



FIELD HOUSE, DEWSBURY

CONDITION SURVEY



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SECTION I GENERAL

I.1 Introduction

This report summarises the findings of an inspection of the windows, central stair and the external walls of Field House, 15 Wellington Road, Dewsbury, carried out by Woodhall Planning and Conservation on behalf of Mood Developments Ltd.

Listed Building Consent and Planning Permission has been granted for the conversion of the building to accommodate A3 use in the basement and part of the ground floor and apartments on the upper floors, with a new mansard roof.

In view of the extent of the proposed internal alterations and replacement of the roof structure, our inspection was limited to the external walls and the central staircase.

I.2 Description of the Building

Field House is situated at the junction of Bond Street, Wellington Road and Wellington Street, in Dewsbury and is listed Grade II. It forms part of a group of warehouse, situated on the eastern side of Wellington Road, constructed in the mid-late nineteenth century in close proximity to the railway station.

It is designed in an Italianate style, with ashlar walls and a shallow pitched slate roof. It is four storeys in height, with a basement that is partially above street level above Bond Street due to the site topography. The façade curves around the corner at the junction of Wellington Street and Wellington Road to form the entrance bay.

Rusticated quoins divide the elevations into vertical bays, and each of the floors is defined with a moulded string course. It has 4 bays to Bond Street (Elevation 1) and 4 bays to Wellington Road (Elevation 2a), up to the curved entrance bay (Elevation 2b). The west elevation to Wellington Street, has a vertical straight joint with 2 bays to the north (Elevation 2c) and 3 bays to the south (Elevation 2d). There are quoins to either side of the straight joint, which indicate that the building was constructed in two distinct phases. Although the stone detailing to each phase is very similar, there is a distinct colour difference in the stonework.

With the exception of the (rear) south and east elevations (Elevations 3 & 4), it has a rusticated ground floor, above a plinth to the semi-basement and the ground floor windows have round arched heads with voussoirs, vermiculated keystones and simple aprons below. The vermiculation detail also extends into some of the quoins at ground floor level. A moulded stone cornice extends above the keystones.

The first floor windows to the principal elevations have architraves, pulvinated friezes, a triangular pediment and aprons between the cill band and ground floor cornice. Within this band there is signage for the street names, some carved and some applied metal signs. The second floor windows are square headed, with architraves, a frieze, a small cornice and a cill band, with projecting brackets and guttae below the architraves.

The third floor windows have segmental arched heads, a small cornice, shouldered architraves and a cill band with small brackets below each architrave.

The existing roof has a relatively shallow pitch and due to the height of the building and the presence of a stone parapet above the deep bracketed eaves cornice, the roof is not very visible.

The south and east elevations (Elevations 3 & 4) are much simpler and constructed of coursed stone, with ashlar dressings. Elevation 3 is 9-bays, with cill bands to the upper floors and an impost band to the ground floor. The ground floor windows have round arched heads, the first and second floors are square headed and the third floor windows have segmental arched heads. There is a doorway in the centre of the elevation.

Elevation 4 has four shallow pitched gables and eight windows to the third floor. The north end of this elevation is obscured by the adjoining No. 23 Bond Street and there is a modern metal fire escape stair at the southern end which extend down to the roof of the adjacent single storey, modern brick building. A modern flue extends up from this small brick building and there also are several air-handling units mounted onto this elevation.

The windows are generally timber sliding sash windows (with the exception of Elevation 4), of varying dates and details and a number have been altered with the upper sash as a centre pivot.

I.3 Survey Conditions and Constraints

The survey was carried out in varying weather conditions, in late October and November 2020. The inspection was purely visual and did not include other parts of the fabric which are covered, unexposed or inaccessible: we are therefore unable to report that any such parts of the property are free from defects.

In addition to a visual inspection from ground level, the upper sections of the external walls were also inspected from an access platform. At this time we have restricted our inspection to external stone work and timber framed windows both elements of which are reported on in Section 2.

With the exception of the central stair, and a brief inspection of the inner faces of the external walls, we have not considered any other part of the building nor have we prepared a specification for the repair of stonework or the windows.

As a result of our inspection, some further investigation is required by others in order to understand the extent of some of the issues identified and to inform the development of an appropriate repair strategy.

I.4 Summary of Recommendations

Health and Safety

Due to the poor condition of the stonework, with loose and friable areas of stone, there is a considerable and ongoing risk of falling debris. As there is no separation between the building and the adjoining pavements, this poses a serious risk of injury to people using the pavements. **We therefore recommend that an area around the base of the building is cordoned off to prevent any injury to people from falling debris,** until essential repairs have been undertaken to the external elevations.

Stone repair strategy

Further investigation is required to determine the precise nature of the construction of each elevation, as from our inspection it would appear that in addition to differences in the aesthetic appearance of each elevation, there may also differ in their actual construction.

Whilst this report sets out the condition of the stonework it does not set out in detail how the identified defects should be repaired. A stone repair strategy needs to be established, in conjunction with the client and design team, to agree what works are to be carried out at this

stage, whilst recognising that as the stonework will continue to erode, the building will require ongoing maintenance which will need to be taken account of in the 'service charge' for future occupiers and owners.

In particular, in conjunction with the structural engineer, the extent of reconstruction required to the parapet and cornices and how to maintain the stability of these areas once the existing roof structure is removed needs to be considered.

In areas, where eroded and delaminated stonework has been identified, a variety of repair techniques will be required, ranging from carefully 'descaling', to plastic stone/mortar repairs, to cutting out eroded or damaged stone and piecing in new stone.

Windows

The second and third floor windows are in very poor condition, and the majority of those at third floor level have been altered or are later replacements. It is therefore recommended that all the windows to those two floors – with the exception of the curved windows to elevation 2B – are replaced with new double glazed windows.

Timber decay

There is evidence of water ingress from failure of gutters and the internal downpipes. This has resulted in timber decay and there is evidence of fruiting bodies extending across some internal plastered surfaces (particularly on inner face of elevation 3). An investigation is required to determine the condition of any embedded timbers (such as window lintols and wallplates), along with beam ends and any timbers in the affected areas.

Rainwater goods

The existing downpipes are internal and set within the masonry walls. The failure of these downpipes and the box gutters above has resulted in damage to both the interior and exterior of the building. The roof drainage will be improved in association with the new roof structure but the design of the downpipes should be reviewed, to ensure that: they have sufficient capacity; access for maintenance; and provision of overflows to avoid internal damage in the event of a blockage.

Stair

There is evidence of some movement in the stair and in view of the change in use of the building, a detailed structural appraisal is required to ascertain if any strengthening work is required. Removal of the latex screed on the treads is required to enable inspection of the condition of the underlying timber.

SECTION 2 SCHEDULE OF BUILDING DEFECTS

The following schedules should be read in conjunction with the marked up drawings and photographs in Appendices A, B & C.

2.2 External Walls

	Description	Condition	Intervention/Repair
GENERAL	Whilst the building has four principal elevations (1 - 4), elevation 2 is divided into 4 parts. We have therefore sub-divided elevation 2 elevation into 2A, 2B, 2C and 2D. Our general findings on these 7 elevations are set out in the sections below.		
GENERAL	Each elevation appears to be constructed in a different manner with different finishes and fenestration. Prior to any work taking place we would recommend that that the actual construction methodology of each wall is investigated, to inform the repair strategy and methodology.		
ELEVATIONS 1, 2A - 2D	Externally the walls are clad in a smooth dressed ashlar stonework. This stonework is applied to a masonry backing with the use of cast/metal ties and cramps		
ELEVATIONS 1, 2A - 2D	Each end of the wall is picked out in stone quoins whilst the ground floor area has rusticated stone finishes.		
ELEVATIONS 1, 2A - 2D	Window fenestration is enriched with stone details each level having a different pediment or frieze above the window openings but all having continuous cill bands across the width of the wall at each window level.		
ELEVATIONS 1, 2A - 2D, 3	At the top of the wall a heavily bracketed cornice has been constructed supporting a low parapet stone wall. The parapet stonework acts as a counterbalance to the cornice which projects in front of the face of the wall.		

	Description	Condition	Intervention/Repair
GENERAL		There are redundant fixtures and fittings, signage and wiring on all elevations	Carefully remove redundant fixtures, fittings, signage and wiring and allow for making good on completion - assume mortar repairs to fixing holes
GENERAL		There is staining of the stonework below the ground floor windows on elevations 1-3. Much of stonework at this level is spalling to varying degrees	This may be damp or caused by salts. Carefully descale stonework
GENERAL		In the course of the cherrypicker inspection, in many areas, loose stonework could be easily removed by hand. This therefore poses a significant health and safety risk to people on the pavement around the building, due to risk of injury from falling debris.	An area at the base of the building should be cordoned off, until stone repairs have been carried out.
ELEVATION 1			
	Typical defects are seen throughout elevation 1.	A number of the stone dentil brackets are showing perished stone to the bracket and to the small stone blocks above.	Mortar repairs or stone replacement will be required. If the parapet has to be rebuilt due to the condition of the inner wall padstones and or the detailing of the new roof then more extensive stone replacement will be required as many stones will not be suitable for re-use if the wall is dismantled.
		The parapet stones set above the top floor cornice are generally in fair condition. A lead capping has been applied over the top, which conceals any metal fixings below.	
		Stone work to the parapet upstand is in fair condition but with some stones needing to be repaired. We cannot see cramps holding the top of these stones together as lead flashing has been laid over the top of the upstand. Lifting and checking of cramps would be advisable now.	Assume cramps will require replacing, with some repairs to damaged stone
		The panel of stone (the frieze) at the top of the wall is showing signs of scaling and failure of stones especially to arrises (stone edges).	De-scale areas starting to be affected by surface spalling now.
		The left end corner stone to the cornice needs to be tied into backing stonework as movement has occurred to the top right corner of elevation 4.	Structural advice required

