin's Almshouses, Bayham Street, London NW1 0BD Tel: 0207 485 8994 Mob: 07747047058 Email: rena@pitsilligraham.co.uk

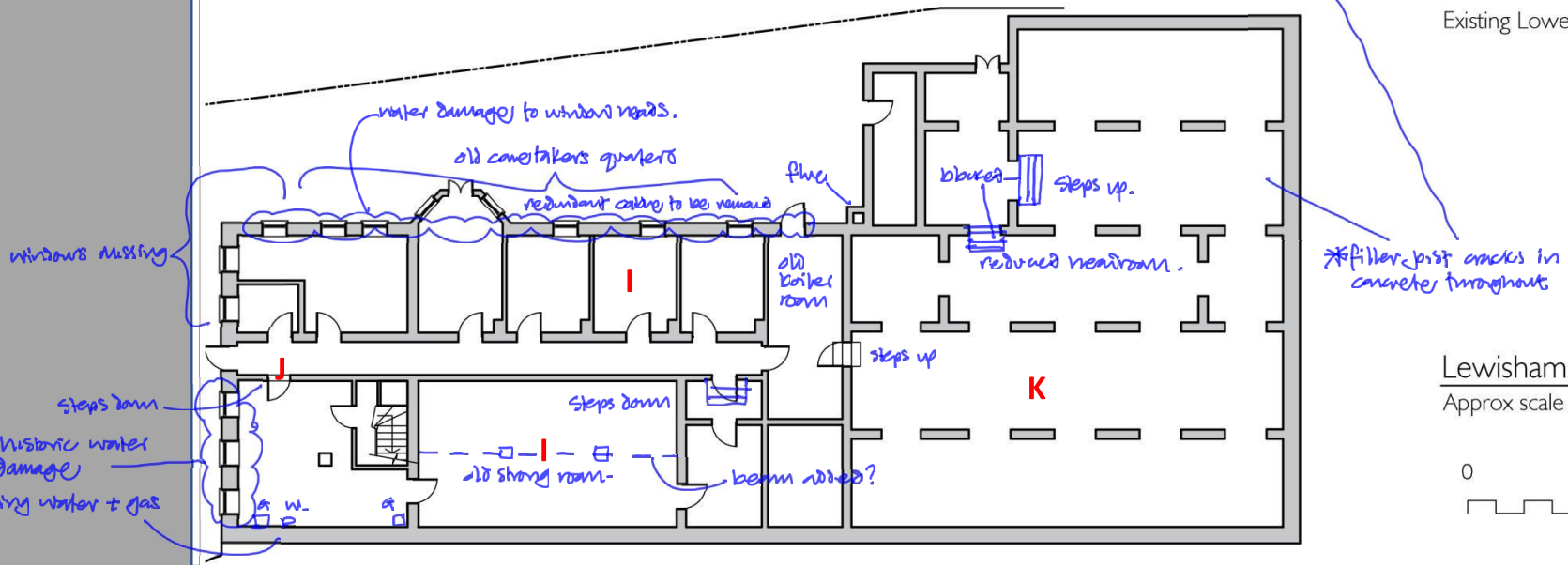
Existing premises

Ground floor & Basement:

A. Main entrance from Lewisham Way
B. Workshop space
C. Events and gallery space
D. Accessible toilet
E. Stairs to first floor
F. Main studio space
G. Stairs to first floor and basement.
H. Kitchen over for artists
I. Studios
J. Exit to rear garden
K. Under croft (limited head room)

