



Front Elevation from Upton Street



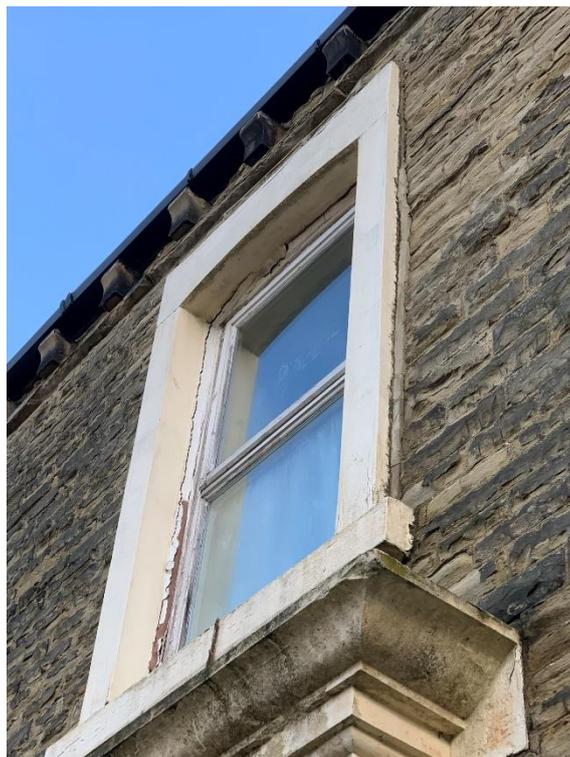
RH Side Elevation from Upton Street



Rear Elevation



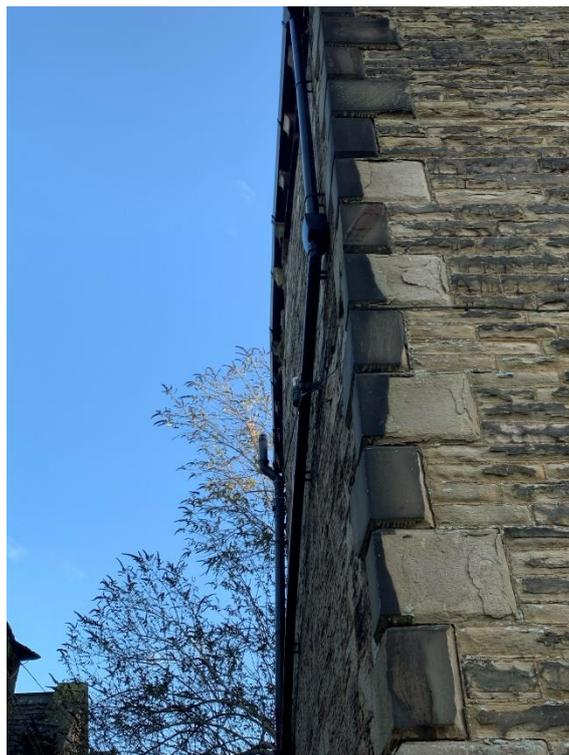
Typical movement and window condition



Typical Movement and window condition



Front Elevation Buldge



LH Side Elevation Buldge



LH Side Elevation general



LH Side Elevation general



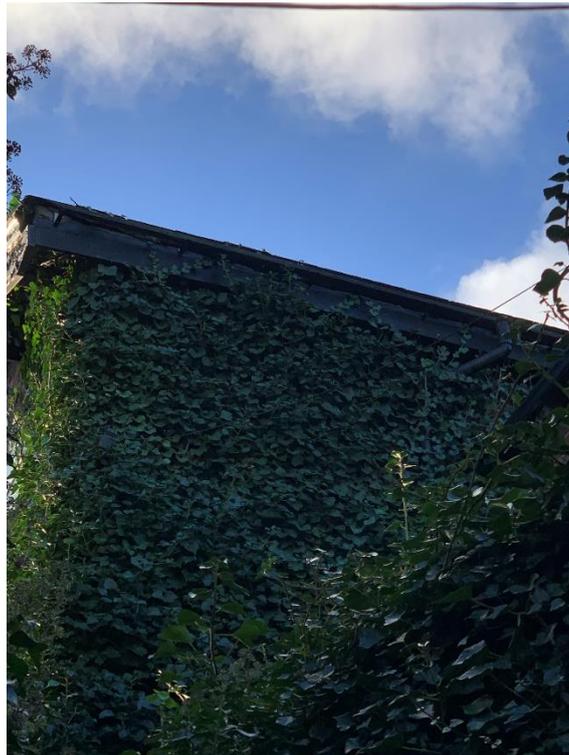
Rear Chimney collapse and gutter and fascia failure