	Description	Condition	Intervention/Repair
		At the same time the vertical parapet stones have started to lean forwards and these need to be repositioned certainly to those stones at the left end of wall one.	Assume left end of parapet will require lifting and rebedding
		There is extensive erosion of the stonework to the window pediments and friezes, the vertical architraves and the upper surface of window cills. in many areas the stone is now loose and has started to fall off.	Considerable de-scaling of stonework is now required. In some areas, mortar repairs or stone replacement may then be required.
		The ashlar to the upper floors and the rusticated stonework to the ground floor is spalling and eroded in many areas.	Descale areas affected by surface spalling now. In some areas, mortar repairs or stone replacement may then be required.
		The larger cornice band above the ground floor is in generally very poor condition to its sky surface	Consider provision of a lead flashing over. Some replacement stone may be required to heavily eroded areas.
		There are open mortar joints in the cornice and frieze, the stone dressings around the windows, in the cill bands and odd areas at ground floor level	Rake out and repoint open joints with lime mortar
		crack in edge of moulded stone above plinth	pin loose stone and point up with lime mortar
ELEVATION 2A	The external appearance of the wall is similar to elevation I.	The stonework to this elevation is poorer condition than the stonework to Elevation I	
		Stonework in frieze is eroded	Mortar repairs or stone replacement will be required. If the parapet has to be rebuilt due to the condition of the inner wall padstones and or the detailing of the new roof then more extensive stone replacement will be required as many stones will not be suitable for re-use if the wall is dismantled.
		Along the top of the wall all the cramps which join the parapet stones together are in poor condition. A lead capping has been laid over the top of the parapet	
		Some 70% of parapet stonework above the cornice level will require repair. Perhaps 10% of the stone will require replacement.	These figures are approximate and will only be known fully once the parapet is taken apart. They relate to the entire parapet to elevations 2A through to 2D

	Description	Condition	Intervention/Repair
		A number of the dentil brackets beneath the cornice parapet are heavily eroded	Replace heavily eroded stonework, with descaling and mortar repairs to other areas
		Stonework to pediments, friezes and architraves around windows and the sky surface of window cills are generally deteriorating.	Considerable de-scaling of stonework is now required. In some areas, mortar repairs or stone replacement may then be required.
		A very noticeable problem particularly seen to the pediment above first floor windows is the rusting of metal cramps which support the stonework. Corrosion of the metal fixings has caused considerable damage to the stonework	Replace corroding cramps with stainless steel fixings and repair stonework - a combination of stone replacement and mortar repairs will be required
		The large cornice band set above ground floor level is heavily eroded along much of its length.	Some stone replacement is required. Consider provision of a lead flashing over.
		The ashlar to the upper floors, the rusticated stonework to the ground floor and some quoins are spalling and eroded in many areas. Cill to ground floor window in very poor condition.	Descale areas affected by surface spalling. In some areas, mortar repairs or stone replacement may then be required.
		There are open mortar joints in the cornice and frieze, the stone dressings around the windows and in the cill bands	Rake out and repoint open joints with lime mortar
		crack in edge of moulded stone above plinth	pin loose stone and point up with lime mortar
ELEVATION 2B	Curved wall forming the entrance bay		
		The raised centre stone to the parapet is cracked in several places, due to rusting metal cramps	Replace metal cramps with stainless steel fixings. Repair damaged stone - consider stainless steel pins and resin bond repair
		As other elevations - cramps are holding the parapet stones in place are all rusty	Replace metal cramps with stainless steel fixings, with repairs to damaged stonework
		Edge of cornice damaged	Consider mortar repairs
		Stonework in frieze is eroded	Mortar repairs or stone replacement will be required. If the parapet has to be rebuilt due to the condition of the inner wall padstones and or the detailing of the new roof then more extensive stone replacement will be required as many stones will not be suitable for re-use if the wall is dismantled.

	Description	Condition	Intervention/Repair
		The ashlar to the upper floors and the rusticated stonework to the ground floor are spalling and eroded in many areas.	Descale areas affected by surface spalling. In some areas, mortar repairs
		The architrave to the first floor window is in poor condition	Descale spalled area. Some stone replacement may be required
		The sky side of the cornice set to the top of the ground floor is deteriorating	Consider provision of a lead flashing over
		There are open mortar joints in the cornice and frieze, the stone dressings around the windows and door, and in the cill bands	Rake out and repoint open joints with lime mortar
ELEVATION 2C	Similar to Elevations 1, 2A and 2B	In a similar condition to elevation 2A	
		The condition of the stonework to the parapet is poor with rusting cramps and split stones.	Replacement stainless steel cramps are required together with repair or replacement of damaged stones.
		Stonework in frieze is eroded	Mortar repairs or stone replacement will be required. If the parapet has to be rebuilt due to the condition of the inner wall padstones and or the detailing of the new roof then more extensive stone replacement will be required as many stones will not be suitable for re-use if the wall is dismantled.
		At least 2 of the window architraves appear to have moved outwards and these need further assessment	Structural Engineer to inspect. Allow for pinning architraves with stainless steel fixings
		The first floor window pediments are severely damaged by rusting cramps which have shattered the stonework	Replace corroding cramps with stainless steel fixings and replace damaged/missing areas of stone
		One of the top floor windows which has an arched frieze also show signs of rusting cramps.	Replace cramps with stainless steel alternatives. Allow for mortar repairs to stone
		Top floor windows also show signs of marked splitting and spalling of stonework	Descale stonework. In some areas, mortar repairs or stone replacement may then be required.
		The ashlar to the upper floors, the rusticated stonework to the ground floor and some quoins are spalling and eroded in many areas.	Descale areas affected by surface spalling . In some areas, mortar repairs may then be required.

	Description	Condition	Intervention/Repair
		There are open mortar joints in the cornice and frieze, the stone dressings around the windows and in the cill bands	Rake out and repoint open joints with lime mortar
		The large cornice band set above ground floor level is heavily eroded	Some stone replacement is required. Consider provision of a lead flashing over.
		The straight joint between 2C and 2D is open	Rake out and repoint joint with lime mortar
ELEVATION 2D	Similar to elevations 1, 2 A-2C		
		There is a distinct change in the appearance and condition of the stonework to this elevation. In comparison with 2C it is in much better condition	
		The condition of the stonework to the parapet is poor with rusting cramps and split stones.	Replacement stainless steel cramps are required together with repair or replacement of damaged stones.
		Most noticeable is the top right corner of the wall where water ingress historically has caused movement and skin separation of the quoins and the right end of the cornice to the wall. Historical repairs in trying to tie the stonework together have failed and this area now should be rebuilt certainly to the outer leaf of stonework.	Structural Engineer to advise on the extent of rebuilding required. Some stone replacement will be required where stone is missing and/or eroded
		Stonework in frieze is eroded	Mortar repairs or stone replacement will be required. If the parapet has to be rebuilt due to the condition of the inner wall padstones and or the detailing of the new roof then more extensive stone replacement will be required as many stones will not be suitable for re-use if the wall is dismantled.
		At least 2 of the window architraves appear to have moved outwards and these need further assessment	Structural Engineer to inspect. Allow for pinning architraves with stainless steel fixings
		To the first floor there is rusting of metal cramps to the right-hand pediment at first floor level and again to the centre window at third floor level.	Replace corroding cramps with stainless steel fixings. Allow for repairs to stonework
		Spalling of stone work can be seen particularly at first floor level and at third floor window level.	De-scale stonework.

	Description	Condition	Intervention/Repair
		There are open mortar joints in the cornice and frieze, the stone dressings around the windows and in the cill bands	Rake out and repoint open joints with lime mortar
		The large cornice band set above ground floor level is eroded	Consider provision of a lead flashing over.
ELEVATION 3	This is a very different style of wall with window openings having plain stone cills and lintols whilst the majority of the wall is faced in coursed stone work. Openings to windows are arched to the third floor and again to the ground floor whilst the second and first floors have rectangular openings.	The cornice at the top of the wall is relatively unembellished. The wall does have a continuous cill band to first, second and third levels and a separate string course above the ground floor window openings.	
		Large areas of stonework to the entire wall have become open jointed.	Rake out and repoint 100% wall with lime mortar
		Cramps holding the upstanding parapet together really now require to be replaced with stainless steel alternatives	Renew cramps with stainless steel cramps.
		At least 60% of the upstanding parapet stonework requires repair whilst 30% approximately will have to be replaced.	Repair or replace stones now.
		There are signs of differential movement in the wall particularly around the vertical openings 18 and 20	Stitching of open jointed stonework
		Most noticeable is the top left corner of the wall where water ingress historically has caused movement and skin separation of the quoins and the end of the cornice to the wall. Historical repairs in trying to tie the stonework together has failed and this area now should be rebuilt certainly to the outer leaf of stonework - in conjunction with work noted above to right corner of elevation 2D	Structural Engineer to advice on the extent of rebuilding required. Some stone replacement will be required where stone is missing and/or eroded

	Description	Condition	Intervention/Repair
		When we first inspected the wall considerable dampness was seen between window openings 20 and 22 affecting the top three floor levels. At that time there were 3 small shrubs noted growing out of the parapet. these have since been removed and the wall appears to be drying out.	
		Spalling to window cills can be seen together with areas of adjoining stonework	
		Spalling of the face of some of the window lintols can also be seen, along with cracks in the ends of 2 lintols	Structural Engineer to advise on remedial work to lintols. Descale stonework
		Possible previous stonecleaning, open mortar joints and considerable amounts of water ingress have resulted in a noticeable deterioration to stone faces.	Repointing of stonework in a soft lime mortar will help to stabilise this for the time being.
ELEVATION 4			
	There is a large metal fire escape stair running down the left part of the wall together with a considerable number of items of air-conditioning plant affixed to the wall at first floor level. Other than fire escape doors, all other openings are at third floor level with windows and a single door seen across the width of the wall.		
		Observations from the cherry picker showed that at second and third floor levels the entire wall had suffered from a concave bow which was quite noticeable. In line with this the third gable looking from left to right appears to be leaning forward slightly	The structural engineer should consider this bow in line with previous fire damage and consider whether any restraint should be added to the wall.
		There are areas of the wall with open or eroded mortar joints, particularly at third floor level and in vertical band below windows 25 and 26.	Rake out and repoint stonework with lime mortar
		There are open joints in the gable coping stones and bed joint below..	Remove stone coping, provide a lead DPM and re-pin capping into position

	Description	Condition	Intervention/Repair
		Movement noted at right hand top corner - associated with the cornice as seen to the top left corner of elevation I.	Engineer to advise on extent of work.
		Although they haven't been drawn properly on plans and elevations full sized windows are available across the width of the wall at third floor level. Crack in lintol above window at righthand end	Engineer to advise on extent of work.

