

Bay 22a



B22a.P1



B22a.P2



B22a.P3



B22a.P4



B22a.P5

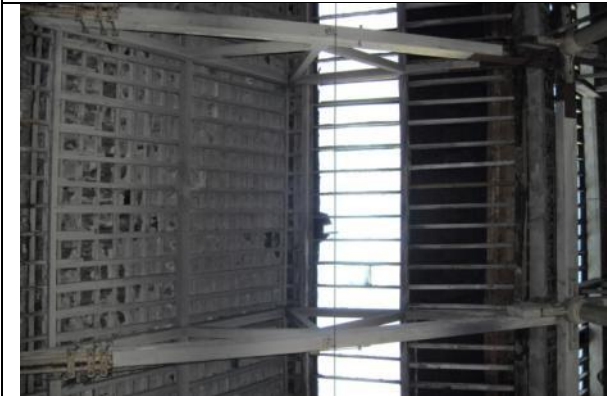
B22a.P6



B22a.P7



B22a.P8



B22a.P9



B22a.10



B22a.P11



BAY 23. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Sleepers bedded adjacent the east rail.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs Replace missing sleeper	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor, and twin clerestory brickwork arched window openings at the upper level. There are masonry buttresses (circa 6m high) flanking the bay internally, a later addition supporting an RSJ and part of a crane/hoist system which runs through bays 19-28. The buttresses are capped by substantial concrete copings. The buttresses are tied to the external wall by steel tied rods plated externally and internally. The RSJs supporting the travelling boom are tied to the external wall by steel tied rods bolted internally and circular plates externally. The crane is supported on the external wall GLB by a series of steel support columns and steel beams. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 1m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widows comprise timber frames, with fixed glazing in Georgian style.	
	Condition	Poor condition with isolated defective panes	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is self-supporting. The east slope has had repairs at low level adjacent the valley gutter, where			

there is roofing felt between purlins P19 and P20 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P18 and P19) to the east slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length. Purlins are supported by the adjacent trusses T23 and T24. The queen bolt collar truss T23 (GL25) is formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. There are steel bracket connections. T23 has undergone previous structural repairs where the truss is embedded in the external wall along Gridline A. The end portion of the truss supported by steel angles and bolted connections. The truss end is in a suspect condition. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally. Felted at low level on east slope.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS 23 GL25	Condition	Corroded brackets	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 23 Remedial costs	

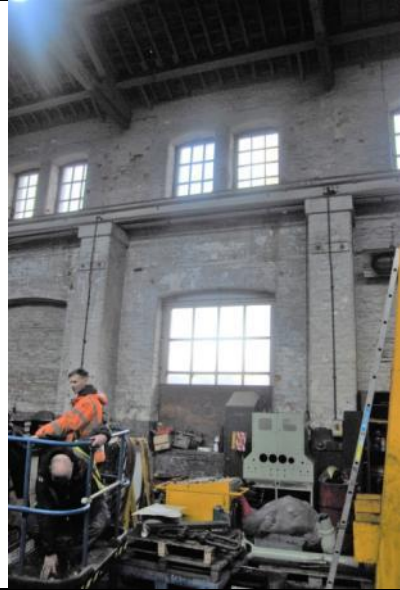
Bay 23



B23.P1



B23.P2



B23.P3



B23.P4



B23.P5

B23.P6



B23.P7



B23.P8



B23.P9



B23.P10



B23.P11

BAY 23a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLC	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded for protection. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Signs of severe water penetration Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 5m2 Brickwork repairs in isolated areas circa 1.5m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing in Georgian style.	
	Condition	Deteriorating condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required and overhaul the opening lights (where/if incorporated)	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is supported between the king posts. The west slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P21 and valley beam B2 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is an asbestos box, parapet gutter visible at the top of the wall. Rafter feet to this bay in poor condition. There is a glazed rooflight (between Purlins P21 and P22 to the west slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length.			

Purlins are supported by the adjacent trusses T35 and T36. T36 comprises a timber king-post truss of substantial proportions. The truss has undergone previous structural repairs where the truss originally embedded in the external wall (along GLC) has been cut back with a later supporting addition of steel (railway line sections) sections built into the wall and bracketed with plate and bolt connections. The steel repairs exhibit severe corrosion. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS T36 GL25	Condition	Corroded brackets and perished timbers.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 23a Remedial costs	

Bay 23a



B23a.P1

B23a.P2



B23a.P3

B23a.P4



B23a.P5

B23a.P6



B23a.P7



B23a.P8



B23a.P9



B23a.P10



B23a.P11



B23a.P12

BAY 24. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Sleepers bedded adjacent the east rail.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor which has been bricked in. There are twin clerestory brickwork arched window openings at the upper level. There are masonry buttresses (circa 6m high) flanking the bay internally, a later addition supporting an RSJ and part of a crane/hoist system which runs through bays 19-28. The buttresses are capped by substantial concrete copings. The buttresses are tied to the external wall by steel tied rods plated externally and internally. The RSJs supporting the travelling boom are tied to the external wall by steel tied rods bolted internally and circular plates externally. The crane is supported on the external wall GLB by a series of steel support columns and steel beams. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 1m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widows comprise timber frames, with fixed glazing in Georgian style.	
	Condition	Poor condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is self-supporting. The east slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P19 and P20 which was carried out in			

association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P18 and P19) to the east slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length. Purlins are supported by the adjacent trusses T24 and T25. The queen bolt collar truss T24 (GL26) is formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. There are steel bracket connections. T24 has undergone previous structural repairs where the truss is embedded in the external wall along Gridline A. The end portion of the truss supported by steel angles and bolted connections. The truss end is in a suspect condition. T24 has also had extensive repairs at the junction over Column C24, with steel flitch plates noted to truss and adjacent timber structures. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally. Felted at low level on east slope.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS 24 GL26	Condition	Corroded brackets and flitch plates.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 24 Remedial costs	

Bay 24



B24.P1



B24.P2



B24.P3



B24.P4



B24.P5

B24.P6

	
B24.P7	B24.P8
	
B24.P9	B24.P10
	
B24.P11	

BAY 24a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLC	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded for protection. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Signs of severe water penetration Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 5m2 Brickwork repairs in isolated areas circa 1.5m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing in Georgian style.	
	Condition	Deteriorating condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required and overhaul the opening lights (where/if incorporated)	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is supported between the king posts. The west slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P21 and valley beam B2 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is an asbestos box, parapet gutter visible at the top of the wall. There is a glazed rooflight (between Purlins P21 and P22 to the west slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length.			

Purlins are supported by the adjacent trusses T34 and T35. T35 comprises a timber king-post truss of substantial proportions. The truss has undergone previous structural repairs where the truss originally embedded in the external wall (along GLC) has been cut back with a later supporting addition of steel (railway line sections) sections built into the wall and bracketed with plate and bolt connections. Repairs also over C34. The steel repairs exhibit severe corrosion. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS T35 GL26	Condition	Corroded brackets and perished timbers.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 24a Remedial costs	

Bay 24a



B24a.P1



B24a.P2



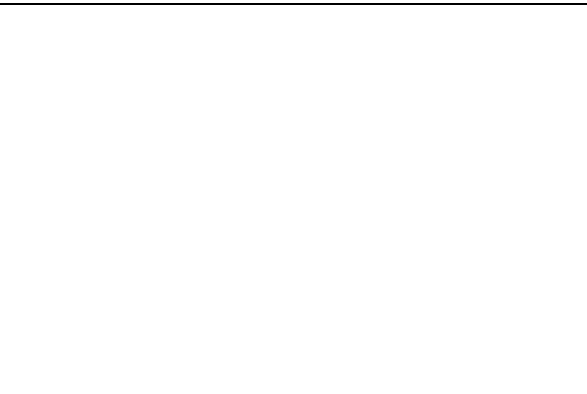
B24a.P3



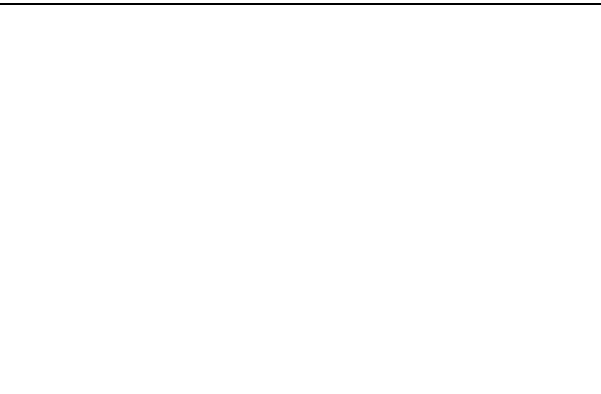
B24a.P4



B24a.P5



B24a.P6





B24a.P7



B24a.P8



B24a.P9



B24a.P10



B24a.P11



B24a.P12

BAY 25. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Sleepers bedded adjacent the east rail.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor, and twin clerestory brickwork arched window openings at the upper level. There are masonry buttresses (circa 6m high) flanking the bay internally, a later addition supporting an RSJ and part of a crane/hoist system which runs through bays 19-28. The buttresses are capped by substantial concrete copings. The buttresses are tied to the external wall by steel tied rods plated externally and internally. The RSJs supporting the travelling boom are tied to the external wall by steel tied rods bolted internally and circular plates externally. The crane is supported on the external wall GLB by a series of steel support columns and steel beams. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 1m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widows comprise timber frames, with fixed glazing in Georgian style.	
	Condition	Poor condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is self-supporting. The east slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P19 and P20 which was carried out in association with valley gutter repairs. The slates are parged and this is in a			

