

Survey of the Fabric at Carriage Shed, Buckley Wells, Baron Street, Bury



Job Ref: C-0340

Revision: A (13.06.19)



Equilibrium Architects Ltd
435-437 Walmersley Road, Bury, Lancs, BL9 5EU
Tel: 0161 797 2077

Contents Page

		Pages
1.	Introduction	2
1.1	Scope of Survey	3
1.2	Drawn Information	3
1.3	Photographic Information	3-4
1.4	Survey Methodology	4-5
2.	Executive Summary	6-7
3.	Survey of the Fabric	
3.1	Condition of the Internal Fabric	8-275
3.2	Condition of the External Fabric and Methodology of Survey	276-297
4.0	Summary of Costings	298-299
5.0	Conclusion	300
6.0	Appendices	301
6.1	Plans, Sections and Elevations of the Building	
6.2	Booth King Structural Engineer's Report	
6.3	Timberwise Ltd Report	

1. Introduction

The purpose of this report is to carry out a detailed Fabric Conditions Survey on the existing Carriage Shed at Buckley Wells, Baron Street, Bury. The existing carriage shed is a Grade II Listed Building and its listing status is as follows:

*BARON STREET,
Carriage shed at Buckley Wells Locomotive Works*

Entry Name: *Carriage Shed at Buckley Wells Locomotive Works*

Listing Date: *31 July 1992*

Grade: *II*

Source: *Historic England*

Source ID: *1250822*

English Heritage Legacy ID: *433306*

Location: *Bury, BL9*

County: *Bury*

Electoral Ward/Division: *Redvales*

Built-Up Area: *Bury*

Traditional County: *Lancashire*

Lieutenancy Area (Ceremonial County): *Greater Manchester*

Church of England Parish: *Bury St Mary the Virgin*

Church of England Diocese: *Manchester*

II

Carriage shed. 1856, by J S Perring, for East Lancashire Railway Company; slightly altered 1860-1870. Red brick in Flemish bond. Slate roof on two levels, with glass skylight panels.

Long rectangular plan formed by parallel ranges of unequal width, under two-span roof. North-south axis, in two contemporary portions, 28 structural bays in all. Single storey throughout, but the ten bays at the south (entrance) end higher; pilastered side walls, with brick corbel table to each bay, and continuous brick corbel table to frieze in each portion; large segmental-headed windows in each bay of east side, but only in ten-bay south portion of west side (south end altered).

INTERIOR: axial junction between ranges formed of cast iron columns carrying continuous timber arcade plate; narrower east range has king-post roof trusses with fishbone struts; wider west range has queen-strut collar trusses with king struts from collars to ridge, two raked struts each side, and vertical tie rods. Continuous glazed skylighting.

HISTORY: one of the oldest surviving railway workshops and probably the only example still in use until recently (currently used by Metrolink for servicing new Manchester tram). Attached office block, toilets etc at the north end of the carriage shed are not of special interest.

Listing NGR: SD7994010108

<https://britishlistedbuildings.co.uk/101250822-carriage-shed-at-buckley-wells-locomotive-works-redvales-ward#.XP-b43dFy70>. Accessed June 2019.

1.1 Scope of Survey

The below survey of Buckley Wells carriage shed has been carried out in association with Booth King Structural Engineers and Timberwise Ltd (Timber Specialists). The individual reports prepared by Booth King and Timberwise are located in the Appendix. The surveys were carried out over a period of 2 weeks in February 2019. Access was provided by the East Lancs Railway by means of a cherry picker which afforded access to all the internal roof trusses and high level access where photographs could be taken of the external fabric. We wish to thank the East Lancs Railway for their cooperation and assistance throughout the survey period and their ongoing support.

1.2 Drawn Information

The following information is available in the Appendix:

1. Location Plan
2. Floor Plans
3. Sections
4. Elevations

1.3 Photographic Information

There follows a number of general photographs of the exterior and interior of the building:





1.4 Survey Methodology

The basis of the survey is formulated on a structural grid which divides the building into individual bays. North to south lie gridlines A, B and C, gridlines A & C are formed along the external walls, gridline B along the centre line of the internal columns. East to west lie gridlines 1-29 relating to external wall and column centres. The same Bay and Gridline references were used by the Structural Engineer (Booth King Ltd) and Timber Specialists (Timberwise) in preparing their individual reports for ease of reference and coordination.

Internal Survey. Internally each Bay is surveyed which includes a description of the floor walls, joinery and roof, their condition and remedial works required. Photographs accompany the relevant bays.