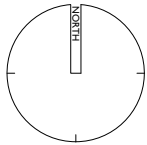
	Description	Condition	Intervention/Repair
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2.3 Timber decay and Central Stair

Rainwater goods	Box gutters and internal downpipes	The box gutters have failed, resulting in timber decay of underlying structure. The downpipes are embedded within the masonry walls and these have failed resulting in extensive damage to the internal fabric.	A new roof is proposed and in association with this new gutters will be provided. Consideration should be given to the introduction of overflows at high level to avoid internal damage in the event of a blockage and also to provide early warning of the issue.
			The internal downpipes should be replaced. Their capacity should be checked and the new downpipes should be designed to enable access for maintenance and clearance of any blockages
Timber lintols	Water ingress at the top of walls has occurred	Timber window lintols and supports for segmental arched windows internally have rotted due to water ingress	Check all windows where signs of current or past water ingress has occurred. Ascertain the condition of supporting timber work now.
Floor structure		There is evidence of extensive water damage and timber decay in areas where the gutters and/or downpipes have failed.	Persistent water ingress through internal downpipes and from the box gutters might well have affected floor timbers which are laid into or against external walls. These areas must now be fully inspected to all external walls.
Stair	Cantilevered timber stair, with moulded timber balusters	There is evidence of previous repairs to the stair, in the form of timber blocks fitted between base of the balusters on each of the landings and metal straps to the balusters at first floor level. There is some flex in all the handrails, some balusters are loose and evidence of movement in the stair generally. A latex screed has been applied to the treads in places which suggests an uneven wear pattern.	Structural Engineer to inspect stair and advise if any strengthening work is required. Latex screed to stair treads should be removed to enable inspection of the timber below.

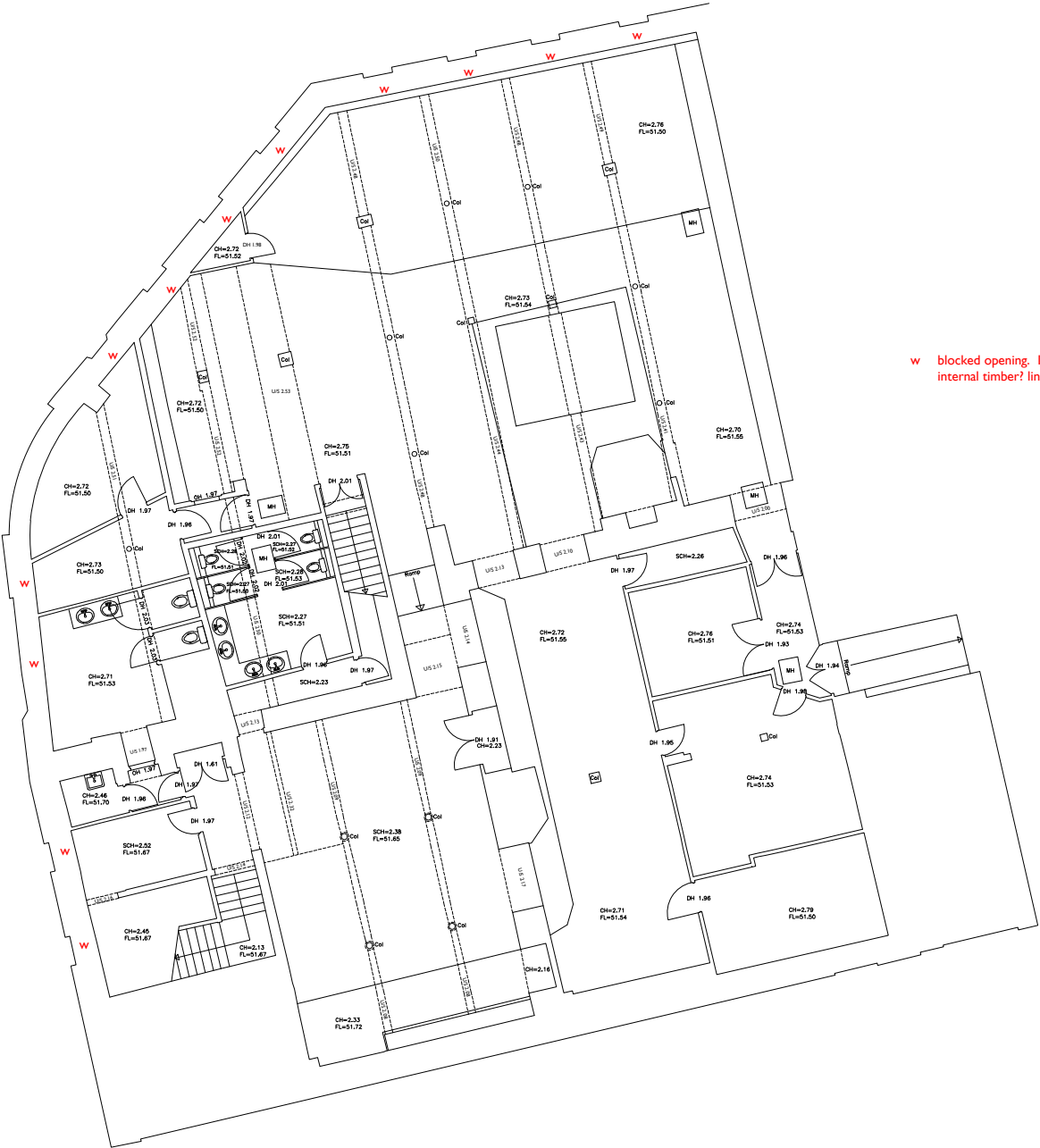
Appendix A

Marked up floor plans and elevations



Figured dimensions only to be taken from this drawing. All dimensions to be checked on site and any discrepancies should be reported to the architect immediately.

REVISIONS:
Rev .-//./././ BY
Note



w blocked opening. Investigate condition of internal timber? lintols

FIELD HOUSE, DEWSBURY MOOD DEVELOPMENTS

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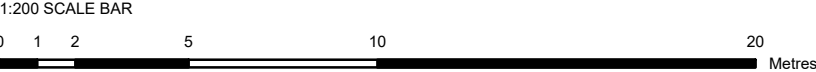
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Scale: 1 - 200 @ A3

Date: 19 - 11 - 20

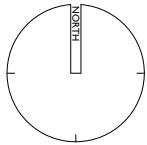
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Condition Survey

Basement
Measured survey by Tower Geomatics Ltd



Figured dimensions only to be taken from this drawing. All dimensions to be checked on site and any discrepancies should be reported to the architect immediately.

REVISIONS:
Rev A 03.12.20 SA
Photo of column capital added



b: detail of decorative column capital



- * Damp evident/ decayed ceiling and/or floor
- a Moisture penetration evident: check condition of internal timber lintols

- Stair**
- blocks fitted between base of balusters along landings
 - some balusters are loose
 - some flex/movement on handrails
 - latex screed on some treads suggesting uneven wear pattern
- 1 baluster has failed
 - 2 handrail on quarter landing has pulled out of wall and landing appear to have dropped
 - 3 landing bows in centre
 - 4 metal straps fitted to head of balusters and handrail on landing loose
 - 5 balusters lean into stairway
 - 6 handrail pulled out of wall
 - 7 open joint in handrail. Flex in balustrade

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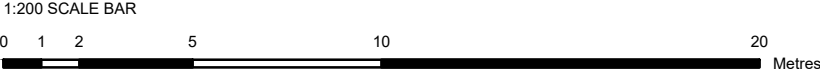
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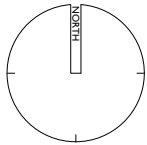
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Condition Survey Ground Measured survey by Tower Geomatics Ltd



Figured dimensions only to be taken from this drawing. All dimensions to be checked on site and any discrepancies should be reported to the architect immediately.