Note that plans are not to scale and are for guidance only





DO NOT SCALE DRAWNGS. ALL DIMENSIONS TO BE VERIFIED ON SITE

Existing Ground floor plan

Existing Lower Ground floor plan

Lewisham Arthouse

Approx scale 1:200 @ A4 EX-01

0 10

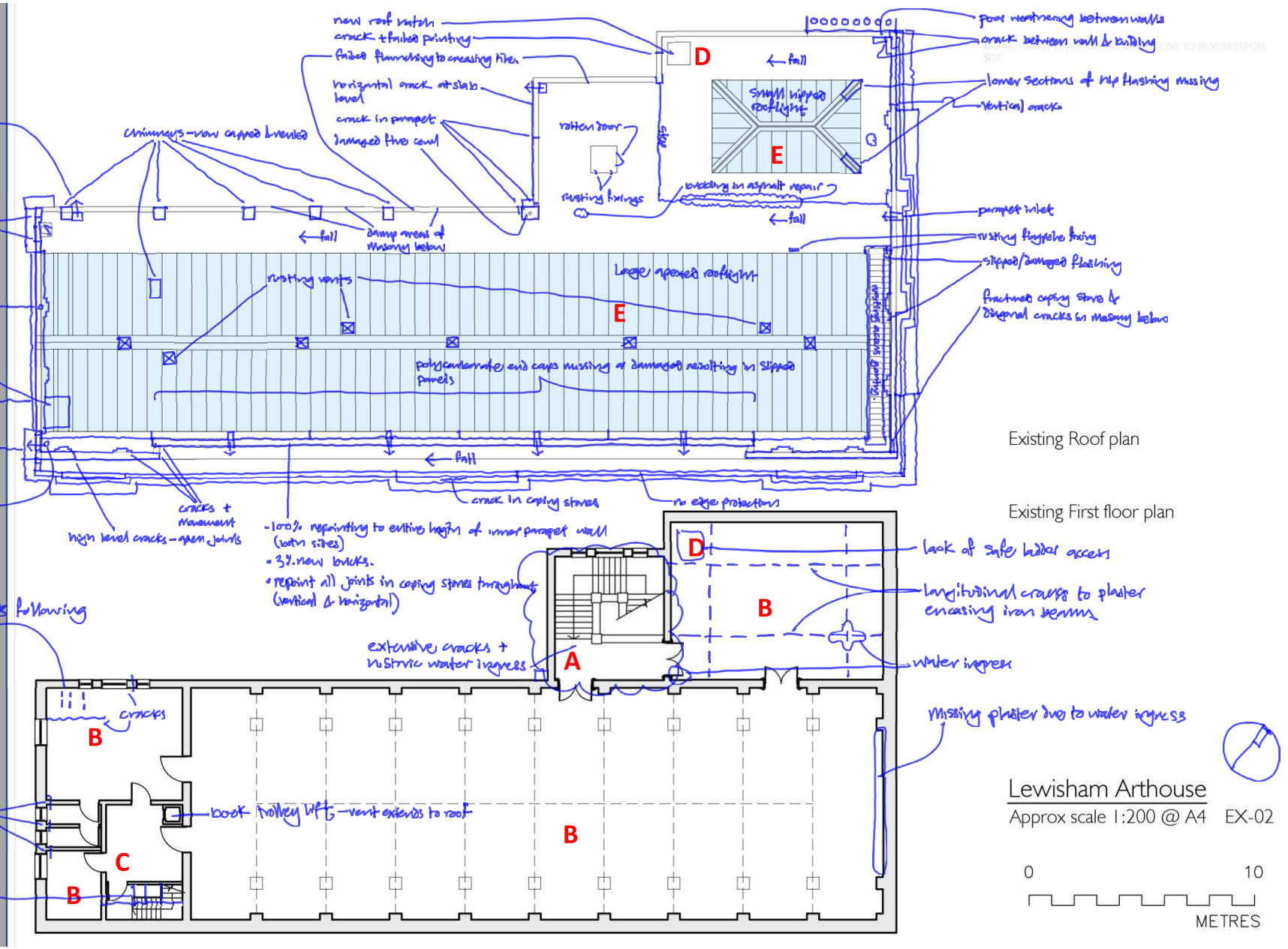
METRES

Existing premises

First floor and roof:

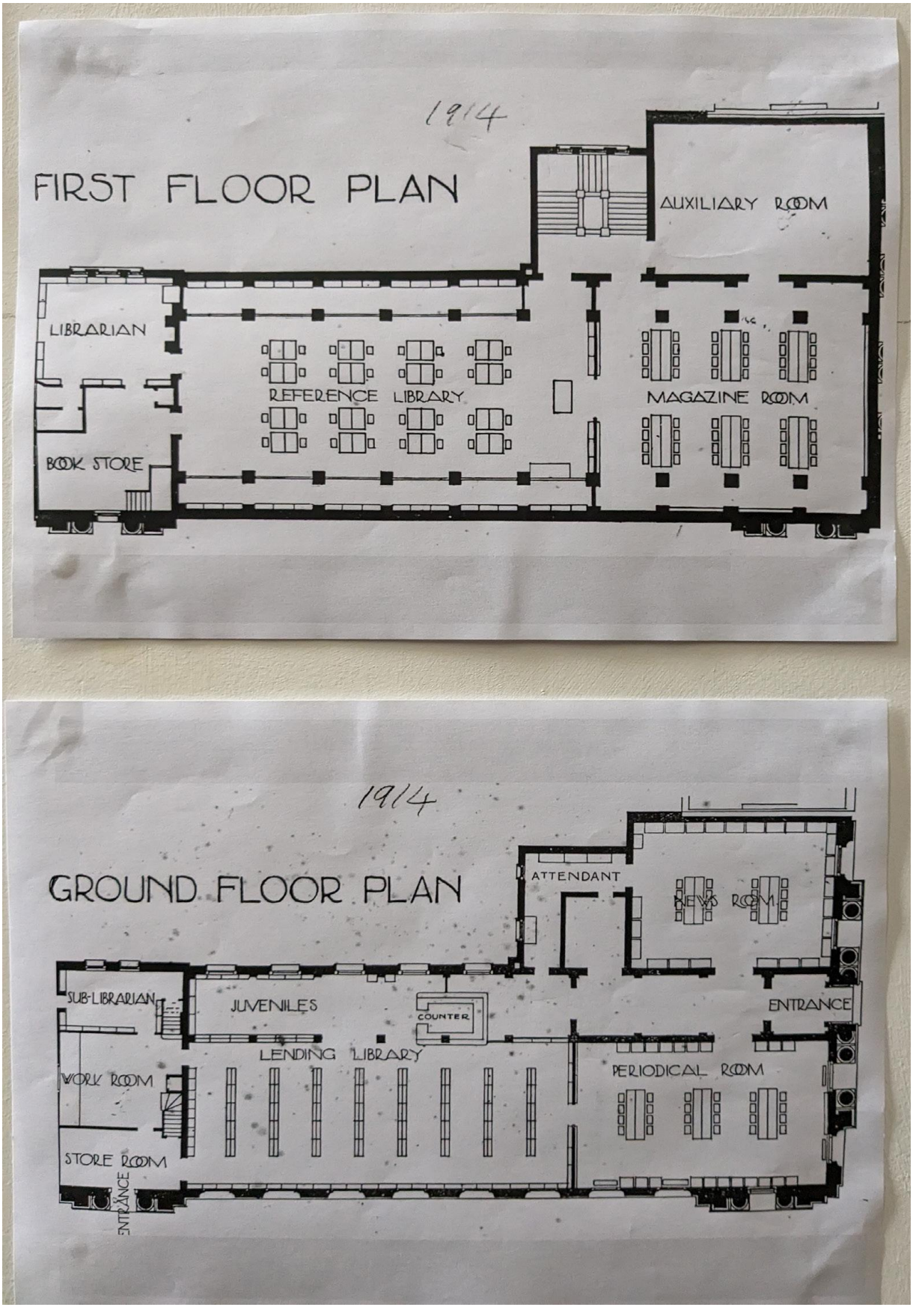
A. Stairs from ground floor
B. Main studio space
C. Stairs to ground floor and basement.
D. Access hatch to roof
E. Main rooflights over studio spaces below