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

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

2. Executive Summary

Given that the existing carriage shed dates from the 1850s it is a remarkable survivor from the Industrial Revolution. The other remarkable fact is that the building still maintains its original use as a railway carriage shed.

Despite a significant reduction in size through the years (as the railways were rationalized) the remaining building still maintains its original form other than at the southern end where a contemporary lightweight steel mono-pitched steel roof structure and profiled steel roof covering were added in the mid-1970s, following demolition of the buildings on the south side. Primary changes of this remaining section from the Victorian structure could be summarised as follows:

1. Renewal of the majority of former timber floors with concrete
2. South west quarter. Addition of overhead 10Ton crane, with steel columns beams and on west wall supported by additional brick buttresses
3. Areas of roofing removed and recovered with new felt and battens and reusing slates
4. Addition of internal stores and significant internal alterations to the two-storey office building.
5. Roof truss repairs to south east wall across 13 bays.

External Fabric Summary

External walls: these appear in a sound and serviceable condition but requiring localised brickwork repairs following brickwork erosion and significant repointing.

External joinery: windows and doors; The majority of original windows (dating from the 1850s/1870s) are in a seriously dilapidated condition and consequently in need of complete overhaul, repair and restoration. Partial replacement is required in areas.

Roof coverings: formed in slate and found to be in a seriously dilapidated condition which is reflected internally by perished slate parging and significant leakage. The recommendation is to strip in its entirety and recover reutilising existing slates where possible.

Rooflights; dilapidated with broken glazing, perished rafter glazing and significant bituminous flashings. Beyond reasonable repair although we consider the majority of existing rafters could be reutilised to support a new patent glazing system.

Rainwater goods; dilapidated, requiring renewal in association with the roof coverings.

Internal Fabric Summary

Floors; concrete in a serviceable condition

Walls; painted with various coating systems through the years. Perished coatings generally and significant areas affected by damp penetration, both at low and high level. Redecorate with an appropriate coating system.

Roof slate parging. Perished generally and in a deteriorating and potentially hazardous condition. Remove in association with renewal of roof coverings.

Cast iron columns, roof trusses and associated timbers. The overall structure of the columns and trusses supporting rafters and associated roof coverings found to be in a sound/serviceable condition. Notwithstanding this damp penetration over a prolonged period has affected a number of truss ends and valley timbers requiring considerable repairs, primarily to truss ends where these have been embedded into the external walls.

3. Summary of the Fabric

3.1 Condition of the Internal Fabric

BAY 1. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	Specialist clean to existing floor and allow for epoxy floor paint	
WALLS			
Wall	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 missing brickwork Areas of perished pointing	
	Repairs	Clean off all paintwork Repoint arch and associated brickwork full width and circa 10 courses deep in adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 4m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
Door	Timber	Overhaul and redecorate	
Wall	Gable wall GL2	Brickwork wall, overpainted over the years with limewash and areas of gloss paint	
	Condition	Generally sound and serviceable Isolated areas of damaged brickwork Timber louvred vent at high level serviceable	
	Repairs	1m2 localised brickwork repairs Redecorate Point up crack to RHS of access door Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass.			

At roof level the purlins are built into the wall along GL 2. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. Evidence of previous structural repairs. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose.			
E and W Slopes	Formed as above	A section of roof to the north side has been renewed evidenced by roofing felt and there is an area of new rafters adjacent the truss.	
Purlins	Condition	2 purlins exhibit perished ends where built into gable wall Damp affected purlins at high level	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	
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 1 GL3	Condition	Evidence of previous repairs. End bearing sound. Section of perished timber to bottom chord. Corroded straps.	
	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 1 Remedial costs	