REVISIONS:
Rev .-//./././ BY
Note



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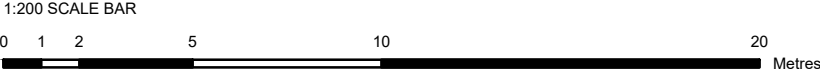
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Date: 19 - 11 - 20

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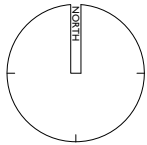
Dwg no.: 4013 - 01 - 12



Condition Survey

First

Measured survey by Tower Geomatics Ltd



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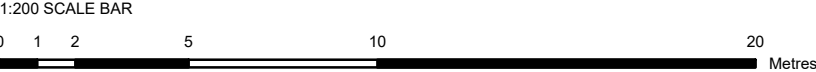
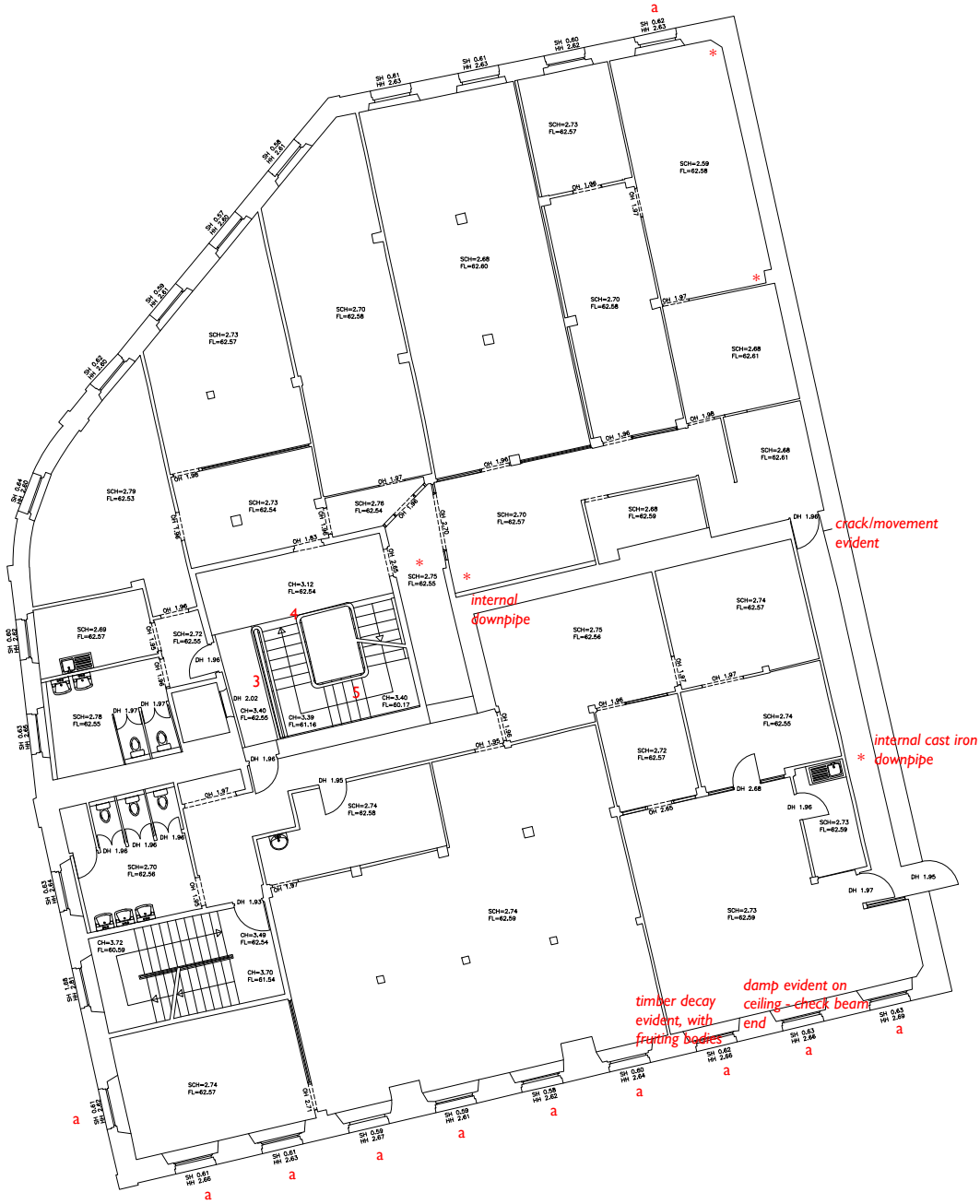
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info@woodhall.co.uk

Scale: | - 200 @ A3

Date: 19 - 11 - 20

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Dwg no.: 4013 - 01 - 13



Condition Survey
Second
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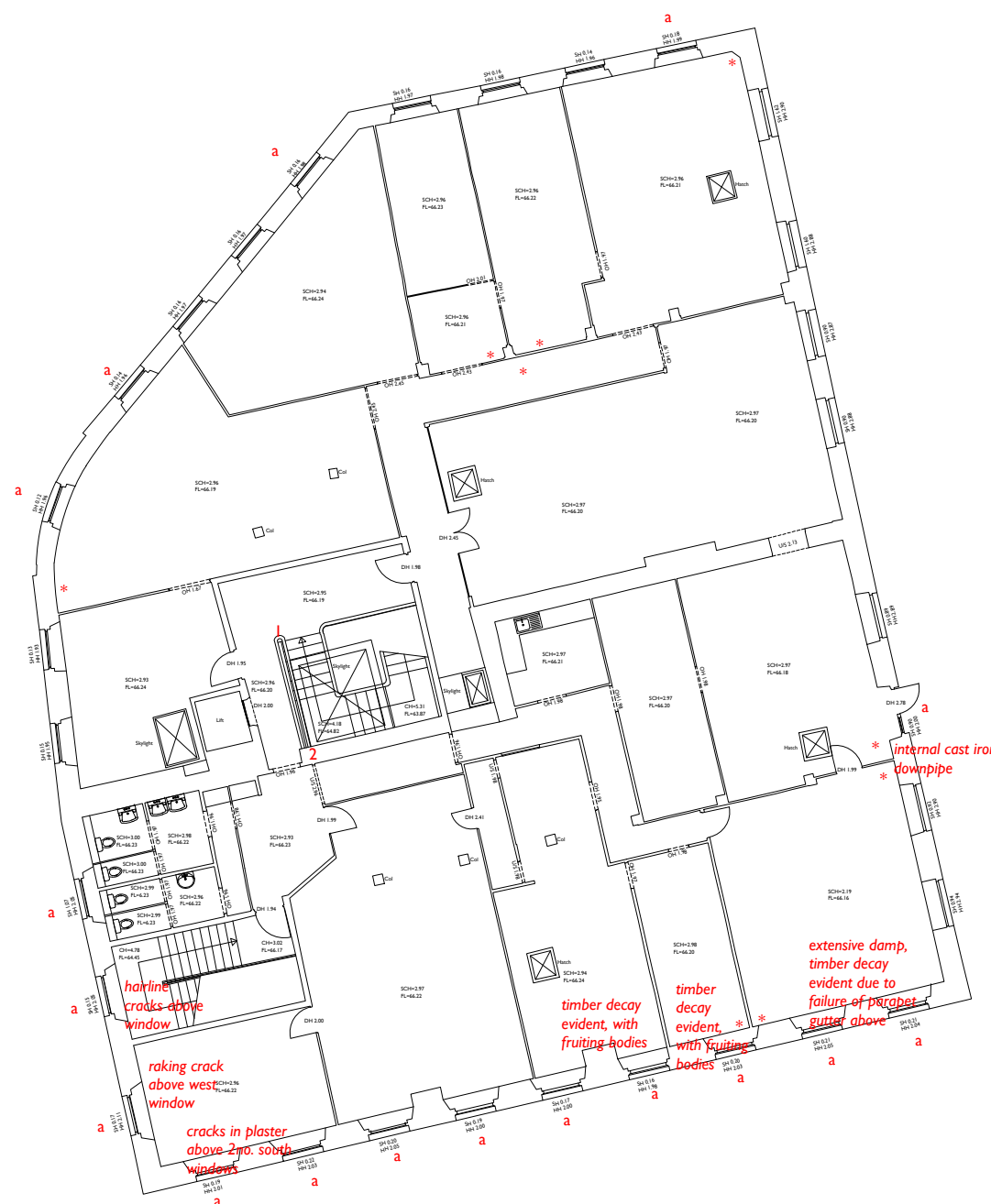
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Scale: 1 - 200 @ A3

Date: 19 - 11 - 20

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Dwg no.: 40|3 - 0| - 14



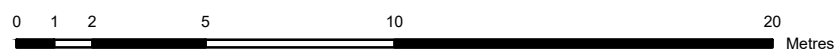
- * Damp evident. Decayed ceiling and/or floor
- a Moisture penetration evident: check condition of internal timber lintols

Stair

- blocks fitted between base of balusters along landings
- some balusters are loose
- some flex/movement on handrails
- latex screed on some treads suggesting uneven wear pattern

- 1 baluster has failed
- 2 handrail on quarter landing has pulled out of wall and landing appear to have dropped

1:200 SCALE BAR



Condition Survey

Third

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Scale: 1 - 100 @ A3

Date: 19 - 11 - 20

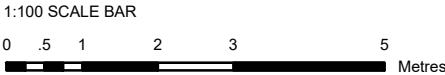
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Dwg no.: 4013 - 01 - 20



Condition Survey
Elevation I

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Scale: 1 - 100 @ A3

Date: 19 - 11 - 20

Drawn/Checked: SA/GM

Dwg no.: 4013 - 01 - 21



- NOTES**
- corroding iron cramps in parapet stones, resulted in extensive damage.
 - Allow for dismantling and rebuilding parapet with 10% new parapet stones, removal of iron cramps and dowels and replacement with stainless steel fixings
 - delamination to stone cill bands
 - open joints in architraves to third floor windows and eroded/delaminating stonework
 - extensive eroded stonework to stone dressings around and below first floor windows. some open joints
 - delamination/erosion of stonework to first and second floor
 - open joints at ends of GF window cills
 - delamination/erosion of quoins
 - delamination/erosion of stonework below GF windows and to RHS of GF8
 - redundant fixtures and fittings, signage and wiring

