



# **Ayr Station Hotel Structural Condition Factual Report**

Interim Report

19 August 2019



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# 1 Introduction

Mott MacDonald was commissioned by South Ayrshire Council (SAC) in July 2018, to undertake a visual survey and assessment of the structural condition of the Station Hotel Building. This report presents the findings from the survey, with a separate (future) report presenting the assessment, conclusions and recommendations for making the building viable and safe.

The subject building is sited in a development connected to Ayr Railway Station and located in the town centre of Ayr. The building is historic dating from the mid to late 19<sup>th</sup> century and is a category B Building, listed by Historic Environment Scotland (HES).

HES have described the building to be French Renaissance in style and dating from 1885. Other records show the building to have been opened to the general public and passengers using the rail service in 1886.

Highly detailed period architectural features predominate throughout the external facades and continue across the mansard styled roofscape including 'trapezoidal' shaped flat roofed areas, clocktower and chimneys. Incorporated within the architectural detailing are numerous metal features that form rainwater flashing, decoration and balustrading.

Feature dormers formed from decorative sandstone pilasters and mullions topped by both triangular and semi-circular pediments, are formed throughout at eaves level. In individual component parts, the dormers are supported from the 'head' of perimeter walls and built into the lower section of the mansard roof.

The original building is understood to have operated from the outset as a railway station and hotel, and for the purpose of descriptions in this report the principal sections of the building are referred to as; the north section, and the south section. The south section includes the feature Clock Tower and adjacent feature chimney that are located close to the north/south change point.

Principal structural elements of the building are formed from modular sandstone blocks used throughout on external facades, modular bricks used internally for example in the construction of cross-walls and timber for beams and rafters supporting the roof, and iron for columns and beams and joists in suspended floors.

The principal 'structure' of the building is set-out over 5 storeys rising from basement slab level, some 4.5m below external ground level. Configured around a feature 'open' atrium from ground to eaves level, the south section of the building accommodates a large reception area at ground level. A stairway and lift are incorporated within the reception area for the circulation of hotel patrons.

Other open areas that form a bar/reception, kitchen, dining and ballroom are located on ground and first floors respectively. Sleeping compartments, toilets and ancillary apartments are distributed across upper floors along with access service (and escape) stairways.

To accommodate and cover passengers using the railway station platforms, a cast iron structural frame in period style was formed to support a canopy roof. The original canopy likely formed in open timber trussing and slate tiled roof has been replaced with a modern equivalent formed in Perspex. Both frame and canopy extend over the rail tracks, partially covering current platforms 1, 2, 3 and 4.

The north section of the building is similarly formed over 4 storeys above ground level, however, there is a vertical step down from suspended floor levels in the south section of some 600mm. This appears to provide for reduced ceiling heights in the north section that appear to be on less grand scale than the south that accommodates more 'front of house' type areas.

Accommodating further sleeping compartments and various other reception and ancillary rooms, the north section appears to have fewer 'open concept' public type areas than the south section.

Building interventions undertaken in the 1970's and 1980's in the form of a reconfiguration of the basement area and a two-storey extension at the south/west corner of the south section of the building, were warranted and are a matter of record held by SAC Building Standards (SACBS). A modern dormer intervention appearing is apparent on the mansard roof on the south section' west elevation above the entrance to the hotel and adjacent to the clocktower.

The hotel is understood to have ceased all operations in 2013, when it was apparently closed for business. In the interim the south section of the building and part of the north section have remained closed and appear to have had little or no meaningful external or internal maintenance. Consequently, the south and part of the north section of the building have fallen into a largely dilapidated state.

A 'pend' type passageway formed at ground level (from east to west) allows passengers using the railway to pass through the building into the station concourse. The concourse is an enclosed area accommodating ticketing sales and passenger control, and retail that is covered by the modern Perspex canopy.

ScotRail/Network Rail (SR/NR) occupied building's ground floor accommodation in the north section adjacent to station platform 1. This accommodation was used for various operations up to the issue of the Dangerous Building notice (DBN) when the operatives vacated the accommodation from July 2018.

As recently as June 2018 the usable pedestrianised external areas (concourse and railway line platforms) adjacent to the building's perimeter were protected by a temporary 'Crash Deck' structure, formed above the concourse canopy level from scaffolding and timber boards. The 'crash deck' was designed and erected (in 2013) above an area extending along platforms 1 and 3, between the building's south and north gables. The intended purpose was to protect the customers and railway operatives using the Railway Station from falling debris from the Grade Listed Building.

SACBS have to date served two Section 29 DBN documents on the owners firstly in July 2013 and most recently in April 2018.

Safety works that were identified by SAC within the DBN document were addressed in a works contract with scaffold contractor CPMS. CPMS set up a controlled site confined within perimeter fencing and sub-contracted and deployed specialist surveyor Zenith to undertake and implement a 'tactile' survey.

The tactile survey comprised close-proximity access to all external areas of the subject building to establish loose and/or fragile components of fabric that were at risk of detaching and falling to ground. Once identified Zenith in agreement with CPMS and SAC removed the components and as required set them aside for future use. Zenith's sub-contract was expanded to include de-vegetation (plant and root growth) and netting (containment) of reduced risk items and areas of the building.

Mott MacDonald's commission was undertaken in 2 stages - the commission scope is included in detail in the Independent Report and is summarised as follows:

#### Stage 1 (S1)

- Site Survey (not included in the Factual Report);
- Desktop Review (not included in the Factual Report);
- Interim investigation and assessment (not included in the Factual Report);
- Interim conclusions (not included in the Factual Report);
- Interim recommendations (not included in the Factual Report);
- Factual Report.

#### Stage 2 (S2)

- Intrusive Investigations (as required during and following S1);
- Detailed assessment, including rectification requirement;
- Compliance Check against Building Standards;
- Detailed Conclusion;
- Recommendations on Rectifications;
- Cost Estimate.

As the Factual Report (FR) this document presents findings that the author has established at the end of S1.

The FR presents general information along with the survey and observations sub-divided into two sections: External Area Survey (EAS); Internal Area Survey (IAS).

Note that the EAS does not include items, elements or components of architectural and structural fabric that are located inside the building, apart from exposed elements of timber roof structure. The timber roof structure is also included along with other key structural components in the IAS document.

The FR contains photographs of defects, however, there is no reference to individual photo images in the FR narrative. Photo images are contained within the defects schedule, along with a brief description of each defect item.

A severity categorisation for each defect will be established during the detailed assessment in S2. This categorisation will be added to the defects schedule that is annexed to the final report.

A definition is used by the author in the FR to present his view on the condition of items, components, elements or areas of the building. The definitions used include; good, reasonable, poor, very, poor, chronic and hazardous. A brief description of each definition is also provided within the FR to assist the reader.

#### Condition of Building Fabric

- Good  
The item is fully functional and fully meets the requirements of the specification;
- Reasonable  
The item is functional and just meets the basic requirements of the specification;
- Poor  
The item is barely functional and fails to meet the requirements of the specification;
- Very Poor  
The item is largely dysfunctional and fails to meet the requirements of the specification;
- Chronic  
The item is fully dysfunctional, fails to meet the requirements of the specification and bordering on dangerous;
- Hazardous  
The item is dangerous (unsafe) and requires immediate attention and rectification.

Recommendations in S1 will be provided direct to SAC and will be interim only; outlining the author's requirements to finalise his assessment of causation and to facilitate his conclusions, final recommendations, and cost estimates in S2.

The final report is titled 'Independent Report' (IR) and presents in detail the authors full and final considerations, assessment, conclusions, and recommendations on:

- Severity and Causation of Primary Defects;

- A Red, Amber and Green Priority rating for Primary Defects;
- Risk profile and view on longevity;
- Compliance with Building Standards;
- Outline detail of Repair Works required to reinstate the building to baseline SAC BS;
- Cost Estimate of Repair Works.

The Structural and Architectural Defects referenced in this report are recorded in the Defects Tables in Appendix B.

## 1.1 Author

Mott MacDonald Technical Director [REDACTED] under commission to SACBS in July 2018, to produce and author an Independent Report (IR).

[REDACTED] and a corporate member of both the Institution of Structural Engineers and Institution of Civil Engineers. [REDACTED] is also a qualified Certifier of Building Structures and currently registered with the Institution of Structural Engineers' SER scheme.

Having undertaken and authored several IR's, [REDACTED] has been directly involved in the investigation and assessment of several cases of contemporary and historic buildings with 'defective' components.

The IR was commissioned by SAC further to emerging safety issues related to the subject building.

## 1.2 Aim of this report

Evidence of defective components of both architectural and structural fabric, that had detached and fallen to ground raising concerns over public safety, were established firstly by SAC. These items are listed in the DBN documents, an extract of which is contained for information in the IR document.

As part of the first stage commission (S1), MM deployed to site and undertook as detailed survey and an inspection of the accessible areas of the subject building. Thereafter the author conducted a preliminary assessment of the recorded defects to determine as far as is possible the mechanisms of causation.

The subject property is a disused hotel building, with external areas of hard-standing and immediate adjacency to a functional live railway line and station, and a key distributor roadway and over-bridge. Areas of hardstanding appear to be largely for access to the railway station and for car parking.

Site survey and inspection were also necessary to establish salient dimensional and physical details of the building structure and the developed ground level areas. These were required to assist the author's preliminary understanding and considerations of structural performance.

Source information from the DBN documents, identifies defects that mostly relate to components of architectural and structural fabric that had detached and fallen to ground raising concerns over public safety.

The MM inspection identified a significant number of additional defects. All defects require a detailed assessment to categorise severity and then to risk-profile the impact upon current, short, medium and longer-term structural performance of the building'.

Upon completion in S2 of the commission, the IR will present a conclusion to a full and detailed assessment that will be benchmarked to current Building Standard requirements. This along with the categorisation of severity of the defects and a forecast on longevity providing final context to the condition of the building.

The IR will provide a Cost Report for the rectifications that are required to restore the building to baseline viability. The term 'baseline viability' is defined in the IR.

## 1.3 SAC Concerns and Actions

SAC' Dangerous Building Notice (DBN) documents, that were served upon the property owners, are referenced in this report for information.

SAC DBN Documents:

- DBN Document 2 reference 13/52667, dated 25<sup>th</sup> July 2013
- DBN Document 1 reference 12/59124, dated 28<sup>th</sup> March 2018

Areas of the subject building and adjacencies affected by safety matters raised in the DBN include:

- Elevations;
- Roofscape;
- Suspended floors;
- Basement;
- Foundations;
- Adjacent roadway and over-bridge;
- Adjacent railway concourse platforms and railway infrastructure.

### **Key Concerns:**

The absence of maintenance measures has allowed wind action and rain water ingress to cause the deterioration of key external and internal structure, impacting on short, medium- and long-term public safety.

SAC is concerned that current condition of the building is detrimental to the durability and lifetime performance of the principal structure.

The author will undertake a review of the current Technical Standards & Building (Scotland) Act 2003, technical requirements in S2 and provide a synopsis on the compliance of the pertinent defects established in S1.

## **1.4 Form of Report**

Each of the building's components, that constitute the principal structural form and function, are described by the author for sufficient detail, scale and context. The detail described has been determined from the Mott MacDonald (MM) site survey and inspection, and the review of record drawings presently held by SAC.

Areas of the building development not surveyed include those that were physically and/or visibly inaccessible at the time. There is a limited number of these that include for example areas of fabric that were covered by permanent over-cladding of sandstone or partially covered by scaffolding and timber boarding. This matter is also covered in the Exclusions and Limitations section (1.6) of this report.

Defects relating to the deterioration of structural and architectural fabric and finishes are identified in the Observation section of the report. Otherwise each defect that was observed and recorded is described in brief, alongside a photographic image in the Defects Table.

Defects are described in general terms in the body of the Factual (interim) Report, but there is no cross-referencing to individual defects. Cross-referencing as required will be provided in the Independent (final) Report, where a detailed assessment of the defect and its impact on structural performance and longevity is undertaken.

The author's view on the consequences of the defects will be presented in the Conclusion (and where appropriate) the Recommendation sections of the IR.

Photographs and limited details of the Defects are recorded in the Defects tables in Appendix B.

## 1.5 Additional Information

SAC provided MM with pertinent information relating to the building including copies of various architectural record and building warrant drawings. Information was recovered from the record drawings that assisted the author and provided information that is referenced in both the FR and the IR.

Whilst the drawings were informative, showing good and revealing detail, there was insufficient engineering information to wholly determine the structural configuration and detail. As such the author has relied upon information provided by the MM surveyors and where this has been absent (due to parts or areas of the building that were inaccessible at the time) certain assumptions have been made.

Option 2 (O2) works referred to by the author from time-to-time represent the outcome of separate investigation and risk profiling commissioned by SAC to assess priority safety concerns to protect the building from further deterioration.

The O2 works were designed, commissioned and installed by contractor CPMS and sub-contractor Zenith) to mitigate the risk of materials of building fabric detaching and falling and/or being blown off the roof under hazard wind conditions. And to prevent rain water accessing the degraded timber rafters and other degraded roof fabric, and thereafter internal areas of the building, thus avoiding a compounding of the pre-existing deterioration.

Comprising scaffold and specialist proprietary metal framing erected around the perimeter and over the roof of the south section of the Grade Listed building; the O2 works include 'wrapping' the scaffold (and the metal framing) in specialist PVC sheeting.

To sustain environmental wind loading imparted to the building by the O2 works; structural loading is transferred to a large number of locations on the external walls as concentrated points of loading on the building's principal structure.

Surveying of the building was both helped and hindered by the O2 works; providing good access, cover and protection to the surveyors, and making movement through the survey more time-consuming whilst physically over-coming multiple components of scaffold

Anecdotal information pertaining to the history of the Station Hotel Building development and particularly the apparent presence of a drainage culvert below basement level was provided by [REDACTED]. The information was provided during a discussion regarding apparent settlement of foundations on the east elevation of the building adjacent to station platform 3. The author considers this information in the detailed assessment presented in section 5.0 of the IR.

Additionally it was noted by [REDACTED] that a pilaster had detached from a window at the third floor level on the west of the south section of the building. Falling from eave wall blew the clocktower, on the west/east elevation, there was apparently no one in the area at the time.

Due primarily to safety concerns over the condition of suspended floor structure and to the perceived presence of asbestos, a general embargo was imposed by SAC in the early stage of the external survey on access to the internal areas of the building.

MM worked closely with SAC to mitigate this key constraint to the MM survey and development of the IR. A 'work-around' was established where a suitably qualified and experienced specialist surveyor was mobilised to support MM surveyors. The specialist surveyor working securely in a controlled and limited area, was guided by MM to recover salient information – refer section 2.2 for details.

Of note is the limitation imposed by SAC on the extent of 'intrusive' survey undertaken. The consequence of this was to constrain the information available to the author and so the author's ability to fully assess pertinent matters based on fact.

SAC sought to assure themselves that the Construction Design and Management Coordinator requirements as part of SAC's Principal Designer role and responsibilities was fully covered. Mott MacDonald's CDMC Jim Hamilton was duly commissioned (under a separate appointment) to provide support to SAC during the works by both CPMS and sub-contractor Zenith.

The key areas (and components) of the Grade Listed building affected by this constraint are listed for information, in section 1.6.

## **1.6 Limitations and Exclusions**

### **1.6.1 General**

1.6.1.1 This report is limited to the requirements of the technical brief only.

1.6.1.2 We have reported on any obvious Health & Safety hazard only to the extent that it was apparent from the elements of the property considered as part of the survey and inspection.

1.6.1.3 We have not commented or advised on any matter the significance of which, in relation to the property, was not apparent at the time of the inspection or from the inspection itself.

### **1.6.2 Accessibility**

1.6.2.1 Mott MacDonald have not completed external surveys of soils and sub-grade to hard-standings but have reviewed and commented upon external survey information completed by other consultants.

1.6.2.2 We have not opened or inspected those parts of the structure which were not exposed or were/are inaccessible. An embargo placed on access to the internal areas of building by South Ayrshire Council (SAC) was the reason for the limited survey. The embargo was intended to protect the surveyors from areas that SAC deemed to unsafe from damaged ceilings and floors and from the potential presence of Asbestos. We are therefore unable to confirm such parts are free from defective concrete, corrosion, condensation, wet rot, dry rot, woodworm or any other defects.

1.6.2.3 We have not lifted floorboards in every area nor have we lifted any ply, hardboard, fitted carpets or other fixed floor coverings.

1.6.2.4 We have not moved any obstruction during the inspection, including but not limited to furniture, fixtures, fittings or equipment.

1.6.2.5 We were unable to fully inspect roof voids, plant rooms, lift rooms or water tanks.

1.6.2.6 We have not carried out any exposure work or destructive testing, however in the event that we consider any of these necessary we will recommend further exposure. Such intrusive



investigations, if instructed by the client will be at the risk and liability of the client and will be assumed to be within the agreement between the client and the building owner.

### **1.6.3 Areas and items not inspected**

1.6.3.1 Structural Foundations.

1.6.3.2 Structural Iron used in the suspended floors at ground, first, second and third floors.

1.6.3.3 Structural Iron used above apertures in walls at basement, ground, first, second and third floors.

1.6.3.4 Structural iron used for columns between ground and first floors.

1.6.3.5 Structural masonry for load bearing partition and 'dwarf' walls, pilasters and piers.

1.6.3.6 Lift shaft and other lift support structures.

1.6.3.7 Envelope (perimeter) and cross wall structure (presumed formed in modular sandstone and/or modular brick) between basement and ground floor level particularly with reference to vertical structural cracks observed on the outside face of the east elevation.

### **1.6.4 Building Services**

1.6.4.1 We have not carried out any survey or inspection of building services, including but not limited to; gas, electric, fire, water and drainage installations.

### **1.6.5 Environmental Issues**

1.6.5.1 Our survey and report have not taken into account the energy performance of the building.

### **1.6.6 Hazardous Materials**

1.6.6.1 This report cannot be relied upon to confirm the presence or otherwise of asbestos containing materials. Whilst asbestos sampling and testing was undertaken during the period that Mott MacDonald attended for inspection and survey of the building, the work, tests and results were undertaken and acted upon by others. If South Ayrshire Council are unaware of the presence of such materials, a suitably qualified specialist should be engaged to carry out a specific asbestos survey.

1.6.6.2 Unless otherwise expressly stated in the report, we assume no deleterious or hazardous materials or techniques have been used in the construction or maintenance of the property.

### **1.6.7 Ground Conditions**

1.6.7.1 We have not commented on the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.

1.6.7.2 We have not reviewed the ground conditions or soils underlying the building or considered the detail that may be contained in any local borehole or other records.

## **1.6.8 Rot and Dampness**

1.6.8.1 This aspect of condition was excluded from the survey and inspection – refer section 5.0.

## **1.6.9 Consent, Approvals and Searches**

1.6.9.1 We have assumed the building is only subject to the Dangerous Building notices referenced in the report and is not subject to any other unusual or onerous restrictions, obligations or covenants which apply to the property.

1.6.9.2 We have assumed that all planning, building regulations and other consents required in relation to the property had been obtained and that duly applied prior to the closure of the Hotel business in 2013.

## **1.6.10 Previous Condition Surveys**

1.6.10.1 Mott MacDonald understands that at least one other condition survey of the property was commissioned, undertaken and completed within the last five years. No sight or access to this report has been requested by Mott MacDonald or provided by any third party.

## 2 Survey

### 2.1 External Area Survey

Precedent to the MM survey and as a direct consequence of the SAC Dangerous Building Notice (DBN) served in March 2018, was a 'tactile' survey undertaken by specialist surveyor Zenith.

Zenith were commissioned by principal contractor CPMS in accordance with SAC requirements to identify, dismantle and remove loose or unstable items of building fabric. Zenith's 'tactile' survey included de-vegetation and netting of areas of the building perimeter walls that were deemed to present a safety concern. The tactile survey was completed in advance of MM deploying teams to site.

Two survey teams comprising MM lead Surveyors [REDACTED] and [REDACTED] each with an assistant surveyor, and [REDACTED] attended the site to survey the subject property.

The MM teams were inducted firstly by SAC and then by CPMS (including for working within a live railway environment). MM Risk Assessment and Method Statements (RAMS) were presented at the time of induction fully demonstrating that MM had considered all risks and had sufficient training (as required including harness restraint) and adequate PPE.

Observations were made from both ground level and scaffold platform (erected around the building's perimeter to provide local structural stability and support to O2 works) at each storey was recovered. The surrounding development infrastructure including hard-standing, car-park, roadways, over-bridge and railway were noted but not surveyed or inspected – refer to exclusions in section 1.6.

Due to a number of issues arising on site impacting on progress, the Survey of the External areas (EAS) of the building was undertaken over four site visits. Survey visit 1 (SE1) was in July 18, visit 2 (SE2) was August 2018, and over two visit(s) 3 (SE3) and 4 (SE4) in January 19. SE3 and SE4 were undertaken from within a PVC envelope installed to 'encapsulate' and protect the south section of the subject building.

The weather varied over the period of the surveys from sunny to wet, mild to cold and calm to windy. Significant rain fell during the period of SE3, with surveyors reporting that rain water was largely excluded from all areas of the building within the O2 PVC envelope. This was recognised by all as an indication of the success of the O2 system.

SAC along with scaffold contractor CPMS and their specialist sub-contractor Zenith were in attendance for part of SE1, SE2, SE3 and SE4. As Principal Contractor responsible for the site, CPMS attended with MM team guiding and showing SAC and the MM team key access points to scaffold at ground and other platform levels erected around the perimeter of the building.

The MM teams completed the EAS comprising SE1, SE2, SE3 and SE4 over a total of 7 days.

Survey of the 4-storey north section of the building was limited due to insufficient scaffold access. Access was provided to the external area of windows immediately adjacent to a single scaffold tower (rising from external ground level to eaves) located some 10m south of the pre-existing escape stair. Otherwise the survey of the remaining areas of the 4 storey and two and single storey Grade Listed buildings on both the west and the north, was conducted from ground level. A zoom camera was used insofar as possible to visually access areas and detail of interest and concern.

The Internal Area Survey (IAS) was undertaken in March, April and May 2019, with the basement area being the last completed. The IAS was completed over a total of 24 days.

Access was unavailable to all internal areas of the two and single storey Grade Listed buildings in the north section.

Areas of the building that were physically and/or visually inaccessible at the time of survey are highlighted on the plan in Appendix A.

## 2.2 Internal Area Survey

Due to difficulties posed by the O2 scaffolding system that encapsulates the entire south section of the Grade listed building, the physical MM survey (and inspection) was undertaken at each level from behind the handrailing of the external scaffold walkways.

MM teams were supported by two operatives from specialist surveyor Zenith provided with suitable training, PPE, and camera equipment, who accessed the internal floor areas on the following basis:

### 2.2.1 Ground and Upper Suspended (including ground) floor Surveys

Working in the south section of the building in a rolling sequence from south to north and from roof to ground level in sequence, the Zenith survey 'team' accessed the internal area through selected window apertures and inspected each room in turn.