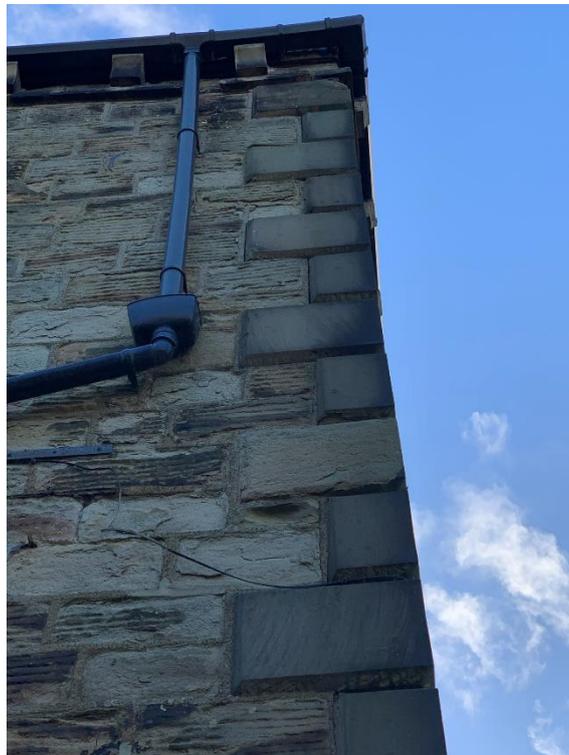
Typical LH Side Elevation



Cracking extending to stone cills



Over grown Ivy to RH Elevation



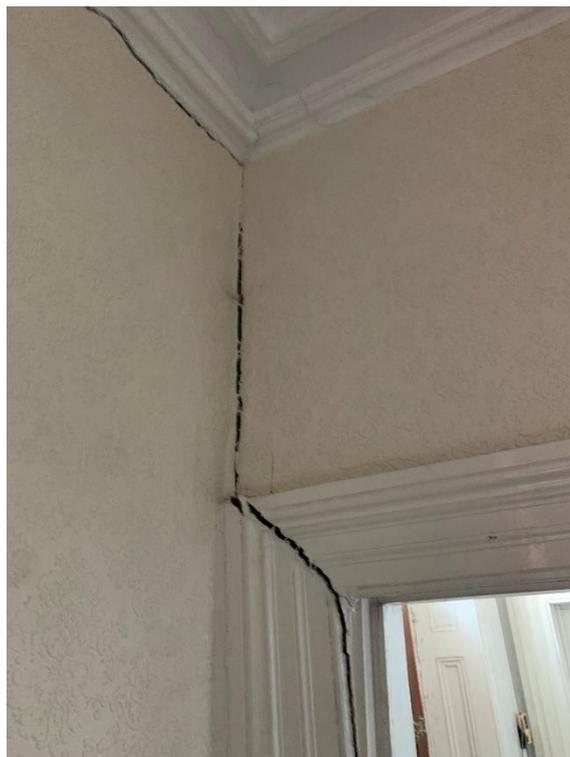
Front Elevation displacement



Internal cracking at GF level corresponding with external movement



Internal cracking at GF level corresponding with external movement



Internal cracking at GF level corresponding with external movement



Ground floor ceiling damage from roof level water ingress



GF cracking and movement



GF Bathroom affected by ceiling collapse and water ingress



Further GF movement to front elevation



Further GF movement to front elevation



Wet rot to GF floor structure – taken from basement



Copper distribution system has been 'stolen'