- * corroding iron fixings visible
- missing, damaged or deeply eroded stone
- ⋈ crack
- OJ open joints
- M movement of stone architrave

Condition Survey
Elevation 2A & 2B

Measured survey by Tower Geomatics Ltd

1:100 SCALE BAR
0 .5 1 2 3 5
Metres

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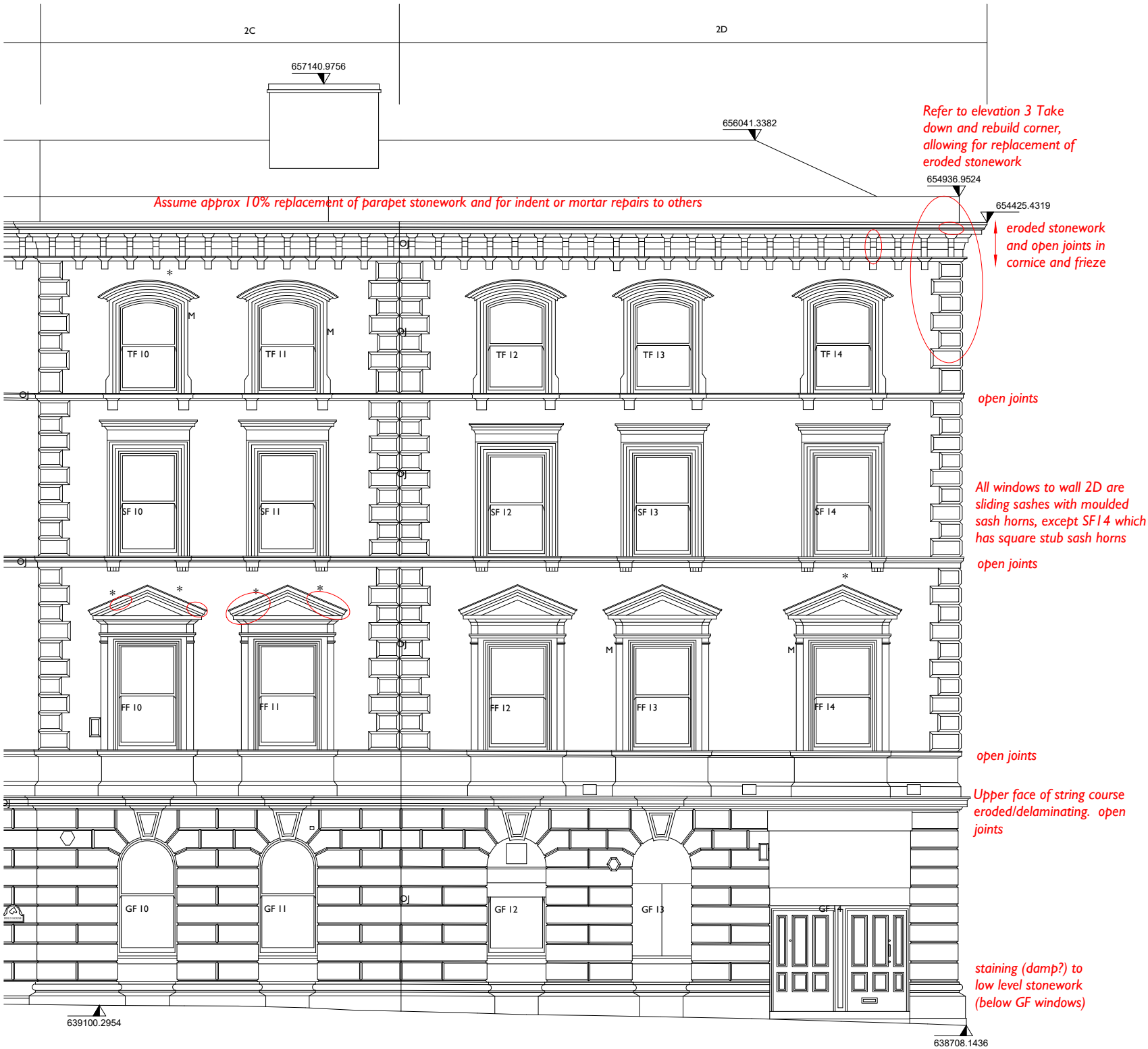
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Scale: 1 - 100 @ A3

Date: 19 - 11 - 20

Drawn/Checked: SA/GM

Dwg no.: 4013 - 01 - 22



- NOTES**
- corroding iron cramps in parapet stones, resulted in extensive damage.
 - Allow for dismantling and rebuilding parapet with 10% new parapet stones, removal of iron cramps and dowels and replacement with stainless steel fixings
 - delamination to stone cill bands
 - open joints in architraves to third floor windows and eroded/delaminating stonework
 - extensive eroded stonework to stone dressings around and below first floor windows. some open joints
 - delamination/erosion of stonework to first and second floor
 - open joints at ends of GF window cills
 - delamination/erosion of quoins
 - delamination/erosion of stonework below GF windows and to RHS of GF8
 - redundant fixtures and fittings, signage and wiring

- * corroding iron fixings visible
- missing, damaged or deeply eroded stone
- c crack
- open joints
- M movement of stone architrave



Condition Survey
Elevation 2C & 2D

Measured survey by Tower Geomatics Ltd

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Note



NOTES

- corroding iron cramps in parapet stones, resulted in extensive damage.
- Allow for dismantling and rebuilding upper section of wall to upper string course, with 30% new parapet stones and 50% new stone below cornice, with removal of iron cramps and dowels and replacement with stainless steel fixings
- Allow for raking out and repointing whole elevation
- extensive delamination to stone cill bands
- redundant fixtures and fittings, signage and wiring

- * corroding iron fixings visible missing, damaged or deeply eroded stone
- c crack
- oj open joints

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Dwg no.: 4013 - 01 - 23

Condition Survey
Elevation 3

Measured survey by Tower Geomatics Ltd

1:100 SCALE BAR
0 .5 1 2 3 5
Metres

Figured dimensions only to be taken from this drawing. All dimensions to be checked on site and any discrepancies should be reported to the architect immediately.

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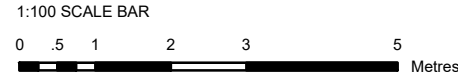
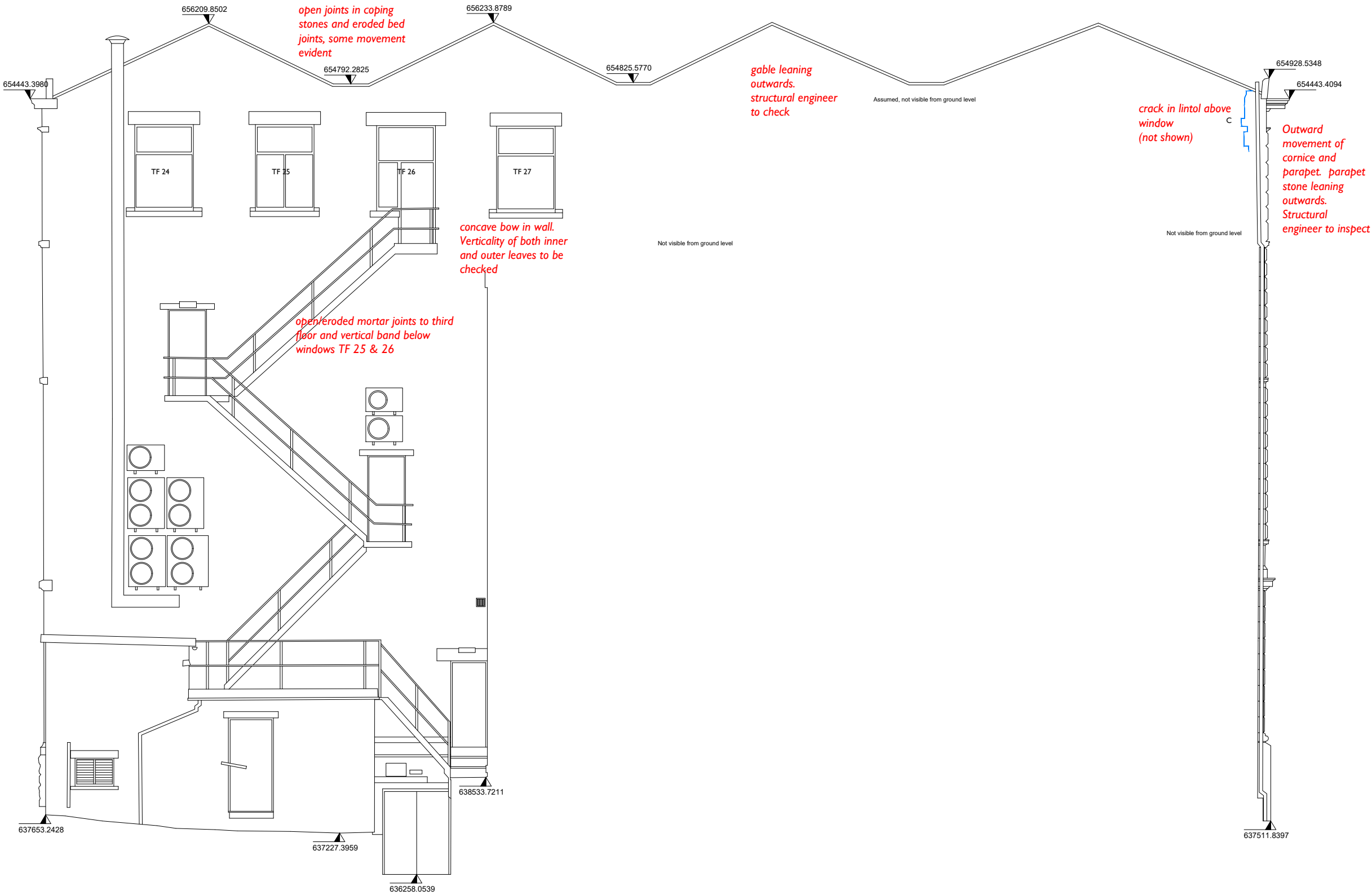
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Date: 19 - 11 - 20