deteriorating condition. There is a glazed rooflight (between Purlins P18 and P19) to the east slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length. Purlins are supported by the adjacent trusses T25 and T26. The queen bolt collar truss T25 (GL27) is formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. There are steel bracket connections. T25 has undergone previous structural repairs where the truss is embedded in the external wall along Gridline A. The end portion of the truss supported by steel angles and bolted connections. The truss end is in a suspect condition. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally. Felted at low level on east slope.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS 25 GL27	Condition	Corroded brackets.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 25 Remedial costs	

Bay 25



B25.P1



B25.P2



B25.P3

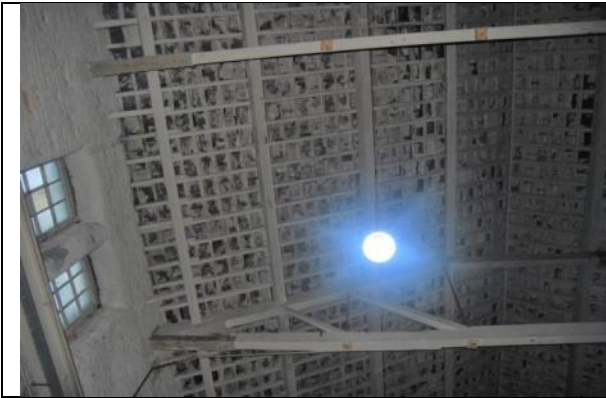


B25.P4



B25.P5

B25.P6



B25.P7



B25.P8



B25.P9



B25.P10



B25.P11



B25.P11

		
B25.P12		

BAY 25a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded for protection. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Signs of severe water penetration Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 5m2 Brickwork repairs in isolated areas circa 1.5m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame, with a central metal framed opening light (to upper section) with fixed glazing to its perimeter in Georgian style.	
	Condition	Deteriorating condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required and overhaul the opening light.	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is supported between the king posts. The west slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P21 and valley beam B2 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is an asbestos box, parapet gutter visible at the top of the wall. There is a glazed rooflight (between Purlins P21 and P22 to the west slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length.			

Purlins are supported by the adjacent trusses T33 and T34. T33 comprises a timber king-post truss of substantial proportions. The truss has undergone previous structural repairs where the truss originally embedded in the external wall (along GLC) has been cut back with a later supporting addition of steel (railway line sections) sections built into the wall and bracketed with plate and bolt connections. The steel repairs exhibit severe corrosion. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS T34 GL27	Condition	Corroded brackets and perished timbers.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 25a Remedial costs	

Bay 25a



B25a.P1

B25a.P2



B25a.P3

B25a.P4



B25a.P5

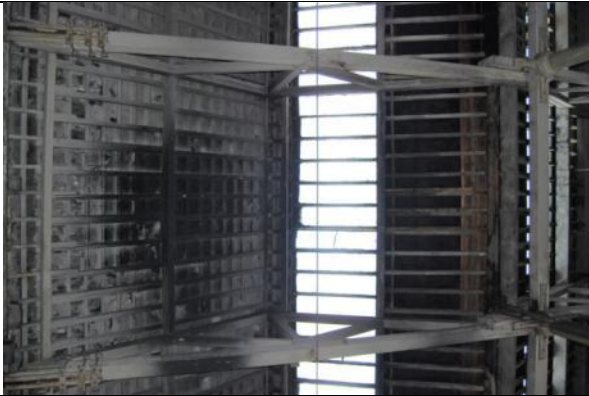
B25a.P6



B25a.P7



B25a.P8



B25a.P9



B25a.P10



B25a.P11

BAY 26. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Sleepers bedded adjacent the east rail.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor, and twin clerestory brickwork arched window openings at the upper level. There are masonry buttresses (circa 6m high) flanking the bay internally, a later addition supporting an RSJ and part of a crane/hoist system which runs through bays 19-28. The buttresses are capped by substantial concrete copings. The buttresses are tied to the external wall by steel tied rods plated externally and internally. The RSJs supporting the travelling boom are tied to the external wall by steel tied rods bolted internally and circular plates externally. The crane is supported on the external wall GLB by a series of steel support columns and steel beams. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 1m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widows comprise timber frames, with fixed glazing in Georgian style.	
	Condition	Poor condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is self-supporting. The east slope has had repairs between the ridge and P18 and at low level adjacent the valley gutter, where there is roofing felt between purlins P19 and P20 which was carried out in association with valley gutter repairs. Where the			

slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P18 and P19) to the east slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length. Purlins are supported by the adjacent trusses T26 and T27. The queen bolt collar truss T26 (GL28) is formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. There are steel bracket connections. T26 has undergone previous structural repairs where the truss is embedded in the external wall along Gridline A. The end portion of the truss supported by steel angles and bolted connections. The truss end is in a suspect condition. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally. Felted in different areas on east slope.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS 26 GL28	Condition	Corroded brackets.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 26 Remedial costs	

Bay 26



B26.P1



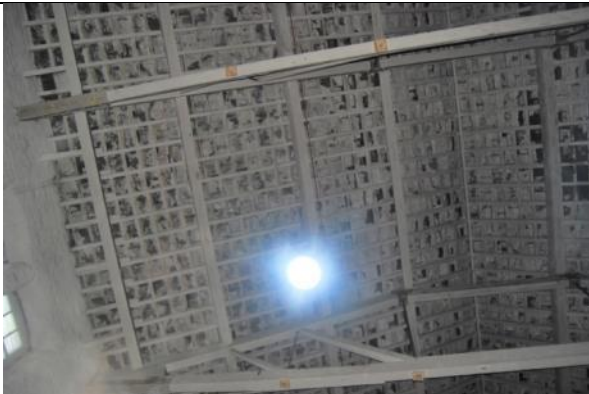
B26.P2



B26.P3



B26.P4



B26.P5



B26.P6



B26.P7



B26.P8



B26.P9



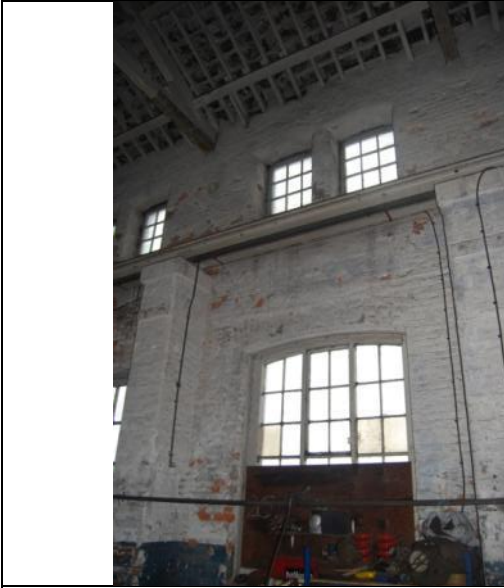
B26.P10



B26.P11



B26.P11



B26.P12



B26.P13



B26.P14



B26.P15

BAY 26a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded for protection. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Signs of severe water penetration Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 1.5m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame, with a central metal framed opening light (to upper section) with fixed glazing to its perimeter in Georgian style.	
	Condition	Deteriorating condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required and overhaul the opening light.	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is supported between the king posts. The west slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P21 and valley beam B2 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is an asbestos box, parapet gutter visible at the top of the wall. There is a glazed rooflight (between Purlins P21 and P22 to the west slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length.			