Note that plans are not to scale and are for guidance only



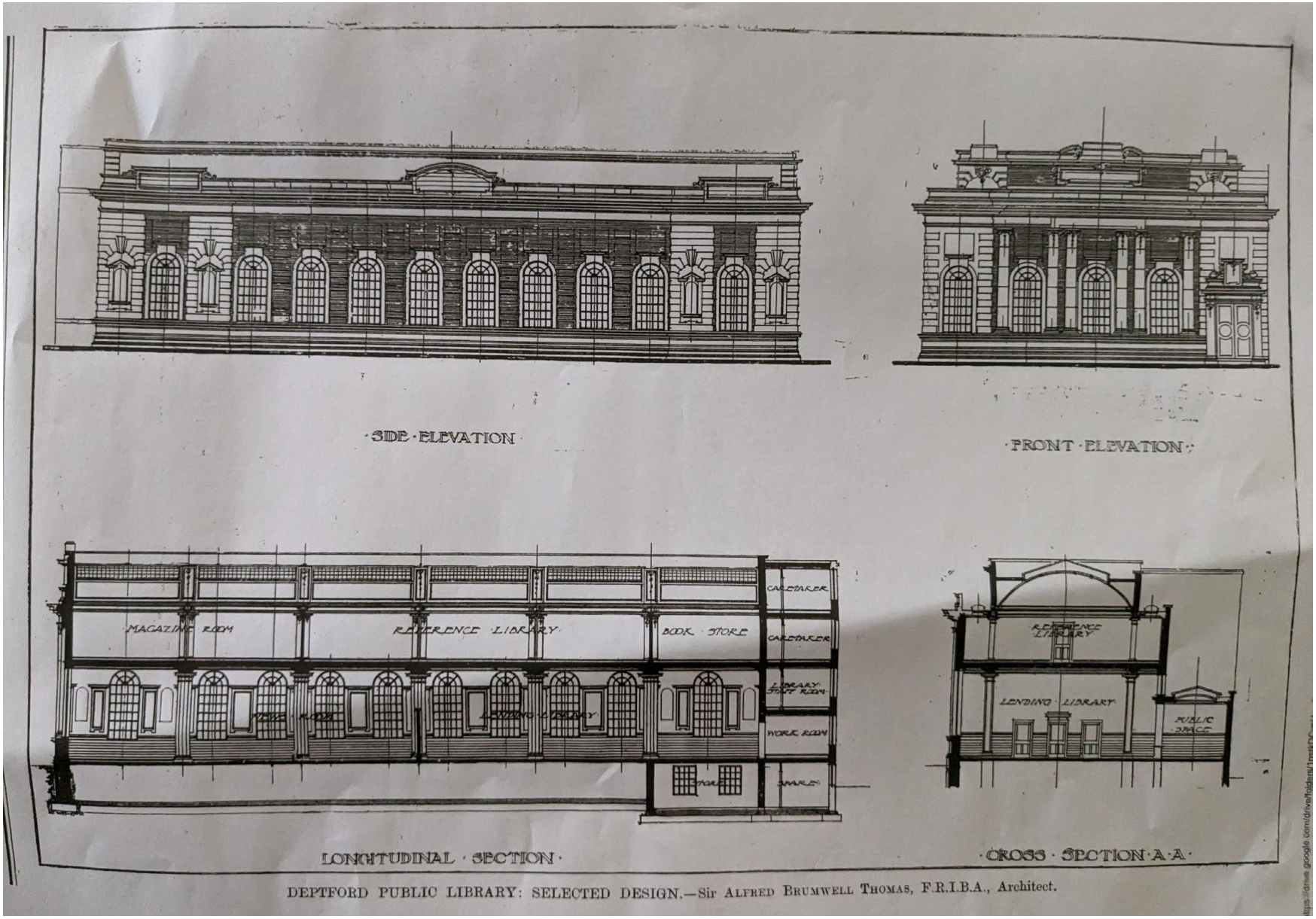
APPENDIX 3 – 1911 COMPETITION DRAWINGS

6 St Martin's Almshouses, Bayham Street, London NW1 0BD Tel: 0207 485 8994 Mob: 07747047058 Email: rena@pitsilligraham.co.uk



Original 1911 competition drawings

Original 1911 competition drawings



DEPTFORD PUBLIC LIBRARY: SELECTED DESIGN.—Sir Alfred Brumwell Thomas, F.R.I.B.A., Architect.

APPENDIX 4 – PRICING QI REPORT RECOMMENDATIONS

6 St Martin's Almshouses, Bayham Street, London NW1 0BD Tel: 0207 485 8994 Mob: 07747047058 Email: rena@pitsilligraham.co.uk

D.R. NOLANS & CO
CHARTERED QUANTITY SURVEYORS

Lewisham Art House

Pricing QI Report Recommendations

SUMMARY

Ref.	Descripton	Sub-Total	Preliminaries @ 10%	O, H & P @ 10%	Contingency @ 10%	Total (excl VAT)
17.1	**Items requiring prompt attention (U)**	8,920	892	981	1,079	11,873
17.2	**Items requiring attention within one year (1)**	172,075	17,208	18,928	20,821	229,032
17.3	**Items requiring attention within two years (2)**	838,810	83,881	92,269	101,496	1,116,456
17.4	**Items requiring attention within 5 years (5)**	198,224	19,822	21,805	23,985	263,836
17.5	**Items which would be desirable**	39,750	3,975	4,373	4,810	52,907
17.6	**Further Investigation and Monitoring Items (M)**	2,170	217	239	263	2,888
17.7	**Other items in report where works may be required (TBC)**	179,825	17,983	19,781	21,759	239,347
17.8	**Access**	82,625	8,263	9,089	9,998	109,974
	Total £	**1,522,399**	**152,240**	**167,464**	**184,210**	**2,026,313**

Exclusions : -

a) Value Added Tax
b) Professional Fees
c) Allowance for future inflation or change in tender levels
d) Loose and fixed fittings and fixtures
e) Soft Landscaping
f) Local Authorities' charges
g) Decanting Costs
h) Asbestos survey and removal
i) Additional surveys
j) Additional insurances
k) Secondary glazing
l) Any work of demolition and alteration to openings/partitions etc.
m) Works beyond £50,000 prov sum for DDA access works
n) Any thermal upgrades to insulation etc.
p) Provisional sum of £75,000 included for structural repairs associated with cracking but currently there are no details as a structural engineer's report has not yet been undertaken and therefore budget cost only included which is subject to report findings.
q) Full replacement of main rooflight and smaller rooflight excluded from the costs