Bay 1



B1.P1

B1.P2



B1.P3

B1.P4



B1.P5

B1.P6



B1.P7



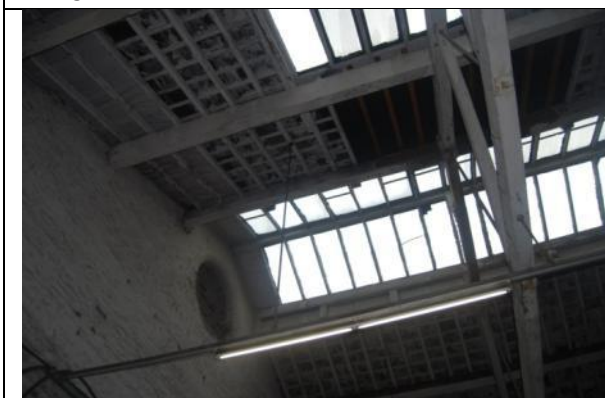
B1.P8



B1.P9



B1.P10



B1.P11



B1.P12



B1.P13



B1.P14



B1.P15



B1.P16



B1.P17



B1.P18



B1.P19



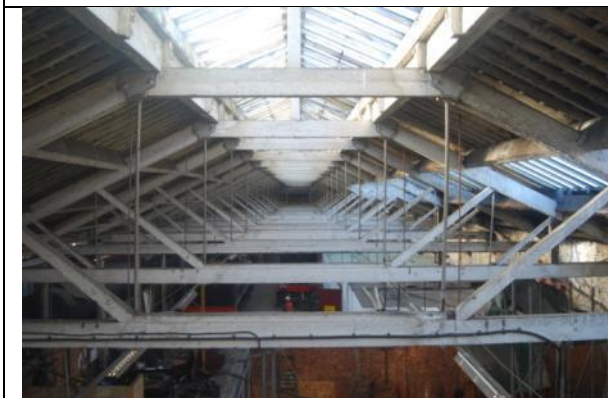
B1.P20



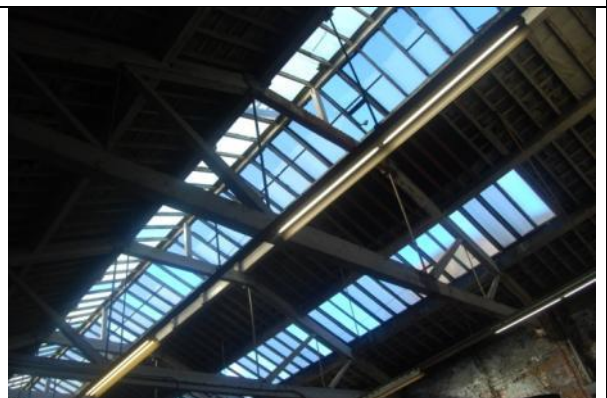
B1.P21



B1.P22



B1.P23



B1.P24

BAY 1a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage	
	Repairs	Minor concrete repairs	
WALLS			
Walls	External wall GLC	Single storey height brickwork masonry wall, with door opening at ground floor with timber sliding doors. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 1m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
	Part External wall GL2	Single storey gable brickwork masonry wall, with door opening at ground floor. 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. Areas of repair. Signs of water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 1m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Doors		Overhaul	
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 slates are parged and this is in a deteriorating condition.			
There is a glazed rooflight (between Purlins P9 and P10 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 truss T58 and gable wall on GL2. T58 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall. At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T58 GL3	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 1a Remedial costs	