Gas meter removed



GF main kitchen floor slab sunk and rotated



Collapsed ceiling and floor structure above GF main kitchen



GF Kitchen damage



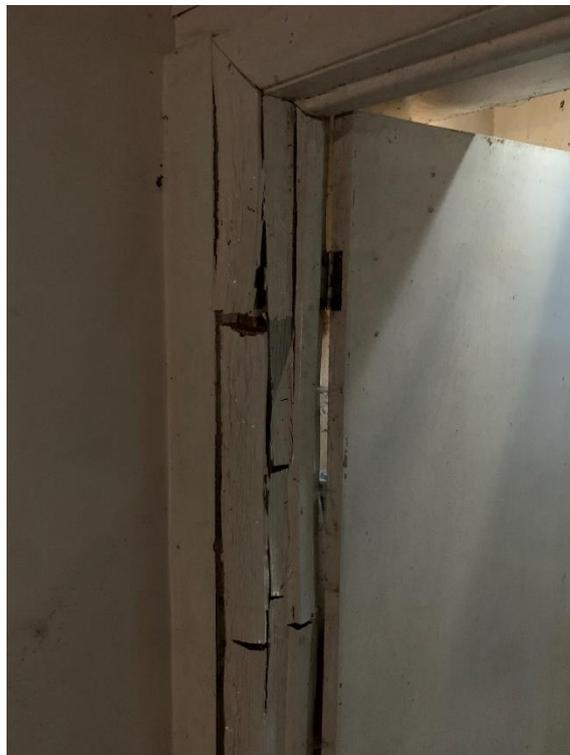
GF rear kitchen damage due to roof structure collapse



GF rear kitchen roof structure collapse



GF rear kitchen damage due to roof structure collapse



Typical wet rot to GF joinery



Typical wet rot to GF joinery



GF side toilet – roof collapse above



GF side kitchen – roof collapse above



Roof collapse above toilets

Roof collapse above side kitchen



Extensive water damage due to roof collapse – Ivy and general growth internal



GF toilet roof collapse



FF cracking to front elevation



FF cracking and movement to front elevation



FF toilet damage due to water ingress



FF toilet damage due to water ingress



FF cracking and movement to side gable



General dampness and water ingress at FF



General dampness and water ingress at FF



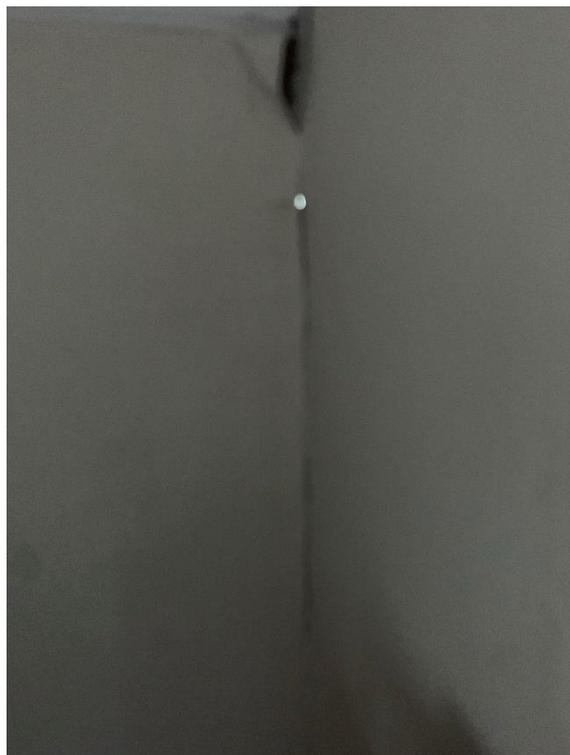
General dampness and water ingress at FF