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Condition Survey
Elevation 4

Measured survey by Tower Geomatics Ltd

Appendix B

Elevation Reference Photographs



Elevation 2a



Elevation 2 b



Elevation 2 c



Elevation 2 d



Elevation 3



Elevation 3





Elevation 4



Appendix C

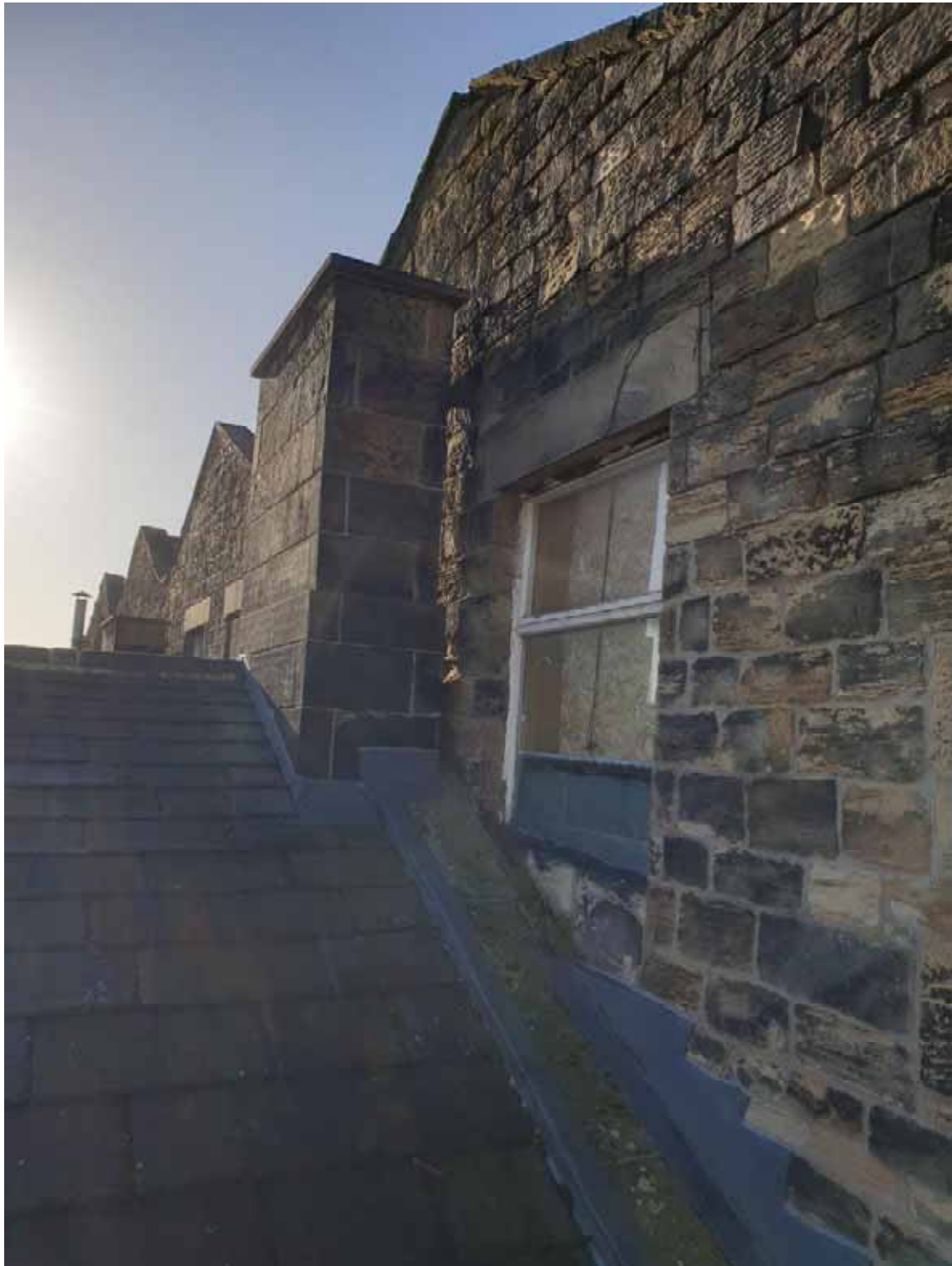
Photographs of typical defects









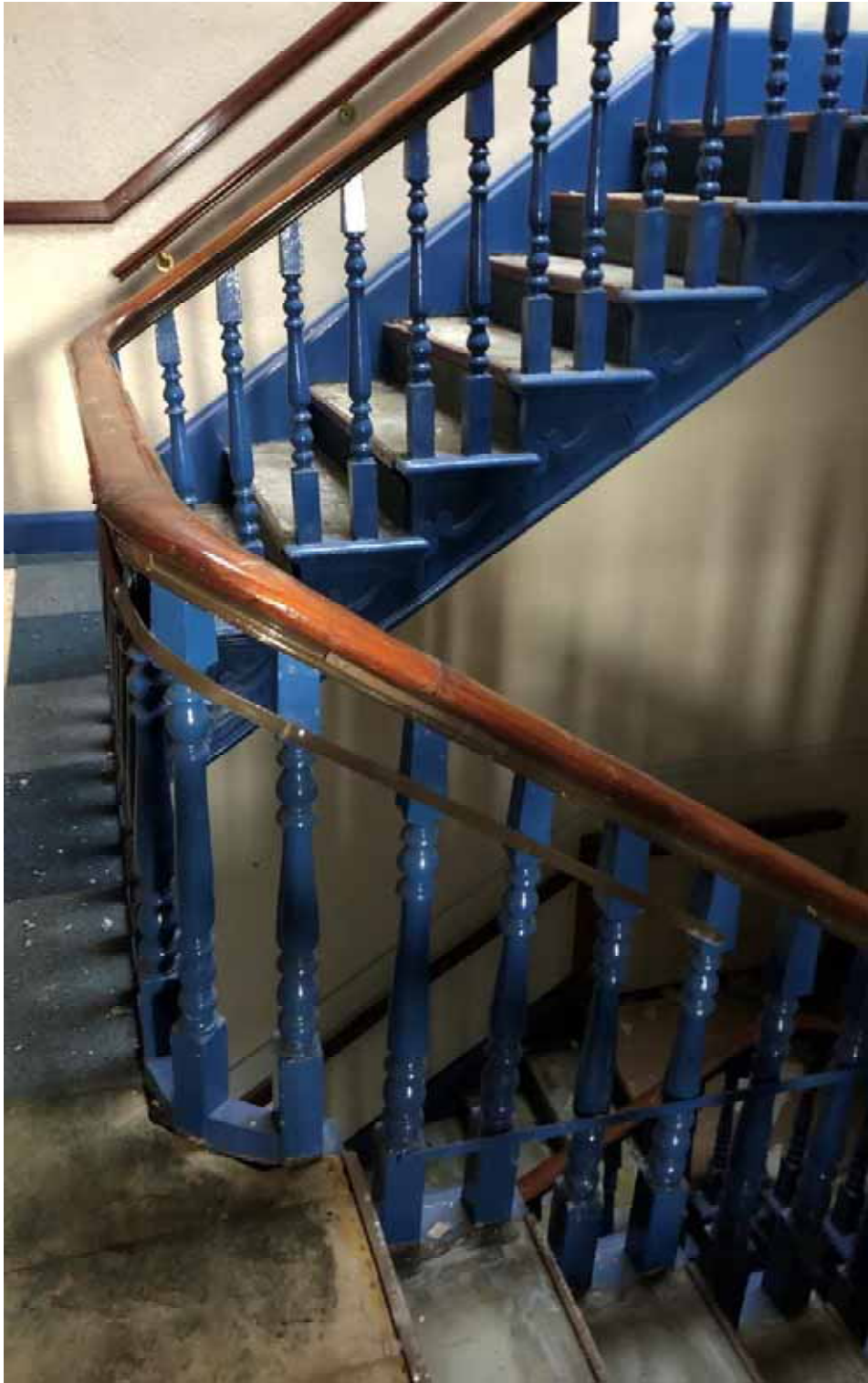












2.1 Windows

ID	Type	Description	Condition	Intervention / Repair
GENERAL NOTE		Timber window sills are all the outer part of the box frame	In some cases both inner and outer part of the base of the box frame will have decayed but windows could not be opened to check this presently in many cases.	
GENERAL NOTE		Many of the windows could not be opened or have the top sash screwed or painted shut. This limited the inspection at this time.		
GENERAL NOTE			Majority of windows difficult to operate	All windows that are to be retained, require: removal of sash's and guides, replacement of cords, rebalancing and provision of draught proof strips and new ironmongery.
GENERAL NOTE		Repairs to stone window sills	Many are poor and all are cut with a horizontal sky side finish.	Consider chamfer to stone cills to shed water away from the timber window frame. NB This alteration may require listed building consent.
GENERAL NOTE		There are five types of windows: a segmental arch headed former vertical sliding sash window with moulded sash horns and upper sash adapted to centre pivot. a* 2/2 sash window b vertical sliding sash with moulded sash horns. b* 2/2 sash window with upper sash adapted to centre pivot c vertical sliding sash with rounded (stub) sash horns. c* 2/2 sash window d Arched headed, vertical sliding sash with moulded sash horns. d* 2/2 sash window e vertical sliding sash with square (stub) sash horns f modern casement window		