Bay 1a



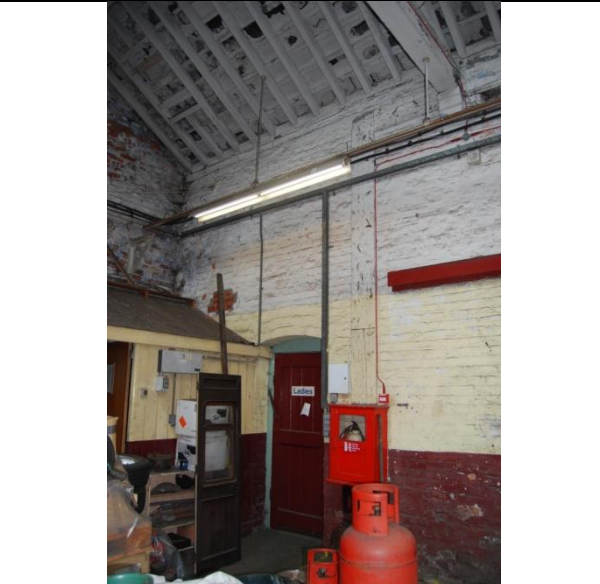
B1a.P1

B1a.P2



B1a.P3

B1a.P4



B1a.P5

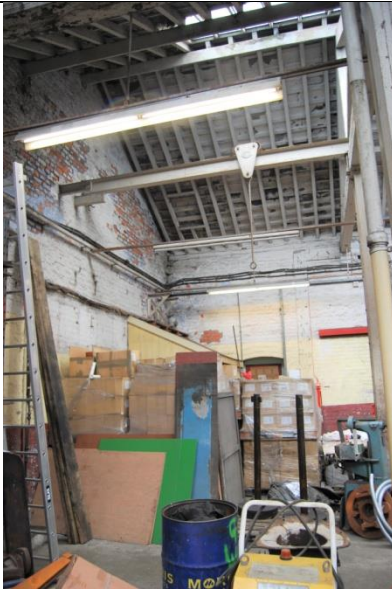
B1a.P6



B1a.P7



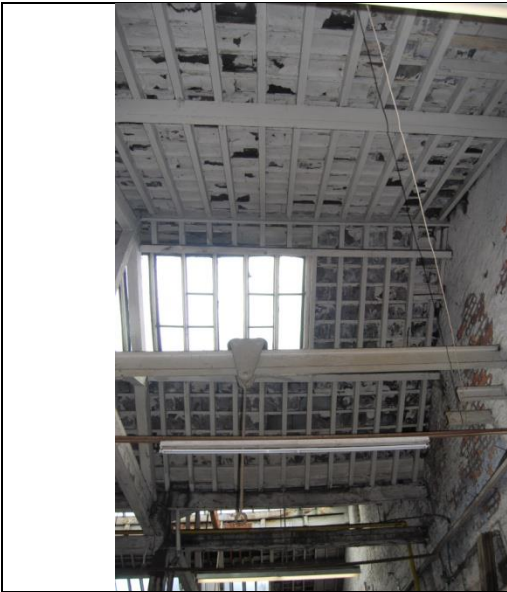
B1a.P8



B1a.P9



B1a.P10



B1a.P11



B1a.P12



B1a.P13

BAY 2. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note virtually concealed by office			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep in adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 4m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T1 and T2. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. Evidence of previous structural repairs. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose.			
E and W Slopes	Formed as above		
Purlins	Condition	Evidence of steel repairs	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	

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 2 GL4	Condition	Decay to end bearing Corroded straps	
	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 2 Remedial costs	

Bay 2



B2.P1



B2.P3

B2.P2



B2.P4



B2.P5



B2.P6

BAY 2a. 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	Single storey height brickwork masonry wall, with door opening at ground floor with timber sliding doors. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 1m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Doors		Overhaul	
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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T57 and T58 T57 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall. At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates.			

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 T57 GL4	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 2a Remedial costs	

Bay 2a



B2a.P1



B2a.P2



B2a.P3

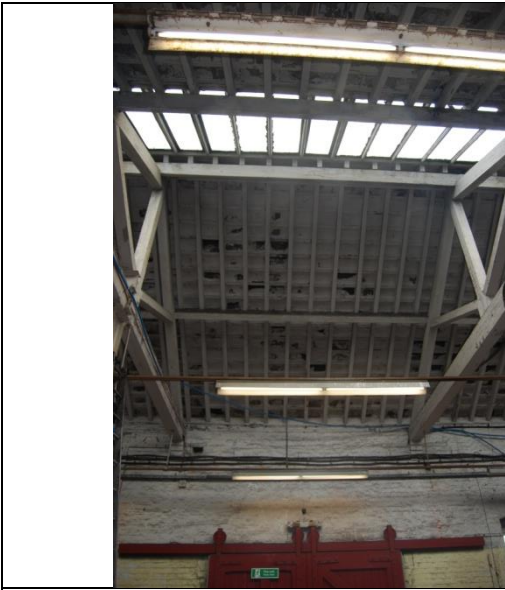


B2a.P4



B2a.P5

B2a.P6



B2a.P7



B2a.P8



B2a.P9



B2a.P10



B2a.P11

BAY 3. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by office.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 4m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T2 and T3. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. Evidence of previous structural repairs. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose.			
E and W Slopes	Formed as above		
Purlins	Condition	Evidence of steel repairs	
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	

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 3 GL5	Condition	Corroded straps	
	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 3 Remedial costs	

Bay 3



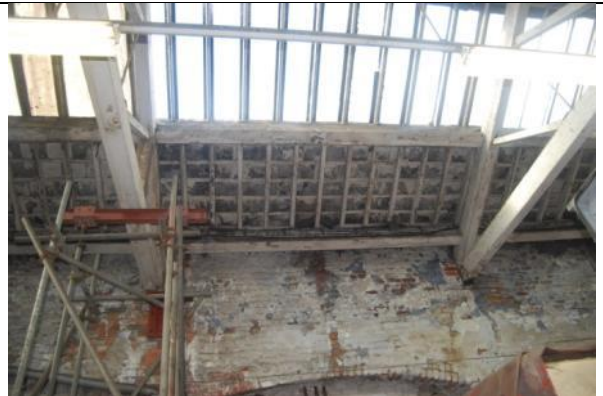
B3.P1



B3.P2



B3.P3



B3.P4



B3.P5



B3.P6



B3.P7



B3.P8

BAY 3a. 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	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially bricked up. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T56and T57 T56 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall.			