D.R. NOLANS & CO
CHARTERED QUANTITY SURVEYORS

Lewisham Art House

Pricing QI Report Recommendations

Calculations

Ref.	Description	Quantity	Unit	Rate	Sub-Total	Preliminaries @ 10%	O, H & P @ 10%	Contingency @ 10%	Total (excl VAT)
17	**RECOMMENDATIONS**								
17.1	**Items requiring prompt attention (U)**								
17.1.1	Replace hip flashing to N corner of rooflight and refix lightening protection (3.19)	3	m	300	900	90	99	109	1,198
	Refix lightning protection	1	Nr	150	150	15	17	18	200
17.1.2	Release and refix lead flashing at NE end of rooflight N slope and also above brick pier in same area (3.21, 3.22) (Say 4 m - Lowering)	4	m	150	600	60	66	73	799
17.1.3	Remove buddleia plants from NW elevation cornice and repoint (5.13) (4 nr Plants)			Item	200	20	22	24	266
17.1.4	Remove metal external staircase if no longer required as a fire escape and repair the resultant damage to the W corner of the staircase wall (5.57)			Item	1,620	162	178	196	2,156
17.1.5	Ensure that service penetrations through walls and floors throughout the building are fire stopped, filled and made good (7.16, 7.28, 7.36, 12.2)			Item	4,950	495	545	599	6,588
	Possible capping of services (7.36)			Item	500	50	55	61	666
17.2	**Items requiring attention within one year (1)**								
17.2.1	Remove rusting iron fixing through rooflight NW upstand and repoint (3.12)			Item	550	55	61	67	732
	Waterproofing and repoint upstand (40m)	40	m	70	2,800	280	308	339	3,727
17.2.2	Release and reset polycarbonate roof panels and replace end caps (3.20)			Item	21,700	2,170	2,387	2,626	28,883
17.2.3	Clean and inspect gutter surround to timber roof access hatch (3.26)			Item	500	50	55	61	666
17.2.4	Refix or remove (if redundant) aerial on SE tall parapet wall (3.56)			Item	85	9	9	10	113
17.2.5	Clear hoppers on SW side of building (4.1)			Item	150	15	17	18	200
17.2.6	Repointing to canted brick offset on SW elevation (5.41)			Item	450	45	50	54	599
17.3.1	Repointing to NW elevation canted brick course (5.58)	25		75	1,875	188	206	227	2,496
	Allowance for lead flashing, tilting fillet; rake out joint and point; lead wedges	42	m	150	6,300	630	693	762	8,385
17.2.8	Engage a structural engineer specialising in historic buildings with experience in 20th century construction to advise on the structural movement generally in the building which has caused extensive cracking in the soffits and walls throughout the building (7.5, 7.6, 7.25, 7.32, 7.83, 7.85-7.88, 7.91-7.95, 7.109-7.112,			Item	5,000	500	550	605	6,655
17.2.9	Determine if water damage is current or historic in areas where it is identified (room 1 soffit, (LGF) rooms on SE façade adjacent to external pipework, in room 24 (Stairs) and vaulted soffit of room 26 (Main Room) GF and rectify the issues if so, prior to any repairs to the surface finishes (7.26, 7.41, 7.57, 7.60, 7.68, 7.70, 7.71, 7.121, 7.124)								
	Inspection			Item	1,500				
	De-humidifiers			Item	3,500				
	Damp Treatment to Extg walls (Say SE elevation Under Large Roof Light)	180		70	12,600				
	Stud lining	180		45	8,100				
	Insulation	180		30	5,400				
	Foil backed plasterboard. Skim coat; beads etc	180		35	6,300				
	Remove sktg	65		15	975				
	New Sktg / decs	65		40	2,600				
	Working around external widow opgs (Say)	20		75	1,500				
	7.26 Repair pipework and make good	Say		Item	2,000				
	7.41 Repair Defective Pipe / Sundry Plumbing checks			Item	750				
	7.57 Possible Ditto to WC etc			Item	500				
	7.60 Sundry water Repairs Room 26			Item	1,500				
					47,225	4,723	5,195	5,714	62,856
17.2.10	Determine if there is any redundant plumbing in the disused WCs in room 1 and remove and cap off if so (7.29)			Item	1,000	100	110	121	1,331
17.2.11	Obtain a copy of the latest electrical test report and ensure that items are addressed as per recommendations (7.70, 8.4)			Item	500	50	55	61	666
	8.4 Electrical; Repairs / Testing etc. only (Prov Sum)			Item	15,000	1,500	1,650	1,815	19,965
	Other as Sketch drg GF - Electrical switchboard - Non compliant; move; test; upgrade etc. (Events Gallery)			Item	1,000	100	110	121	1,331
17.2.12	Obtain a copy of the latest lightening protection test report and ensure that items are addressed as per recommendations. Also replace any missing lighting conductor clips (11.3, 11.4) (Allow Prov Sum - Repairs Only etc.)			Item	3,500	350	385	424	4,659
17.2.13	Obtain a copy of the latest fire alarm test report and ensure that items are addressed as per recommendations (12.1) (Allow Prov Sum - Allowance for repaclacing 56 nr new Detectors (Prov Sum)	56	Nr	115	6,440	644	708	779	8,572