ID	Type	Description	Condition	Intervention / Repair
Third Floor				
GENERAL NOTE		Type a and a* windows	All rubber seals to upper (pivoted) sash have perished	
TF1	a	Sash window, bottom light pivoted but now locked be safety rail, top light painted up	Box sash rotten in the corners and the whole sill Wall damp above the window opening	Frame to be replaced. Possible rot to window lintel and plaster reveal.
				Inspect the lintel and the support timber to the soffit
TF2	a	Top light centred pivoted, (open top), bottom light painted up	Box sash slightly rotten in the corners Crack above window opening	Frame to be replaced.
				Inspect the lintel and the support timber to the soffit
TF3	a	Top light centred pivoted, (open top), bottom light painted up	Left internal reveal damp	Frame to be replaced.
				Inspect the lintel and the support timber to the soffit
TF4	a	Top light centred pivoted, (open top), bottom light painted up, alarm box attached to the window frame	Slightly damp above the wall	Frame to be replaced
				Inspect the lintel and the support timber to the soffit
TF5	a	Top light centred pivoted, (open top), bottom light painted up, lighter frame on the top light	Outer left stone reveal starting to perish	Frame to be replaced
				Repair stone reveals
TF6	a	Top light centred pivoted, (open top), bottom light painted up	Outer stone cill badly perished	Frame to be replaced
				Repair stone cill
TF7	a	Top light centred pivoted, (open top), bottom light painted up,	Outer right stone reveal perished Outer left stone reveal slightly perished	Frame to be replaced
				Reveal stones to be repaired

ID	Type	Description	Condition	Intervention / Repair
TF8	a	Box sash window	Outer right stone reveal slightly perished Outer left stone reveal perished Stone cill perished Top light opens but loose to the runners Bottom light stuck	Replace window frame
				Repair stone reveals and cill.
TF9	a	Box sash window, curved frame and glass, all painted up	Stone cill broken and splitting Bottom of each stone reveal perished Bottom light frame opening up damp and cracks above window	Outer cill of box frame to be replaced
				Inspect the lintel and the support timber to the soffit
				Repair stone reveals and cill.
TF10	a	Top light pivoted, bottom light painted up with safety rail	Two glasses loose to bottom light Frame to bottom light joints are opening up Base rotten Outer right stone reveal perished Both ends of external box frame rotten and sill rotten Plaster damp above the window opening	Frame to be replaced
				Inspect the lintel and the support timber to the soffit
				Repair stone reveals.
TF11	a	Top light pivoted, bottom light painted up with safety rail	Outer stone reveals slightly perished Inner base of box frame splitting Window boards rotten at the base of the box frame timber cill rotten Stone cill perished	Frame to be replaced Internal window board rotting
				Repair stone reveals and cill.
TF12	a	Subdivided window frame hidden	Damp on top of the window opening External cill rotten. Bottom rail of lower frame rotten	Frame to be replaced
				Inspect the lintel and the support timber to the soffit

ID	Type	Description	Condition	Intervention / Repair
TF13	a	Box sash window	No cords at the bottom light Bottom light frame opening up External timber cill rotten Slight movement above the window opening Poor decoration	Frame to be replaced
				Inspect the lintel and the support timber to the soffit internally.
TF14	a	Fully painted up	Glass loose to the bottom light External window cill rotten Bottom rail of top light rotten Stone cill perished Bottom of the outer stone reveals perished Bad damp above the window opening Very poor conditions	Frame to be replaced
				Inspect the lintel and the support timber to the soffit
				Repair stone reveals and cill.
TF15	a*	Pivoted top light, bottom light painted up	Dry rot to the internal bottom box frame and window board Bad damp above the window opening	Frame to be replaced
				Inspect the lintel and the support timber to the soffit
TF16	a*	Pivoted top light, bottom light painted up	Dry rot to the internal bottom box frame and window board Bad damp above the window opening	Frame to be replaced
			External window cill rotten Base w/ frame poor Bad damp above the window opening	Replace internal window board
				Inspect the lintel and the support timber to the soffit
TF17	a*	Pivoted top light, bottom light painted up	External window cill rotten Base w/ frame poor Bad damp above the window opening	Frame to be replaced
				Inspect the lintel and the support timber to the soffit
				Repair the external stone window cill

ID	Type	Description	Condition	Intervention / Repair
TF18	a*	Pivoted top light, bottom light painted up	Dry rot to the base of the window Very poor condition. Damp to the right internal reveal and above the window opening	Frame to be replaced
				Inspect the lintel and the support timber to the soffit
TF19	a*	Pivoted top light, bottom light painted up	Bottom rail top light frame opening up (rot) Similar bottom rail to bottom light External window cill rotten Damp above the window opening Dry rot plaster	Frame to be replaced
				Eradicate dry rot
TF20	a*	Pivoted top light, bottom light painted up	Bottom light splitting at the base External window cill rotten Slightly rotten to the corners of the bottom rail to top light	Frame to be replaced
TF21	a*	Pivoted top light, bottom light painted up	Bottom rail rotten Glass becoming loose One bottom glass broken External window cill rotten Box frame rotten Lintel rotten (?) Window board rotten Extreme damp above the window opening	Frame to be replaced
				Check condition of lintel and soffit timber
				Window board rotten replace.
				External stone cill perished
TF22	a*	Pivoted top light, bottom light painted up	External window cill rotten Meeting rail rotten to top light. Stone dust around the external window cill due to deterioration of stones above Poor conditions Damp above the window opening	Frame to be replaced
				Repair external stone window cill
				Inspect the lintel and the support timber to the soffit
TF23	a*	Pivoted top light, bottom light painted up	Dry rot to base of frame. Damp surrounded the window	Frame to be replaced

ID	Type	Description	Condition	Intervention / Repair
				Inspect the lintel and the support timber to the soffit
TF24	f	Modern casement with top light and bottom hung	External window cill rotten Generally poor conditions	Frame to be replaced
				Repair external stone window cill
TF25	f	Boarded up	Window board wet Left side window wet	Frame to be replaced
				Inspect the lintel and the support timber to the soffit
D5		Fire escape - Window door	Poor quality damp around the opening	· Replace all
				Check door lintel
TF27	f	Boarded up		To be replaced
TF28	f	Boarded up		To be replaced
TF29	f	Boarded up		To be replaced
TF30	f	Boarded up		To be replaced
TF31	f	Blocked up		To be replaced
GENERAL NOTE			Overall the windows are in very poor condition to third floor level and with the exception of TF9, have been altered or replaced.	Replace all existing windows (with the exception of TF9) with new timber framed double glazed windows
Second Floor				
SF1	b	Pivoted top light, bottom light fixed and shut	Rotten to the external window cill and base of the sides of the box sash	Repair frame
				Take apart and make work.
SF2	b	Pivoted top light, bottom light fixed and shut, fan fixed to glass	Slightly rotten to both corners of external window cill Stone cill slightly perished	Repair frame
				Repair external stone cill.
				Remove fan and reglaze.
SF3	b	Pivoted top light, bottom light fixed and shut	Slightly rotten to the end of external window cill Poor decoration	Repair frame.

ID	Type	Description	Condition	Intervention / Repair
SF4	b	Pivoted top light, bottom light fixed and shut	Slightly rotten to the end of external window cill Poor decoration	Repair the frame
SF5	b	Pivoted top light, bottom light fixed and shut	Slightly rotten to the end of external window cill Poor decoration	Repair the frame
SF6	b	Pivoted top light, bottom light fixed and shut	Slightly rotten to the base of external window cill Bottom light splitting apart at the base of the frame Clasp missing	Repair the frame
				Replace the clasp
SF7	b	Pivoted top light, bottom light fixed and shut	Slightly rotten to the base of external window cill Bottom light splitting apart at the base of the frame Clasp missing	As for W 6 above.
SF8	b	Pivoted top light, bottom light fixed and shut	Part of the clasp missing External window cill rotten Base of the window frame rotten (?)	Replace the bottom of the frame.
				Provide new clasp
SF9	b	Box sash window, curved frame and glass. 2/2 sash window. Top light painted up	Slightly rotten to the inner edge of box sash at the base on the right Outer stone reveals slightly perished at the bottom	Repair frame. Strip down and make work
				Repair stone reveals
SF10	b	Pivoted top light, bottom light fixed and shut	External window cill rotten Corners of the bottom light rotten Outer right stone reveal slightly perished	Repair rotten frame base
				Repair stone reveal.
SF11	b	Pivoted top light, bottom light fixed and shut	No clasp External window cill rotten Bottom rail corners both rotten	Repair rotten frame base
				Provide new clasp
SF12	b	Box sash window, fixed and shut	Sash cords broken External window cill rotten Stone cill perished	Repair the base of the box frame
				Repair stone cill
SF13	b	Box sash window	No sash cords External window cill rotten Bad decoration	Strip down provide cords and weights and clasp and make work