At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T56 GL5	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 3a Remedial costs	

Bay 3a



B3a.P1



B3a.P2



B3a.P3



B3a.P4

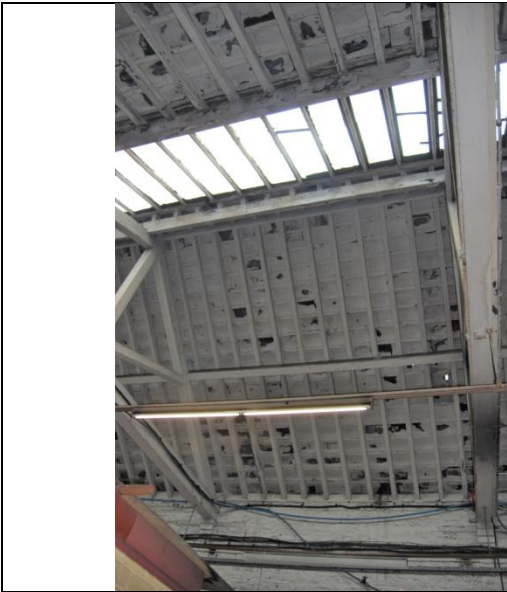


B3a.P5



B3a.P6

	
B3a.P7	B3a.P8
	
B3a.P9	B3a.P10



B3a.P11



B3a.P12



B3a.P13



B3a.P14



B3a.P15

BAY 4. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by Store 1.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 4m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T3 and T4. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. Evidence of previous structural repairs. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose.			
E and W Slopes	Formed as above		
Purlins	Condition		
	Repairs	Effect repairs as Timberwise Report Effect structural remedials as recommended by Booth King Ltd	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	

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 4 GL6	Condition	Corroded straps	
	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 4 Remedial costs	

Bay 4



B4.P1



B4.P2



B4.P3



B4.P4



B4.P5



B4.P6

	
B4.P7	

BAY 4a. 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	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially bricked up. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T55and T56 T55 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall.			

At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T55 GL6	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 4a Remedial costs	

Bay 4a



B4a.P1



B4a.P2



B4a.P3

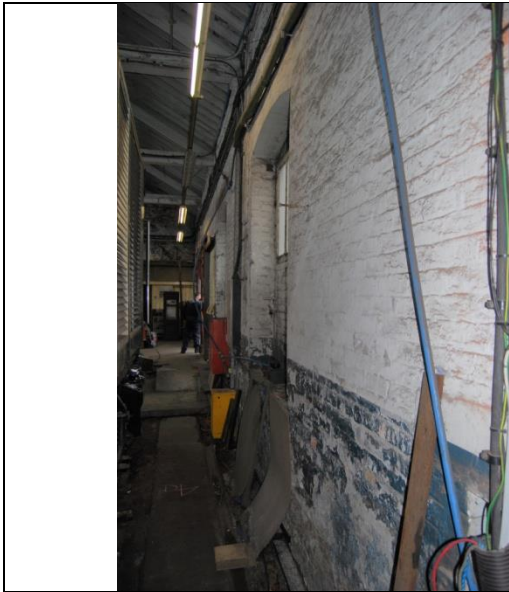


B4a.P4

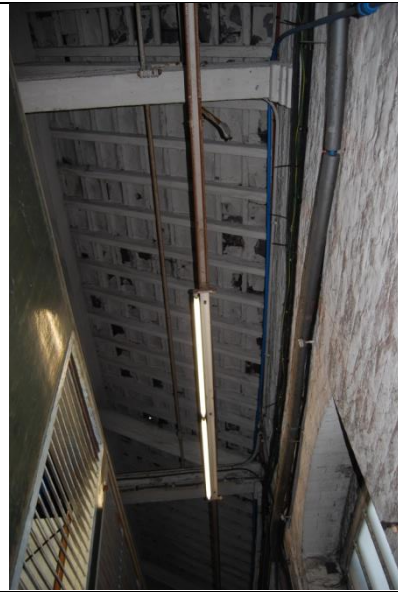


B4a.P5

B4a.P6



B4a.P7



B4a.P8



B4a.P9



B4a.P10



B4a.P11



B4a.P12

BAY 5. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by Stores 1 and 2.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 4m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T4 and T5. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. Evidence of previous structural repairs and propping to T5 (GL7) The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose. 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	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	

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 5 GL7	Condition	Evidence of previous structural repairs and propping to T5 and steel bracket to wall Corroded straps	
	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 5 Remedial costs	

Bay 5



B5.P1

B5.P2



B5.P3

B5.P4



B5.P5

B5.P6

	
B5.P7	B5.P8
	
B5.P9	B5.P10
	
B5.P11	B5.P12

	
B5.P13	

BAY 5a. 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	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially bricked up. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T54 and T55 T54 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall.			