17.2.14	Refer to the access report undertaken by Goss to obtain timescales for the recommendations for improved accessibility (Prov Sum) (13.5)			Item	50,000	5,000	5,500	6,050	66,550
17.2.15	Improvement of safe access to the roof via current hatch and ladder (14.6) (Allow new)	1		1,750	1,750	175	193	212	2,329
17.2.16	Addition of balustrades to the unguarded SE edge of the roof (14.7) (Prov Sum)			Item	2,500	250	275	303	3,328
	Infills to balustrades			Item	2,500	250	275	303	3,328
	Removing existing rusting railings and testing structural integrity of existing			Item	1,250	125	138	151	1,664
17.3	**Items requiring attention within two years (2)**								
17.3.2	Provide protection along the SE side of the rooflight to improve access to the gutter (3.16); assume new mansafe			Item	7,500	750	825	908	9,983
17.3.3	Treat and powder coat (or renew) rusting steel ridge vents (3.23) (Allow new)	8		300	2,400	240	264	290	3,194
17.3.4	Redecorate steel access stair over rooflight and ideally move back from main elevation (3.24, 3.25)	1		6,250	6,250	625	688	756	8,319
17.3.5	Redecorate timber access hatch (3.26)			Item	125	13	14	15	166
17.3.6	Repointing of all roof parapets, including interfaces with quoins and chimney stacks (3.32, 3.35, 3.36) - (Prov Sum)	100	m	65	6,500	650	715	787	8,652
17.3.7	Repoint, reset and repair stone roof copings, including surrounding repointing (3.33, 3.50, 3.62)								
	3,33 Rake out mortar joints to parapet copings; re-point in lime mortar	112	m	75	8,400	840	924	1,016	11,180
	3.33 Re-set copings as required			Item	1,500	150	165	182	1,997
	Extra for stone quoin detals; chimney stacks etc.			Item	1,500	150	165	182	1,997
17.3.8	Reforming the brick on edge copings, including creasing tiles, mortar fillet, repointing generally and pointing cracks (3.37, 3.38, 3.39, 3.40)								
	3.37 Repair / MG / Repair Tile Creasings (Coping works incl above)	112	m	65	7,280				
	3.37 Replace Tile Creasings ; Extl Face (Design Team Quant)	10	m	110	1,100				
	3.38 Point open joints			item	100				
	3.39 Crack Repairs			item	350				
	3.40 Repoint; Fill joints (35 Nr)			item	875				
	3.40 Replace Tile Creasings ; Extl Face (Design Team Quant)	4	m	110	440				
					10,145	1,015	1,116	1,228	13,503
17.3.9	Dress a lead cover flashing into chimney stack at party wall (3.41)								
	3.41 Repoint . Fill joints (10 Nr)	10		45	450				
	Leadwork; pointing			Item	750				
	3.41 Pointing (3 m2)			Item	225				
					1,425	143	157	172	1,897
17.3.10	Repoint chimney stacks on NW parapet (3.42)			Item	350	35	39	42	466
17.3.11	Remove flue cowl to boiler room chimney stack – note potential asbestos (3.43)								
	Remove			Item	35				
	Extra allowance for asbestos removal			Item	250				
	New cowl	1		350	350				
					635	64	70	77	845
17.3.12	Remove iron scaffold fixings from lantern enclosure to roof, replace brickwork and repair/ replace door and frame (3.44, 3.46)								
	3.44 Remove / replace bricks (2 Nr)			Item	250	25	28	30	333
	3.46 Replace timber glazed door and frame			Item	1,250	125	138	151	1,664
17.3.13	Detailed check, repairs and addition of grille panels to roof balustrades. (3.47, 14.7)								
	3.47 Repairs say			Item	750	75	83	91	998
	14.7 Allowance for metal guarding to balustrades				Incl 17.2.16				
17.3.14	chimney stack on roof and subsequent improvement of waterproofing (3.48, 3.49)								
	3.49 Structural Engineer			Item	950	95	105	115	1,264
	3.48 / 3.49; Subject to SE Report allow for taking down section of wall; re - building; up grading waterproofing			Item	3,000	300	330	363	3,993
17.3.15	Remove rusting flag pole bracket fixings and repoint (3.51)			Item	400	40	44	48	532
17.3.16	Repairs to SE corner coping stone including replacement of iron cramp with stainless steel and related pointing (3.52)			Item	250	25	28	30	333
17.3.17	Improvements to SE parapet and SW wall return drip and weatherproofing details, including repointing and replacement of failed bricks (3.53, 3.54, 3.55)								
	3.53 Various Repair / re - pointing etc			Item	Incl above				
	3.54 As Above - Allow Crack Repairs			Item	750	75	83	91	998
	3.55 Replace Individual Bricks	420	Nr	20	8,400	840	924	1,016	11,180
	3.55 Repoint wall	70	m2	58	4,025	403	443	487	5,357
17.3.18	Replacement of iron lintels above parapet gutter outlets on SE side (3.57)	3		300	900	90	99	109	1,198
17.3.19	Remove rusting iron fixings one third along elevation from Lewisham way and repair masonry (3.58)			Item	500	50	55	61	666
17.3.20	Introduce bed joint reinforcement above access way to SW end of tall parapet and repoint and monitor (including neighbouring area) (3.59, 3.60)			Item	500	50	55	61	666
17.3.21	Repointing to coping stones and exposed masonry below on SW elevation and introduce cover flashing (3.61)	40	m	115	4,600	460	506	557	6,123
17.3.22	Pin, grout and monitor curved pediment coping stones on SE elevation (3.63)	112	m	65	7,280	728	801	881	9,690
17.3.23	Consider the introduction of an overflow to south side of roof (4.2)			Item	750	75	83	91	998
17.3.24	External lead pipe on SW façade to be taken down, cleared and resealed. Allow for new cast iron downpipe (4.3)								
	Cast Iron downpipe (assume full height)			Item	1,500				
	Allowance for new pipework to existing basins internally			Item	900				
					2,400	240	264	290	3,194