Purlins are supported by the adjacent trusses T32 and T33. T33 comprises a timber king-post truss of substantial proportions. The truss has undergone previous structural repairs where the truss originally embedded in the external wall (along GLC) has been cut back with a later supporting addition of steel (railway line sections) sections built into the wall and bracketed with plate and bolt connections. The steel repairs exhibit severe corrosion. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS T33 GL28	Condition	Corroded brackets and perished timbers.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 26a Remedial costs	

Bay 26a



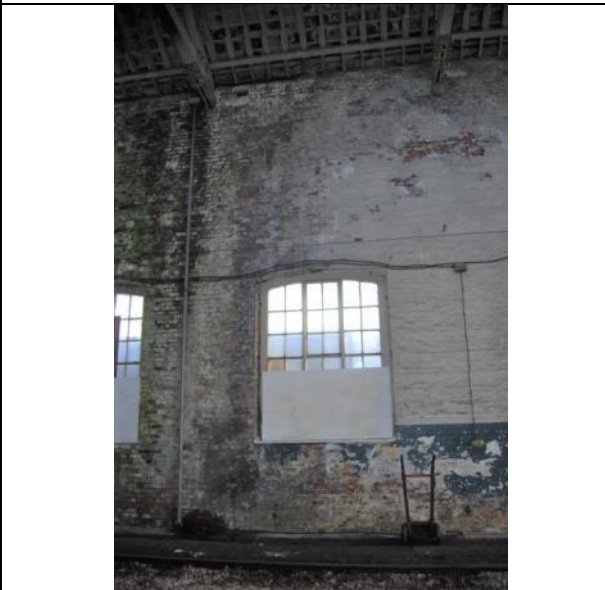
B26a.P1

B26a.P2



B26a.P3

B26a.P4



B26a.P5

B26a.P6



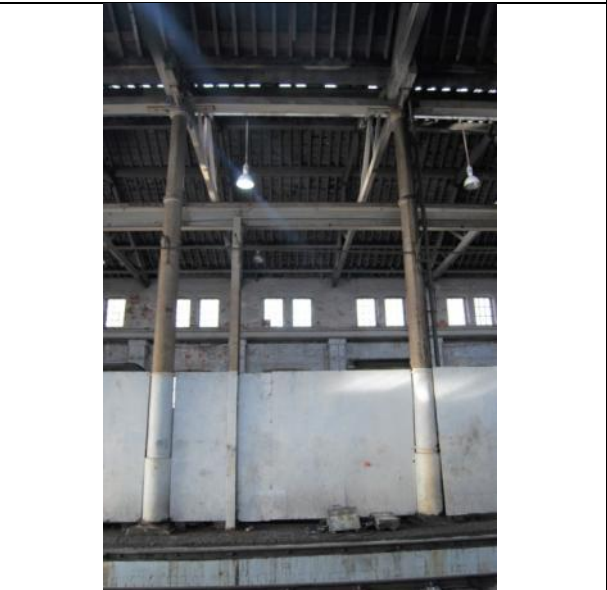
B26a.P7



B26a.P8



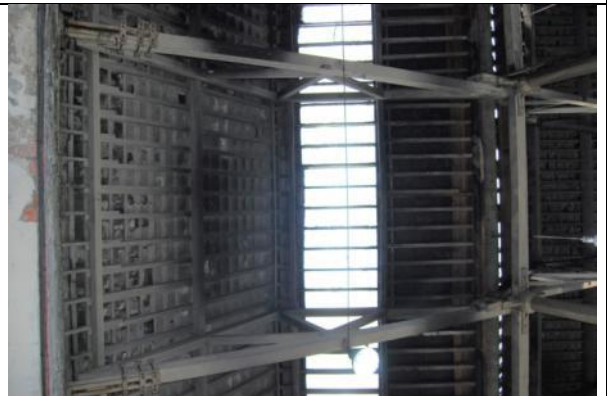
B26a.P9



B26a.P10



B26a.P11



B26a.P11

	
B26a.P12	

BAY 27. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Sleepers bedded adjacent the east rail.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor, and twin clerestory brickwork arched window openings at the upper level. There are masonry buttresses (circa 6m high) flanking the bay internally, a later addition supporting an RSJ and part of a crane/hoist system which runs through bays 19-28. The buttresses are capped by substantial concrete copings. The buttresses are tied to the external wall by steel tied rods plated externally and internally. The RSJs supporting the travelling boom are tied to the external wall by steel tied rods bolted internally and circular plates externally. The crane is supported on the external wall GLB by a series of steel support columns and steel beams. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 2.5m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widows comprise timber frames, with fixed glazing in Georgian style.	
	Condition	Poor condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is self-supporting. The east slope has had repairs between the ridge and P18 and at low level adjacent the valley gutter, where there is roofing felt between purlins P19 and P20 which was carried out in association with valley gutter repairs. Where the			

slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P18 and P19) to the east slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length. Purlins are supported by the adjacent trusses T27 and T28. The queen bolt collar truss T27 (GL29) is formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. There are steel bracket connections. T27 has undergone previous structural repairs where the truss is embedded in the external wall along Gridline A. The end portion of the truss supported by steel angles and bolted connections. The truss end is in a suspect condition. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally. Felted in different areas on east slope.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS 27 GL29	Condition	Corroded brackets.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 27 Remedial costs	

Bay 27



B27.P1

B27.P2



B27.P3

B27.P4



B27.P5

B27.P6



B27.P7



B27.P8



B27.P9



B27.P10



B27.P11



B27.P12

BAY 27a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded for protection. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Signs of severe water penetration Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m ² Brickwork repairs in isolated areas circa 1.5m ² Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame, with fixed glazing in Georgian style.	
	Condition	Deteriorating condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is supported between the king posts. The west slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P21 and valley beam B2 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is an asbestos box, parapet gutter visible at the top of the wall. There is a glazed rooflight (between Purlins P21 and P22 to the west slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length.			

Purlins are supported by the adjacent trusses T31 and T32. T32 comprises a timber king-post truss of substantial proportions. The truss has undergone previous structural repairs where the truss originally embedded in the external wall (along GLC) has been cut back with a later supporting addition of steel (railway line sections) sections built into the wall and bracketed with plate and bolt connections. The steel repairs exhibit severe corrosion. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS T32 GL29	Condition	Corroded brackets and perished timbers.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 27a Remedial costs	