Access was based on a rolling sequence of 5 to 6 windows (and roof hatches) to be open at any one time. No windows (or roof hatches) were left open over-night or at weekends

#### Roof

Access to the roof void(s) used existing skylights/hatches or where necessary a 500x500mm aperture/access point was created on the sloping and flat 'trapezoidal' roof areas to view/ sample roof joists.

Also, similar 500x500mm apertures were opened on the lower mansard roof at a minimum of three locations on both the East and West elevations.

#### Floor

Upon access to rooms, three sample floor areas on both east and west sides of the building, 500x500mm, were identified on each floor level. Each area had the timber floor boards removed to reveal floor joist ends immediately adjacent to selected sample windows.

Timber samples were taken from the joists, the sample locations were staggered on each floor.

#### Ceiling

Similarly, to above, suspended ceiling bulkheads were taken down to expose a minimum of 1000x1000mm of the floor soffit and supporting joist ends from below.

The survey of the 4-storey north section of the building was limited due to insufficient scaffold access. Access was provided to windows immediately adjacent to a single scaffold tower (rising from external ground level to eaves) located some 10m south of the pre-existing escape stair. Zenith Operatives (ZO) under Mott MacDonald direction made tethered access to the inside area of available rooms at each level on the west. Selected access was achieved by the ZO to areas on the east of the building and a limited number of roof voids.

### 2.2.3 Basement Area Survey

Two Zenith Operatives (ZO) under Mott MacDonald Surveyor (MMS) direction and with suitable training and PPE (and task lighting) and camera equipment entered and surveyed the basement areas and recorded defects – a limiting period of 1.5 hours was set for any person being in the basement at any one time. This time limit was set to make the survey of items and the recording of findings, and the direction to ZO as efficient and productive as possible.

After each period the ZO' returned to the site cabin where the MMS was based to de-brief and take further direction from the MMS

The MMS recorded details of progress, findings and reviewed the photographs taken by the ZO.

The Internal Area Survey (IAS) was undertaken in March, April and May 2019, with the basement area being the last completed.

Areas of the building that were physically and/or visually inaccessible at the time of survey are highlighted on the plan in Appendix A.

## 3 Observations – External Area Survey (EAS)

### 3.1 General

The architectural and key structural fabric of the roof and perimeter walls was observed to be generally in **poor to very poor condition** in east and south areas of the south section and **reasonable to good** (apart from a number of localised areas) **condition** in the north section of the Grade listed building. Significant evidence of defects, damage, movement and structural distress, were found in the perimeter and cross wall structures, as well as elements of secondary structure. Defects were also evident throughout the west area however generally both less in number and in more reasonable condition.

Constructed from modular sandstone blocks cut to various dimensions ranging from some 150x200x420-600mm to 300x600x420-600mm thick throughout, both perimeter and cross-walls (at and above roof level) form the principal vertical and horizontal load bearing structure of both the south and the north sections of the building.

The plan shape of the building extends from the south (adjacent to the roadway over-bridge) as a 'long' rectangle, approximately 11m wide and 62m long. At the north end, the plan 'cranks' (dog-legs) over approx. 26.5m from east to west. The Clocktower and adjacent feature chimney, some 8.5m high, are located on the west side of the 'crank'. The north section of the building starts from the tower continues to the north by for approx. 120m. The north section of the building is the same 11m width.

Replicating the south section height and appearance, the north section of the building reduces in height and architectural configuration at a point some 60m north of the clocktower. Beyond this the building steps-down in three stages to a single storey structure, forming three partial gables all of which were surveyed and inspected.

It is presumed that the principal foundation structure is formed from corbelled sand stone blocks bearing directly onto indigenous soils. Period buildings of the subject type were commonly designed and constructed on this basis. A detailed examination of the original architectural drawings will be undertaken in Commission Stage 2 to reconcile structural form and function.

A mansard type roof structure formed in timber with a steeply sloping bottom section and shallow pitch top section, and formed between the cross-walls, provides support to sarking and slate tiles.

The roof is highly architecturally detailed and formed at various finished lines and levels. There are many junctures forming return and re-entrant type corners, edges and valleys. Lead flashing has been used extensively to form rain water exclusion and management systems directing the flow towards gutters at eaves and various other building levels and locations.

Similar in both plan and vertical geometry, both the north and south sections of the building are formed in the same materials and the same architectural and structural configuration.

A significant number of defects affecting the building's architectural and structural fabric appear to relate directly to ingress of water. Rainwater appears to have breached barriers and management systems to access and ingress beyond the surface layers, penetrating through the roofline and perimeter envelope walls, accessing areas inside the building and into the sandstone and timber structural fabric. Lead flashing is extensively damaged and/or missing, as are large lengths of both gutters and rain water downpipes.

In addition, extensive deterioration and damage were evident that appeared to be as a direct result of wind action. A limited number of other defects such as vertical, horizontal, diagonal and radial cracking affecting the building and structural fabric were also recorded.

Significant localised vertical cracks apparent on both the south and east elevations, appear indicative of settlement at the building foundation level. Road traffic and train rolling stock movements on adjacent rail and road over-bridge are likely a contributory factor. Settlement at foundation level may also be linked to an apparent historical water culvert underlying the building.

Evidence of deterioration includes dislodged sandstone blocks and fractured and broken, and detached parts of sandstone. Defects of this kind are evident throughout the upper levels of perimeter and exposed (at or above roof line) cross-walls and extend to areas throughout the chimney stacks. Feature 'arches' span over the roof ridge line, separating but connecting stacks that service apartments on both east and west areas of the building.

Concentrated structural cracking is apparent around historic metal inserts (likely in wrought iron) at various points on perimeter and cross-walls and chimney stacks. The metal inserts are typically at an advanced stage of decay, with both corrosion and delamination of the metal evident.

Features such as sandstone corbels and detailed stonework are highly weather eroded and appear in many locations to be in deteriorated and fragile condition.

In the south section of the building the level of efflorescence 'white bloom' appears consistent with age, and consistent for a building that has had little or no maintenance for some 6 years. The commensurate walls in the north section of the building appear generally less affected, except for an area at eaves level on the east elevation adjacent to platform 1.

The following sub-sections provide a commentary of observations, with the condition of key components of building fabric categorised by the author to be; **good, reasonable, poor, chronic or hazardous**. A description of each category is provided in the glossary for further information. Definitions for the author's view on condition is included in section 1.1.

### 3.1.1 Components of Architectural and Structural Fabric

To assist the reader and provide focus for the survey, inspection record, and findings in the FR and the assessment section of the IR, the author has listed the items that constitute the buildings component parts.

Each component of structure is structurally significant, to a greater or lesser extent. This is important when considering the impact of any evident deterioration, damage, movement or structural distress evident and therefore sustained by individual components that then impacts on overall structural performance and longevity.

#### List of External Area elements

Areas were surveyed from accessible ground and/or within the Option 2 PVC Wrapping Envelop and the external curtilage line of the roof, as accessible from scaffolding platforms.

Building fabric was surveyed on all elevations between existing ground level and first, second, third and fourth floor and roof levels

South, West, East and North Elevations and Roof Area components surveyed include:

#### Architectural

1. Architraves
2. Cornice and Corbels
3. Metalwork finishes
  - i. Finials
  - ii. Pediments
  - iii. Mansard
  - iv. Top-hat
  - v. Eaves

4. Timber window frames
  5. Valley and eaves gutters and rainwater downpipes, and associated rainwater flashings
  6. Flat roof materials including parapets over modern extensions
- Structural (Building Envelope above finished external ground level)
7. Clocktower roof support
  8. Trapezoidal Roof support
  9. Mansard roof support
  10. Flat roof supports and parapets over modern extensions
  11. Perimeter walls
  12. Cross walls
  13. External Lintels
  14. Clocktower Chimney (stack)
  15. Cross Wall Chimneys
    - I. Stacks and feature arches
  16. Dormers
    - I. Stone double and triple Mullions
    - II. Pediments
  17. Lintels over apertures for windows and doorways
    - I. Metal
    - II. stone

### 3.2 Building Envelope Walls

Based on a limited review at the time of writing of the original architectural drawings, the perimeter (envelope) walls appear detailed as single 'leaf' construction, with the 'head' of wall mostly at eaves level. The south elevation gable wall, and the 'cross-walls' all extend above the roof line. The single 'leaf' detail comprises a course of 420mm sandstone block, with inner face appearing to be finished formed from lath and plaster unless in a location where modern interventions have been added. The detail shown on the original architectural drawings indicates timber battens nailed to the inner face of the sandstone wall supporting the lath and plaster work.

The envelope walls along with the cross-walls form a significant part of the Principal structure of the building.

A prominent feature cornice styled ledge has been formed at the outside edge of the 'header' stones at eaves level as part of the period architectural detail. The cornice geometry is tapered on a stepped curved profile that makes the outer finished edge fragile and more susceptible to wind type erosion. Similar architectural features of less pronounced geometry are formed in the sandstone perimeter walls, particularly at cill levels and between storeys throughout from ground to eaves level. The details are formed in 'bands' that are set out and continued around the full perimeter of the building. Defects were recorded throughout on the external face of the perimeter wall structure within the south section of the building. Defects observed were lesser in number on the north section.

The south 'gable' elevation of the building appears to have been designed with enhanced architectural detailing. Panelling framed by 'Doric' styled columns and detailed pediments are 'centred' on the elevation at each storey. In some cases, the panel appears to include a modern infill, as the remnants of metal inserts indicate both historic platform and winch structures that no longer exist. These could have been required for moving goods or materials from ground to upper levels through doorways or apertures in the former days of the hotel. The inserts and the detailing have fared badly over time, with damage to sandstone in the form of swelling, erosion and cracking adversely affecting many areas.

Of particular note is evidence of localised settlement of foundations assumed from the presence of significant vertical cracks observed in localised areas on both the south and east elevations. The cracks were measured in-situ and in the worst case were found to be some 5mm wide and some 3500mm in



length (above existing external finished ground level). Significantly, the cracks appear to emanate from a point somewhere below existing ground level.

Other defects observed and recorded include; depletion of sandstone apparently through various naturally occurring mechanisms (yet to be fully established) resulting in a breakdown of both finished face and/or substrate and loss of surface material and/or loss of section.

Cracks in sandstone blocks and/or sandstone components of varying width, length and direction were observed and recorded. In some cases, the cracks appear to have propagated through the entire section of 'parent' material.

Appearing to radiate from historic metal inserts, cracks were evident in several locations on the south elevation, but also on the west elevation and on chimney stacks rising from the east side of the roof within the south section of the building. These are covered in more detail in sections 3.4 and 3.7.

Surface discoloration of the sandstone in the form of efflorescence (commonly known as 'white bloom') appears to be widespread on the elevations of the south section of the building, and particularly in two locations on the west perimeter wall. Firstly at mid-height below the clocktower, and secondly at and below eaves level, above the two-storey modern extension.

Appearing more developed and extensive on the east elevation the efflorescence is more obvious along the line of the feature cornice at eaves level in two locations adjacent to platforms 1 and 3.

Efflorescence is also apparent on both the east and west elevations of the Grade Listed building's north section.

Of note is an area of wall in the north section adjacent to the escape stairway and raised walkway described in section 3.7.3, where extensive mould is evident. The mould appears to be a very localised area that rises continuously as a band of some 1m from ground level to eaves. The wall in this location is in **poor condition**.

There are also numerous examples of 'erosion', 'blistering' and 'delamination' of sandstone as further evidence of defective sandstone material. Loss of mortar bedding between sandstone blocks appeared significant throughout the external survey areas.

Evidence of extensive de-vegetation as a result of the 'tactile' survey was observed and obvious throughout, however, with localised impacts from root expansion in the form of damage to sandstone from movement observed and recorded.

The sandstone material in the envelope walls where it is visible appeared on the south and east elevations of the south section of the building to be generally to be in **poor condition**. In some locations defects identified as cracks and/or dislodged and broken stones were deemed by the author to be very **poor and/or hazardous condition**. Where significant defects exist, they have been categorized by the author as Primary defects.

### 3.3 Dormer Structures

Highly architecturally detailed sandstone dormer windows are supported directly from the 'head' of the perimeter walls. The prominent feature cornice styled ledge forms the baseline and cill to the dormer windows. The principal structural components are formed from decorative sandstone pilasters and mullions, and arching pediments (in various period styles). The dormers 'frame' timber 'sash and case' type windows. The window frames appear to be original throughout, apart from one or two exceptions and are recessed within the dormer and so set back from the edge of the feature cornice type corbel.

Defects were recorded throughout the dormer structures in most locations in the south section of the building, and less so in the north section. Of particular note is evidence of lateral movement (both in

east/west and north/south directions) that has caused mortar to de-bond and joints between component parts of the dormer to open-up.

In at least one case the east/west lateral movement, for example on the east elevation adjacent to platform 3, appears as a 'rotation' of sandstone pilasters and mullions about a base point at cill level. This rotation has resulted in the dormer 'leaning' forward at the head point, or pediment apex level. The out-of-plumb at the top-most point was measured in-situ at a significant 10mm to 15mm.

In a number of other locations notably on the west elevation, south from the clocktower, the dormer pilaster has fractured vertically (on the inside face) and the pilasters and pediments appear to have moved outwards. Where these occur the dormer structure is in a **very poor to hazardous condition**.

The sandstone material in the dormer components where they were visible appeared generally to be in a **poor, to very poor condition**. Where significant defects exist, they have been categorised by the author as Primary defects.

### 3.4 Historic (and other types of) Metal Inserts

Items observed were more numerous on the south (gable) elevation, with each appearing to be dating from the original design and construction. Wrought iron appears to have been used in most cases, affixed it appears by inserting items to pre-drilled pockets in the sandstone blocks. Most of the inserts appear to be the remnants of 'angle' iron sections used either as supports to cantilevered service platforms (and/or emergency stairways) or to lifting brackets. In each case the original wrought iron appears to have been sawn or cut back to the surface line of the wall, leaving the inserted length within the wall. The insert has since corroded and delaminated and in most cases is in an advanced stage of deterioration.

Whether from expansion of the metal during the corrosion process or from the action of an external force, or both, during the original period of use, the sandstone around each insert has fractured and cracked. Cracking in most cases is multi-directional, radiating from the pre-drilled pocket - the resulting defects are in the author's view significant.

Metal inserts were also observed in other locations, with defects comparable to that described above. located for example in the sandstone perimeter walls adjacent to the escape stair on the north/west elevation. And various chimney stack walls above either the roof line or the ridge line over the south section of the building.

Other metal inserts in the form of lintels or vertical posts forming apparent replacement components of structure framing window apertures were observed. These were largely in **poor condition**, with corrosion and delaminating and depletion of 'parent' material evident.

### 3.5 Cross walls, Chimney Stacks and architectural feature arch structures

In conjunction with perimeter walls, the cross walls and chimney stacks are principal structures incorporated within the building that sustain lateral stability load.

The cross walls are formed from modular sandstone blocks and located at intervals throughout the length of both the south and the north sections of the buildings. The cross walls run across the width of the building, parallel with the gable walls. Appearing on the plan sections of the original architect drawings, the cross walls rise from foundation level through each floor level to a final level above the pitched roof line and roof ridge height. Chimney stacks are supported on the middle-third of the cross walls, with chimney flues incorporated in the walls to distribute flues to fireplaces throughout the building.

Only a small section of each cross wall is visible above the roofline where it forms a low 'parapet'.

Defects were recorded throughout the cross-wall and chimney structures, where these were accessible for inspection during the survey. In most locations throughout the south section of the building, and less so in the north section, there was also evidence of the physical movement of individual sandstone blocks.

There was little evidence of efflorescence on the visible areas of cross-wall or on the chimney stacks and connecting arch structures. De-lamination and blistering of the surface layer of the sandstone were evident in places, although not extensive.

The sandstone material in the cross walls where they were visible appeared generally to be in reasonable condition. However, in some locations defects identified as cracks and/or dislodged stones were deemed by the author to be significant. Where significant defects exist, they have been categorized by the author as Primary defects.

## 3.6 Roof Structure

### 3.6.1 General

The fabric covering the roof was observed to be generally in **poor to very poor condition** throughout the south section of the building, with significant evidence of defect, damage (due to depletion of the section) and structural distress. Observations made on the external area of the north section confirm that the roof fabric is in significantly better condition than the south. There were no visible breaks in the roof covering and no roof support timber exposed. The roof structure in the north by comparison was only accessible to survey and inspection from inside the building insofar as this was practically achievable. Thus, the timber roof structure was less accessible/visible to inspection in the north than it was in the south section.

### 3.6.2 Mansard

Comprising an upper and lower section, with the latter steeply sloping and with integrated sandstone framed dormer type windows, the entire mansard is covered in slate tiles.

Covering the largest area of roof over both the south and the north sections of the building, the mansard is formed between gable and cross walls throughout. The longest section of mansard between cross walls measured from record drawings, is some 12m.

Hatch type apertures are apparent on the upper section of the mansard on the east side in each case providing access to the roof void below. The hatches are generally in **very poor condition** and do not appear to be functional in any location.

Damaged and missing slates, where these appear in medium to large areas, on the east side of the lower mansard section, have exposed sarking that has deteriorated significantly over time. Consequently, rain water has accessed timber rafter beams and trussed sections of roof support on both the upper (presumed in locations where lead flashing has failed or is missing) and lower mansards. Significant damage and deterioration of timber was in evidence throughout, particularly on the lower mansard.

Where areas of roof covering the lower mansard have disintegrated and largely disappeared on the east side of the building, random rubble infill has been exposed. The purpose of rubble infill is unclear however the defect is reported and considered by the author in more detail in the Internal Area report.

Feature metal trimming used to bridge across joints, for example between the upper and lower mansard roofs, used for both cosmetic and rain water-exclusion purposes have been mostly removed, damaged and/or loosened over time. Whilst these items have been largely removed by Zenith to make safe during the tactile survey, rain water accessing the joints has caused significant deterioration of underlying structural fabric.

Lead flashing designed to exclude rain water is largely intact around dormers and other apertures however areas of damaged, failing and missing flashing were recorded.

The materials that constitute the external components of the mansard where they were visible appeared, on the east side of the building, to be generally to be in a **poor, to very poor condition**.

Components of principal structure such as timber rafter and eaves beams, and timber trusses that were exposed and visible on the south section (particularly on the east side) of the Grade Listed Building appeared to be in a **poor, to very poor and/or hazardous condition**. The components of structure in the west (in the south section) by comparison, were observed to be in a **reasonable to good** condition, with only a few localised exceptions. Where significant defects exist, they have been categorised by the author as Primary defects.

### 3.6.3 Trapezoidal (top-hat) type

The trapezoidal roofs are formed on the north and south ends of the southern building. Like the mansard, these items comprise an upper and lower section, however, forming a flat type raised area that tapers upwards and spans the building width. Steeply sloping side-panel areas that form the perimeter rise to an eaves level commensurate with a large flat roof area. Covered in lead sheeting, the 'flat' roof is laid to falls from a nominal ridge line set east to west. The roof area was previously bounded on all four sides with a feature architectural metal balustrade, before this item was deemed by the 'tactile' surveyors as a safety risk and so removed.

The original architect drawings show the detail of a system of timber truss, beam and rafter structure underlying the trapezoidal roof supporting the sloping perimeter and flat roof areas.

Slate tiles are typically loose or missing particularly in areas of the mid-to-lower sloping sections of roof on the east. Otherwise feature metal trimming used to bridge across joints, for example at eaves lines have been largely removed by the 'tactile' surveyors to make the area safe.

The materials that constitute the external components of trapezoidal roof, where they are visible, appeared generally to be in a reasonable condition.

### 3.6.4 Clock-Tower (including feature chimney structure)

In the same form of construction and architectural shape and style, as both the mansard and the trapezoidal roofs, the clocktower has the highest roof level and was once topped-off with a feature flagpole.

The steeply sloping side panels are punctured at a level approximately half-height by circular window apertures on all 4 sides. A more steeply sloping duo-pitched roof intersects the clocktower on the north side, the ridge of which is approximately half the clocktower height. This roof provides cover to and extends the void within the clocktower enclosure. The extended space is closed at the north end by a feature chimney that extends upwards from the steeply duo-pitched roof ridge line by some 5.5m. The full height of the feature chimney, on the south side, where it rises above the roof ridge is estimated at some 8.5m.

Established in the tactile survey undertaken by Zenith to be unstable and unsafe, the upper section of the chimney stack was dismantled down to the level of the adjacent roof ridge line. The chimney structure that remained at this level was deemed by Zenith to be stable and safe. It appears that a horizontal 'structural tie' existing between the timber structure of the adjacent roof and the chimney remains intact. However, the mortar bed between sandstone blocks adjacent to the ridge line appears to have failed. Vertical structural 'tying' as a result would have been lost at the subject level de-stabilising the upper section. The remaining (lower) section of the chimney has been left and presumed to be stable under gravity and self-weight. There may however be a residual risk of future instability unless rectification works are undertaken the short to medium term.

The remaining components of the chimney fabric appear to be in a **poor condition**.

Slate tiles provide the finished covering to the roofscape, with a feature capping piece in ornate architectural style formed in timber and covered in lead flashings. Slate tiles on the lower section of east roof panel were in places loose, damaged or missing.

The materials of fabric that constitute the external components of the clocktower where they were visible appeared generally to be in a **reasonable condition**.

### 3.7 Ancillary External Structures

#### 3.7.1 Flat roof extension at south/west corner of the south section of the building

Constructed as Warrantable Work (refer Appendix E) the two-storey extension appears formed in cavity wall sandstone block outer leaf and concrete block inner leaf. A flat roof formed from a proprietary Ruberoid type water proof material (likely laid over insulation) appears supported from roof structure formed in timber rafter beams. A masonry parapet wall extends above the roof line by some 500mm that is capped by sandstone coping. The roof covering and parapet wall appear to be functional and in reasonable condition, however, two parapet coping stones are loose on the south side adjacent to the road bridge. This defect should be made good at the earliest as currently there is a moderate risk to pedestrians and road users.

As represented in the contemporary building warrant information, the north section of the extension is constructed on reinforced concrete strip foundations supporting three external walls projecting beyond the curtilage of the south section of the original Grade listed building.

Apertures in the walls provide for doors and a limited number of windows on both ground and first floor. The architectural style is modern however appearing to have been designed to blend with the style of the south section of the original building. A sloping roof joining the original and extended building appears to cover a stairway connecting the internal spaces. The roof material appears consistent with the flat roof area being in a Ruberoid sheet formed in sections over and fixed to timber battens below the joints.

Surveyed and inspected and found to be in **reasonable condition**, the extended building was observed to have only a limited number of structural and cosmetic type defects. Of note in addition to the two dislodged sandstone coping stones on the south/east corner of the parapet wall described above, are diagonal cracks in the mortar beds propagating from the corners of the ground and first floor window apertures on the west elevation. The cracks are indicative of horizontal and/or vertical movement that could emanate from foundation level.

#### 3.7.2 Railway Station Concourse Enclosure

Station operations including ticketing and automatic ticket gates, to facilitate the through-put of passengers, are located in the ground floor of the Grade listed building's north section. A small number of retail units are also accommodated within the tiled ground bearing floor enclosure.