ID	Type	Description	Condition	Intervention / Repair
SF14	e	Pivoted top light, bottom light fixed and shut	External window cill rotten Corners to bottom rail to bottom light starting to rot Bottom rail top light starting to rot Broken glass to the top light Condition of the internal window board to out of edge (?)	Replace window frame and window board
SF15	b*	Pivoted top light, bottom light fixed and shut	Bottom rail poor condition Top rail slightly better Stone cill perished	Repair timber frame and replace timber cill and the bottom of each side of the box frame.
				Repair stone cill
SF16	b*	Pivoted top light, bottom light fixed and shut	Bottom rail poor condition Top rail slightly better Stone cill very poor condition	As for SF15 above.
SF17	b*	Pivoted top light, bottom light fixed and shut	Bottom rail poor condition The timber sill is rotten Top rail slightly better Stone cill poor condition	As for SF 15 above.
SF18	b*	Pivoted top light, bottom light fixed and shut	Bottom rail poor condition Top rail slightly better Stone cill perished Movement and cracks to right corner of the window opening	As for SF 15 above. Open up and check the timber lintel over the window opening
SF19	b*	Pivoted top light, bottom light fixed and shut	Bottom rail poor condition Top rail slightly better Stone cill fair.	As for SF 15 above
SF20	b*	Pivoted top light, bottom light fixed and shut (check photo)	Both top light glass and one bottom glass broken External window cill rotten .	Repair base of frame.
				Replace broken glass x 2 panes
SF21	b*	Pivoted top light (no open), bottom light fixed and shut	External window cill rotten Stone dust on the window cill Bottom rail bottom light really poor rotten (?) Top rail rotten (?) Window board wet Water running above the window opening, lintel (?)	Replace the frame and window board
				Open up and check the timber window lintel

ID	Type	Description	Condition	Intervention / Repair
SF22	b*	Pivoted top light (no open), bottom light fixed and shut	External window cill rotten Bottom rail bottom light really poor rotten (?) Window board coming apart due to water damage External stone cill fair Water damage above the window opening Lintel (?)	As for SF 21
SF23	b*	Pivoted top light, bottom light fixed and shut	External window cill rotten Bottom rail bottom light poor condition One broken glass on the top light External stone cill perished	As for SF 21
				Repair stone cill
D6		Not accessible		Replace Frame
GENERAL NOTE		stone cills	Many stone cills have been previously repaired with mortar (plastic stone repair)	
GENERAL NOTE			Overall the windows are in very poor condition to second floor level.	Consider replacement of all existing windows (with the exception of SF9) with new timber framed double glazed sliding sash windows
First Floor				
FF1	c	Box sash window, Bottom sash cords still in place	window clasp broken External window cill slightly rotten Bottom sash cords still in place Stone cill perished Leak above the window opening	Clasp to be renewed. take box sash apart repair minor rot and make opening lights work.
				Repair stonework to cill
				Check timber lintel over the window
FF2	c	Box sash window, both light work/open	Outer stone reveal slightly perished	clasp to be renewed
				Repair stone to the reveals
FF3	c	Box sash window, sealed up	Bottom rail bottom light slightly soft Outer left stone reveal top half perished	clasp to be renewed. Take apart box sash, repair frame, rebuild and provide new cords
				Repair stone to reveal

ID	Type	Description	Condition	Intervention / Repair
FF4	c	Box sash window, sealed up	Slight rot to the window cill of the box frame Slightly perished stone cill Outer stone reveals slightly perished at the bottom	Clasp to be renewed Take apart, repair timber frame, rebuild and provide new cords
				Repair stone to reveals and cill
FF5	c	Box sash window, sealed up	Slight rot to the window cill of the box frame Slightly perished stone cill Outer stone reveals slightly perished at the bottom	Clasp to be renewed Take apart, rebuild and provide new cords
				Repair stone reveals
FF6	c	Box sash window, sealed up	Outer stone reveals slightly perished Stone cill is cracked	Clasp to be renewed Take apart, rebuild and provide new cords
				Stitch crack in cill and repair stone
FF7	c	Box sash window, top light painted up, bottom open	Clasp broken Outer stone reveals slightly perished	Clasp to be renewed Strip down box sash and make work.
				Repair stone work to reveals
FF8	c	Box sash window, all painted up	No cords and weights	All locks to be renewed Take apart, rebuild and provide new cords and weights
FF9	c*	Box sash window, all painted up frame and glass curved in plan	Bottom rail top light soft in each corner	Clasp to be renewed Take apart, rebuild and provide new cords. Make sash work
FF10	c	Box sash window, all painted up	Top light glass broken	Clasp to be renewed Strip it down make it work
				Repair broken pane of glass
FF11	c	Box sash window, all painted up	Bottom rail bottom light is rotten.	Clasp to be renewed
				Replace the timber sill
				Repair the base of the bottom light
				Strip down and make work.
FF12	c	Box sash window, bottom light fixed and shut	External window cill rotten	Clasps to be renewed Take apart, rebuild and provide new cords
				Repair window cill to box frame
FF13	c	Box sash window	No cords External window cill rotten Parting bead missing	Clasp to be renewed Strip it down and repair replace parting bead.
				Repair window cill to box frame

ID	Type	Description	Condition	Intervention / Repair
FF14	c	Box sash window, top light is painted up	Timber cill is rotten Bottom rail to the bottom light frame opening up in the corner	Clasps to be renewed Take apart, rebuild and provide new cords Replace timber cill
				Repair bottom rail of bottom light
FF15	c*	Box sash window, top painted up	External window cill slightly rotten Two broken panes	Clasp to be renewed Take apart, rebuild and provide new cords. Make sash work
				Replace 2 x panes of glass
				Repair timber window cill
FF16	c*	Box sash window, top painted up	External window cill slightly rotten	Clasp to be renewed Take apart, rebuild and provide new cords. Make sash work
				Repair timber window cill
FF17	c*	Box sash window	No cords Stone cill is perished	Clasp to be renewed Strip it down and repair provide new cords and weights
				Repair stone cill
FF18	c*	Box sash window, Top light fix, bottom light open	External window cill rotten	Clasp locks to be renewed Strip it down and repair and make work
				repair the timber window cill
FF19	c*	Box sash window, all painted up	External window cill rotten	As for W 18
FF20	c*	Box sash window, top light painted up	Wet rot inner cill Bottom to the lower light the rail is rotten	Clasp to be renewed Strip it down and repair provide new cords
				Repair rotten timber
FF21	c*	Box sash window	External window cill rotten Dust on the stone cill	Clasp to be renewed Strip it down and repair rotten timber and provide new cords
				Repair stone cill
FF22	c*	Box sash window	External window cill rotten Stone cill slightly perished Damp in the right wall at the end	clasp to be renewed Strip it down and repair provide new cords
				Check internal window lintel
				Repair stone cill

ID	Type	Description	Condition	Intervention / Repair
FF23	c*	Box sash window	External window cill rotten Stone cill slightly perished	Clasp to be renewed. Replace rotten window cill
D7		Not accessible		Replace frame
Ground Floor				
GF1	d	Arch top sash window with timber shutters		· Strip it down, provide new cords, remove Vent-Axia, reglaze
GF2	d	Arch top sash window with timber shutters	Back sash box timber panel to the wall missing	· Strip it down, provide new cords, remove Vent-Axia, reglaze
GF3	d	Arch top sash window with timber shutters	Top light glass broken	· Strip it down, provide new cords, remove vent-axia, reglaze
GF4	d	Arch top sash window with timber shutters	section of architrave missing	· Strip it down, provide new cords, remove vent-axia, reglaze. Replace architrave
GF5	d	Arch top sash window with timber shutters		· Strip it down, provide new cords, reglaze
GF6	d	Arch top sash window with timber shutters		· Strip it down, provide new cords, remove vent-axia, reglaze
GF7	d	Arch top sash window with timber shutters		· Strip it down, provide new cords, remove Vent-Axia, reglaze
GF8	d	Arch top sash window with timber shutters		· Strip it down, provide new cords, remove Vent-Axia, reglaze
D1		Timber doors	Fair condition	· Keyhole to repair · Lock to repair · Timber work around the lock make it good · Redecorate · Inner door spring to be adjusted · Inner door to be redecorated
GF10	d	Arch top sash window	Lost its shutters	· Strip it down, provide new cords, reglaze · Provide new shutters
GF11	d	Arch top sash window with timber shutters		· Strip it down, provide new cords, reglaze
GF12	d	Arch top sash window with timber shutters	Lost its shutter box	· Strip it down, provide new cords, reglaze · Provide new shutter box and shutters
GF13		Boarded up		
D2a				· Replace door and frame · Remove canopy above door

ID	Type	Description	Condition	Intervention / Repair
D2b				· Replace door and frame ·
GF15		Missing		Replace the frame.
GF16		Boarded up		Replace frame
GF17	d*	Box sash window with metal shutters, all painted up		Strip it down, provide new cords, reglaze
GF18	d*	Arch top sash window, metal roller shutters (not openable)		Strip it down, provide new cords, reglaze
D3		Not accessible		
GF20	d*	Arch top sash window		Strip it down, provide new cords, reglaze Provide new panelling and shutters
				Repair rot to frame
GF21	d*	Arch top sash window	Lost panelling and shutters Bottom light glass broken	Strip it down, provide new cords, reglaze Provide new panelling and shutters
				Replace bottom glass
GF22	d*	Arch top sash window	Lost panelling and shutters	· Strip it down, provide new cords, reglaze · Provide new panelling and shutters
GF23	d*	Arch top sash window	Lost panelling and shutters	· Strip it down, provide new cords, reglaze · Provide new panelling and shutters
Basement				
		No views of windows at basement level presently	Unknown	Remove all internal cladding to assess openings, including condition of any timber lintols or frames set in outer basement walls