17.3.25	NE elevation repointing and introduction of lead covers with improved drip detail to cornices (5.12)								
	Remove Moss; chemical treatment	112	m	35	3,920				
	Clean down cornice	112	m	35	3,920				
	Re-point cornices	112	m	75	8,400				
	Further Pointing incl in numerous items abov in terms of labour.	1	Nr	5,000	5,000				
	Lead drip detail	112	m	95	10,640				
					31,880	3,188	3,507	3,857	42,432
17.3.26	NE elevation repointing to cracks in ashlar portico walls (5.13) (Plant Removals-Taken Above)				Incl above				
17.3.27	NE elevation pointing to doorway cornice and introduction of lead cornice (5.15)			Item	500	50	55	61	666
17.3.28	Apply linseed oil, beeswax and turpentine solution to oak front doors (5.16,								
	5.16 Redec Internally	6		55	330				
	Redecs externally	6		65	390				
	Redecoration of frame and cill	10		40	400				
	7.51 Woodworm treatment			Item	150				
	Allowance for overhauling doors			Item	400				
					1,670	167	184	202	2,223
17.3.29	NE elevation repointing to stone plinth to RH side of door (5.17)			Item	1,000	100	110	121	1,331
17.3.30	NE elevation conserve edges of sarcophagi and carefully remove graffiti (5.19, 5.20)			Item	1,000	100	110	121	1,331
17.3.31	SE elevation pointing of plinth at NE corner and around fire escape exit and repointing to approx. 70% of elevation generally (5.26)	46	m	50	2,275	228	250	275	3,028
17.3.32	Treatment of timber side door as for front door (including filling of some open joints) (5.29)			Item	750	75	83	91	998
17.3.33	SW elevation pointing to stone cornices and introduce lead cover with drip to shallow middle cornice (5.35)				See 17.3.24				
17.3.34	SW elevation replacements and repointing to brickwork, to parapet, upper half of main elevation, SE rusticated bay area and lower brickwork area below this, as well as the offset plinth (5.36, 5.38, 5.42, 5.43)								
	5.36 Parapet wall repairs	1	Nr	2,000	2,000				
	5.38 Re-point (say 50 m2)	50	m2	60	3,000				
	5.42 Ditto below window line (say 50 m2)	50	m2	60	3,000				
	5.43 Re-point plinths			Item	1,500				
					9,500	950	1,045	1,150	12,645
17.3.35	Significant repairs to metal bar lintels and surrounding brickwork on SW façade (top two floors) (5.37, 5.39) (Prov Sum)			Item	1,000	100	110	121	1,331
17.3.36	Repairs and redecoration to doors on SW and NW elevations (5.46, 7.33)								
	Overhaul doors and frames								
	5.46 Overhaul door and fanlight	1	Nr	750	750				
	7.33 Overhaul basement doors	2	Nr	250	500				
					1,250	125	138	151	1,664
17.3.37	Investigate cause and extent of movement to upper areas of walls on NW elevation and staircase projection arising from rusting items, and make related repairs (5.54, 5.55, 5.56) (Prov Sum)			Item	12,500	1,250	1,375	1,513	16,638
17.3.38	Redecoration of all iron window bars and grilles, including removal of previous security bar fixings (5.47, 5.60, 5.61, 5.62, 5.63, 14.5)								
	5,47 Overhaul and redec metal grilles	31	Nr	115	3,565				
	Overhaul Windows (Prov Sum)	31	Nr	500	15,500				
	Redec Windows - Internally	97	m2	35	3,407				
	Redec Windows - Externally	97	m2	45	4,381				
	Redec window boards	31	Nr	30	930				
	5.62 Remove Security bars as requested; mg			Item	750				
	14.5 Overhaul metalwork / mesh to lower level windows on NW and SW facades of building			Item	1,350				
					29,883	2,988	3,287	3,616	39,774
17.3.39	Removal of redundant low level cables and fixings on NW elevation (5.64)			item	750	75	83	91	998
17.3.40	Seek advice from specialist glazier and repair/ replace broken panes to leaded windows throughout (6.4, 6.5) (Prov Sum)								
	Specialist Glazier Report			Item	1,750				
	Prov Sum only for repairs etc. to Leaded Light windows			Item	7,500				
					9,250	925	1,018	1,119	12,312
17.3.41	Repairs, redecoration and/ or replacement of timber frame windows throughout (5.44, 5.60, 6.8)				Incl 17.3.38				
17.3.42	Consideration of the reinstatement of the central heating system to reduce moisture throughout the building (7.4, 7.114, 10.7) (no details; Prov Sum)	1,112	m2	450	500,540				
					500,540	50,054	55,059	60,565	666,218
17.3.43	Restoration/ retreatment of original doors and joinery throughout the building in keeping with the historic finishes (7.10, 7.90) (Prov Sum)			Item	5,000	500	550	605	6,655
17.3.44	Re-plastering (like-for-like) where plasterwork is damaged throughout the building, ensuring any water ingress issues have already been addressed (7.14, 7.68, 7.72, 7.103, 7.107, 7.114, 7.121, 7.124)								
	Allow plaster repairs to 60% of wall and ceiling areas (Prov Sum)	667	m2	200	133,477				
	7.68 Repairs to Window Arch / Overhaul / Redec			Item	550				
	7.72 Specific repairs to downstand beams			Item	1,250				
	7.103 Plaster replacement / repairs attic area			Item	See Prov Sum				
	7.114 Incl elsewhere				Elsewhere				
	7.121 Allow for repairing leaking pipe etc. (repairs above)			Item	250				
	7.124 Cleaning up / treating added beams			item	750				
					136,277	13,628	14,990	16,490	181,385
17.3.45	Cap off and remove any redundant services throughout the building (7.17, 7.33, 7.36, 7.37, 7.118, 10.1, 10.2, 10.5, 12.2)			Item	2,500	250	275	303	3,328