Appearing to be formed from painted period cast iron, the beam and column frame supporting a contemporary Perspex roof, is connected to the south section of the building. The columns are supported from some unknown form of foundation underlying the finished floor level. The roof support beams also span the railway tracks, where both beams and roof are connected to the feature sandstone wall bounding station platform 4, that forms the east elevation of the enclosure. The sandstone walls, beams and roof beyond the curtilage of the enclosure were not surveyed or inspected.

Whilst there was evidence of metal corrosion at the connection of beams to building, the rate of deterioration is deemed to be limited. Overall the iron structures that were visible appeared to be in a **reasonable condition**.

The sandstone structure exposed and visible within the enclosure was limited to a horizontal band at first floor level, some 1000mm deep. Observations were limited due to proprietary over-cladding boards used extensively on the walls within the enclosure. The sandstone where it was visible appeared to be in **reasonable to good condition**.

### 3.7.3 Escape Stairway (and raised walkway) Gantry West Elevation

Appearing as an access structure installed over at least three distinct periods in time, the stair and walkway comprise structural steel stringer beams, steps and balustrading that spans from ground level to landing platforms supported by a frame comprising structural steel beams and posts. It is presumed that the posts and bottom flight stringers are supported on reinforced concrete pad foundations below finished ground level.

Lateral structural stability, to some extent inherent within the structural frame, is fully provided by bolted fixings mechanically anchored to the sandstone walls of the north section of the building.

Remnants of metal wall anchors from what appears to be an installation in a period after the original 1860 construction, and presumed to be fixings for an original stair gantry are apparent in cracked and damaged areas of the sandstone perimeter wall.

In some locations the sandstone has fractured and broken, and small sections have become detached. The **condition of the sandstone in these locations is poor to very poor**.

Metal used in the original raised walkway structure in some locations is at an advanced stage of corrosion. Particularly the case at connections between stringer beams and column posts, parent section metal would need to be replaced. The condition of the subject metal in these locations is **very poor and/or hazardous**.

The affected and damaged sandstone in one case is immediately adjacent to a 2m long pilaster supporting a lintel, appears to need priority remedial action. The pilaster appears to have been mechanically impacted from a horizontal external force that has caused the pilaster to shift laterally (north) at mid-height. Consequently the pilaster has fractured and broken, removing support to the lintel i.e. the lintel is at risk, Rectification should be addressed with some urgency to this and to other fractured sandstone, particularly if the current stairway is required to meet legislative operational needs in a re-occupied building. The subject pilaster is **poor, to very poor and/or hazardous condition**.

Significant damage and degradation are evident where wide cracking and tearing has occurred immediately adjacent to pilasters on feature windows. The defect is vertical running from ground floor level over some 3m in length.

The sandstone pilasters framing window apertures in close proximity to the escape stairway appeared generally to be in a **poor, to very poor and/or hazardous condition**.

## 4 Observations - Internal Area Survey (IAS)

### 4.1 General

Dark staining from what appears to be dampness on the face of finished walls and ceilings was observed in localised areas throughout the basement and upper floor levels. The dampness appears to result from water ingress; in the form of rising in walls from basement level, or from leaks around pre-formed apertures such as windows in perimeter walls, or from leaks from storage tanks at roof level.

In the worst cases water ingress from what appears to be leaks at roof level has caused the partial collapse of ornate architecturally detailed ceilings repeating on the floors below. Where these were observed, the collapsed materials were in piles and/or strewn across the surface of the floor immediately below.

Modern interventions to lower ceilings for building services such as heating, and ventilation pipework have required 'bulkheads' to be formed that appear to be suspended from the underside of the original floor.

The bulkhead structure adopted for floor levels 2 and 3 has been formed in timber studs, with the ceiling and vertical side material fixed to the timber frame. Suspended from the underside of first floor level, a proprietary type metal framing system has been used.

In some locations for example the ground floor 'drawing' room, localised water ingress more likely, due to the volume required, from broken pipe joints and/or fractured pipes appears to have caused a local collapse of the ceiling

Deterioration and degradation of is particularly evident in timber used for structure in the suspended floors. Joists in localised areas of suspended floor on the east side of the south section of the Grade Listed Building level 3. Similarly, localised areas of the floor on level 1 on the east and the north/east on all levels (in the south section) were found to be significantly degraded.

Timber in the roof voids within the upper mansard roof were accessed and inspected, with the timber generally found to be unaffected by water. However, the exception being the connection point of the truss top and bottom chords that join of the upper and lower mansard roof line. At this location the chord-ends where they were accessible to inspection were typically degraded

#### 4.1.1 Components of Architectural and Structural Fabric

To assist the reader and provide focus for the survey, inspection record, and findings in the FR and the assessment section of the IR the author has listed the items that constitute the buildings component parts.

Each component of structure is structurally significant, to a greater or lesser extent. This is important when considering the impact of any evident deterioration, damage, movement or structural distress evident and therefore sustained by individual components that then impacts on overall structural performance and longevity.

#### 4.1.2 Components List of Internal Area elements

Surveyed from accessible ground and/or within Option 2 PVC Wrapping Envelope and the internal curtilage line of the roof, and accessible scaffold platform levels:

Building fabric on all floors between existing basement, ground level, first, second, third and fourth floor and roof levels

South, West, East and North Sections and Roof Void components surveyed include:

## Architectural

1. Suspended ceilings
  - i. Architraves
  - ii. Cornice and Corbels
2. Feature Apertures - Archways in large open areas
  - i. Dining Room
  - ii. Ballroom
  - iii. Basement
3. Feature Supports
  - i. Columns
4. Metal work finishes -Feature and Service Stairways
  - i. balusters
  - ii. Handrails
5. Vertical Transportation - Lifts
  - i. Lift enclosures
  - ii. Lift Door
6. Timber Finishes
  - i. Window/Door Framing

## Structural (within the Building Envelope above finished external ground level)

1. Clocktower roof support
2. Trapezoidal Roof support
3. Mansard roof support (including dormer window framing)
4. Flat roof supports and parapets over modern extensions
5. Perimeter walls (including basement)
  - i. Pilasters
6. Cross walls (including basement)
  - i. Pilasters
7. Internal columns
  - i. Iron
8. Suspended slabs
  - i. timber joists
9. ii. iron joists and beams Basement
  - i. masonry piers
  - ii. masonry foundations
  - iii. Ground bearing slabs
  - iv. suspended slabs
10. Vertical Transportation - Lifts
  - i. Lift enclosures
  - ii. Lift Doors
  - iii. Lift cables
11. Large Apertures (including Archways and Internal Lintels)
12. Internal Chimneys
  - i. Stacks and Breasts

## Secondary Structures in External Walls (including Bressummer beams and Lintels over apertures for windows and doorways)

13. Miscellaneous Metal
14. Miscellaneous stone
15. Miscellaneous Brickwork



## 4.2 Components of architectural and structural fabric

### 4.2.1 Building Envelope and Cross Walls

The envelope and cross walls are described as principal structural elements in some detail in the external area observation section 3.2 above. To compliment the description and complete the overall picture from an internal area perspective, would be to add information on the proportions of the walls and the apertures that are formed within them throughout the building.

Reception and other large public rooms such as dining, and ballroom are typically formed into large open plan spaces, bounded by envelope walls on the east and west elevations and cross walls to the north and south. Ceiling heights have been maximised as was popular in the time of the period architecture. Creating a voluminous space was the trend, however, that therefore results in high structurally unrestrained walls effectively spanning floor to floor.

Bedroom spaces on the upper floors have fewer high walls and are typically set either side of a central north/south corridor, with feature lift enclosures and feature and service stairways. The lift and stair apertures are formed in the floor plates at intervals to accommodate circulation of both hotel patrons and workers.

Survey and inspection of the inside face of structural walls revealed water stained areas throughout, including evidence of mould, indicative of dampness to finishes that is reasonable to assume is transferred, in some cases at least, from the underlying walls. Otherwise localised concentrated water ingress appearing to be initiated at roof (top floor) level has impacted on envelope walls, exacerbating levels of dampness where they appear at worst.

Water damage is evident on the timber cills inside windows that are likely linked to failed water exclusion materials for example 'putty' on the outside fabric. Rainwater would in these circumstances ingress thus over time accessing and degrading substrate materials such as sandstone and timber (and metal nails connecting timber components).

Where metal lintels have been used above apertures in envelope walls, they appear where (partially) visible to have suffered from corrosion. In the worst cases corroded metal appears to be in a **poor condition**

Cracks that are largely hairline and typically of limited length are evident in plaster finishes in localised areas throughout the south section of the building. These could be indicative of movement in underlying structure and so this matter will be considered in this context in the assessment stage of the commission.

Upper sections of cross walls were accessed by the survey team for inspection from within the roof voids. In the north section of the building apertures some 1200mm square had been cut through the modular brickwork to form what appears to be passageways between roof voids. There were no lintels installed and therefore the brickwork is effectively 'arching' across the aperture, a matter considered by the author at assessment stage. In addition, there was no evidence of firestopping materials having been installed to effect fire compartmentation – see also section 5.0 Building Standards compliance in the IR.

Long spanning structural metal beams likely formed in cast or wrought iron are presumed to form the support that enables the feature archways between the large open plan public rooms on the ground and first floors. The archways in turn form large apertures through the cross walls. There is no evidence to indicate that the structural beams have suffered a loss of performance, although it is assumed that like other partially visible metal structures in internal areas, the archway beams will have sustained a degree of corrosion.

As discussed in section 4.2.2 'suspended floors' below; pockets created at the time of construction in the walls to 'support and fix' timber floor joists, were observed and appear to have degraded, in some cases significantly. The condition of the sandstone in close proximity to the majority of the joist pockets for suspended floors on first, second, third and fourth levels on the east side of the south section of the building is **poor to very poor**.

By comparison on the west side of the south section and over all floor levels, the joist pockets are generally in a reasonable to **good condition**. Where floor areas affected by water induced collapsed ceilings exist, as they do in four distinct locations on first, second, third and fourth levels, the condition of the timber joists and the cast iron beams and the sandstone joist pockets are presumed to be considerably worse. In these locations the author assumes the condition of the timber at the joist-ends to be **poor to very poor**.

Observations in the north section of the Grade listed building established that perimeter and cross-walls were generally in **reasonable to good condition**.

#### 4.2.2 Suspended floors (ground, first, second, third and fourth floor)

Formed at the time of construction from what appears to have been good quality period structural class softwood timber, the joists in the accommodation spaces on levels 2, 3 and 4 comprise 'grids' of 50x250mm timber. The joists within these small to medium sized rooms are directly supported on perimeter sandstone and masonry cross, and corridor walls. Within the large open plan rooms on levels 1 and 2 the 50x250mm timber joists are supported on a grid of cast or wrought iron joists and beams. The beams are in turn supported on perimeter and cross walls. Typically, at 400mm centre to centre, the timber joists were observed to be in a widely variable condition throughout the Grade listed building.

Timber tongue and groove (T&G) floor-boards are used to form the finished surface throughout the building, with final covering in carpet and other materials used as required for functional purposes

Except for the basement area, the structure of the suspended floors at ground level are shown on the record drawings to be formed in timber joists spanning onto both perimeter and intermediate 'dwarf' walls in turn formed in masonry on corbelled foundations. This form of construction creates voids below finished floor level that are normally utilised for beneficial air flow.

Observations confirm that joist ends are supported within the perimeter wall structure in pre-formed pockets. The joist ends that support first, second, third and fourth suspended (levels 1, 2, 3 and 4) floors on the east elevation perimeter wall in the south section of the building are in **very poor to hazardous condition**.

In the worst cases the joist ends are degraded to the point that the entire timber section has disintegrated, leaving the joist effectively unsupported.

Cast or wrought iron joists and beams used in combination with timber joists to form the structure of suspended floors in open plan public areas on floor levels 1 and 2 were not accessible to survey. However, survey information from observations on iron in the basement areas along with assumptions made by the author were combined by the author to speculate on the condition in the text below.

Of note is the depth of the floors, with level 1 being some 900mm and level 2 being some 1200mm; the greater depth shown on the record drawings to accommodate what appears to be and often referred to as 'deafening' material likely for noise attenuation and so comfort levels for the bedrooms on level 3. Deafening material that typically comprises small stones and ash can be extremely dense and heavy causing the cast iron structure to be commensurately deeper.

The survey of the basement area revealed the soffit of the ground suspended floor and so identified the materials and the structure that it comprises. Popular during the period the structure of the floor(s) in the

large open plan public areas appear to be formed in a 'grid' of cast or wrought iron joists, beams and vaulted infill concrete. The concrete soffits in the basement are shaped to form a barrel-vaulted type ceiling, utilising the concrete in its stronger compressive state.

Dimensionally the size and extents of the iron joists, (secondary) beams and the concrete infill was established from limited legibility detail shown on record copies of the original architect's drawings to be: joists – 5.5m long, 178x80 Ironwork; infill concrete – 0.6m long, varying in depth from 3000mm at the point of support to 200mm at the centre of span.

The reference in section 4.2.1 above to the impact of water ingress that appears to have caused the collapse of ceilings (in upper floor levels 4, 3 and 2) applies as stated also to observations on materials and structures recorded in this section. Thus, it is very likely that cast or wrought iron used in floor structure on levels 1, 2 and 3, where inaccessible to direct inspection and exposed to medium to long term water ingress with supports formed by pockets in the sandstone perimeter walls is locally in **poor to very poor condition**.

Inspections were undertaken to the soffit of the suspended floor in the basement area revealing the cast or wrought iron structure that in places displayed evidence of surface corrosion and/or delamination. Where these defects were observed the cast or wrought iron was deemed to be in a **reasonable condition**.

By comparison to the east side, observations on the west (of the south section) in areas of floor not impacted by water ingress, both timber and 'pockets' in sandstone walls were found to be in a **reasonable condition**.

The suspended floors in the north section of the building where inspected on levels 1, 2, 3 and 4, were found to be in a good condition, with the exception of one location on the east.

Evidence of both wet and dry rot was observed – refer to section 5.0.

#### 4.2.3 Roof Support Structure (including roof void below ridge level)

The roof support structure comprising the upper and lower mansard trusses, rafters and beams, and post timbers, and as described in significant detail in section 3.6 and partially described in section 4.1.1 was found, in numerous locations on the east (south section) of the building to be in an **extremely poor to hazardous condition**, the following comments relate to these eastern areas.

Extensive areas of degraded timber structure supporting the mansard roof were observed on the east side in the south section of the Grade Listed Building. Vertical, triangulated trusses formed with raking rafter beams support the lower level of the mansard, in with in some locations the raking 'member' of the truss being at best degraded and worst disintegrated 'gone', leaving only a nominal amount of the original timber section.

In a significant number of cases in the east area of the south section of the Grade Listed Building, the entire section of raking, vertical and horizontal members that constitute the mansard, were found to be either moist/spongy or dry and disintegrating to the touch.

Similarly, horizontal 'header' beams supporting the lower vertical trusses and the upper horizontal truss beam supporting the pitched upper section of the mansard, in some locations the 'header' beam was found to be significantly degraded and largely 'gone', leaving only a nominal amount of the original timber section intact. In some cases the entire section of 'header' beam, was found to be either moist/spongy or dry and disintegrating to the touch.

On the truss supporting the pitched upper section of the mansard, only the sawn ends of the top and bottom 'chords', at the connection/support to the 'header' beam, could be accessed to touch using a metal

'podger' rod. In most cases a section inboard from the end of length of some 100mm was found to be either moist/spongy or dry and disintegrating to the touch.

Timber framing that laterally ties and supports the sandstone components of the dormer windows, was expected but not found – a small number of timber 'chocks' or 'packers' were observed and found in every case to be either moist/spongy or dry and disintegrating to the touch.

By comparison the timber roof support structure on the west of the south section of the building was found generally to be in a **reasonable condition**.

Access to the voids below the two trapezoidal roofs in the south section of the building was limited, however, evidence recovered from observation confirmed that the timber support structure was in a **reasonable condition**.

Circular apertures on the steeply sloping face of the clocktower allowed access to view the void below the roofline. Timber structure comprising rafter beams and bracing, were inspected and due to load bearing requirements imposed by Option 2 works the timber was also strength tested – refer section 1.5. The timber support structure was found to be in **reasonable to good condition**.

The roof support structure on the north section of the Grade listed building was generally in a **reasonable to good condition**, with the exception of an area on the south/east where rain water ingress has impacted to degrade the timber over time. The timber in this location was found to be in a **poor condition**.

#### 4.2.4 Cast or Wrought Iron Columns

A single feature cast or wrought iron column appearing to be constructed as part of the original Grade listed building exists between first and second floor levels in what was originally the station ticket office. The ticket office space has since been re-designated as the drawing room. The column structure, not repeated in any other space within the building creates a large open area and carries load from the first floor through ground to the basement foundation level. The load carried by the column constitutes the weight of some 33% of the open plan floor area.

The structure of the column was not accessible to inspection during the survey; however, the author assumes that moisture from water ingress will have impacted to cause surface corrosion. As such the author considers the iron material to be in a **poor condition** and so requires at least some level of rectification.

#### 4.2.5 Load Bearing Masonry Pilasters and Partition Walls

There is evidence of hairline cracking in walls throughout the floor levels that albeit in the finishing materials, is indicative of underlying structural movement. However, the architectural (and underlying structural fabric) of load bearing walls throughout the building appeared to be generally in **reasonable condition**. Account must be made for dampness and mould that is evident as this can affect the durability and structural performance of affected materials – this matter is covered in the assessment in section 5.0 of the IP.

#### 4.2.6 Feature (and ancillary) Stairway Structures

Formed and located in the reception area on the ground floor of the south section, adjacent to the main entrance, the feature stairway is a wide, open structure, rising from ground to first floor. A less wide and less ornate structure is formed to access the corridors and bedrooms on the second and upper floors.

The structure appears to be formed from a inclined spanning cast or wrought iron 'stringer' beam on the outside, supporting treads spanning horizontally to a load bearing wall on the inside of the stairway. The structure appears to be clad in timber finishes to the stringer beam and lathe and plaster to the stairway soffit.

Architecturally ornate balustrades provide protection to the outside line of the stairway within the open stairwell.

Appearing from the original construction, ancillary service and escape-way stairs appear to be formed in cast iron modular 'stringer' and 'tread' support, with finished stone steps and. The baluster uprights appear to be form iron with a timber handrail to finish. Modern interventions have been made to introduce additional access stairs that appear to be formed entirely in mild steel.

Observation and inspection of both feature and ancillary stairways indicate that the structures are in a **reasonable to good condition**.

#### 4.2.7 Lift Enclosure and Lift Support Structures

The lift enclosure formed in metal framing with metal mesh infill along with the concertina type folding door appear to date from the original construction. However, the lift control panel, lift carriage and lifting cables and gear all appear to be of a modern style, type and configuration.

Limited observation and inspection indicate that the lift and lift support structures are in a **reasonable to good condition**.

#### 4.2.8 Ground Bearing Floor slabs

Appearing on record drawings that show the original architectural detail to be formed likely from unreinforced concrete at formation level in the basement in the south section of the building, the ground slab was only visible where there are no floor finishes.

Where the slab was accessible to survey and inspection, hairline cracks and impacts from presumed historic mechanical damage were visible. However, in general terms throughout the structure of the slab appeared to be in a **reasonable condition**.

It was not clear if waterproofing presumed to include either external or internal (or both) applied tanking is in place and functional. Ponded water was in evidence throughout the basement area presumed to come from either ground water, or water leaking from services pipes and/or water storage tanks. Rainwater ingress through the building envelope is another possible source.

#### 4.1.9 Foundations

components of foundations as depicted on the architectural record drawings were inaccessible to survey and inspection throughout the Grade listed and the extended building. However, structural cracks that were observed on the external face of the perimeter walls on the east and on the south elevations of the Grade listed building and on the west elevation of the two-storey extension on the south/west of the south section of the Grade listed building indicate that there could be defects at foundation level. This matter is examined at the assessment stage and the detail covered in section 5.0.

The author has assumed otherwise that the foundation structures are in a **reasonable condition**.

## 5 Dampness and Rot

### 5.1 General

No rot and dampness survey were undertaken as part of the survey and inspection, however, there is evidence of rising damp and of elevated moisture levels in the internal atmosphere. In the event that the building is to be restored back to viable condition, it is recommended that a basic damp and rot survey is undertaken ahead of any works to establish levels of dampness and rot in the affected materials.

## 6 References and Glossary

References and other glossary items as required will be added to complete this section in the final report due to be issued at the end of commission Stage 2.