General dampness and water ingress at FF



Extensive movement on centre line – note light from outside via clear gap



Extensive movement on centre line – note light from outside via clear gap



FF movement general



FF movement general



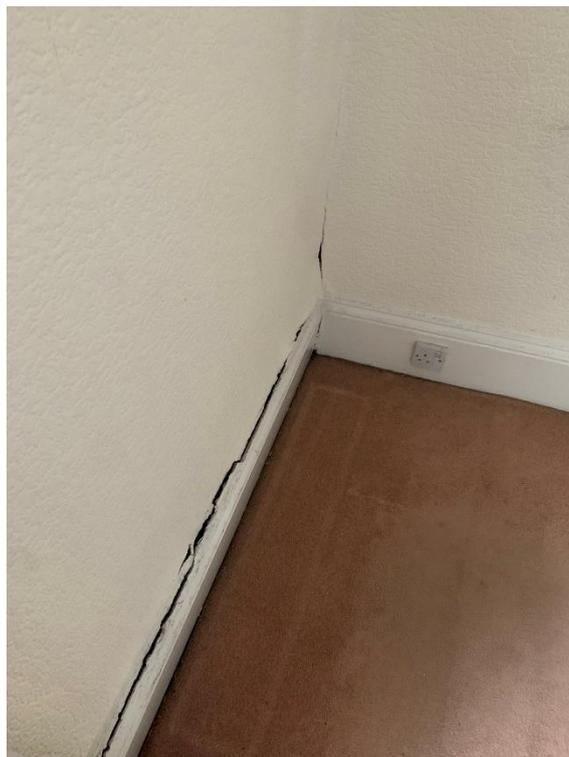
Water ingress around upper chimney



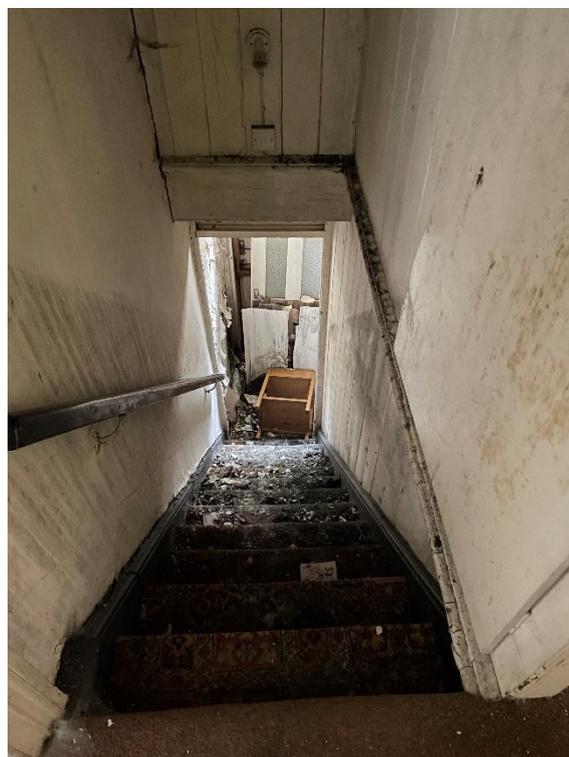
General cracking



General cracking



General cracking



General poor condition of staircase



General poor condition of staircase

**Appendix A
Photograph Schedule**

Original School (1868)



Photo 1
Front elevation



Photo 2
Defective roof and gutter. Missing lead flashings and sheeting to dormer cheek.



Photo 3
Typical internal view showing damp walls and floors



Photo 4
Defective lath and plaster ceiling

Extension (1898)



Photo 1
Typical view of side elevation



Photo 2
Defective slating to main roof



Photo 3
Rotten eaves gutter



Photo 4
Typical cracking and delaminating stonework



Photo 5
Typical example of rotten window frame



Photo 6
Defective ceilings



Photo 7
Typical internal view of circulation area



Photo 8
Extent of dampness to external walls



Photo 9
Swollen parquet flooring to main hall



Photo 10
Rotten timber beam



Photo 11
Rotten timber to truss member



Photo 12
Dry rot to stairs



Photo 13
Active dry rot to wall panelling and skirting



Photo 14
Dry rot to window reveal, cill and built in cupboard



Photo 15
Rotten and collapsed floor



Photo 16
Rotten door frame and water ingress

Senior Boys' Department (1934)



Photo 1
Overall view of eastern elevation



Photo 2
Fire damaged window frame, fascia, melted rainwater goods etc



Photo 3
Overall view of defective pitched and flat roofs



Photo 4
Typical rotten window frame



Photo 5
Overall view of main fire damaged rooms



Photo 6
Typical fire damage to external timber framing



Photo 7
Collapsed floor to central main room



Photo 8
Active dry rot to floor/internal joinery



Photo 9
Typical view of circulation areas



Photo 10
Typical view of toilet accommodation

Nunnery (1876)



Photo 1
Front elevation



Photo 2
Side elevation (South)



Photo 3
Extensions to rear elevation



Photo 4
Typical internal cracking



Photo 5
Damaged ceiling and water ingress to 1st floor



Photo 6
Structural cracking to ground floor



Photo 7
Typical kitchen accommodation



Photo 8
Typical toilet facilities