Bay 27a



B27a.P1



B27a.P2



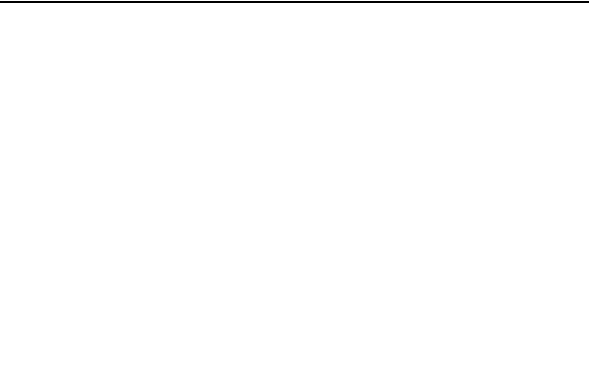
B27a.P3



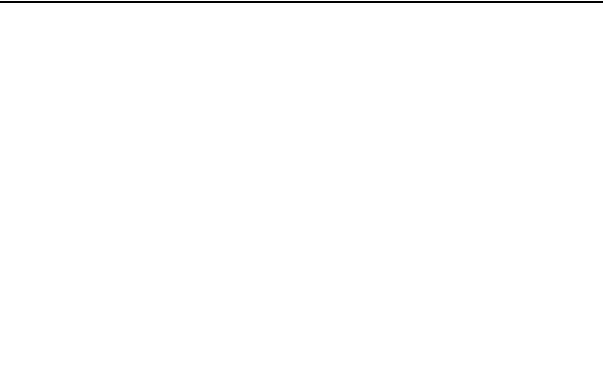
B27a.P4



B27a.P5

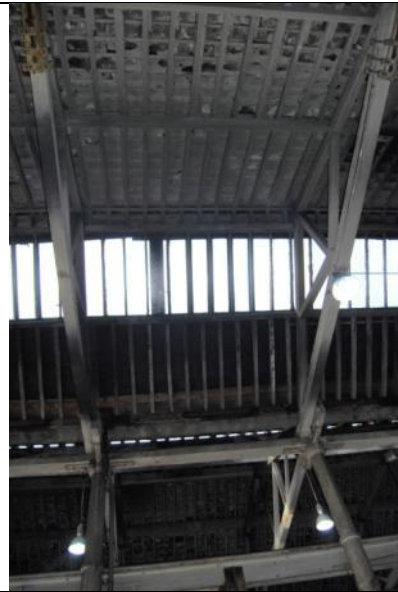


B27a.P6

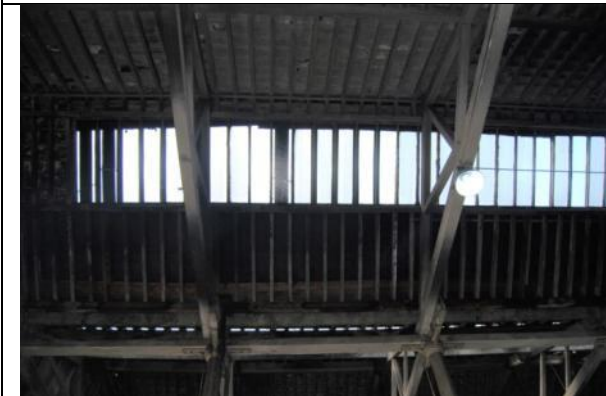




B27a.P7



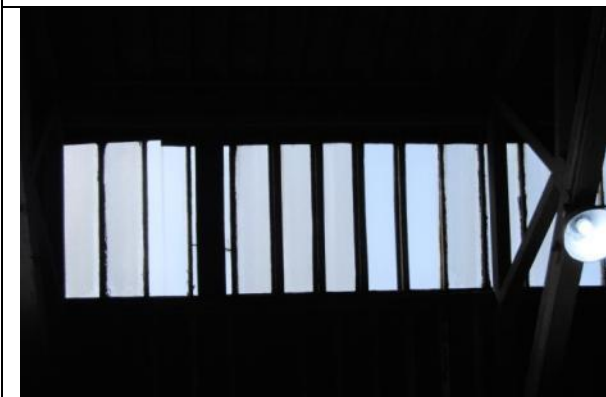
B27a.P8



B27a.P9



B27a.P10



B27a.P11



B27a.P12

	
B27a.P13	

BAY 28. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Sleepers bedded adjacent the east rail.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor, and twin clerestory brickwork arched window openings at the upper level. There are masonry buttresses (circa 6m high) flanking the bay internally, a later addition supporting an RSJ and part of a crane/hoist system which runs through bays 19-28. The buttresses are capped by substantial concrete copings. The buttresses are tied to the external wall by steel tied rods plated externally and internally. The RSJs supporting the travelling boom are tied to the external wall by steel tied rods bolted internally and circular plates externally. The crane is supported on the external wall GLB by a series of steel support columns and steel beams. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 2.5m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The windows comprise timber frames, with fixed glazing in Georgian style.	
	Condition	Poor condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required	
ROOF COVERINGS			
General description (Including Trusses T28 and T29)			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is self-supporting.			

The east slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P19 and P20 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P18 and P19) to the east slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length. Purlins are supported by the adjacent trusses T28 and T29. The queen bolt collar truss T28 (GL30) is formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. There are steel bracket connections. T28 has undergone previous structural repairs where the truss is embedded in the external wall along Gridline A. The end portion of the truss supported by steel angles and bolted connections. The truss end is in a suspect condition. Truss T29 comprises a timber king-post truss of substantial proportions. Severe decay to the truss end where it is embedded in the wall along GLA. To the rear of the truss (south side) is a gable abutment with timber framing and cladding externally. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally. Felted in different areas on east slope.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS T28 GL30 and T29	Condition	Corroded brackets and perished timbers.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters	

		All rafters	
Cat ladder		Overhaul and redecorate	
		Bay 28 Remedial costs	

Bay 28



B28.P1

B28.P2



B28.P3

B28.P4



B28.P5

B28.P6



B28.P7



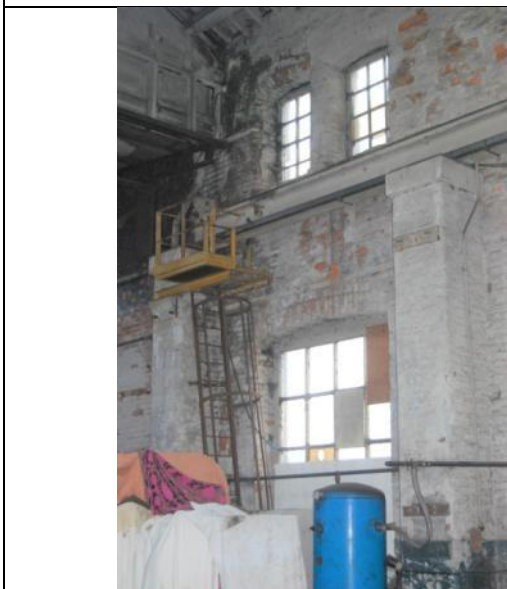
B28.P8



B28.P9



B28.P10



B28.P11



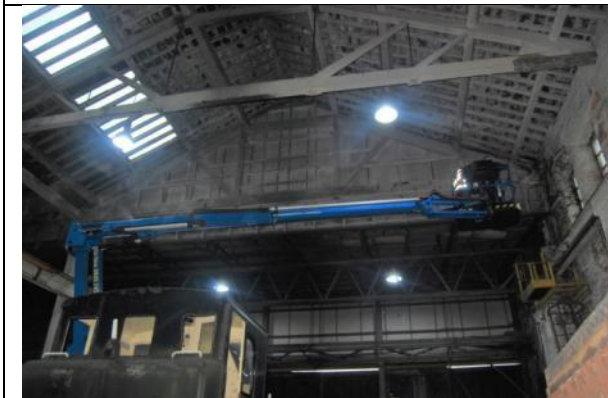
B28.P12



B28.P13



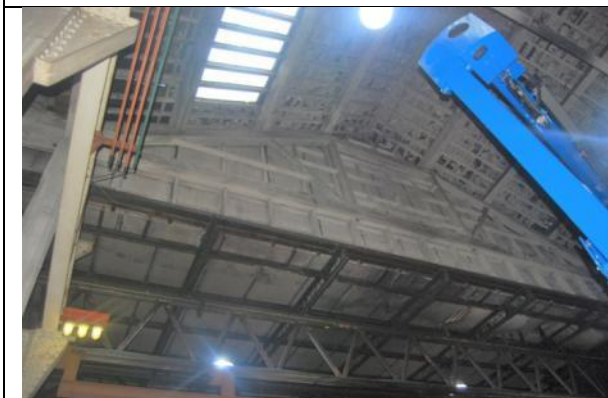
B28.P14



B28.P15



B28.P16



B28.P17



B28.P18



B28.P19



B28.P20



B28.P21



B28.P22



B28.P23



B28.P24



B28.P25



B28.P26



B28.P27



B28.P28



B28.P29



B28.P30



B28.P31



B28.P32



B28.P33



B28.P34

BAY 28a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded internally for protection. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint.	
	Condition	Areas of efflorescence and perished decoration generally Signs of severe water penetration Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 1.5m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame, with a central metal framed opening light (to upper section) with fixed glazing to its perimeter in Georgian style.	
	Condition	Deteriorating condition	
	Repairs	Restore frames replacing defective timbers to match existing profiles and re-glaze where required and overhaul the opening light.	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The timber ridge is supported between the king posts. The west slope has had repairs at low level adjacent the valley gutter, where there is roofing felt between purlins P21 and valley beam B2 which was carried out in association with valley gutter repairs. The slates are parged and this is in a deteriorating condition. There is an asbestos box, parapet gutter visible at the top of the wall. There is a glazed rooflight (between Purlins P21 and P22 to the west slope, formed with traditional timber rafters/glazing bars. The rooflights maintain various glazing types i.e Clear glass, Perspex and Georgian-wired glass. A safety film appears to have been fitted to the external face of the glazing, and sections have been boxed in/boarded over due to broken			

panes. It is in a deteriorating condition with various repairs to glazing, rafters and flashings. Water ingress is evident along its length. Purlins are supported by the adjacent trusses T30 and T31. T31 comprises a timber king-post truss of substantial proportions. The truss has undergone previous structural repairs where the truss originally embedded in the external wall (along GLC) has been cut back with a later supporting addition of steel (railway line sections) sections built into the wall and bracketed with plate and bolt connections. The steel repairs exhibit severe corrosion. The roof timbers are generally limewashed. Corrosion noted to steel brackets/straps.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Slating	Condition	Areas of perished timber battens are noted and defective parging generally.	
	Repair	Re-cover the roof with new battens and natural slates	
TRUSS T31 GL30	Condition	Corroded brackets and perished timbers.	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
		Prepare and redecorate: All cast iron columns (C1-C29) All trusses and purlins/valley beams All steelwork/plates to trusses/purlins Ridge/Glazing bars to rafters All rafters	
		Bay 28a Remedial costs	