### Glossary

**FFL**

Finished Floor Level

**FGL**

Finished Ground Level

**EGL**

Excavated Ground Level

**Mortar**

A lime or cement mixture used to bond masonry or stone bricks or blocks

**Bulkhead**

A boxed partition used to separate or conceal

**Stringer beam**

A primary structural member in the longitudinal direction

**Soffit**

The (typically flat) underside of a suspended structure e.g. a floor or slab

**Beam Grillage**

Multiple layers of beams, typically used to support a column

**Mechanical damage**

Damage caused by mechanical tools or equipment

**Pilaster**

A rectangular column usually formed in masonry

**Tanking**

A form of barrier waterproofing normally used inside or outside a basement

**Ponded water**

Water that has collected in a low area of a flat surface e.g. ground bearing slab

**Structural Distress**

Damage or loss of strength to structural members from movements or over-loading

**Mansard**

A roof with four sloping sides, the slopes become steeper about halfway down

**Mullion**

A vertical bar that separates panes of glass in a window

**Pediment**

Similarly, to a gable, the triangular or semi-circular area of the top of a wall or an aperture that follows the roofline

**Dormer**

A window that projects vertically from a sloping roof

**Pend**

A passageway that allows access from the main street through to the rear of the building

**Culvert**

A channel, which typically allows the flow of water

**Tactile Survey**

Inspection of a building or structure or parts thereof using a method of physically touching with the hand

**Hard-standing**

Hard ground surfacing material, typically for the use of vehicles

**Suspended Floor**

A floor, or floor slab, that is supported at its perimeters by structural members or walls

**Joist**

A structural member, typically used to support a floor or ceiling, arranged in parallel series

**Cranks**

Similar to dog-leg, a bend formed by two right angled turns

**Corbel**

A piece of material that projects from the wall to support the horizontal structure above, similar to a bracket or a stepped profile in a foundation

**Indigenous Soils**

Soils which are typical to the region

**Cross-walls**



Walls, which are not perimeter walls, used to divide an area

**Envelope Wall**

A load bearing wall that is normally forms part of the perimeter of the building

**Sarking**

A felt material fixed across roof rafters, beneath roof tiles

**Delamination**

The fracturing of a material in to layers

**White bloom/Efflorescence**

The migration of salt to the surface of stone, typically due to contact with water, forming a white coating

**Curtilage**

The perimeter of a given area of a space (building) or material

**Architrave**

A moulded door or window surround

**Cornice**

Ornamental moulding at the internal wall-ceiling connection

**Finial**

Ornamental feature at the peak of a roof

**Top-hat (trapezoidal) roof**

A 'hat shaped' structure used to elevate another material, typically to prevent dampness

**Parapet**

A low protective wall along the edge of an elevated area

**Lintel**

A horizontal supporting member across the top of an aperture

**Bressummer Beam**

Like a lintel – a large horizontal supporting member across the top of an aperture on the front of a building

**Single Leaf**

A wall consisting of just one layer or the construction material

**Gable Wall**

A wall that has a triangular shape at the top as a result of a duo-pitched roof

**Doric**

Ornate round columns with ridged moulding, and square sections at the top and bottom

**Blistering**

With regards to sandstone; flaking and damage to the surface of the stone

**Sash and Case**

A window with one or more vertically moveable panels

**Angle Sections**

A structural member with an L-shaped cross section

**Cantilevered**

A beam supported only at one end

**Duo-pitched**

A roof with slopes on either side which meet at a central ridge

**Structural Tie**

A structural member used to resist tension

**Cavity Wall**

A wall which consists of two layers of masonry with void between them

**Ruberoid**

A waterproofing membrane for roofs

**Strip Foundation**

Shallow foundation which is long in one direction to provide support to a wall or several columns

**Pad Foundation**

Shallow foundation, squarer in plan, than a strip foundation, typically used to support a singular column

**Dwarf Wall**

A low-rise wall normally used at foundation level in building to support inner walls

**Masonry Pier**

A section of masonry wall which is thicker than the rest, usually used for stiffening purposes

**Unrestrained Wall**

A wall without additional supports between top and bottom to prevent buckling

**Structural Wall**

A wall which is load-bearing, and therefore integral to the building's stability

**Structural Load**

Static or dynamic force imposed (applied) on or to the building (or parts of the building) either externally or by way of self-weight (under gravity)

**Barrel-vaulted**

A semi-cylindrical shaped ceiling

### **Raking**

Sloping eave or structural member along a roof pitch

### **Podger Rod**

A tool formed of a short bar tapered at one end

### **Timber Chocks/Packers**

Small cuboids of timber, typically used to elevate material above

### **Stress Cracking**

Cracking as a result of heavy loading

### **Re-entrant corners**

An inside corner; angle of less than 180°

### **Dynamic Load**

Any load that is not static, e.g. wind

### **Sub Strata**

Underlying rock or soil

### **Building Fabric**

components that are used in the construction of the building

### **Specification**

A detailed description of the design, components and materials used to construct a building

### **Modular**

Formed or constructed with standardized units or dimensions for flexibility and variety in use

### **Balustrade/Baluster**

**Balusters** are those vertical, vase-like posts or legs on railings that can be made of wood, iron, stone, or other materials. The **balustrade** consists of several **balusters** spaced evenly and connected to form a decorative railing supported by **baluster** posts

### **Connection**

Structural design and detailing terminology used to describe/define the joining of two or more structural components

### **Chord**

Structural element or member in a trussed frame, normally located either at the top or bottom of the frame

### **Structural Frame**

A series of connected elements that in combination resist the loads for the whole of the structure

### **Eaves**

The part of a roof that meets or overhangs the walls of a building

## **Arching**

A component or components structural reaction to spanning and aperture in a wall

## **Rafter Beam**

One or a series of sloped structural members such as wooden beams that extend from the ridge or hip to the wall plate

## **Finial**

A distinctive section or ornament at the apex or ridge of a roof or canopy on a building

## **Cast Iron**

Used for structural elements such as columns and beams that were prior to the 1800' often load tested before being used in a building due to questionable tensile strength. CI was also brittle because of the amount of carbon it contained (about 4%)

## **Wrought (rolled) Iron**

Used for structural elements such as columns and beams prior and beyond the 1800', with compressive strength slightly less than cast iron, but tensile strength was considerably higher. The carbon content of WR is around 0.15%

### Primary Structure

Designed to provide stability, load transfer and functional framing such to sustain and control the buildings reaction to environmental wind and all other forms of loading

### Secondary Structure

Subordinate but connected (attached) to Primary structure, designed to provide for all other structural requirements

## **Cross Walls**

Primary structural element designed to sustain lateral wind loading and typically the load from connected roof and suspended floor structures

## **A. Defects/Observations Location Drawing**

## A. Defect/Observation Locations Drawings

Fig A1: Plan of Station Hotel Building showing Roof and Elevation Location References

Fig A2: North Elevation (N1) Defect/Observation Locations

Fig A3: North Elevation (N2, N3, N4) Defect/Observation Locations

Fig A4: East Elevation (E1) Defect/Observation Locations

Fig A5: East Elevation (E2) Defect/Observation Locations

Fig A6a: South Elevation (S1) Defect/Observation Locations

Fig A6b: South Elevation (S1) Defect/Observation Locations

Fig A7: West Elevation (W2, W4) Defect/Observation Locations

Fig A8: West Elevation (W3) Defect/Observation Locations

Fig A9: West Elevation (W5) Defect/Observation Locations

Fig A10: West Elevation (W6) Defect/Observation Locations

Fig A11: West Elevation (W7) Defect/Observation Locations

Fig A12: West Elevation (W8) Defect/Observation Locations

Fig A13: West Elevation (W10) Defect/Observation Locations

Fig A14: Roof Plan (R1, R2, R3) Defect/Observation Locations

Fig A15: Roof Plan (R4) Defect/Observation Locations

Fig A16: Plan of Station Hotel Building South Block 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Defect/Observation Locations

Fig A17: Plan of Station Hotel Building South Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Floor Openings Defect/Observation Locations

Fig A18: Plan of Station Hotel Building North Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey (via cherry picker) Defect/Observation Locations

Fig A19: Plan of Station Hotel Building North Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Floor Openings (via scaffold) Defect/Observation Locations

Fig A20: Plan of Station Hotel Building South Block Ground Floor showing Internal Survey Floor Openings Defect/Observation Locations

Fig A21: Plan of Station Hotel Building South Block showing Internal Survey Defect/Observation Locations of Roof Space and Roof Openings

Fig A22: Plan of Station Hotel Building South Block Basement showing Internal Survey Defect/Observation Locations

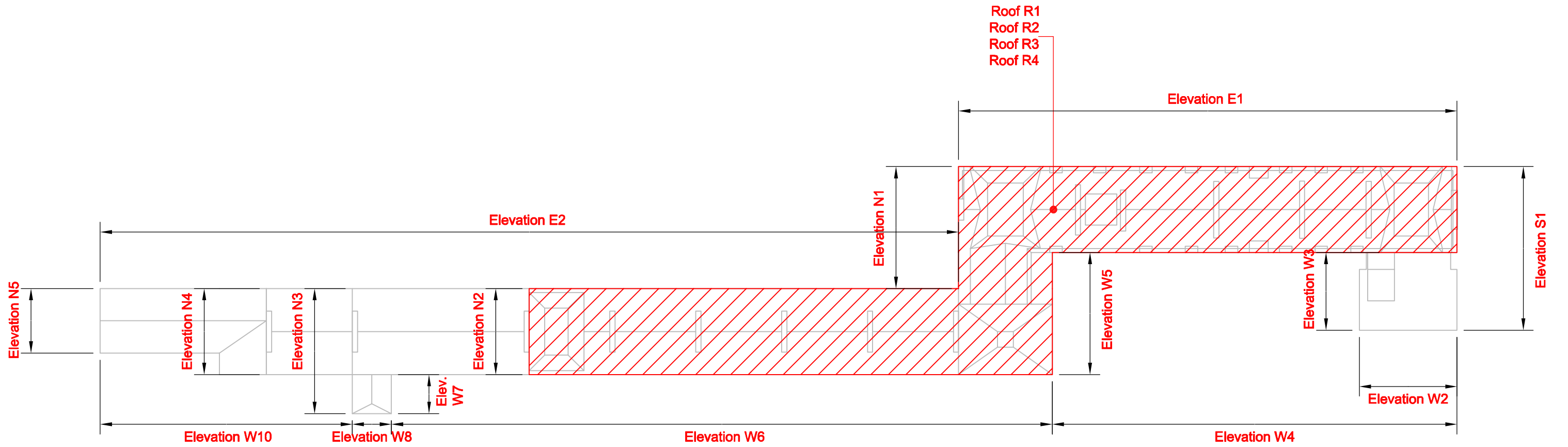
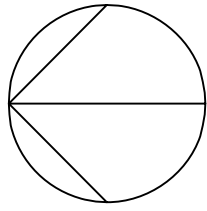


Figure A1: Plan of Station Hotel Building showing Roof and Elevation Location References

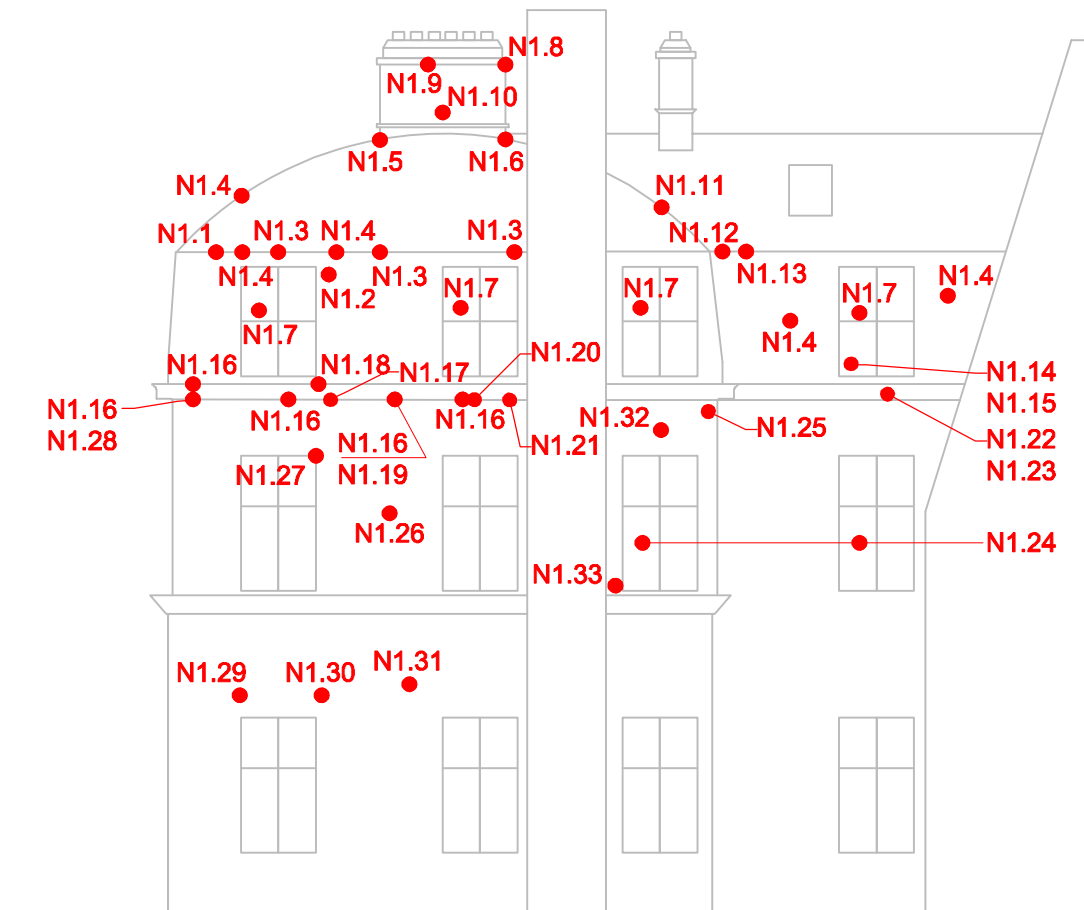


Figure A2: Elevation N1 of Station Hotel Building showing Defect/Observation Locations



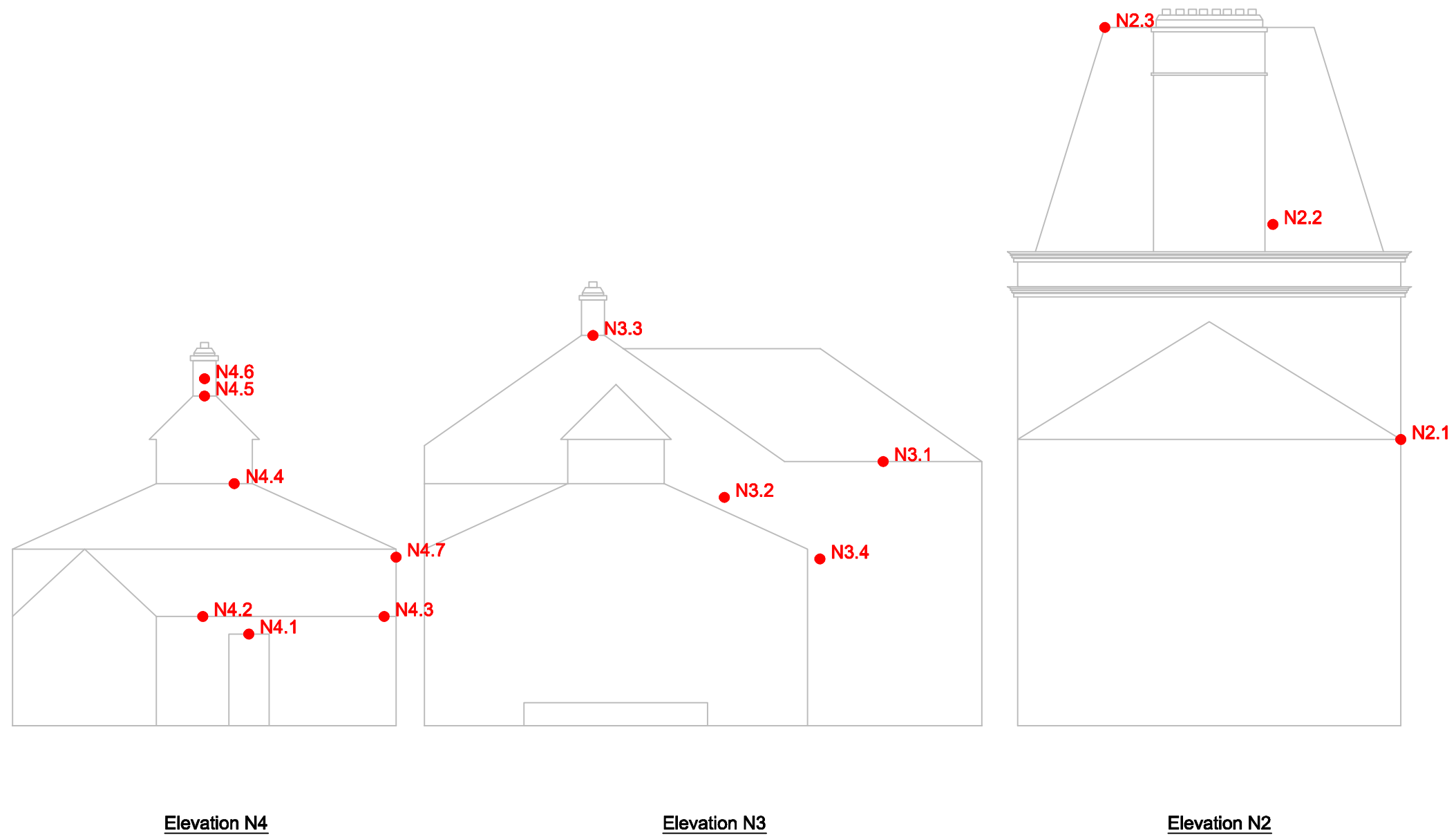


Figure A3: Elevation N2, N3, N4 of Station Hotel Building showing Defect/Observation Locations

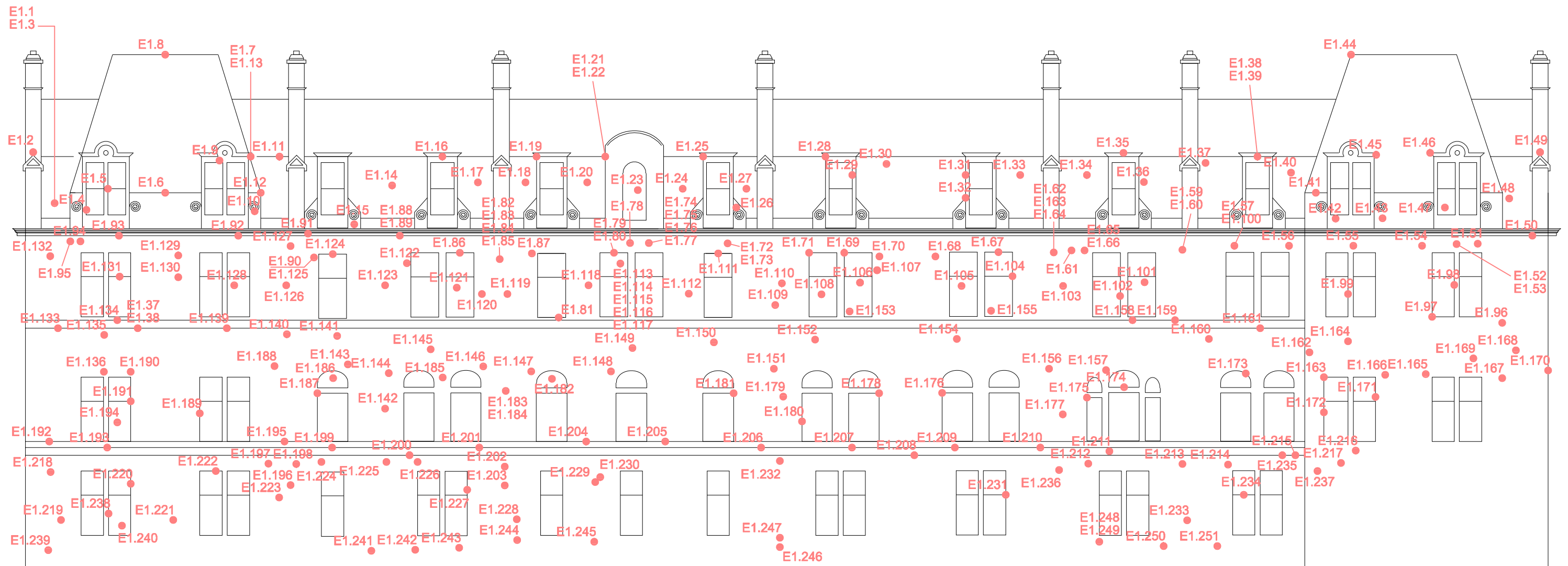


Figure A4: Elevation E1 of Station Hotel Building showing Defect/Observation Locations

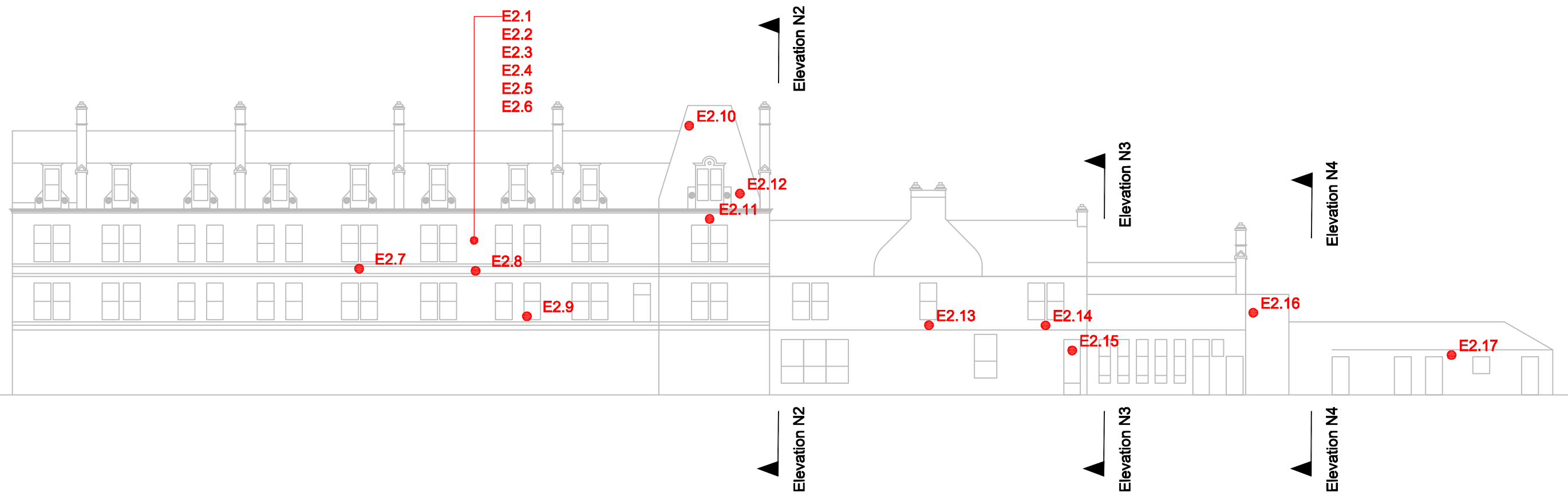


Figure A5: Elevation E2 of Station Hotel Building showing Defect/Observation Locations