At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T54 GL7	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 5a Remedial costs	

Bay 5a



B5a.P1



B5a.P2



B5a.P3



B5a.P4



B5a.P5

B5a.P6



B5a.P7



B5a.P8



B5a.P9



B5a.P10



B5a.P11

BAY 6. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by brickwork Store 2.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 1m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T5 and T6. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose. 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	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	

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 6 GL8	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 6 Remedial costs	

Bay 6



B6.P1

B6.P2



B6.P3

B6.P4



B6.P5

B6.P6

	
B6.P7	B6.P8
	
B6.P9	B6.P10
	
B6.P11	B6.P12



B6.P13



B6.P14



B6.P15



B6.P16



B6.P17



B6.P18

	
B6.P19	

BAY 6a. 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	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition.			
There is a glazed rooflight (between Purlins P9 and P10 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 T53and T54			
T53 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall.			

At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T53 GL8	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 6a Remedial costs	

Bay 6a



B6a.P1



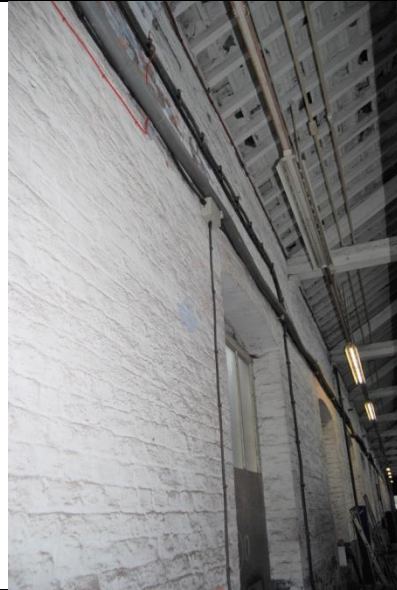
B6a.P2



B6a.P3



B6a.P4



B6a.P5



B6a.P6





B6a.P7



B6a.P8



B6a.P9



B6a.P10



B6a.P11



B6a.P12



B6a.P13



BAY 7. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by Store 3.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 1m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T6 and T7. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose. 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	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	

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 7 GL9	Condition	Evidence of previous structural repairs. 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 7 Remedial costs	

Bay 7



B7.P1

B7.P2



B7.P3

B7.P4



B7.P5

B7.P6



B7.P7



B7.P8



B7.P9



B7.P10



B7.P11



B7.P12



B7.P13



B7.P14



B7.P15



B7.P16



B7.P17



B7.P18



B7.P19



B7.P20



B7.P21



B7.P22



B7.P23

BAY 7a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage Defective sleepers west side	
	Repairs	Minor concrete repairs Repairs to sleepers	
WALLS			
Wall	External wall GLC	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T52 and T53			

T52 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall. At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T52 GL9	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 7a Remedial costs	