Bay 28a



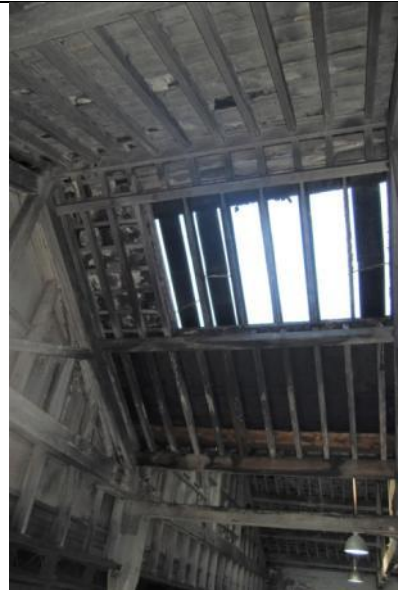
B28a.P1



B28a.P2



B28a.P3



B28a.P4



B28a.P5



B28a.P6



B28a.P7



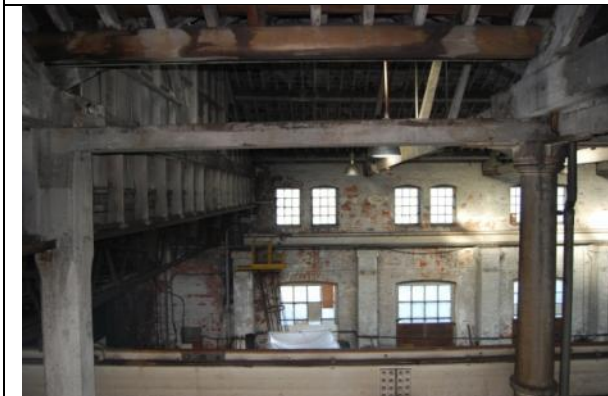
B28a.P8



B28a.P9



B28a.P10



B28a.P11



BAY 29. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Wall	External wall GLA	Two storey height brickwork masonry wall, with evidence of brickwork arched window opening at ground floor which has been bricked in. Various brickwork repairs evident. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint. The paintwork in a deteriorating condition.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 3m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof comprises a monopitch roof, concealed by parapet walls and falls towards the main building where there is an asbestos, box, abutment gutter. The roof is formed by steel lattice trusses supporting Metsec beams, and steel purlins. The roof is underdrawn with insulated panels and a profile steel deck forms the waterproofing. Truss T29 forms the support for the gable cladding to GL31 and is at the higher level. The cladding which forms the vertical wall is similar to that which forms the soffit over Bay 29.			
Insulating panels	Condition	Failing. The soffits of the panels are sagging and corrosion noted to the supporting angles which is severe in sections.	
	Repair	Replace the roof covering and asbestos gutter	
Truss T24	Condition	Queen post truss. Severe decay to end GLA/GL31	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Doors	Condition	Timber folding doors. Sagging and aged.	
	Repair	Renewal required	
		Bay 29 Remedial costs	

Bay 29



B29.P1



B29.P2



B29.P3

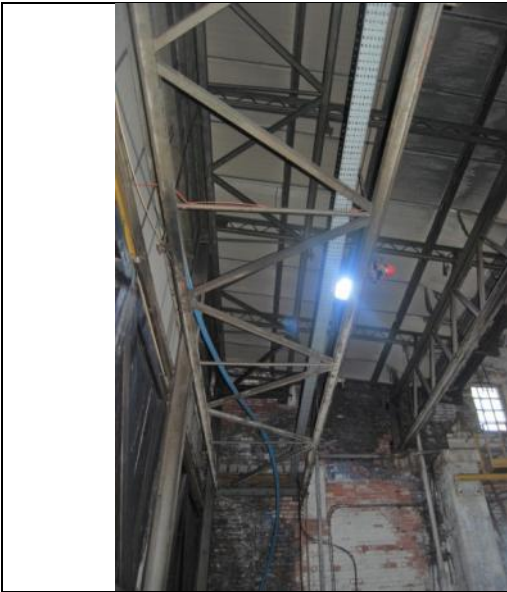


B29.P4



B29.P5

B29.P6



B29.P7



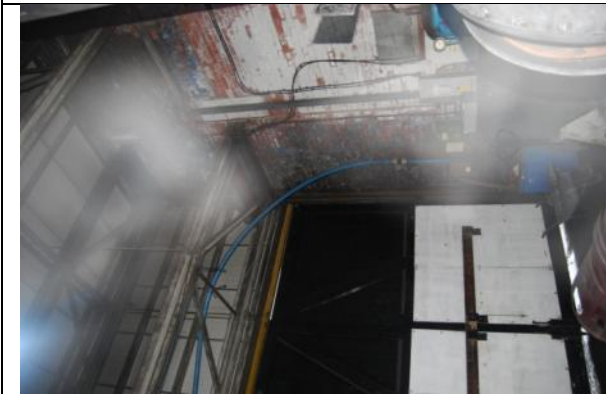
B29.P8



B29.P9



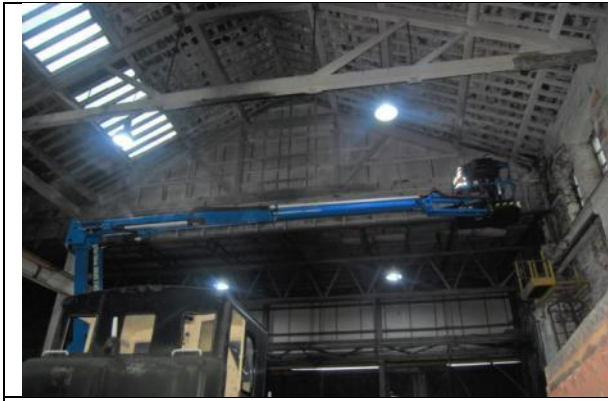
B29.P10



B29.P11



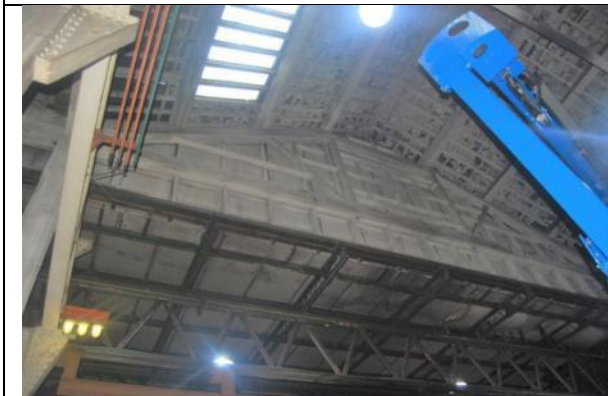
B29.P12



B29.P13



B29.P14



B29.P15



B29.P16



B29.P17



BAY 29a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete and isolated areas of sleepers	
	Condition	Concrete localised damage. A number of perished sleepers	
	Repairs	Minor concrete repairs Replace defective sleepers	
WALLS			
Wall	External wall GLC	Two storey height brickwork masonry wall with later construction block bonded into the original construction. The brickwork to the external wall has been overpainted over the years with limewash and areas of gloss paint. The paintwork in a deteriorating condition.	
	Condition	Areas of efflorescence and perished decoration generally Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 2m2 Brickwork repairs in isolated areas circa 3m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof comprises a monopitch roof, concealed by parapet walls and falls towards the main building where there is an asbestos, box, abutment gutter. The roof is formed by steel lattice trusses supporting Metsec beams, and steel purlins. The roof is underdrawn with insulated panels and a profile steel deck forms the waterproofing. Truss T30 forms the support for the gable cladding to GL31 and is at the higher level. The cladding which forms the vertical wall is similar to that which forms the soffit over Bay 29a.			
Soffit Insulating panels.	Condition	Failing. The soffits of the panels are sagging and corrosion noted to the supporting angles which is severe in sections.	
	Repair	Replace the roof covering and asbestos gutter	
Abutment cladding.	Condition	Corrosion to supporting angles	
	Repair	Replace	
Truss T24	Condition	King post truss. Severe decay to end GLC/GL31	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Doors	Condition	Timber folding doors. Sagging and aged.	