# NETWORK RAIL

AMEY

SCOTLAND  
STATION NAME: Ayr  
DATE: 07/02/2017

E.L.R: AYR6 MILEAGE: 40m0049y  
EXAMINER: Paul Haivey

REPORT: AYR SIN 143 01

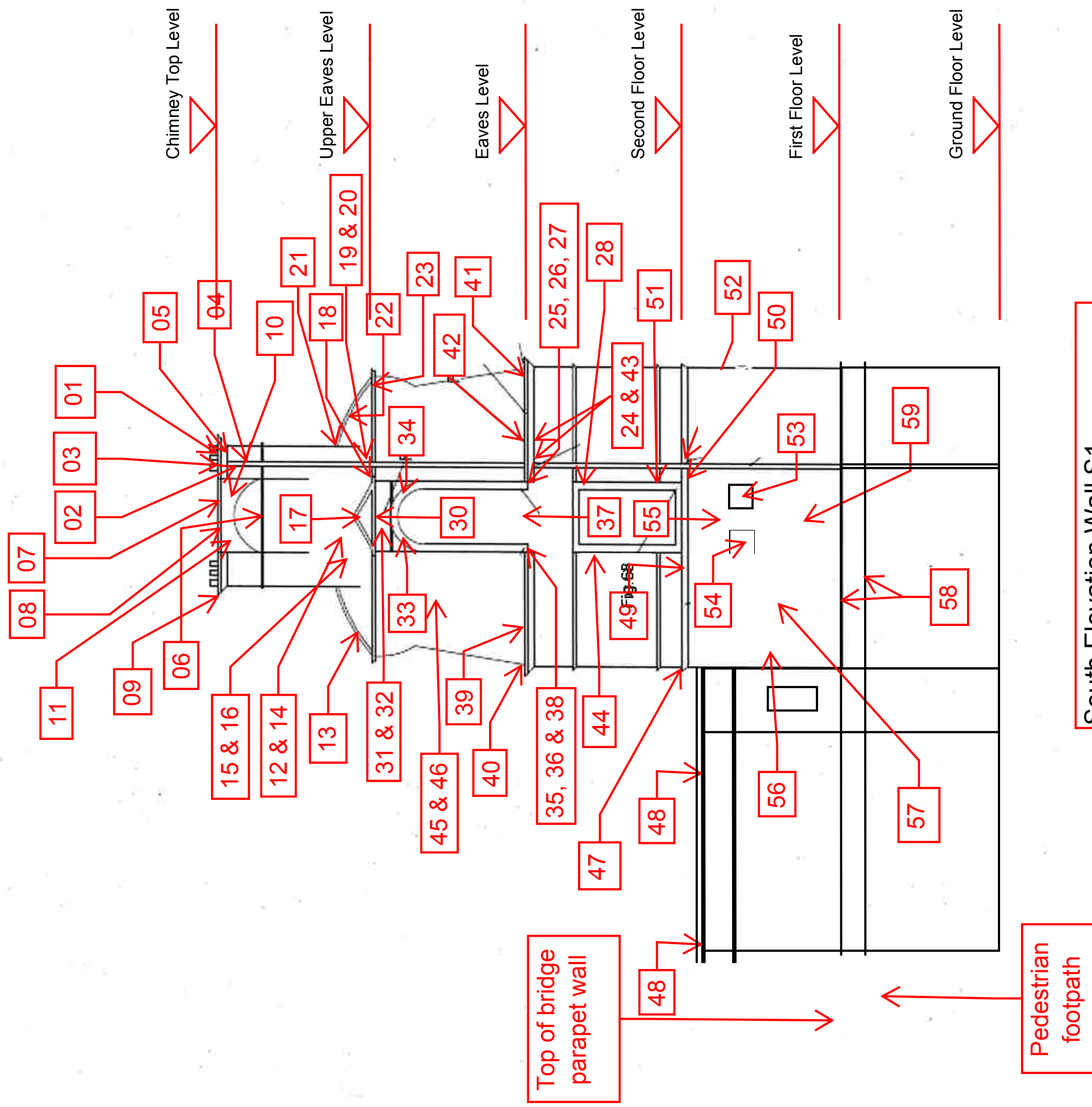
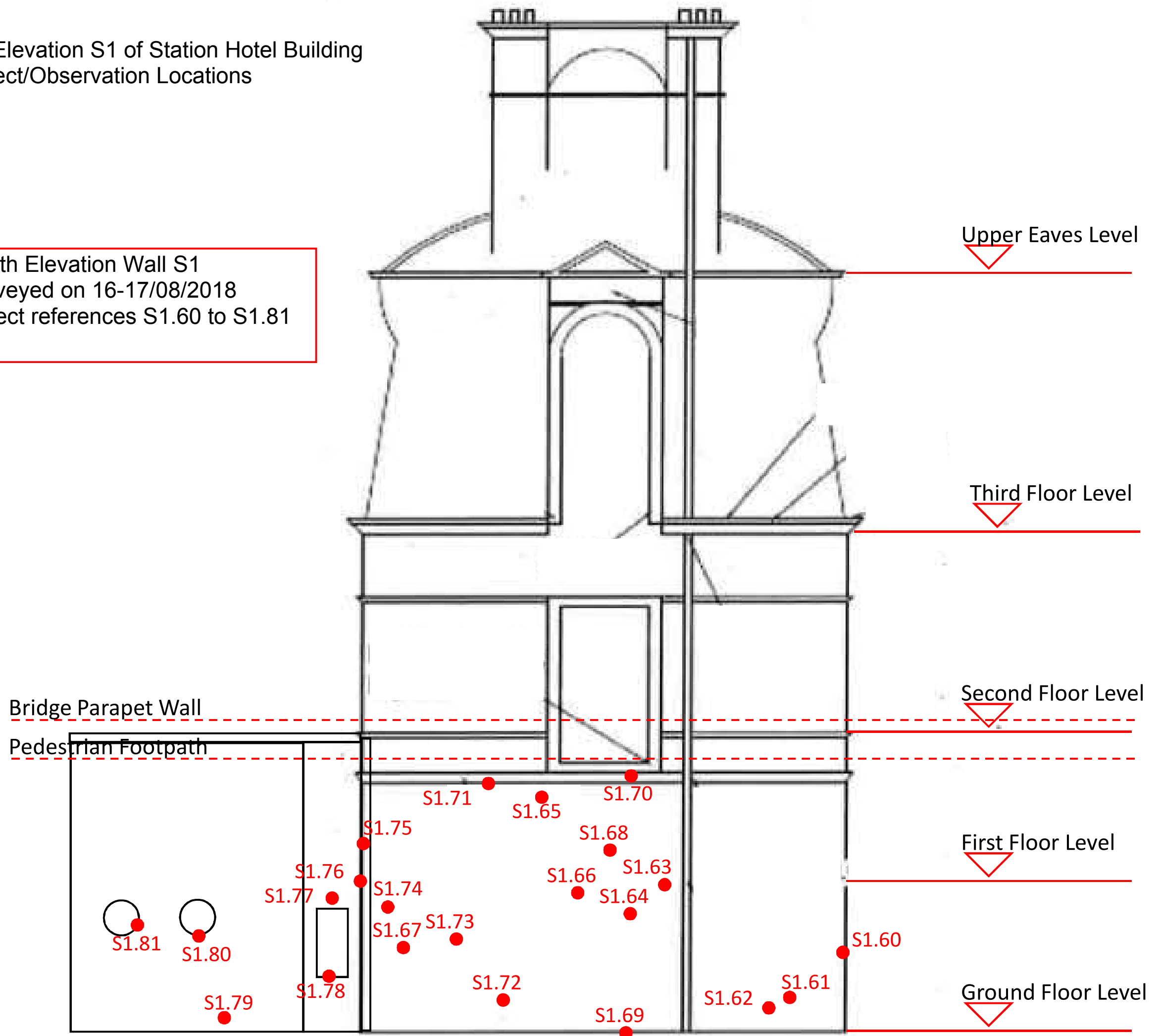


Figure A6a: Elevation S1 of Station Hotel Building showing Defect/Observation Locations

Figure A6b: Elevation S1 of Station Hotel Building showing Defect/Observation Locations

South Elevation Wall S1  
Surveyed on 16-17/08/2018  
Defect references S1.60 to S1.81



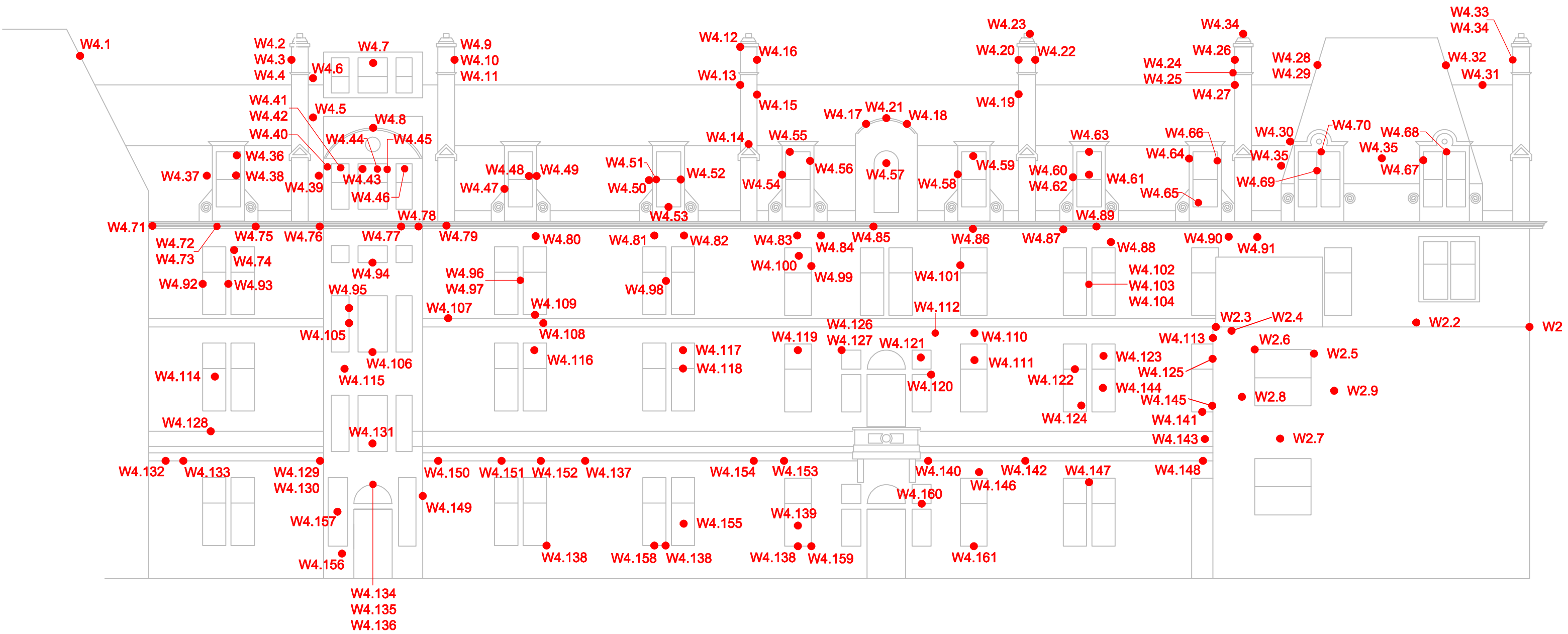
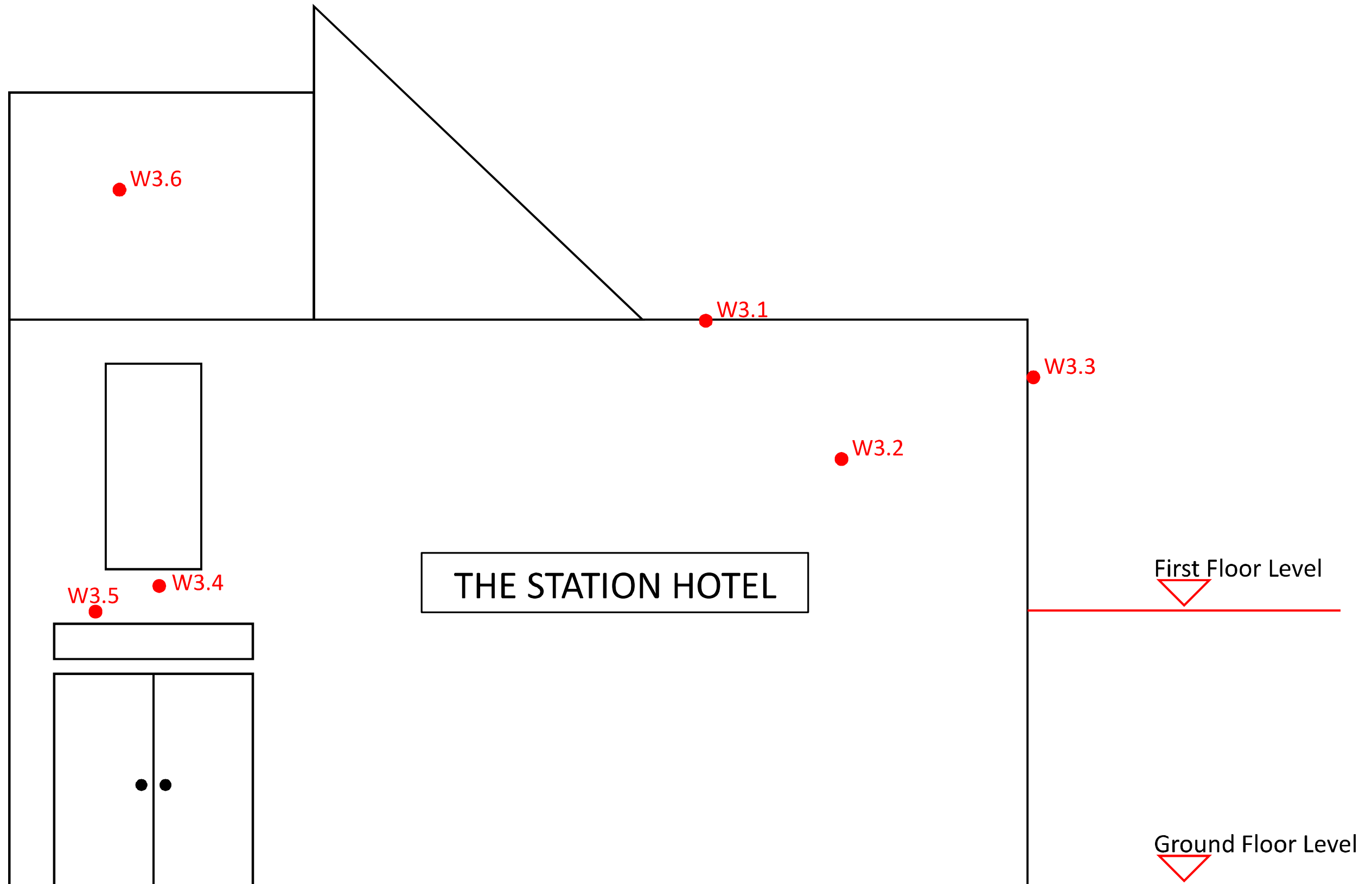
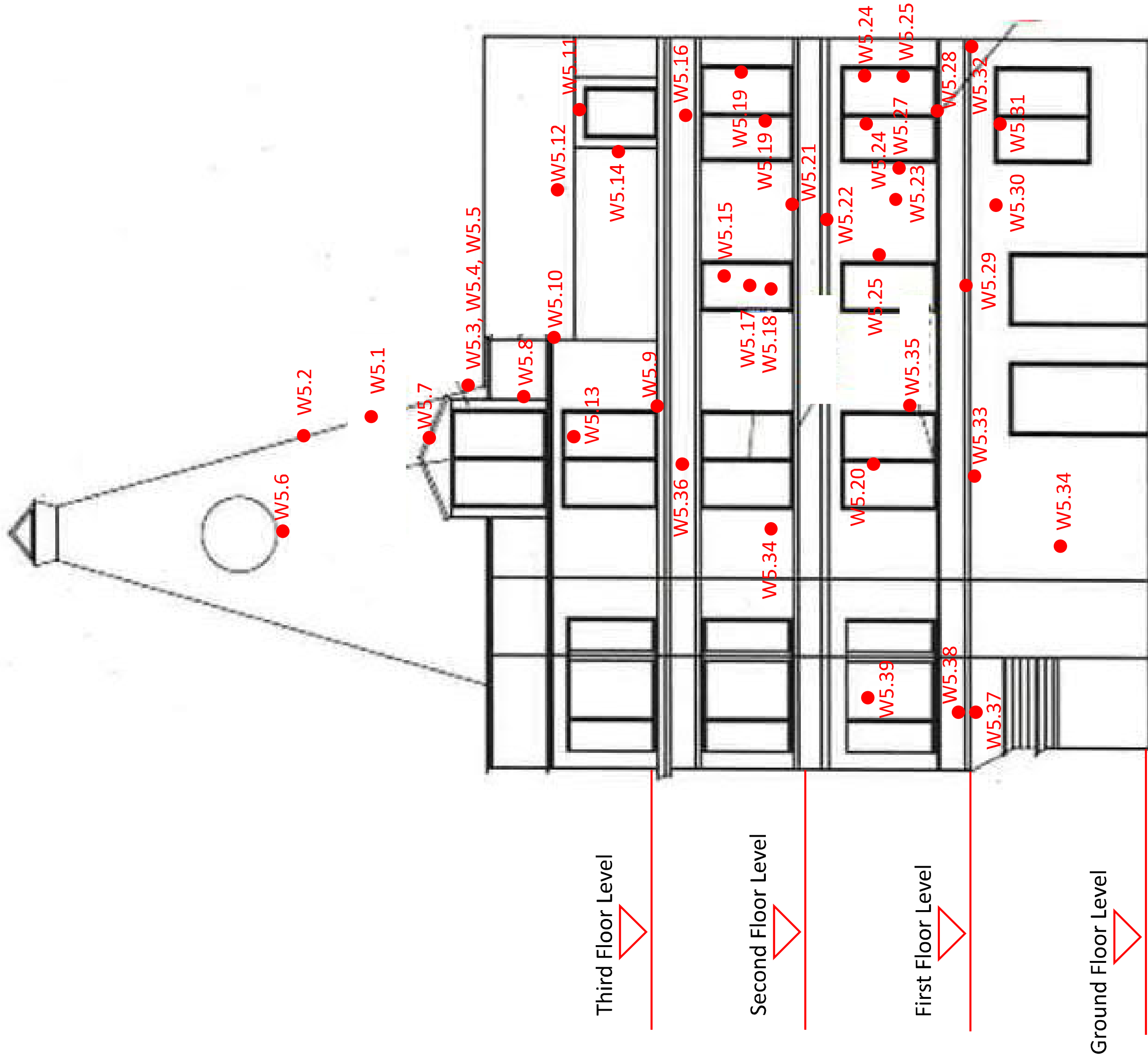


Figure A7: Elevation W2 and W4 of Station Hotel Building showing Defect/Observation Locations

Figure A8: Elevation W3 of Station Hotel Building showing Defect/Observation Locations





Elevation W5  
 Surveyed on 23-28/01/2019  
 Defect references W5.1 to W5.39

Figure A9: Elevation W5 of Station Hotel Building showing Defect/Observation Locations



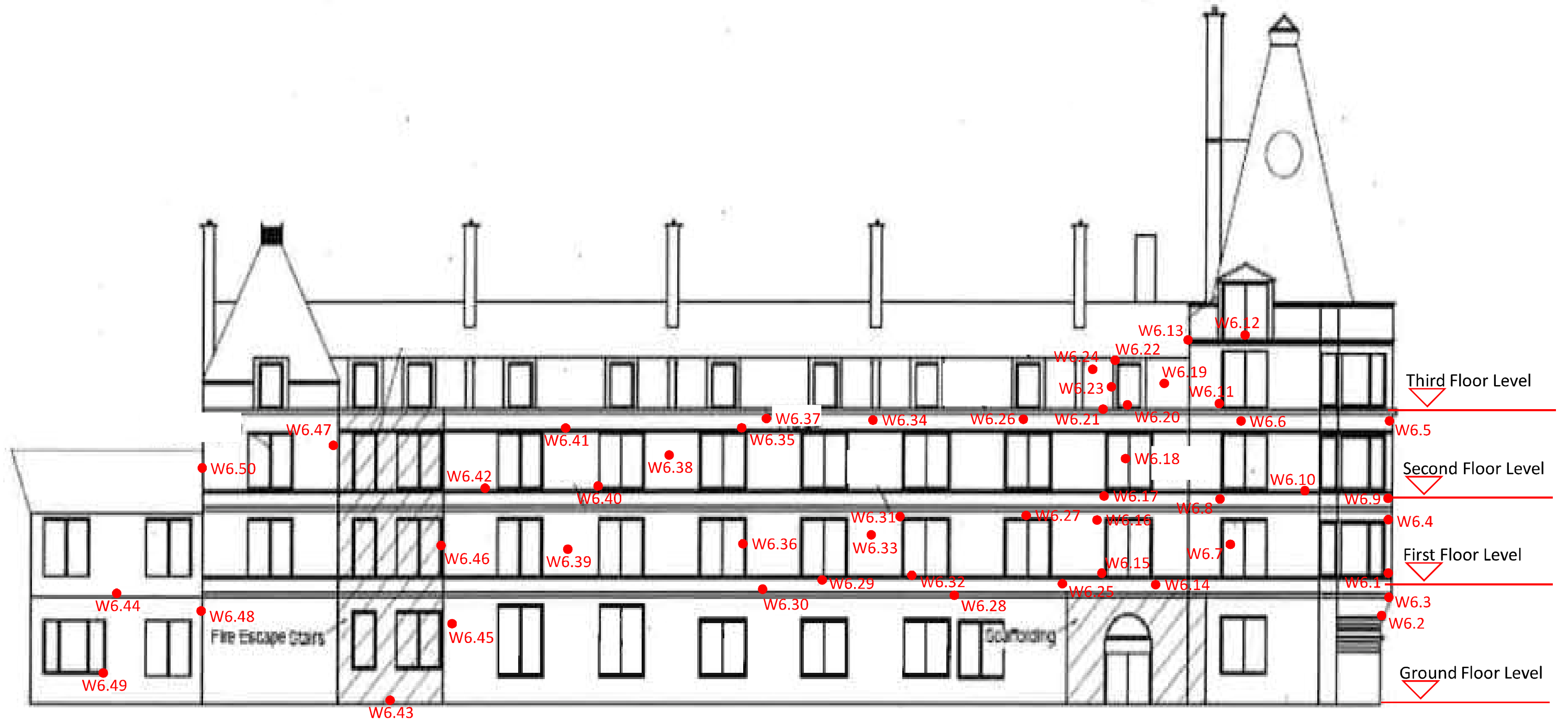


Figure A10: Elevation W6 of Station Hotel Building showing Defect/Observation Locations

Figure A11: Elevation W7 of Station Hotel Building showing Defect/Observation Locations

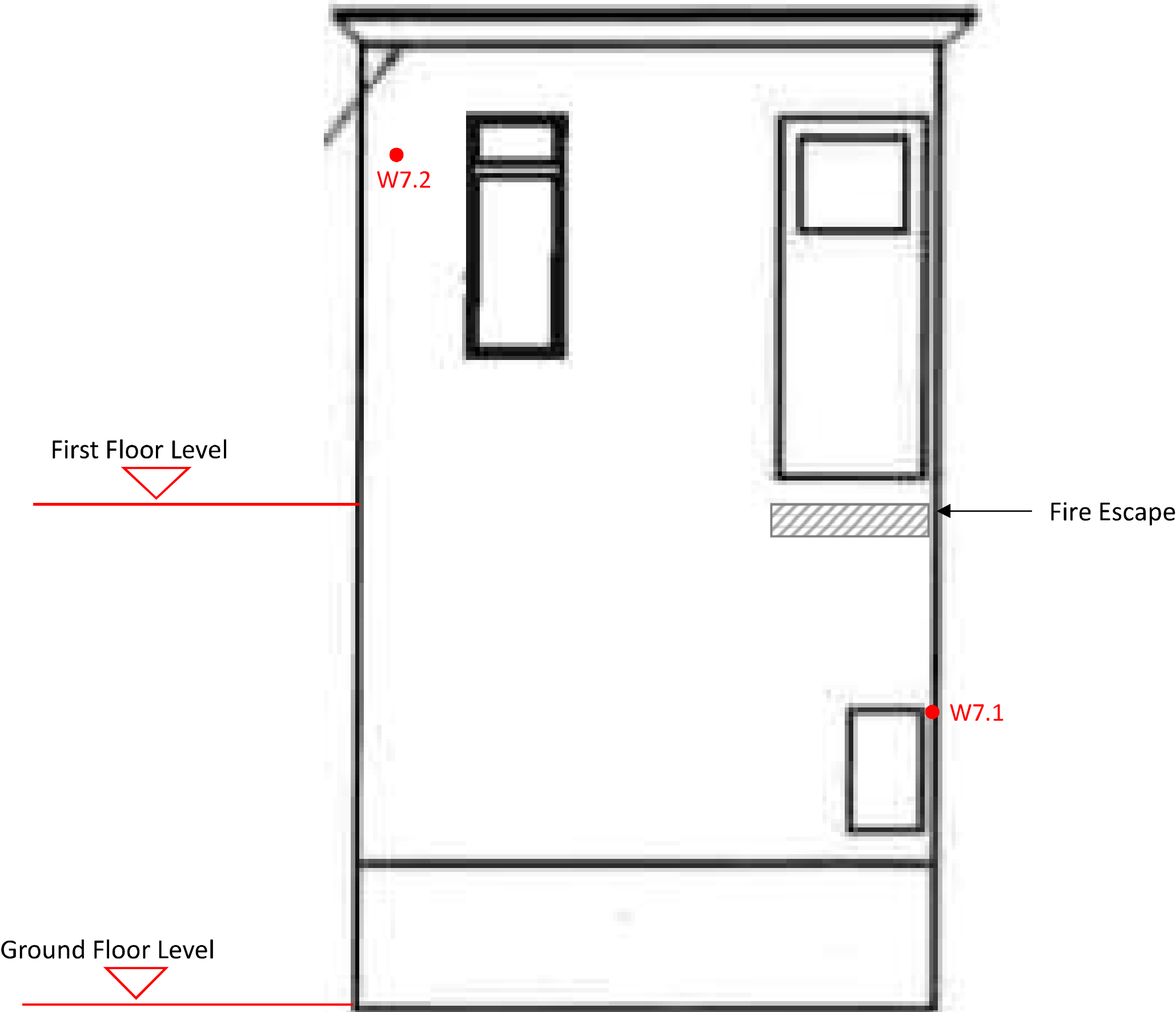


Figure A12: Elevation W8 of Station Hotel Building showing Defect/Observation Locations