Bay 7a



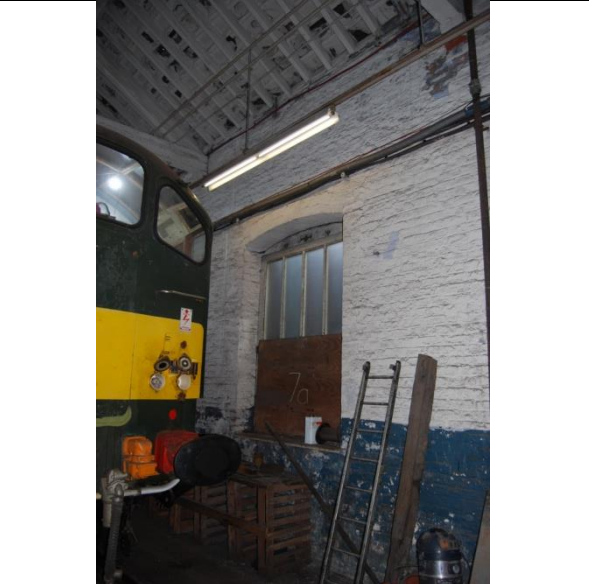
B7a.P1



B7a.P2



B7a.P3



B7a.P4

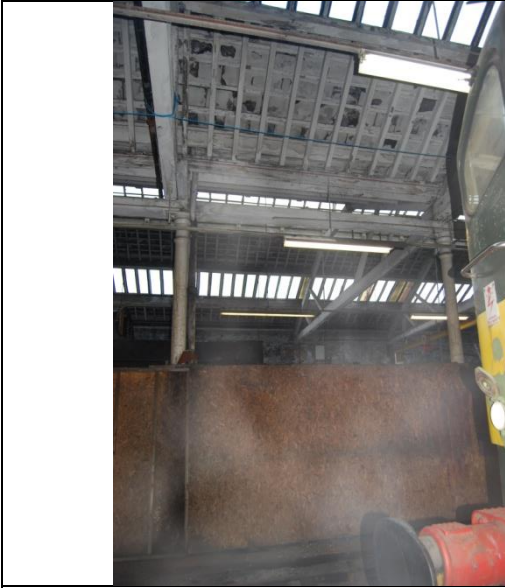


B7a.P5



B7a.P6





B7a.P7



B7a.P8



B7a.P9



B7a.P10



B7a.P11

BAY 8. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by Store 3.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 1m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T7 and T8. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose. 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	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	

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 8 GL10	Condition	Evidence of previous structural repairs. 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 6 Remedial costs	

Bay 8



B8.P1



B8.P2



B8.P3



B8.P4



B8.P5



B8.P6



B8.P7



B8.P8



B8.P9



B8.P10



B8.P11

BAY 8a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage Defective sleepers	
	Repairs	Minor concrete repairs Repairs to sleepers	
WALLS			
Wall	External wall GLC	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T51and T52			

T51 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall. At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T51 GL10	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 8a Remedial costs	

Bay 8a



B8a.P1

B8a.P2



B8a.P3

B8a.P4



B8a.P5

B8a.P6



B8a.P7



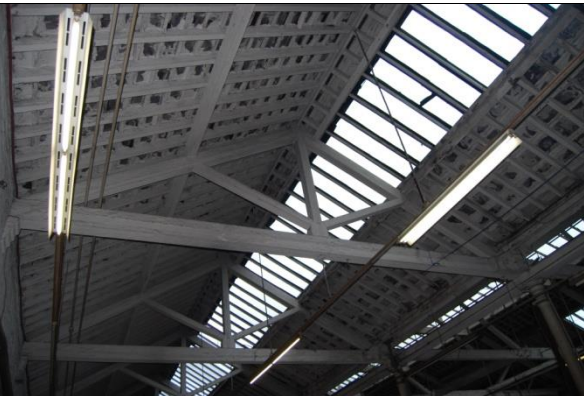
B8a.P8



B8a.P9



B8a.P10



B8a.P11

BAY 9. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Area of timber floor adjacent the office is of significant heritage value. We understand formed with woodstock timbers and the only section of the original floor remaining.	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by semi concealed by Store 1.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 1m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. Purlins are supported by the adjacent trusses T8 and T9. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose. 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	

Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	
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 9 GL11	Condition	Evidence of previous structural repairs. 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 9 Remedial costs	

Bay 9



B9.P1

B9.P2



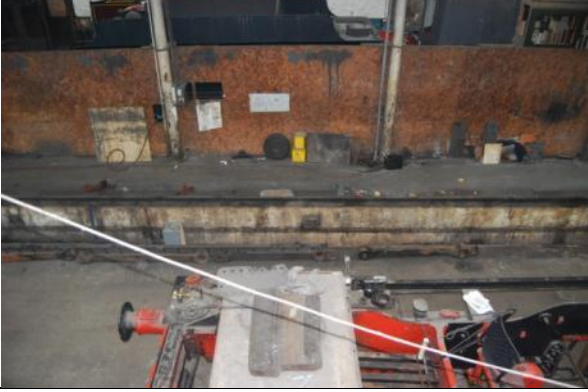
B9.P3

B9.P4



B9.P5

B9.P6

	
B9.P7	B9.P8
	
B9.P9	B9.P10
	
B9.P11	

BAY 9a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage Defective sleepers	
	Repairs	Minor concrete repairs Repairs to sleepers	
WALLS			
Wall	External wall GLC	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded. 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 water penetration/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T50 and T51			

T50 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall. At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T50 GL11	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 9a Remedial costs	