17.3.46	Tightening or replacement of hinges in door between boiler room and undercroft (7.33)								
	Overhaul / repair doors (2 Nr)			Item	900				
	Allow Redecs			Item	400				
					1,300	130	143	157	1,730
17.3.47	Repairs or replacement of water damaged or broken windows and architraves (7.42, 7.45, 7.46, 7.68, 7.81)				Elsewhere				
17.3.48	Repairs to coving in AWC (7.59)			Item	500	50	55	61	666
17.3.49	Replacement of broken window panes to internal window in main staircase				See 17.3.38				
17.3.50	Repairs to stone balustrade of main staircase (7.78)			Item	2,250	225	248	272	2,995
17.3.51	Removal of debris above ceiling glazing at first floor level and replacement/ repair of missing/ broken panes (7.100, 7.101, 7.122)			Item	500	50	55	61	666
17.3.52	Treatment of mould in room 37 (7.119)			Item	500	50	55	61	666
17.3.53	Introduce access control between room 33 and the main staircase, to ensure that the secure line of the building is maintained (14.3)			Item	800	80	88	97	1,065
17.3.54	Pointing to external curved wall at SW corner of the building (15.6)			Item	1,500	150	165	182	1,997
17.3.55	Remove embedded iron fixings from former external gate (15.8)			Item	250	25	28	30	333
17.4	**Items requiring attention within 5 years (5)**								
17.4.1	NE elevation clearing vegetation and repointing to plinth ashlars below windows (5.18)			Item	250	25	28	30	333
17.4.2	Conservation of stone decay to SE elevation including sarcophagi (5.27)			Item	4,500	450	495	545	5,990
17.4.3	Removal of graffiti to pilasters on SE elevation (5.28)			Item	750	75	83	91	998
17.4.4	Repointing to brickwork by downpipe at S corner of NW elevation.			Item	250	25	28	30	333
17.4.5	Consolidation of the ironmongery throughout the building to one style, in keeping with the age of the building (7.11)								
	Overhaul existing doors and change / upgrade Ironmongery throughout								
	Doubles	7		500	3,500				
	Singles	26		300	7,800				
	Redec Doors (Prov)	185		25	4,625				
	Redec Frames (Prov)	175		15	2,625				
					18,550	1,855	2,041	2,245	24,690
17.4.6	Repair and redecoration of surface finishes throughout the building, including all walls and ceilings and painted floors (7.12, 7.13, 7.21, 7.54, 7.55, 7.61, 7.63, 7.73, 7.74, 7.84, 7.114, 7.117, 7.121, 7.124)	1,112	m2	70	77,862				
	Specific works over and above general decorations : -								
	7.61 & 7.63 Extra over allowance for removing wallpaper general making			Item	1,000				
	7.74 New Finish Room 30 and latex screed	15	m2	75	1,125				
	7.74 General Repairs (room 30)			Item	250				
	7.74 Fireplace Repairs etc. (room 30)			Item	750				
	7.84 General repairs			Item	500				
	7.114 Rooms 36 - 38; extra over redecs for removing / replacing wallpaper	100	m2	25	2,500				
	7.117 Reconfiguration WC areas			Item	3,000				
	7.21 Extra over for works / painting / extg concrete floors / repairs (Prov	545	m2	25	13,618				
					100,605	10,060	11,067	12,173	133,905
17.4.7	Repair, sanding and treatment of parquet flooring throughout the building (7.15, 7.52, 7.56, 7.64, 7.75)	568	m2	50	28,380	2,838	3,122	3,434	37,773
17.4.8	Asbestos identified within the building should be safely removed (7.23, 7.105, 14.10)			Item	EXCL				
17.4.9	Filling, repairs and restoration of marble floors in entrance area and main staircase (7.48, 7.76) (Prov Sum)			Item	10,000	1,000	1,100	1,210	13,310
17.4.10	Replacement of missing vents in entrance area and main vaulted room on first floor (room 34) (7.50, 7.97)			Item	2,500	250	275	303	3,328
17.4.11	Repairs and redecoration of timber stair elements (7.67, 7.79, 7.80, 7.123)								
	Overhaul / repair etc Staircase(s) generally			Item	3,000				
	Redec staircase(s) generally; treads. risers. balustrades handrails. Strings. Skirtings etc			Item	1,250				
	7.67 / 123 Prov allowance replace floor finishes, nosings Etc			Item	1,500				
	7.79 Repairs			Item	750				
	7.80 Skirting / string repairs repairs			Item	150				
					6,650	665	732	805	8,851
17.4.12	Remove paint staining to fireplace hearth on mezzanine level (7.69)			Item	400	40	44	48	532
17.4.13	Replacement of linoleum floor to room 31 (7.74)	16	m2	90	1,440	144	158	174	1,917
17.4.14	Restoration of decorative plasterwork in barrel vaulted space once water ingress issues have been addressed (7.96) (Some Works covered in other "general" areas)			Item	5,000	500	550	605	6,655
17.4.15	Consideration of the access strategy to the attic space above room 35 (7.102)			Item	500	50	55	61	666
17.4.16	Reconfiguration of sink pedestal area in room 37 (7.117)			Item	500	50	55	61	666
17.4.17	Repair defective pigeon wires (14.8)			Item	750	75	83	91	998
17.4.18	Repair front step of the building externally (15.4)			Item	750	75	83	91	998
17.4.19	Repairs, repointing and redecoration to external boundary walls (15.7, 15.8, 15.10, 15.11, 15.13, 15.14, 15.19) (Prov Sum)			Item	7,500	750	825	908	9,983
17.4.20	Restraint of SW external boundary wall (15.12) (Prov Sum)			Item	1,000	100	110	121	1,331