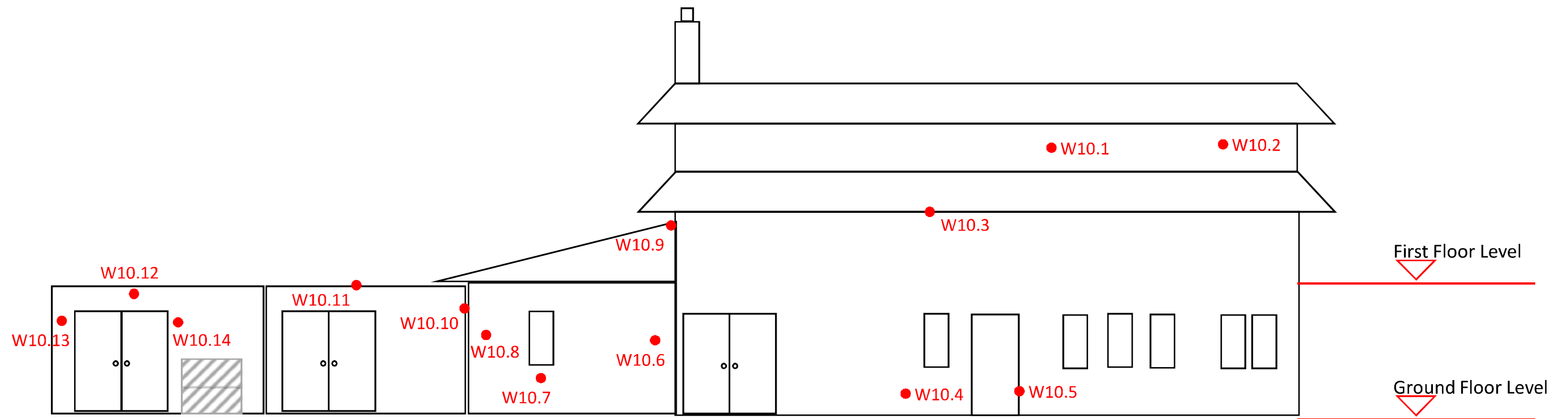


Figure A13: Elevation W10 of Station Hotel Building showing Defect/Observation Locations

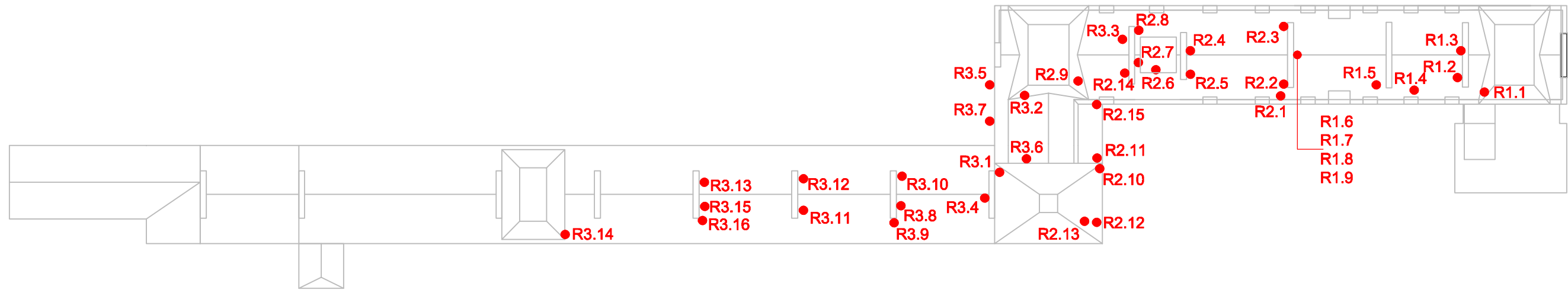
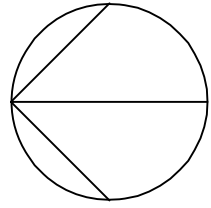


Figure A14: Plan R1/R2/R3 of Station Hotel Building showing Defect/Observation Locations

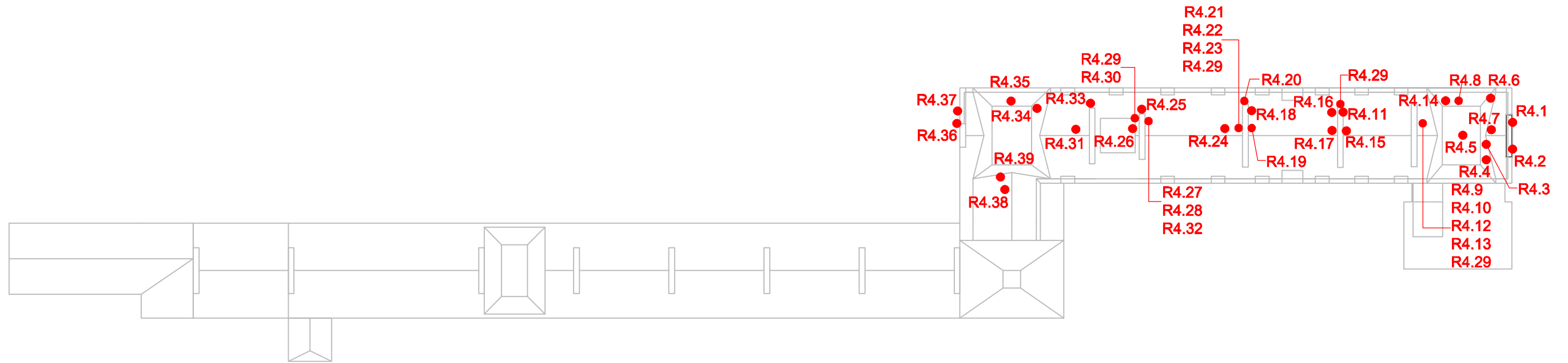
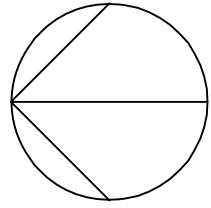


Figure A15: Plan R4 of Station Hotel Building showing Defect/Observation Locations

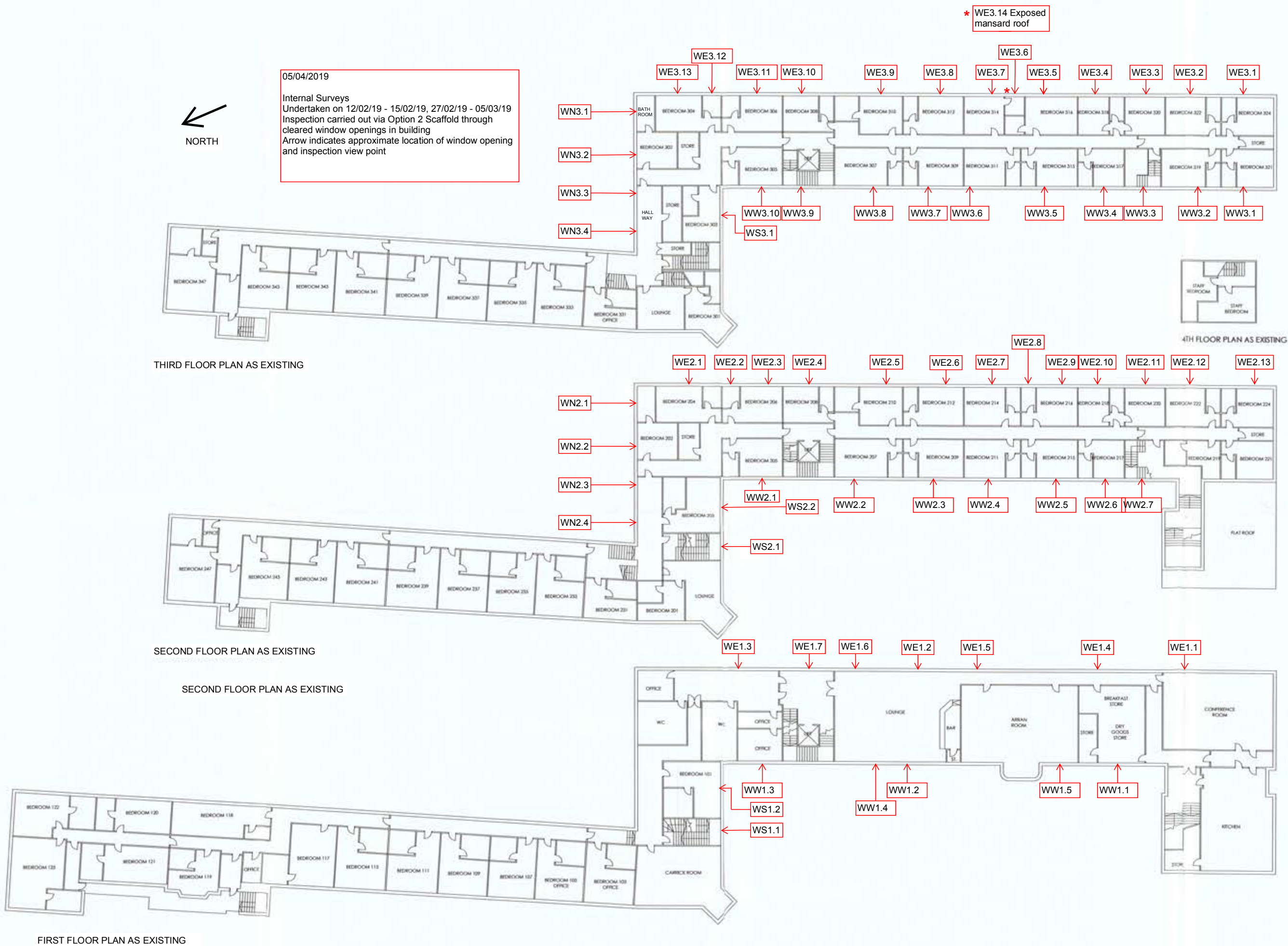


Figure A16: Plan of Station Hotel Building South Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Defect/Observation Locations

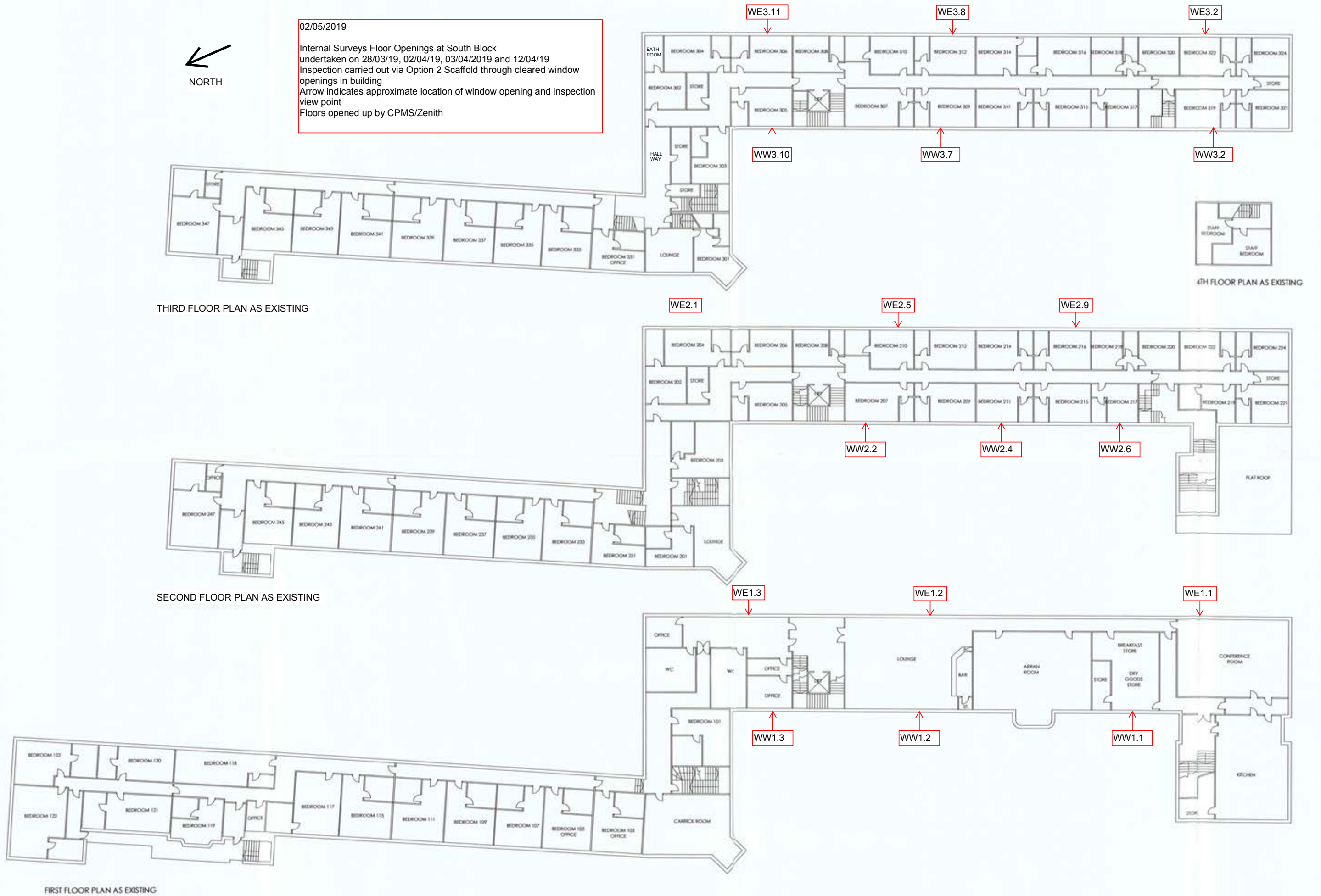


Figure A17: Plan of Station Hotel Building South Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Floor Openings Defect/Observation Locations



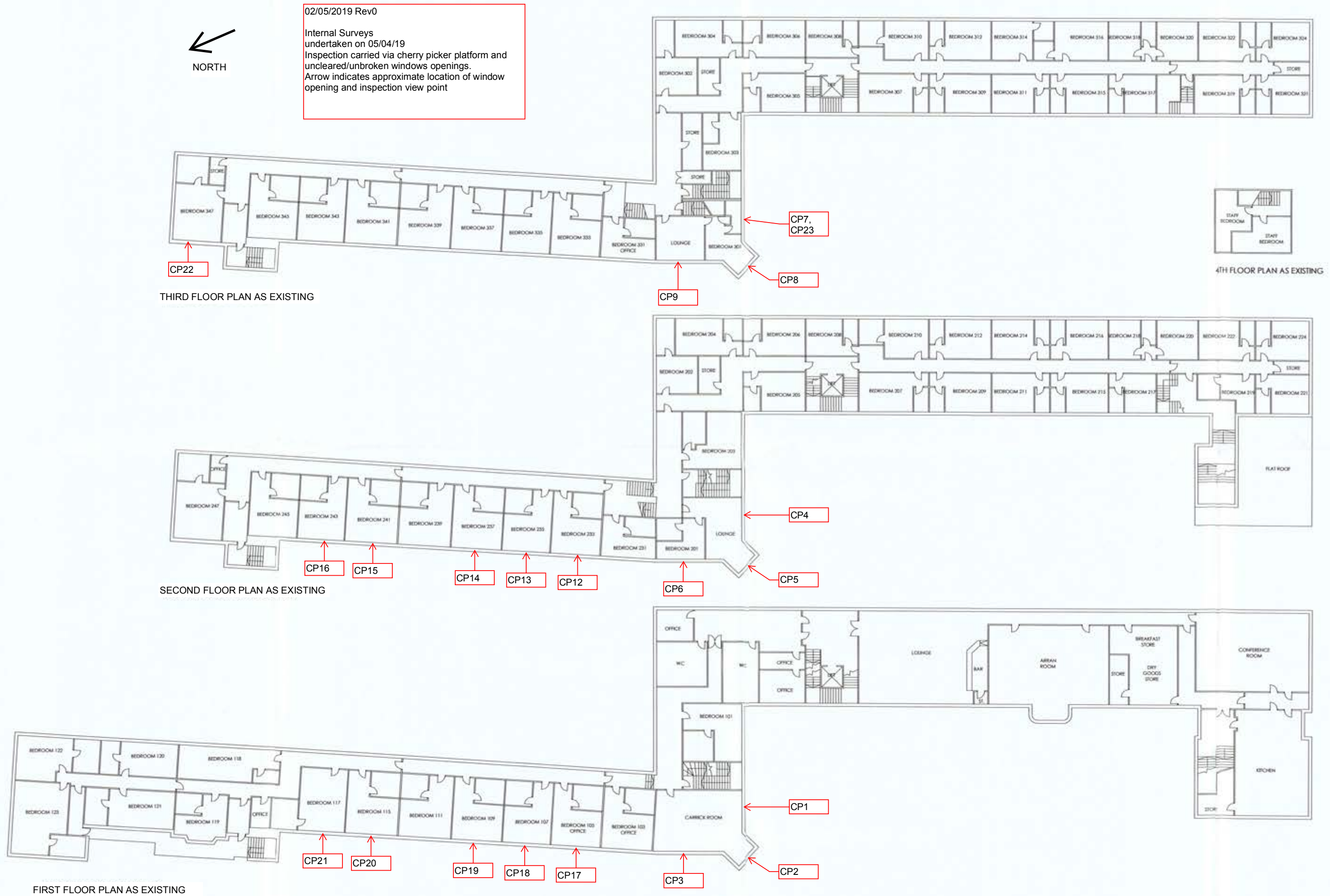
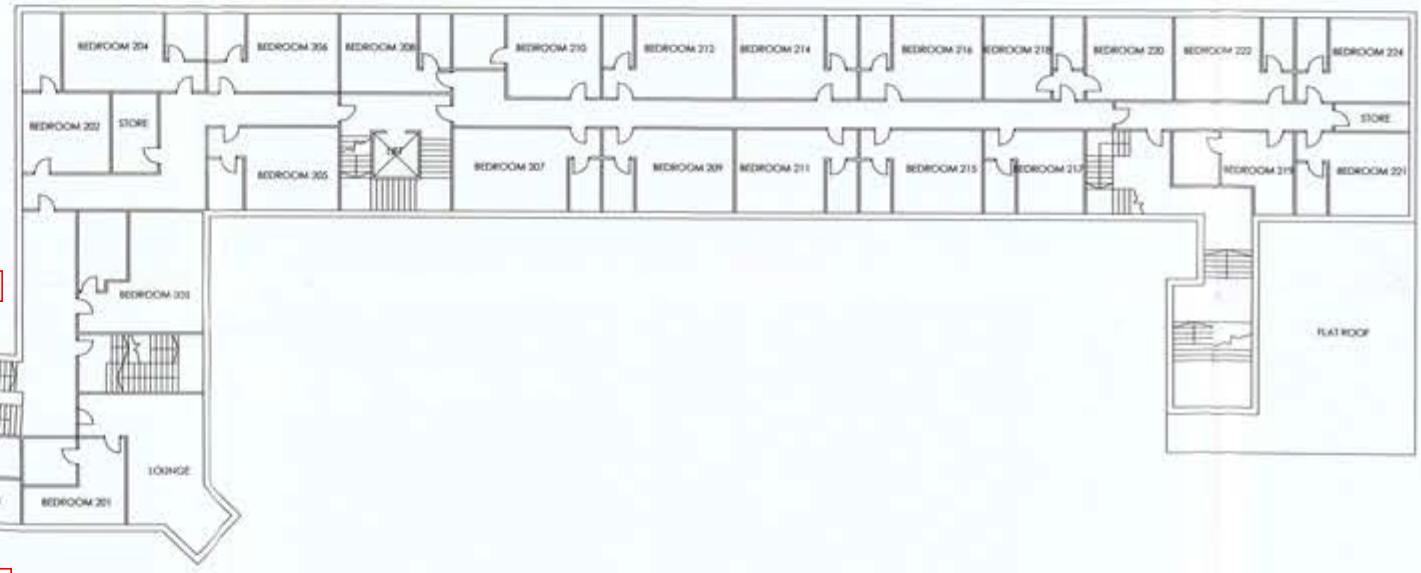
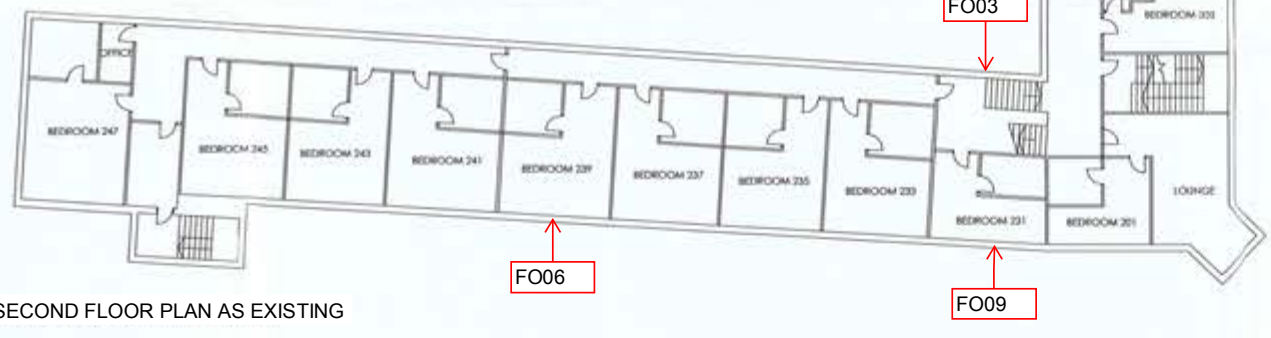
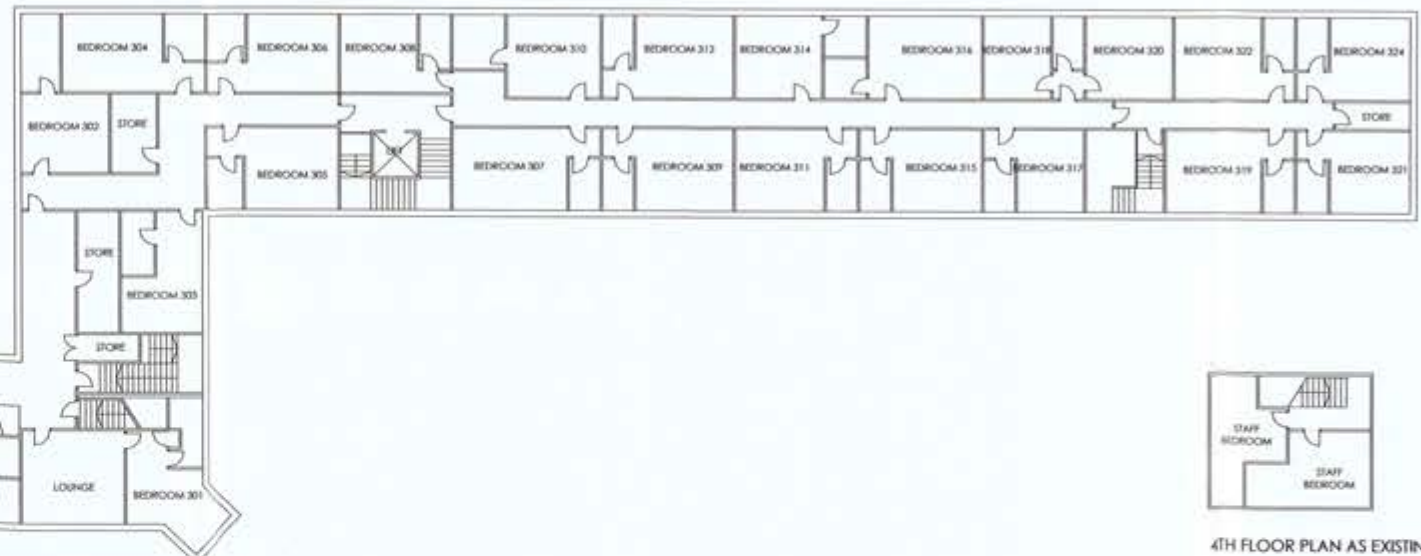
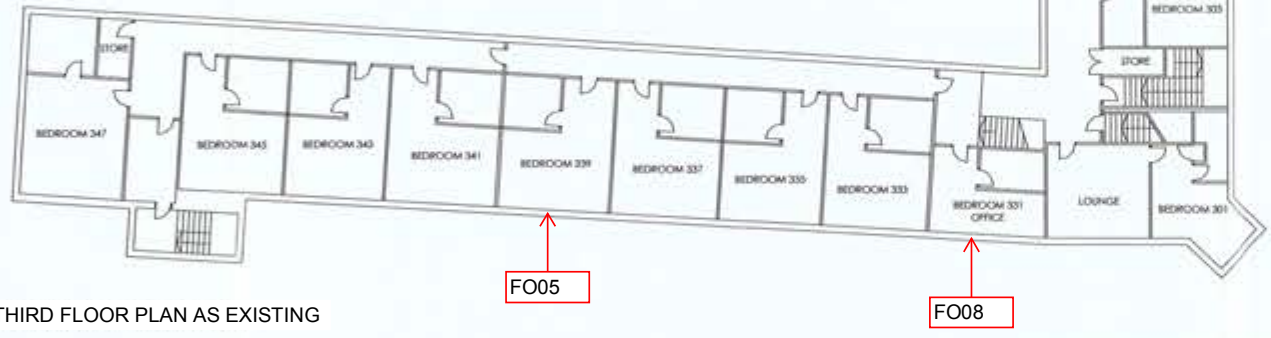