	Repair	Renewal required	
		Bay 29a Remedial costs	

Bay 29a



B29a.P1



B29a.P2



B29a.P3



B29a.P4



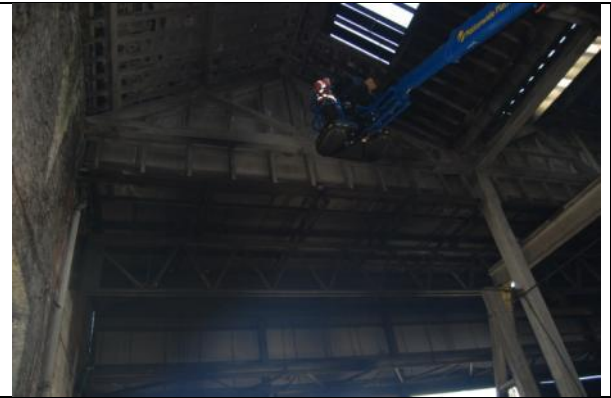
B29a.P5



B29a.P6



B29a.P7



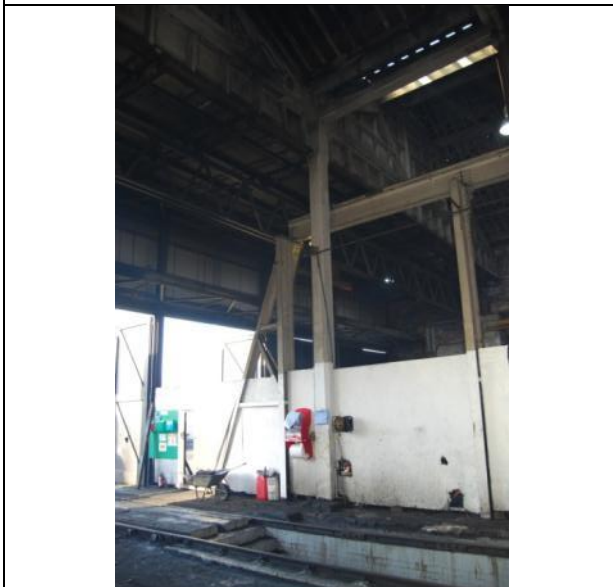
B29a.P8



B29a.P9



B29a.P10



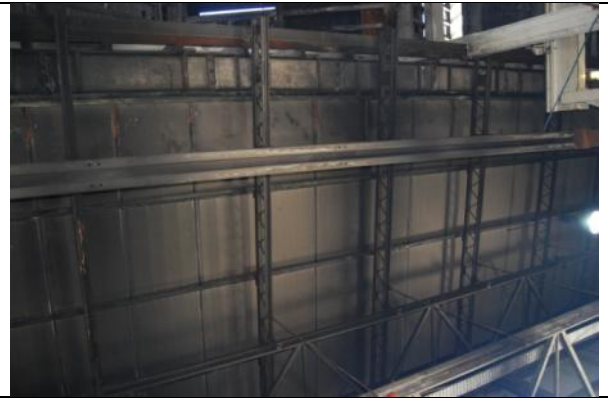
B29a.P11



B29a.P12



B29a.P13



B29a.P14



B29a.P15



B29a.P16



B29a.P17



B29a.P18

	
B29a.P19	B29a.P20
	
B29a.P21	B29a.P22
	
B29a.P23	B29a.P24

	
B29a.P25	B29a.P26
	
B29a.P26	

STORES 1 AND 2. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GL1 = Gridline 1			
Stores 1 and 2 lie with Bay 5 and 6 on the external wall of the main building.			Cost
FLOOR			
Floor	Material	Quarry tile	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Walls	External wall GLA	Brickwork wall, with recessed section and brickwork arch. Piers to left- and right-hand sides. Overpainted over the years with limewash and areas of gloss paint	
	Condition	Areas of efflorescence and perished decoration generally Areas of perished brickwork Areas of perished pointing	
	Repairs	Clean off all paintwork Patch repoint 4m2 Brickwork repairs 3m2	
	Internal Walls	Formed with 9" brickwork and gloss painted	
	Condition	Generally sound but fracture cracking noted at north-east corner at high level. Suggest due to deflection of concrete roof.	
	Repairs	When the truss prop over is removed following remedial work, the cracks can be repointed. Allow for stripping redundant services and making good	
ROOF COVERING			
Roof		Formed with 6" insitu-concrete slab supported on load bearing masonry and 2 no RSJs	
	Condition	Appear sound	
	Repairs	No evident repairs required	
		Stores 1 and 2 Remedial costs	£

Stores 1 and 2



S3.P1&2.P1

S1&2.P2



S1&2.P3

S1&2.P4



S1&2.P5

S1&2.P6

	
S1&2.P7	S1&2.P8
	
S1&2.P9	

STORE 3. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GL1 = Gridline 1			
Store 3 lies across Bays 7-10 and along the external wall GLA			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
The building store was formed using timber screens supporting a lightweight timber flat roof. The flat roof was refurbished recently when the original glazed roof lights were removed and the entire roof boarded and felted.			
Walls	External wall GLA	Brickwork wall, with recessed section and brickwork arch. Piers to left- and right-hand sides. Overpainted over the years with limewash and areas of gloss paint	
	Condition	Areas of efflorescence and perished decoration generally Areas of perished brickwork Areas of perished pointing	
	Repairs	Clean off all paintwork Patch repoint 4m2 Brickwork repairs 3m2	
	Internal Walls	Lightweight timber panelled screens with glazing and gloss painted. Access doors.	
	Condition	Generally sound but isolated glazing panels are broken	
	Repairs	Glazing repairs. Allow for stripping redundant services and making good	
ROOF COVERING			
Roof		Formed as a flat roof with principal beams supporting roof joist and a boarded finish internally. The roof covering is mineral felt finish. There are 2 raised areas which were the original roof lights. Glazing bars are instu but all glazing has been removed.	
	Condition	Appear sound but warning signs should deter persons from walking over the former rooflights.	
	Repairs	No evident repairs required	
Store 3 Remedial costs			£

Store 3



S3.P1



S3.P2



S3.P3



S3.P4



S3.P5



S3.P6



S3.P7



S3.P8



S3.P9



S3.P10



S3.P11



S3.P12



S3.P13



S3.P14



S3.P15



S3.P16



S3.P17



S3.P18



S3.P19



S3.P20



S3.P21



S3.P22



S3.P23



S3.P23



S3.P24



S3.P25



S3.P26



3.2 Condition of the External Fabric and Methodology of Survey

The methodology for surveying the external fabric is as follows:

1. East Elevation Bays 1a – 18a
2. East Elevation Bays 19a – 29a
3. South Elevation between gridlines A and C
4. West Elevation Bays 29 – 19
5. West Elevation Bays 1-18
6. Northern Office – West, North and East Elevations
7. Roof survey
 - f) North East quarter
 - g) North East quarter
 - h) South East quarter
 - i) South West quarter
 - j) Southerly roof over Bays 29 / 29a

In essence the survey begins at Bay 1a and proceeds in a clockwise direction.

1. East Elevation Bay 1a – 18a

Description

Comprises a single storey elevation built in traditional load bearing brickwork and formed with pilasters. Brick detailing is formed with brick corbels within the bay recesses and at a higher level where the brick corbels support the upper 5 courses of brickwork. There is a main door opening in Bay 2a and within Bays 3a to 18a are recessed windows formed with arched heads. A number of the openings have been partially bricked up with glazed fixed timber windows over.

Primary defects noted as follows:

- i. Isolated bricks are falling away from the underside of the gutter where these have been cut to accommodate the timber rafters, repairs required.
- ii. There are a number of perished bricks requiring replacement, estimate 18m².
- iii. The elevation is in need of re-pointing as follows:
 - Re-point the upper 6 courses of brickwork, elsewhere 68m² repoint
- iv. Overhaul all timber windows
- v. Rainwater goods comprise of PVC, replace with aluminium ogee and new downpipes. Include for new timber fascia.
- vi. Allow for removing a number of corroding iron brackets across the elevation and making good.