17.4.21	Redecoration of external balustrade to SW of building (15.16) (Prov Sum)			Item	750	75	83	91	998
17.4.22	Consider cutting back concrete paving from building perimeter at SW and NW edges and introducing a gravel trench (15.17, 15.20) (say 60 m; 300 mm wide)	60	m	120	7,200	720	792	871	9,583
17.5	**Items which would be desirable**								
17.5.1	Repair and retention of original historic features such as the book lift, bookshelves and main staircase lantern ceiling lamp (7.66, 7.72, 7.89)								
	7.66 Works to original bookshelf; overhauling; repairs; re - decoration etc			Item	7,500				
	7.66 Ditto GF Entrance LGF Staircase			Item	3,000				
	7.66 Bookcase Lift (Not Accessible by Surveyor / Architect)			Item	3,500				
	7.66 Sundry Historic Features Works			Item	7,500				
	7.72 Remove and replace plaster walls once damp problem addressed			Item	Elsewhere				
	7.89 Works to Lantern			Item	750				
					22,250	2,225	2,448	2,692	29,615
17.5.2	Integration of a hearing loop system (9.1, 13.6) (Prov Sum)			Item	2,500	250	275	303	3,328
17.5.3	Re-planning and improvements to rear yard area of building (15.21) (No details; Prov Sum)			Item	15,000	1,500	1,650	1,815	19,965
17.6	**Further Investigation and Monitoring Items (M)**								
17.6.1	Keep hoppers on SW side of building clear from leaves and debris (4.1)				Maintenance				
17.6.2	Monitor proposed repointing at SW end of tall parapet (3.60)				Monitor				
17.6.3	Monitor the proposed pinned and grouted pediment stones on the SW parapet (3.63).				Monitor				
17.6.4	Monitor cracks in NE elevation ashlar portico walls (5.14)				Monitor				
17.6.2	Monitor proposed repointing at SW end of tall parapet (3.60)								
	Repair crack with lime mortar; rake out joints etc			Item	500				
	Monitor; insert "tell tales" on behalf of Design Team / Client) On Completion of Works Hand Logs etc to Architect for future recording and subsequent making good / repairs at a later date			Item	500				
					1,000	100	110	121	1,331
17.6.5	Monitor proposed repointing to NW elevation canted brick course (5.58)								
	Repair crack with lime mortar; rake out joints etc	12	m2	60	720				
	Monitor; insert "tell tales" on behalf of Design Team / Client) On Completion of Works Hand Logs etc to Architect for future recording and subsequent making good / repairs at a later date			Item	450				
					1,170	117	129	142	1,557
17.6.6	Monitor crack in curved wall at SW corner of the building (15.6)				Monitor				
17.7	**Other items of repair picked up in report where works may be required (TBC; Architect to confirm)**								
17.7.1	Sundry Asphalt Repairs to roof deck (3.11, 3.12, 3.13, 3.14, 3.15, 3.17) (Prov Sum)			Item	10,000	1,000	1,100	1,210	13,310
17.7.2	Provide and install insulated single ply roof membrane	230	m2	200	46,050	4,605	5,066	5,572	61,293
	Extra for upstands	199	m	75	14,925	1,493	1,642	1,806	19,865
17.7.3	Works to Small Rooflight (3.19)			Item	2,500	250	275	303	3,328
17.7.4	Check / clear masonry vents (5.2)			item	500	50	55	61	666
17.7.5	Lead covering (5.15)			item	750	75	83	91	998
17.7.6	Sundry Works to Chimney Stacks (3.28, 3.30) (Prov Sum)			item	1,500	150	165	182	1,997
17.7.7	Work to s / Overhauling gear to staircase Lantern (3.31) (Prov Sum)			Item	750	75	83	91	998
17.7.8	External Door (5.29)			Item	Incl Above				
17.7.9	External; pipes / SVP's etc which are retained are present (5.34)			Item	EXCL				
17.7.10	Stock Brickwork Pointing (5.41) (Allowance)			Item	2,000	200	220	242	2,662
17.7.11	Structural Movement (7.5)			Item	5,000	500	550	605	6,655
17.7.12	Additional SE Reports / Surveys (7.6)			Item	EXCL				
17.7.13	LGF WC's (7.29)				Elsewhere				
17.7.14	Allowance for preliminary electrical works (7.31)				17.2.10				
17.7.15	Trip hazard Boiler Room LGF (7.35)			Item	350	35	39	42	466
17.7.16	Additional Waterproofing Works (7.39/40)			Item	5,000	500	550	605	6,655
17.7.17	Repairs / redecs caretaker fireplace LGF (7.43)			Item	1,000	100	110	121	1,331
17.7.18	Kiln Room (7.68)								
	Renew cornices; remove / new			Item	See above				
	Repair, overhauling for replacing rotten wondows / replace window			Item	See above				
17.7.19	Circular Window; replace (7.77)			Item	3,000	300	330	363	3,993
17.7.20	Investigation / repairs to stone middle arch window surround (7.82)			Item	1,750	175	193	212	2,329
17.7.21	Sundry cornice repairs / replacements - Quantity / extent not clear (7.83)			Item	3,000	300	330	363	3,993

17.7.22	Provisional allowance for unknown extensive structural repairs (budget cost subject to receipt of SE report not yet undertaken) including possible treatment to hidden rusted metal beams (7.85, 7.86, 7.87)			Item	75,000	7,500	8,250	9,075	99,825
17.7.23	SE Inspections / Reports (7.88, 7.95, 7.112, 7.116)				See above				
17.7.24	Crack repairs larger rooflight downstand (7.91)			Item	750	75	83	91	998
17.7.25	Ditto to Stairwell soffit (7.92)			Item	750	75	83	91	998
17.7.26	Wallpaper replacement (7.108)				See above				
17.7.27	Repairs / cleaning of timber / glazed panelling (7.115)			Item	1,500	150	165	182	1,997
17.7.28	Fire stopping to floor area (7.12)			Item	1,000	100	110	121	1,331
17.7.29	Missing handrails; level thresholds etc. (13.3)			Item	17.2.14				
17.7.30	Update DDA WC (Possible complete Re - Fit) (13.4)			Item	17.2.14				
17.7.31	Step repair (15.3)			Item	250	25	28	30	333
17.7.32	Roof Repairs (16.9a)				See above				
17.7.33	Repairs to polycarbonate rooflight (16.9b)				See above				
17.7.34	Overhaul Foul Drainage (16.9h)			Item	2,500	250	275	303	3,328
17.8	**Access**								
17.8.1	External Scaffolding	1,375	m2	35	48,125	4,813	5,294	5,823	64,054
17.8.2	Hoist			Item	6,000	600	660	726	7,986
17.8.3	Stairs			Item	6,000	600	660	726	7,986
17.8.4	Sheeting (2 sides)	688	m2	10	6,875	688	756	832	9,151
17.8.5	Solid hoarding to scaffold	125	m	85	10,625	1,063	1,169	1,286	14,142
17.8.6	Internal Access			Item	5,000	500	550	605	6,655
					1,522,399	**152,240**	**167,464**	**184,210**	**2,026,313**

	<u>Exclusions : -</u> a) Value Added Tax b) Professional Fees c) Allowance for future inflation or change in tender levels d) Loose and fixed fittings and fixtures e) Soft Landscaping f) Local Authorities' charges g) Decanting Costs h) Asbestos survey and removal i) Additional surveys j) Additional insurances k) Secondary glazing l) Any work of demolition and alteration to openings/partitions etc. m) Works beyond £50,000 prov sum for DDA access works n) Any thermal upgrades to insulation etc. p) Provisional sum of £75,000 included for structural repairs associated with cracking but currently there are no details as a structural engineer's report has not yet been undertaken and therefore budget cost only included which is subject to report findings. q) Full replacement of main rooflight and smaller rooflight excluded from the					