Figure A18: Plan of Station Hotel Building North Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey (via cherry picker) Defect/Observation Locations

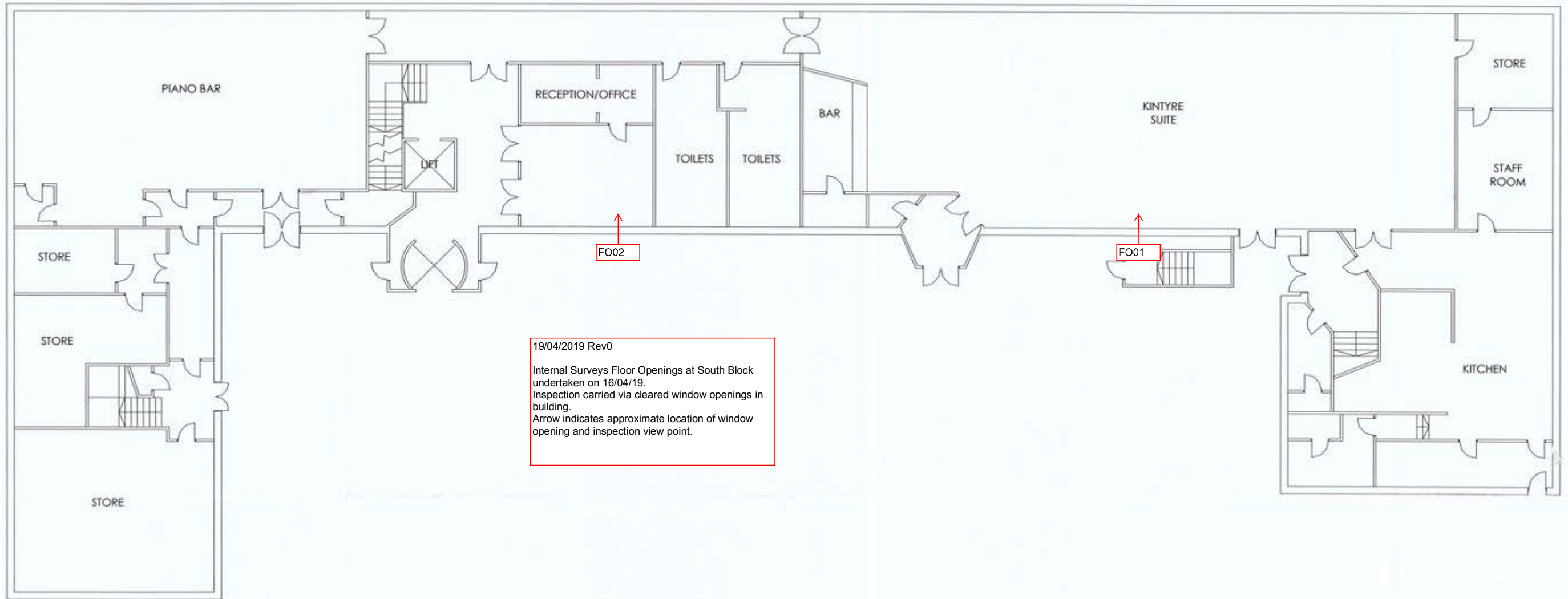


02/05/2019 Rev0  
Internal Surveys Floor Openings at North Block  
undertaken on 09/04/19 - 10/04/19  
Inspection carried via scaffold towers through  
cleared window openings in building  
Arrow indicates approximate location of window  
opening and inspection view point



FIRST FLOOR PLAN AS EXISTING

Figure A19: Plan of Station Hotel Building North Block 1st Floor, 2nd Floor and 3rd Floor/Mansard Roof showing Internal Survey Floor Openings (via scaffold towers) Defect/Observation Locations



GROUND FLOOR PLAN AS EXISTING

Figure A20: Plan of Station Hotel Building South Block Ground Floor showing Internal Survey Floor Openings Defect/Observation Locations

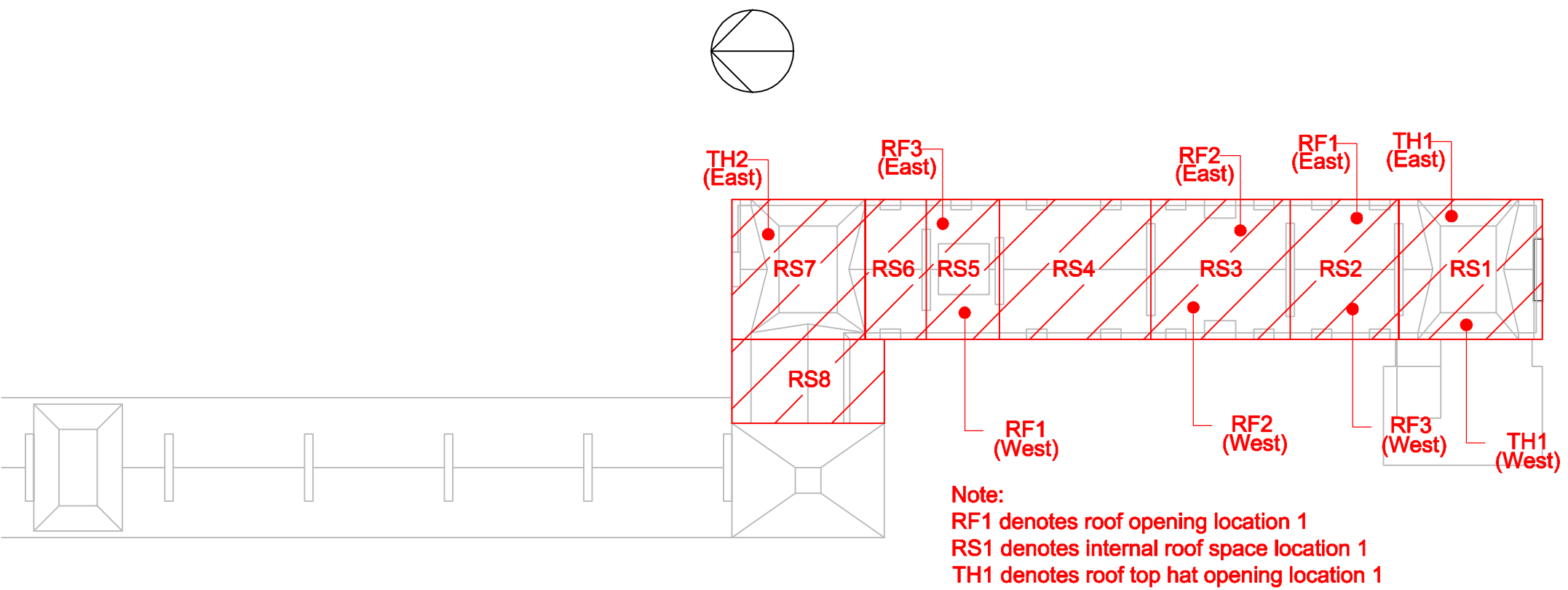


Figure A21: Plan of Station Hotel Building South Block showing Internal Survey Defect/Observation Locations of Roof Space and Roof Openings

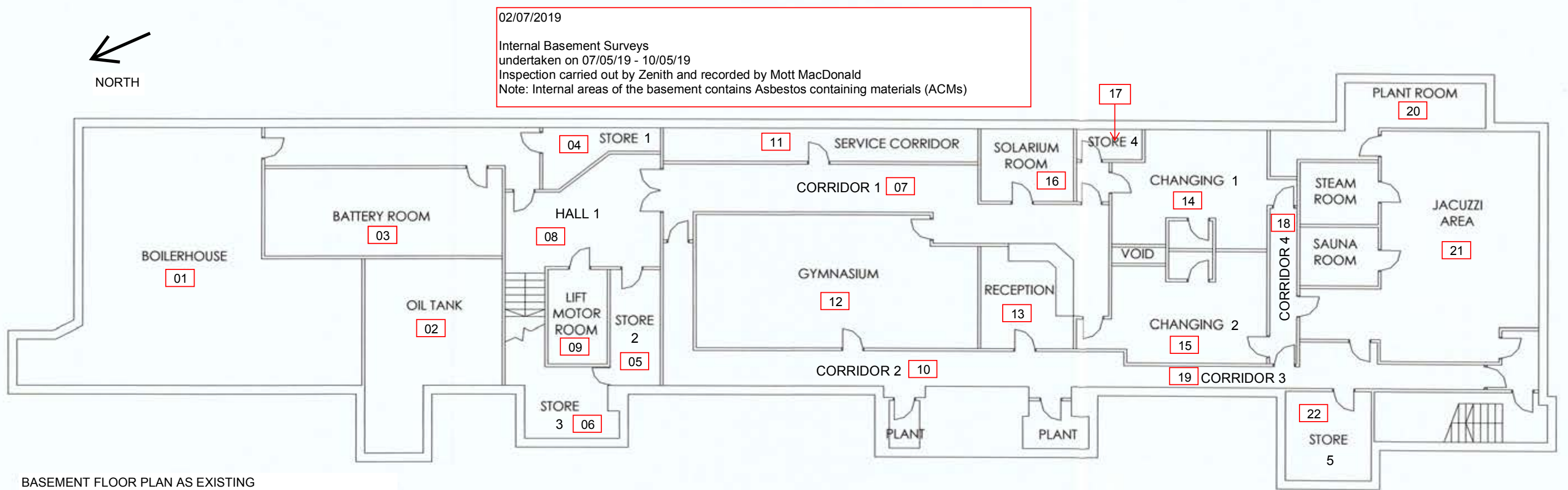


Figure A22: Plan of Station Hotel Building South Block Basement showing Internal Survey Defect/Observation Locations

## B. External Defects Tables

## B. External Survey Tables

North Elevation (N1)

North Elevation (N2)

North Elevation (N3)

North Elevation (N4)

North Elevation (N5)

East Elevation (E1)

East Elevation (E2)

South Elevation (S1)

West Elevation (W1)

West Elevation (W2)

West Elevation (W3)

West Elevation (W4)

West Elevation (W5)

West Elevation (W6)

West Elevation (W7)

West Elevation (W8)

West Elevation (W10)

Roof Plan (R1)

Roof Plan (R2)

Roof Plan (R3)




Roof Plan (R4)

## B.1 North Elevation (N1)

**Table 1: Elevation N1 Defects and Observations**



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.1	P1200200	Missing/damaged pointing	North Elevation N1, Wall	n/a	n/a	n/a	-		TBC
N1.2	P1200201	Cracking to sandstone	North Elevation N1, Wall	Diagonal	1	100	Crack on sandstone block adjacent window		TBC
N1.3	P1200202	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Delamination and flaking of sandstone to cornice feature		TBC








Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.4	P1200203, 204	Water staining efflorescence	North Elevation N1, Wall	n/a	n/a	n/a	General water staining and vegetation growth/staining noted on wall face		TBC
N1.5	P1200206	Cracking to sandstone	North Elevation N1, Wall	Diagonal	3	300	Crack on sandstone block, appears to have been repaired/infilled		TBC
N1.6	P1200207, 208	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Spalled/cracked/broken sandstone below coping		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.7	P1200213, 220	Spalled/damaged sandstone, Other	North Elevation N1, Wall	n/a	n/a	n/a	Delaminated sandstone around window. Timber window frame in in poor condition		TBC
N1.8	P1200209	Cracking to sandstone	North Elevation N1, Wall	Diagonal	3	200	Crack on sandstone block below chimney cornice, vegetation growth/staining on cornice		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.9	P1200210, 211	Cracking to sandstone, Other	North Elevation N1, Wall	Horizontal	2	200	Crack on sandstone block emanating from downpipe fixing, fixing partially detached from wall		TBC
N1.10	P1200214	Other	North Elevation N1, Wall	n/a	n/a	n/a	Downpipe fixing to wall broken/damaged		TBC
N1.11	P1200215 - 219	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Missing pointing to sandstone coping block at roof		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.12	P1200221	Missing/damaged tiles/roof	North Elevation N1, Wall	n/a	n/a	n/a	Missing/dislodged roof tiles		TBC
N1.13	P1200222, 0223	Spalled/damaged sandstone, Cracking to sandstone	North Elevation N1, Wall	Diagonal	1	150	Crack on sandstone block, appears to have been repaired/infilled		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.14	P1200224	Other	North Elevation N1, Wall	n/a	n/a	n/a	Missing window pane		TBC
N1.15	P1200225	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration of sandstone pilaster at side of window		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.16	P1200226, 227, 231, 232	Spalled/damaged sandstone ledge	North Elevation N1, Wall	n/a	n/a	n/a	Spalled/cracked/broken off sandstone to ledge feature at 5 locations		TBC
N1.17	P1200228	Cracking to sandstone	North Elevation N1, Wall	Diagonal	2	100	Crack on sandstone block of window lintel		TBC
N1.18	P1200229	Cracking to sandstone	North Elevation N1, Wall	Vertical	2	150	Crack on sandstone block adjacent to window cill		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.19	P1200230	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration to sandstone block at pipe penetration		TBC
N1.20	P1200233, 234	Missing/damaged pointing	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration and loss of mortar joints below window		TBC
N1.21	P1200235	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration to sandstone block, appears to be weathered		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.22	P1200236	Other	North Elevation N1, Wall	n/a	n/a	n/a	Damaged flashing below window		TBC
N1.23	P1200237, 238, 239	Damaged/defective gutter/drainage	North Elevation N1, Wall	n/a	n/a	n/a	Gutter appears to be defective and not draining		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.24	P1200313, 315	Other	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration of timber framing to windows		TBC
N1.25	P1200314	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to gutter/downpipe feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.26	P1200316	Damaged/d efective gutter/drain age	North Elevation N1, Wall	n/a	n/a	n/a	Surface corrosion to downpipe, appears quite extensive		TBC
N1.27	P1200317, 318	Cracking to sandstone	North Elevation N1, Wall	Diagonal	4	300	Cracked window lintel, 2no. separate cracks on lintel observed		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.28	P1200319	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Spalling/delamination of sandstone blocks on and adjacent ledge feature		TBC
N1.29	P1200428, 430	Missing/damaged pointing, Cracking to sandstone	North Elevation N1, Wall	Stepped / Diagonal	3	2000	Crack between upper and lower windows. Crack travels mostly along mortar joint and extends on a sandstone block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.30	P1200429	Cracking to sandstone	North Elevation N1, Wall	Diagonal	1	300	Crack on lintel		TBC
N1.31	P1200431, 432	Spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Sandstone ledge feature appears to exhibit delamination/erosion with loss of section observed		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N1.32	P1200433	Water staining efflorescence	North Elevation N1, Wall	n/a	n/a	n/a	-		TBC
N1.33	P1200434	spalled/damaged sandstone	North Elevation N1, Wall	n/a	n/a	n/a	Deterioration to sandstone block at window cill		TBC

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

Notes: Severity Category to be confirmed in Stage 2 Report

## B.2 North Elevation (N2)

**Table 2: Elevation N2 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N2.1	P1190486	Spalled/damaged sandstone	Elevation N2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature		TBC
N2.2	P1190488	Missing/damaged tiles/roof	Elevation N2, Roof	n/a	n/a	n/a	-		TBC
N2.3	P1190492	Other	Elevation N2, Roof	n/a	n/a	n/a	Cast iron feature piece broken/missing		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
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Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)


Notes: Severity Category to be confirmed in Stage 2 Report

### B.3 North Elevation (N3)

**Table 3: Elevation N3 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N3.1	P1190481	Spalled/damaged sandstone	Underside gutter support	n/a	n/a	n/a	Sandstone ledge feature appears to exhibit delamination/erosion		TBC
N3.2	P1190482	Cracking to sandstone	Wall	Vertical	1	750	-		TBC
N3.3	P1190483	Spalled/damaged sandstone	Underside chimney	n/a	n/a	n/a	Sandstone blocks appears to exhibit delamination/erosion		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N3.4	P1190484	Spalled/damaged sandstone	Elevation N3, Wall	n/a	n/a	n/a	Sandstone blocks appears to exhibit weathering/erosion		TBC

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)


Notes: Severity Category to be confirmed in Stage 2 Report

## B.4 North Elevation (N4)

**Table 4: Elevation N4 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N4.1	P1190472	Cracking to lintel	Door lintel	Horizontal	2	750	Horizontal crack through lintel and vertical through sandstone block joints		TBC
N4.2	P1190473	Spalled/damaged sandstone	Underside of gutter	n/a	n/a	n/a	Cracked/broken off sandstone block forming gap below gutter		TBC
N4.3	P1190474	Spalled/damaged sandstone	Underside of gutter	n/a	n/a	n/a	Cracked/broken off sandstone block adjacent downpipe		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N4.4	P1190476	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature		TBC
N4.5	P1190477	Spalled/damaged sandstone	Sandstone ledge feature below chimney	n/a	n/a	n/a	Sandstone ledge feature appears to exhibit delamination/erosion		TBC
N4.6	P1190477	Other	Chimney	n/a	n/a	n/a	Metal strapping on chimney stack noted. Evidence of possible past movement of stack		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N4.7	P1190478	Spalled/damaged sandstone	Elevation N4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone block		TBC

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report

## B.5 North Elevation (N5)

**Table 5: Elevation N5 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
N5.1	n/a	Other	Elevation N5, Wall	n/a	n/a	n/a	No defects or observations noted	n/a	n/a

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)