Bay 9a



B9a.P1



B9a.P2



B9a.P3



B9a.P4



B9a.P5



B9a.P6

	
B9a.P7	B9a.P8
	
B9a.P9	B9a.P10



B9a.P11



B9a.P12

BAY 10. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete. Area of timber floor adjacent the office is of significant heritage value. We understand formed with woodstock timbers and the only section of the original floor remaining.	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Note semi-concealed by semi concealed by Store 1.			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 1m2 Brickwork repairs 1/2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description			
The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. A section of the roof is under-boarded (between purlins 1 and 2) on the line of the lantern light. Purlins are supported by the adjacent trusses T9 and T10. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose. 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	
Timber lantern	Condition	Areas of rainwater ingress, defective flashings and timbers exhibit high moisture content	
	Repair	Renew the lantern light in association with recovering the roof	
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 10 GL12	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 10 Remedial costs	

Bay 10



B10.P1



B10.P2



B10.P3



B10.P4



B10.P5



B10.P6

	
B10.P7	

BAY 10a. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Concrete localised damage Defective sleepers east and west sides	
	Repairs	Minor concrete repairs Repairs to sleepers	
WALLS			
Wall	External wall GLC	Single storey height brickwork masonry wall, with brickwork arched window opening at ground floor with timber window, partially boarded. 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/lichen growth Isolated areas of perished brickwork Isolated areas of perished pointing	
	Repairs	Clean down Patch repoint 3m2 Brickwork repairs in isolated areas circa 1.0m2 Prepare and redecorate Allow for stripping redundant services and making good	
Windows		The widow comprises timber frame with fixed glazing.	
	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 slates are parged and this is in a deteriorating condition. There is a glazed rooflight (between Purlins P9 and P10 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 T49 and T50			

T49 comprises a timber king-post truss of substantial proportions. Along GLA the truss is supported of a brick corbel and seated on a timber wall plate built into the wall. At eaves level the rafters are seated on a timber wall plate built into the brickwork, which runs between Bay 1a and Bay 18a. There is brickwork infill above the wall plate to the u/side of the slates. 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 T49 GL12	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 10a Remedial costs	

Bay 10a



B10a.P1



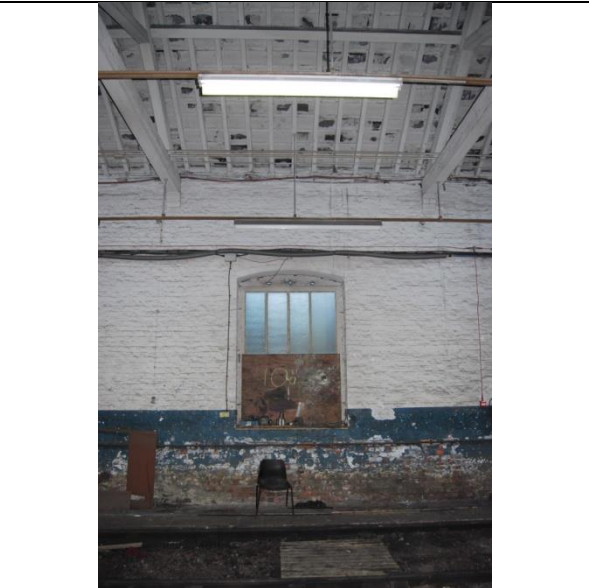
B10a.P2



B10a.P3



B10a.P4



B10a.P5



B10a.P6



B10a.P7



B10a.P8



B10a.P9



BAY 11. EXISTING CONDITION AND REMEDIAL WORKS.			
Note GLA = Gridline A			
			Cost
FLOOR			
Floor	Material	Insitu concrete.	
	Condition	Serviceable	
	Repairs	None	
WALLS			
Wall	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 Repoint arch and associated brickwork full width and circa 10 courses deep including adjacent pillars Repoint around truss bearing circa 1m2 Patch repoint 3m2 Brickwork repairs 1-2m2 Prepare and redecorate Allow for stripping redundant services and making good	
ROOF COVERINGS			
General description The roof is pitched and formed with principal trusses supporting purlins, rafters, battens and slates over. The slates are parged and various repairs have been undertaken over the years. There is a continuous glazed rooflight to the west slope, formed from traditional timber glazing bars and at ridge level the apex has a glazed lantern light formed with timber glazing bars and various glazing types i.e Perspex and Georgian-wired glass. The roof is under-boarded (between purlins 1 and 2) on the line of the lantern light. Purlins are supported by the adjacent trusses T10 and T11. The trusses are formed from substantial timbers with bottom boom, principal rafter and collar with timber struts and steel hangers. The upper chord supports a ridge post and the lantern construction over. The roof timbers are generally limewashed. Trusses have deformed through shrinkage leaving the steel hangers loose. 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	