South East Elevations Bays 1a to 18a



SE.01 (Bay 1a to 5a)

SE.02 (Typical bay)



SE.03 (Bays 3a to 14)

SE.04 (Bays 17a & 18a)

2. East Elevation Bay 19a – 29a

Description

Comprises a two storey elevation built in traditional load bearing brickwork and formed with pilasters. Brick detailing is formed with brick corbels within the bay recesses and at a higher level where the brick corbels support the upper courses of brickwork and associated parapet. Within Bays 19a to 28a windows are recessed and formed with arched heads and stone cills. Isolated openings have been boarded covering the existing glazed fixed timber windows.

Note that Bay 29 is of a newer brickwork construction and was formed when the southerly extension was built. It appears in a serviceable condition.

Primary defects noted as follows:

- i. There are a number of perished bricks requiring replacement, estimate circa 30m².
- ii. The elevation is in need of re-pointing as follows:
 - The upper section of the brickwork requires repointing from the lower corbel level to coping level.
 - A number of pilasters require partial repointing circa 35m².
 - Repoint all copings.
- iii. Overhaul all timber windows
- iv. Allow for removing a number of corroding iron brackets across the elevation and making good.

South East Elevations Bays 19a to 29a



SE.05 (Bays 29a to 20a)



SE.06 (Typical bay – Bay 27a)

3. South Elevation between gridlines A and C

Description

Comprises a two storey height elevation formed between 2 brick flank walls to the east and west. A framed elevation which supports steel cladding at the upper level with an integral parapet to the associated flat roof, below which are the timber access doors to the railway shed.

Condition

The profiled metal cladding is in a serviceable condition. The timber access doors are aged and perished and require renewal.

South Elevation between gridlines A and C



SE.01

4. West Elevation Bays 29 – 19

Description

Comprises a two storey elevation built in traditional load bearing brickwork and formed with repetitive bays and pilasters. Brick detailing is formed with brick corbels within the bay recesses and at a higher level where the brick corbels support the upper courses of brickwork and associated parapet. Within Bays 28 -19 windows are recessed and formed with arched heads and stone cills, above these are twin clerestory windows formed with timber lintels and brick cills. Isolated openings have been boarded covering the existing glazed fixed timber windows. Bay 29 was formerly a window opening but has been completely bricked in.

Primary defects noted as follows:

- i. There are a number of perished bricks requiring replacement, estimate circa 30m².
- ii. The elevation is in need of 50% re-pointing and the following:
 - The upper section of the brickwork requires repointing from the lower corbel level to coping level.
- iii. Overhaul all timber windows
- iv. Allow for removing a number of corroding iron brackets across the elevation and making good.
- v. Replace up to 20m² perished bricks.
- vi. Replace existing rainwater goods with powder coated aluminium.

West Elevation Bays 29 – 19



W.01 (Bays 19 to 29)



W.02 (Bays 19 to 29)

5. West Elevation 18 – 1

Description

To the left-hand side of Bay 1 lies the 2 storey office abutting the main carriage shed. Bays 1 & 2 form the start of the carriage shed and there is a mono-pitch parapet wall with the side entrance below. To the right hand side of this lie Bays 3 to 15 where the elevation comprises a single storey elevation built in traditional load bearing brickwork and formed with pilasters and blank bays. Brick detailing is formed with brick arches within the bay recesses and at a higher level there is a brick parapet wall with concealed abutment gutter behind. To the right hand side lies bays 16, 17 & 18 where there is alternative brick detailing where the brickwork is corbelled at high level supporting a traditional external gutter and downpipe. The elevation is in considerable need of brickwork repairs and repointing, exhibiting extensive shaling of the brickwork, perished brickwork and recessed joints through weathering. Added to this there are issues with the copings and across the elevation there are ferrous fixings where corrosion has led to associated cracking.

Primary defects noted as follows:

- i. There are a number of perished bricks requiring replacement, estimate 30-40m².
- ii. The elevation is in need of re-pointing as follows:
 - Re-point the upper 33 courses of brickwork, elsewhere 50% repoint
- iii. Rainwater goods comprise of PVC to Bays 16, 17 & 18, replace with aluminium ogee and new downpipes. Include for new timber fascia.
- iv. Take off a re-bed all existing copings to Bays 3 to 15.
- v. Allow for removing a number of corroding iron brackets across the elevation and making good.

West Elevation Bays 18-1



W.03 (Bays 1 - 15)



W.04 (Bays 16, 17 & 18)



W.05 (Bays 1 & 2)

6. Northern Office – West, North and East Elevations

Description

This 2 storey stores and office building is formed from traditional load bearing construction and pitched slates roofs. To the east and west are gabled elevations formed with stone parapets and detailing. Window openings are formed with stone jambs, cills and ashlar detailing.

At the time of inspection intensive remodelling was being carried out internally, a new staircase was being installed, a new timber first floor and the roof had been recovered, with breathable felt and slates.

We recommend the following works:

- i. Brickwork 25% repoint
- ii. Redecorate windows and external guards
- iii. Overhaul rainwater goods
- iv. Minor repairs to roofs
- v. Complete internal works

Northern Office West, North and East Elevations



NO.01



NO.02



NO.03



NO.04

7. Roof survey

- a) North East quarter
- b) North West quarter
- c) South East quarter
- d) South West quarter
- e) Southerly roof over Bay 29 / 29a

a) North East quarter

Description: Roof comprises a saddle backed pitched slated roof with a slate covering and clay ridge tiles. There is a continuous glazed rooflight on the westerly slope. The majority of slates are bitumen covered. The underside of the slates are parged.

Condition: The roof and skylights are in a failing condition all evidenced by:

- Areas of fractured, missing, broken and slipped slates
- Majority of slates bitumen covered
- Defective flashings at north and south abutments
- Fractured glazing
- Perished timber glazing bars
- Significant repairs to flashings with various materials
- Interconnecting valley gutter has been extensively repaired and known to leak
- The parging to the underside of the slates is failing and falling into the workspace below. Daylight is evident in different locations.
- Damaged and failing rainwater goods

Remedial work recommended:

- Strip the entire roof
- Allow for timber repairs to existing rafters (provisional item)
- Recover and allow for reusing 50% of the existing slates on new breathable felt and battens
- Strip the entire rooflight and plane down existing rafters to take a new Rafterline aluminium patent glazing bar system with new glazing as supplied by the Standard Patent Glazing Company. Include for new aluminium flashings at the head and base of the glazing and appropriate trims. Allow for 16m of automated glazed lights in 2 banks of 8m.
- Include for new flashings at the north and south ends.
- Include for new ridge tiles.
- Include for new valley gutter.
- Include for new rainwater goods.



R.01



R.02

b) North West quarter

Description: Roof comprises a saddle backed pitched slated roof with a slate covering and clay ridge tiles. There is a continuous glazed rooflight on the westerly slope and a lantern type ridge light at ridge level running the full length of the roof. The majority of slates are bitumen covered. The underside of the slates are parged.

Condition: The roof and skylights are in a failing condition all evidenced by:

- Areas of fractured, missing, broken and slipped slates
- Majority of slates bitumen covered
- Defective flashings at north and south abutments
- Fractured glazing
- Perished timber glazing bars
- Significant repairs to flashings with various materials
- Abutment gutter to the west parapet has been extensively repaired and known to leak
- The parging to the underside of the slates is failing and falling into the workspace below. Daylight is evident in different locations.
- Damaged and failing rainwater goods

Remedial work recommended:

- Strip the entire roof
- Allow for timber repairs to existing rafters (provisional item)
- Recover and allow for reusing 50% of the existing slates on new breathable felt and battens
- Strip the entire rooflights and plane down existing rafters to take a new Rafterline aluminium patent glazing bar system with new glazing as supplied by the Standard Patent Glazing Company. Include for new aluminium flashings at the head and base of the glazing and appropriate trims. Allow for 16m of automated glazed lights in 2 banks of 8m, to both the upper and lower roof lights.
- Include for new flashings at the north and south ends.
- Include for new ridge tiles.
- Include for new valley gutter.
- Include for new rainwater goods.
- Allow for re-pointing the inner face of the parapet wall and new flashings.



R.03



R.04

c) South East quarter

Description: Roof comprises a saddle backed pitched slated roof with a slate covering and clay ridge tiles. There is a continuous glazed rooflight on the westerly slope running the full length of the roof. The majority of slates are bitumen covered. The underside of the slates are parged.

Condition: The roof and skylights are in a failing condition all evidenced by:

- Areas of fractured, missing, broken and slipped slates
- Majority of slates bitumen covered
- Defective flashings at south parapet
- Fractured glazing
- Perished timber glazing bars
- Significant repairs to flashings with various materials
- Abutment asbestos gutter to the east parapet has been relined with a single ply membrane
- The parging to the underside of the slates is failing and falling into the workspace below. Daylight is evident in different locations.
- Damaged and failing rainwater goods

Remedial work recommended:

- Strip the entire roof
- Allow for timber repairs to existing rafters (provisional item)
- Recover and allow for reusing 50% of the existing slates on new breathable felt and battens
- Strip the entire rooflights and plane down existing rafters to take a new Rafterline aluminium patent glazing bar system with new glazing as supplied by the Standard Patent Glazing Company. Include for new aluminium flashings at the head and base of the glazing and appropriate trims. Allow for 16m of automated glazed lights in 2 banks of 8m, to both the upper and lower roof lights.
- Include for new flashings at the south end.
- Include for new ridge tiles.
- Include for new abutment gutter replacing the existing asbestos
- Include for new rainwater goods.
- Allow for re-pointing the inner face of the parapet wall and new flashings.



R.05



R.06



R.07



R.08

d) South West quarter

Description: Roof comprises a saddle backed pitched slated roof with a slate covering and clay ridge tiles. There is a continuous glazed rooflight on the easterly slope running between Bays 21 and 28. The majority of slates are bitumen covered. The underside of the slates are parged. We note that sections of this roof have previously been recovered where there is evidence of new breathable felt.

Condition: The roof and skylights are in a failing condition all evidenced by:

- Areas of fractured, missing, broken and slipped slates
- Majority of slates bitumen covered
- Defective flashings at south parapet
- Fractured glazing
- Perished timber glazing bars
- Significant repairs to flashings with various materials
- The parging to the underside of the slates is failing and falling into the workspace below. Daylight is evident in different locations.
- Damaged and failing rainwater goods

Remedial work recommended:

- Strip the entire roof
- Allow for timber repairs to existing rafters (provisional item)
- Recover and allow for reusing 50% of the existing slates on new breathable felt and battens
- Strip the entire rooflights and plane down existing rafters to take a new Rafterline aluminium patent glazing bar system with new glazing as supplied by the Standard Patent Glazing Company. Include for new aluminium flashings at the head and base of the glazing and appropriate trims. Allow for 16m of automated glazed lights in 2 banks of 8m, to both the upper and lower roof lights.
- Include for new flashings at the south end.
- Include for new ridge tiles.
- Include for new rainwater goods.
- Include for renewing the interconnecting valley gutter



R.09



R.10



R.11



R.12

e) Southerly roof over Bay 29 / 29a (Including vertical cladding to abutment gables)

Description: The roof comprises of a plastic-coated profiled steel finish laid to fall as a mono-pitch roof and there is an abutment gutter to the twin gabled abutment of the carriage shed.

Condition: The roof is in a failing condition all evidenced by:

- Defective flashings to perimeter
- Perished barge boards
- Failing insulation boards internally

Remedial work recommended:

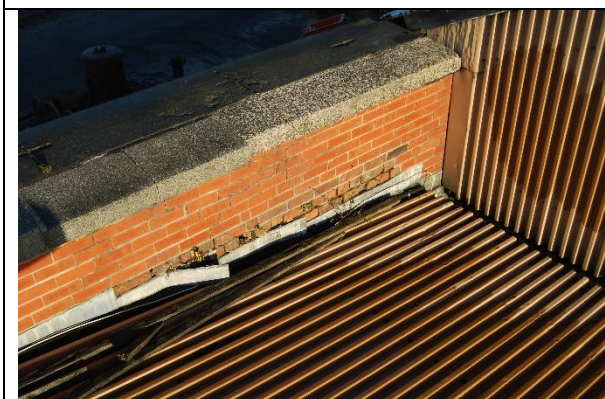
- Strip the entire roof, vertical cladding and asbestos gutter
- Provide new composite insulated cladding panel to roof and vertical abutments
- Provide new flashings and box gutter



R.13



R.14



R.15



R.16

4. Summary of Costings

Item	Work Element	Cost
	Internal	
1	Floor	
	Bay 1 – 29. Concrete repairs and new finishes where required.	
	Bay 1a – 29a. Concrete repairs and new finishes where required.	
	Bay 1 – 29. Repairs to timber sleepers.	
	Bay 1a – 29a. Repairs to timber sleepers.	
2	Walls	
	Re-pointing	
	Cleaning down existing paintwork and redecoration	
	Redecoration of existing cast iron columns C1 – C29	
3	Roof (Internal)	
	Repairs to trusses and timber repairs	
	Redecoration of timber work including trusses, purlins and rafters	
4	Northerly Office	
	Completion items required for internal refurbishment. Provisional item.	
	External	
5	Brickwork / Masonry Repairs	
	East Elevation (Bay 1a to 18a)	
	East Elevation (Bay 19a to 29a)	
	West Elevation (Bay 19 to 29)	
	West Elevation (Bay 1 to 18)	
	Northerly Office	
6	Joinery Items	
	East Elevation (Bay 1a to 18a). Restoration of windows.	
	East Elevation (Bay 19a to 29a) Restoration of windows.	
	West Elevation (Bay 19 to 29) Restoration of windows.	
	West Elevation (Bay 1 to 18) Restoration of windows.	
	Northerly Office. Restoration of windows.	
	South Elevation. New carriage shed doors.	
7	Roof and Rainwater Goods	
	North East quarter. Replace existing roof, reutilising 50% of existing slates and restoration of rooflight 1 with new patent glazing and appropriate vents. Allow for new rainwater goods and interconnecting valley gutter.	
	North West quarter. Replace existing roof, reutilising 50% of existing slates and restoration of rooflights 4 & 5 with new patent glazing and appropriate vents. Allow for new rainwater goods and abutment gutter.	

	South East quarter. Replace existing roof, reutilising 50% of existing slates and restoration of rooflight 2 with new patent glazing and appropriate vents. Renew abutment cladding to north abutment. Allow for new rainwater goods and interconnecting valley gutter.	
	South West quarter. Replace existing roof, reutilising 50% of existing slates and restoration of rooflight 3 with new patent glazing and appropriate vents. Renew abutment cladding to north abutment. Allow for new rainwater goods.	
	Southerly roof over Bay 29 / 29a. Replace existing profile steel roof with new composite panel and include for new abutment cladding to the carriage shed abutments. Allow for new rainwater goods.	
	Other Consultants Costings	
8	Remedial treatments to internal timbers as proposed by Timberwise including work to all trusses, purlins and rafters where this was deemed necessary.	
9	Remedial treatments to internal timber structures as proposed by Booth King Associates including work to all trusses, purlins and rafters where this was deemed necessary.	
10	Contingency Items	
	Mechanical and electrical services. Contingency item to cover: • Re-wiring of carriage shed and offices • Heating installation • General contingency	
	TOTAL	
	Please note these figures exclude any statutory fees, other consultants' fees and VAT associated with the above repair work.	

5. Conclusion

This Fabric Condition Survey, carried out in association with Booth King Structural Engineers and Timberwise Specialists has been prepared to form a true relevant and current picture of the building fabric at this specific point in time. The historic Grade II Listed Building is one which has stood the test of time and whilst it has been considerably shortened from its original form this remaining shed retains a significant element of its true and original character.

What is clear is that the external and internal fabric is in need of serious investment to prevent this building falling in to a state of irreparable condition. The 6 key areas are defined as follows:

1. Essential brickwork repairs
2. Essential external joinery repairs
3. Recovering of the roof, new lantern lights and new rainwater goods
4. Localised repairs to the historic trusses
5. Repairs to internal wall and floor finishes
6. Essential repairs to mechanical and electrical services

A building such as Buckley Wells Carriage Shed has survived particularly well given the extent of rainwater penetration and the rapidly deteriorating condition of the roof. It is a building where essential and local repairs are evidenced in abundance.

We would conclude that a comprehensive repair strategy is put in hand and that essential repairs as outlined in the Structural Engineer's report are given the priority they deserve.

The long term future of this building will require considerable investment to secure the long term future of this heritage asset and our view is that these repairs would best be carried out in the near future to ensure its survival.

6. Appendices

6.1	Plans, Sections and Elevations of the Building
6.2	Booth King Structural Engineer's Report
6.3	Timberwise Ltd Report