Notes: Severity Category to be confirmed in Stage 2 Report

## B.6 East Elevation (E1)

**Table 6: Elevation E1 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.1	P1200099/100	Missing/damaged tiles/roof	Mansard roof	n/a	n/a	n/a	Approx. defect area 0.5m x 1m		TBC
E1.2	P1200101/102	Spalled/damaged sandstone	Coping	n/a	n/a	n/a	Cracked/broken off sandstone to triangular coping		TBC
E1.3	P1200103	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Gutters generally blocked and filled with debris. Common defect visible in majority of gutters on Elevation E1		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.4	P1200104/105	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/weathered erosion to framing stonework around window		TBC
E1.5	P1200106	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows; common defect visible in majority of window frames		TBC
E1.6	P1200107	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Broken gutter/debris in downpipe		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.7	P1200112	Other	Coping above window	n/a	n/a	n/a	Missing mortar between stonework, possibly loose block		TBC
E1.8	P1200113-115	Other	Roof ridge	n/a	n/a	n/a	Missing/dislodged tiles exposing damaged/rotted timber. Roof void also exposed		TBC
E1.9	P1200116	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone around CPMS fixing point		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.10	P1200117	Spalled/damaged sandstone	Feature stonework	n/a	n/a	n/a	General delamination/erosion to feature sandstone block		TBC
E1.11	P1200118	Other	Mansard roof	n/a	n/a	n/a	Missing/dislodged tiles exposing damaged/rotted timber. Roof void also exposed		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.12	P1200119	Missing/damaged tiles/roof	Mansard roof	n/a	n/a	n/a	Approx. defect area 0.5m x 1m		TBC
E1.13	P1200120	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		TBC
E1.14	P1200123-124	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.15	P1200125	Vegetation growth	Roof and wall	n/a	n/a	n/a	General vegetation growth observed on elevation E1 building face		TBC
E1.16	P1200126-128	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		TBC
E1.17	P1200129-132	Other	Mansard roof	n/a	n/a	n/a	Missing tiles and exposed damaged/rotted timber. Roof void exposed. Broken cast iron feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.18	P1200133	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed. Broken cast iron feature		TBC
E1.19	P1200136	Spalled/damaged sandstone	Above roof	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		TBC
E1.20	P1200137-138	Other	Mansard roof	n/a	n/a	n/a	Missing tiles and exposed damaged/rotted timber. Roof void exposed. Broken cast iron feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.21	P1200139	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		TBC
E1.22	P1200140-141	Cracking to sandstone	Roof	Diagonal	3	200	-		TBC
E1.23	P1200142	Other	Window	n/a	n/a	n/a	Smashed window pane		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.24	P1200143-144	Other	Mansard roof	n/a	n/a	n/a	Full roof section removed (timbers, tiles, etc) and sheeted		TBC
E1.25	P1200145	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.26	P1200146	Other	Window	n/a	n/a	n/a	Smashed window pane		TBC
E1.27	P1200147-152	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed. Damaged flashing		TBC
E1.28	P1200153	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Cracked/broken off sandstone. Missing mortar, possibly loose block		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.29	P1200154	Spalled/damaged sandstone	Window pilaster	n/a	n/a	n/a	Delamination/erosion of sandstone around window framing		TBC
E1.30	P1200155-157	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed. Damaged flashing		TBC
E1.31	P1200158	Other	Mansard roof	n/a	n/a	n/a	Missing tiles. Damaged flashing		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.32	P1200159	Cracking to sandstone	Feature stonework	Diagonal	2-3	150	-		TBC
E1.33	P1200160-163	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		TBC
E1.34	P1200164-166	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.35	P1200167	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		TBC
E1.36	P1200168	Spalled/damaged sandstone	Window pilaster	n/a	n/a	n/a	Cracked/broken off sandstone around window framing		TBC
E1.37	P1200169-175	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.38	P1200176	Spalled/damaged sandstone	Above window	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		TBC
E1.39	P1200177	Cracking to sandstone	Above window	Diagonal	1	50	Cracking to sandstone at bolt fixing		TBC
E1.40	P1200178-181	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.41	P1200182	Damaged/defective gutter/drainage Displaced tiles/slates	Mansard roof	n/a	n/a	n/a	Damaged gutter		TBC
E1.42	P1200183	Spalled/damaged sandstone	Mansard roof	n/a	n/a	n/a	Delamination/erosion of sandstone to feature stonework		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.43	P1200186	Missing/damaged tiles/roof	Mansard roof	n/a	n/a	n/a	Missing tiles		TBC
E1.44	P1200187-188	Damaged cast iron fittings	Roof tower	n/a	n/a	n/a	Missing cast iron feature piece		TBC
E1.45	P1200189	Spalled/damaged sandstone	Above roof	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.46	P1200190194	Spalled/damaged sandstone	Above roof	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		TBC
E1.47	P1200191	Other	Window	n/a	n/a	n/a	Broken window pane		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.48	P1200193	Other	Mansard roof	n/a	n/a	n/a	Missing tiles exposed and damaged/rotted timber. Roof void exposed		TBC
E1.49	P1200196	Water staining efflorescence	Sandstone	n/a	n/a	n/a	General defect - water staining to building face		TBC
E1.50	P1200240-242	Spalled/damaged sandstone Unattached gutter bracket.	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.51	P1200243	Other	Gutter	n/a	n/a	n/a	Damage to temporary gutters		TBC
E1.52	P1200244-245	Cracking to sandstone	Wall	Diagonal	6	700	Substantial crack to lintel which extends into sandstone wall		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.53	P1200246	Other	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone. Missing mortar, possibly loose block		TBC
E1.54	P1200247	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.55	P1200248-250	Water staining efflorescence	Wall	n/a	n/a	n/a	General defect - water staining to building face		TBC
E1.56	P1200251-252	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Missing mortar, possibly loose block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.57	P1200253-254	Cracking to sandstone	Lintel	Diagonal	2	100	Crack to sandstone lintel above window		TBC
E1.58	P1200255	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	General defect - Debris in gutter. Common defect visible in majority of gutters		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.59	P1200257	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone due to broken rainwater pipe		TBC
E1.60	P1200257	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing section of downpipe		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.61	P1200258-259	Cracking to sandstone	Wall	Vertical	2	300	Crack to sandstone adjacent to window		TBC
E1.62	P1200260	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Missing mortar, possibly loose block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.63	P1200261-262	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		TBC
E1.64	P1200263-264	Damaged/defective gutter/drainage Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Missing section of downpipe		TBC
E1.65	P1200265-266	Other	Flashing	n/a	n/a	n/a	Defective flashing		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.66	P1200267	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		TBC
E1.67	P1200269	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone		TBC
E1.68	P1200270	Other	Flashing	n/a	n/a	n/a	Defective flashing		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.69	P1200271	Cracking to sandstone	Wall	Diagonal	1	100	Crack to sandstone		TBC
E1.70	P1200272	Cracking to sandstone	Lintel	Vertical/ Diagonal	2	100	Crack to sandstone at corner of window/lintel		TBC
E1.71	P1200273-277	Other	Flashing	n/a	n/a	n/a	Defective flashing, missing mortar		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.72	P1200278-280	Other	Flashing	n/a	n/a	n/a	Defective flashing		TBC
E1.73	P1200281	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Damaged downpipe		TBC
E1.74	P1200282-283	Spalled/damaged sandstone	Feature stonework	n/a	n/a	n/a	Cracked/broken off sandstone		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.75	P1200284	Spalled/damaged sandstone	wall	n/a	n/a	n/a	Delamination/erosion of sandstone along ledge feature		TBC
E1.76	P1200285	Spalled/damaged sandstone	wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		TBC
E1.77	P1200286-287	Spalled/damaged sandstone	wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.78	P1200288	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining generally noted to building face of elevation E1		TBC
E1.79	P1200289-290	Cracking to sandstone	Wall	Horizontal	1	500	Crack to sandstone lintel. Delamination/erosion with cracked/broken off section noted		TBC
E1.80	P1200291-292	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.81	P1200293	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		TBC
E1.82	P1200294-295	Other	Wall	n/a	n/a	n/a	Missing mortar, possibly loose sandstone block. Probable water ingress from defective rainwater downpipe		TBC
E1.83	P1200296	Cracking to sandstone	Wall	Diagonal	2	100	Crack to sandstone block emanating from possible metal insert		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.84	P1200297-298	Cracking to sandstone	Wall	Vertical	3	600	Crack to sandstone blocks at side of window		TBC
E1.85	P1200299-300	Other	Wall	n/a	n/a	n/a	Missing mortar, possibly loose block		TBC
E1.86	P1200301	Other	Flashing	n/a	n/a	n/a	Defective flashing		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.87	P1200302-303	Cracking to sandstone	Wall	Vertical	2	200	Crack to sandstone at corner of window/lintel		TBC
E1.88	P1200304	Water staining efflorescence	Wall	n/a	n/a	n/a	General defect - water staining to building face		TBC
E1.89	P1200305	Cracking to sandstone	Lintel	Diagonal	1	200	Crack to sandstone lintel		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.90	P1200306	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to vertical side of window. It appears lintel has reduced bearing		TBC
E1.91	P1200307-308	Damaged/defective gutter/drainage	Wall	n/a	n/a	n/a	General defect – Corrosion noted on downpipes		TBC
E1.92	P1200309-311	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Missing section of gutter		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.93	P1200312	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		TBC
E1.94	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used
E1.95	P1200322	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.96	P1200323, 421,424, 425	Cracking to sandstone	Wall	Vertical	3-5	1200	Crack extends downwards from side of window, above cill crossing through blocks and travels along mortar joint		TBC
E1.97	P1200324, 420	Spalled/damaged sandstone	Sandstone	n/a	n/a	n/a	Cracked/broken off sandstone to vertical window edge		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.98	P1200325	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		TBC
E1.99	P1200326	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		TBC
E1.100	P1200327	Cracking to sandstone	Lintel	Diagonal	5	100	Crack to window lintel near support		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.101	P1200328	Other	Window	n/a	n/a	n/a	Crack to window pane		TBC
E1.102	P1200329	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.103	P1200330	Water staining efflorescence	Sandstone	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC
E1.104	P1200331	Cracking to sandstone	Window	Diagonal	2	100	Crack to sandstone at vertical window surround		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.105	P1200332	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		TBC
E1.106	P1200333	Other	Window	n/a	n/a	n/a	Missing window pane		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.107	P1200334	Cracking to sandstone	Lintel	Diagonal	6	100	Crack to window lintel		TBC
E1.108	P1200335	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		TBC
E1.109	P1200336	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.110	P1200337	Damaged/defective gutter/drainage	Gutter	n/a	n/a	n/a	Missing gutter fixing		TBC
E1.111	P1200338	Spalled/damaged sandstone	Lintel	n/a	n/a	n/a	Delamination/erosion of sandstone to underside of window lintel		TBC
E1.112	P1200339	Water staining efflorescence	Sandstone	n/a	n/a	n/a	Water staining to building face		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.113	P1200341, 342	Other	Lintel	n/a	n/a	n/a	Corroded steel lintel		TBC
E1.114	P1200343	Spalled/damaged sandstone	Lintel	n/a	n/a	n/a	Sections of sandstone appear to have cracked/broken off the window lintel		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.115	P1200344	Other	Window	n/a	n/a	n/a	Crack to window pane		TBC
E1.116	P1200345	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Cracked/broken off sandstone		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.117	P1200347	Cracking to sandstone	Window	Diagonal	2	50	Cracked/broken off sandstone at bearing location of steel lintel, which is exhibiting surface corrosion		TBC
E1.118	P1200348	Cracking to sandstone	Wall	Vertical	1	400	Cracked sandstone block		TBC
E1.119	P1200349	Cracking to sandstone	Wall	Diagonal	2	75	Cracked sandstone block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.120	P1200350	Cracking to sandstone	Window	Vertical	8	500	Crack to sandstone blocks at vertical window surround		TBC
E1.121	P1200351	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.122	P1200352	Cracking to sandstone	Window	Diagonal	3	200	Crack to sandstone window vertical framing		TBC
E1.123	P1200353	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.124	P1200354	Cracking to sandstone	Lintel	Diagonal	2	200	Crack to lintel, likely due to lost lintel support (see below E1.125)		TBC
E1.125	P1200355-357	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to vertical window framing/support to lintel. Evidence of lintel movement. Danger of lintel failure if left untreated		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.126	P1200359	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC
E1.127	P1200360	Damaged/defective gutter/drainage	Wall	n/a	n/a	n/a	Defective gutter fixing		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.128	P1200361	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		TBC
E1.129	P1200362	Cracking to sandstone	Wall	Diagonal	1	100	Crack in sandstone to window frame		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.130	P1200363	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC
E1.131	P1200364	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of windows		TBC
E1.132	P1200365	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to gutter framing		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.133	P1200366	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature		TBC
E1.134	P1200367	Cracking to sandstone	Wall	Diagonal	3	200	Cracked sandstone to cill		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.135	P1200368-369	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked sandstone block		TBC
E1.136	P1200370-371	Cracking to sandstone	Wall	Diagonal	6	200	Crack to window lintel		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.137	P1200372	Cracking to sandstone	Wall	Vertical	1	1000	Crack to sandstone block adjacent to window		TBC
E1.138	P1200373	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.139	P1200375	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to top of sandstone ledge feature		TBC
E1.140	P1200376	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to gutter framing – Common defect throughout		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.141	P1200378-380	Cracking to sandstone	Wall	Stepped / Diagonal	1	2000	Large crack along mortar joint below window frame with missing/poor condition mortar		TBC
E1.142	P1200377	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.143	P1200381	Spalled/damaged sandstone	Window arch	n/a	n/a	n/a	Delamination/erosion of sandstone window arch		TBC
E1.144	P1200382	Cracking to sandstone	Wall	Vertical	1	400	Crack along mortar joint and through sandstone block		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.145	P1200383-387	Cracking to sandstone	Wall	Vertical	2-10	2000	Large crack travelling vertically between window frame and arch below. Mortar loss around sandstone block		TBC
E1.146	P1200388	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Cracked/broken off sandstone to gutter framing – Common defect throughout		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.147	P1200389	Cracking to sandstone	Wall	Diagonal	1	100	Crack to corner of sandstone block		TBC
E1.148	P1200390	Other	Wall	n/a	n/a	n/a	Corroded downpipe		TBC
E1.149	P1200391	Cracking to sandstone	Wall	Vertical	5	100	Crack to sandstone cill. Cill stonework also exhibiting delamination/erosion with stonework section cracked/broken off		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.150	P1200392	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to cill		TBC
E1.151	P1200393	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.152	P1200394	Cracking to sandstone	Wall	Vertical	5	100	Crack to sandstone cill		TBC
E1.153	P1200395	Spalled/damaged sandstone	Window mullion	n/a	n/a	n/a	Delamination/erosion of sandstone to mullion		TBC
E1.154	P1200396	Cracking to sandstone	Wall	Diagonal	1	100	Crack to sandstone block		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.155	P1200397	Spalled/damaged sandstone	Window mullion	n/a	n/a	n/a	Delamination/erosion of sandstone to mullion		TBC
E1.156	P1200398	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.157	P1200399-404	Cracking to sandstone	Wall	Vertical	10	3000	Large crack running vertically between window frames		TBC
E1.158	P1200405	Spalled/damaged sandstone	Window mullion	n/a	n/a	n/a	Delamination/erosion of sandstone to mullion		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.159	P1200406	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to sandstone ledge feature		TBC
E1.160	P1200407	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Cracked/broken off sandstone to downpipe framing		TBC
E1.161	P1200408	Spalled/damaged sandstone	Wall	n/a	n/a	n/a	Spalled/cracked/broken off sandstone block. Deterioration of mortar joint		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.162	P1200409-411	Cracking to sandstone	Window	Vertical	2	500	Crack to sandstone to side of window framing, crack extends below cill level		TBC
E1.163	P1200412-413	Cracking to sandstone	Wall	Vertical	1	1000	Crack to sandstone block. Crack appears to emanate from metal/anchor insert		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.164	P1200416	Cracking to sandstone	Sandstone	Diagonal	5	100	Crack to sandstone block at cill		TBC
E1.165	P1200417	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.166	P1200418-419	Cracking to sandstone	Sandstone	Vertical	1-3	1000	Crack spans vertically from sandstone ledge feature above to side of window framing. Crack travels through mortar joint and blocks. Deterioration of mortar joint noted		TBC
E1.167	P1200422	Other	Downpipe	n/a	n/a	n/a	Crack to downpipe		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.168	P1200423	Spalled/damaged sandstone	Sandstone	n/a	n/a	n/a	Cracked/broken off sandstone to gutter framing		TBC
E1.169	P1200426	Cracking to sandstone	Lintel	Diagonal	2	300	Crack to window lintel		TBC
E1.170	P1200427	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to ledge feature at framing around downpipe		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.171	P1200435-436	Cracking to sandstone	Window transom	Vertical	2	300	Spalled/cracked/broken off sandstone to window transom and side frame. Evidence of movement to transom		TBC
E1.172	P1200437-438	Spalled/damaged sandstone	Window transom	n/a	n/a	n/a	Cracked/broken off sandstone to window side frame. Evidence of movement to transom		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.173	P1200441	Spalled/damaged sandstone	Arch	n/a	n/a	n/a	Spalled/delamination/erosion of sandstone to arch		TBC
E1.174	P1200442	Cracking to sandstone	Arch lintel	n/a	n/a	n/a	Crack to sandstone block below sandstone arch window lintel. Gap/missing mortar joint to between arch lintel blocks noted		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.175	P1200443	Other	Window	n/a	n/a	n/a	Timber window frame debonding from sandstone surround and showing signs of deterioration		TBC
E1.176	P1200445	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to vertical window frame		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.177	P1200444	Other	Wall	n/a	n/a	n/a	Water staining to building face		TBC
E1.178	P1200446	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Cracked/broken off sandstone to vertical window frame		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.179	P1200447	Other	Wall	n/a	n/a	n/a	Water staining to building face		TBC
E1.180	P1200448	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone at connection between window transom and vertical frame with cracked/broken off stonework noted. Water/mineral staining efflorescence noted		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.181	P1200449-451	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to window transom		TBC
E1.182	P1200452	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to arch window		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.183	P1200454-455	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe		TBC
E1.184	P1200456	Cracking to sandstone	Wall	Diagonal	1	300	Crack to sandstone block		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.185	P1200457-458	Spalled/damaged sandstone	Arch lintel	n/a	n/a	n/a	Cracked/broken off sandstone to arch lintel		TBC
E1.186	P1200459-460	Spalled/damaged sandstone	Arch lintel	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to arch lintel		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.187	P1200461-464	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to window transom. Evidence of movement to transom, risk of failure		TBC
E1.188	P1200465, 466	Cracking to sandstone	Wall	Diagonal	1	400	Crack to sandstone block adjacent arch lintel		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.189	P1200468	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to window transom. Visible gap/loss of mortar between transom and vertical frame, risk of movement to transom		TBC
E1.190	P1200469	Cracking to sandstone	Window	Diagonal	5	200	Crack to sandstone window lintel		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.191	P1200470-472	Other	Window	n/a	n/a	n/a	Delamination/erosion of sandstone to window transom. Visible gap/loss of mortar between transom and vertical frame. Evidence of movement to transom, risk of failure		TBC
E1.192	P1200473-474	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to ledge feature framing around downpipe		TBC
E1.193	P1200475-477	Spalled/damaged sandstone	Window cill	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to window cill		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.194	P1200478	Other	Window	n/a	n/a	n/a	Deterioration of timber framing to windows - Common defect visible in majority of window frames		TBC
E1.195	P1200479-480	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe section		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.196	P1200481	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC
E1.197	P1200482-483	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to sandstone ledge feature at downpipe		TBC
E1.198	P1200484	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Corroded pipe bracket		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.199	P1200485-486	Cracking to sandstone	Window	Vertical	1	200	Crack to sandstone at window cill		TBC
E1.200	P1200487-489	Cracking to sandstone	Wall	Vertical	3	1000	Crack to sandstone block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.201	P1200490-491	Cracking to sandstone	Window	Vertical	1	200	Crack to sandstone at window cill		TBC
E1.202	P1200492-493	Cracking to sandstone	Wall	Vertical	2	1000	Crack to sandstone block at vertical window frame		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.203	P1200494	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe and localised vegetation growth/staining on wall		TBC
E1.204	P1200495	Spalled/ damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	A localised section of sandstone has been removed from the sandstone ledge feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.205	P1200496	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		TBC
E1.206	P1200497	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Defective downpipe		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.207	P1200498	Cracking to sandstone	Window	Vertical	2	100	Crack to sandstone at window cill ledge		TBC
E1.208	P1200499	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe section		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.209	P1200500	Cracking to sandstone	Window	Vertical	1	200	Crack to sandstone at edge of vertical window framing		TBC
E1.210	P1200501	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.211	P1200502	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		TBC
E1.212	P1200503	Cracking to sandstone	Wall	Vertical	1	450	Crack to sandstone block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.213	P1200504	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Missing downpipe section		TBC
E1.214	P1200505	Cracking to sandstone	Wall	Vertical	1	300	Crack to sandstone block		TBC
E1.215	P1200506	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.216	P1200507	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of sandstone to window cill		TBC
E1.217	P1200508	Cracking to sandstone	Cill	Vertical	3	300	Crack to sandstone of window cill with loss of section noted		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.218	P1200509	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to ledge feature adjacent downpipe		TBC
E1.219	P1200510	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.220	P1200511-512	Cracking to sandstone	Sandstone ledge feature	Diagonal	1	1000	Crack to sandstone block above sandstone ledge feature		TBC
E1.221	P1200513-514	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining to building face		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.222	P1200515	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off section of sandstone to underside of ledge feature		TBC
E1.223	P1200516-518	Damaged/defective gutter/drainage	Sandstone ledge feature	n/a	n/a	n/a	Delamination/erosion of sandstone to sandstone ledge feature at downpipe		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.224	P1200519	Cracking to sandstone	Sandstone ledge feature	Vertical	1	150	Crack to sandstone ledge feature. Delamination of sandstone also noted		TBC
E1.225	P1200520	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to underside of ledge feature adjacent to downpipe		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.226	P1200521-522	Cracking to sandstone	Sandstone ledge feature	Vertical	1-3	1200	Crack to sandstone blocks, crack spans vertically and intersects the sandstone ledge feature		TBC
E1.227	P1200523	Cracking to sandstone	Lintel	Diagonal	2	400	Crack to sandstone block of window lintel		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.228	P1200524	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC
E1.229	P1200525	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Cracked/broken off sandstone to underside of sandstone ledge feature adjacent downpipe		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.230	P1200526	Vegetation growth/staining	Wall	n/a	n/a	n/a	-		TBC
E1.231	P1200527	Cracking to sandstone	Wall	Horizontal	1	2000	Crack to plaster render at void filling. Risk of failure if untreated		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.232	P1200528	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC
E1.233	P1200529	Damaged/defective gutter/drainage	Downpipe	n/a	n/a	n/a	Pipe bracket not attached to wall		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.234	P1200531	Cracking to sandstone	Lintel	Vertical	1	300	Crack to sandstone at window lintel		TBC
E1.235	P1200532	Spalled/damaged sandstone	Sandstone ledge feature	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.236	P1200533	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC
E1.237	P1200534	Water staining efflorescence	Wall	n/a	n/a	n/a	Water staining and vegetation growth/staining to building face		TBC
E1.238	P1200886	Other	Window	n/a	n/a	n/a	Missing/deterioration of mortar joints between sandstone blocks adjacent window		TBC
E1.239	P1200887	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of sandstone		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
E1.240	P1200888	Spalled/damaged sandstone	Window	n/a	n/a	n/a	Delamination/erosion of sandstone		TBC
E1.241	P1200889	Cracking to sandstone	Wall	Vertical	1	300	Crack to sandstone		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.242	P1200890	Cracking to sandstone	Window	Vertical	1	300	Crack to sandstone		TBC
E1.243	P1200891	Cracking to sandstone	Cill	Vertical	1	300	Crack to sandstone		TBC
E1.244	P1200892	Vegetation growth	Downpipe	n/a	n/a	n/a	Plant growth and water staining to wall		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.245	P1200893	Vegetation growth	Downpipe	n/a	n/a	n/a	Plant growth and water staining to wall		TBC
E1.246	P1200894	Vegetation growth	Downpipe	n/a	n/a	n/a	Plant growth and water staining to wall		TBC
E1.247	P1200895	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at downpipe		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.248	P1200896	Spalled/damaged sandstone	Cill	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at cill		TBC
E1.249	P1200897	Cracking to sandstone	Wall	Vertical	1	300	Crack to sandstone block		TBC
E1.250	P1200898	Other	Wall	Vertical	1	300	Missing mortar. Corroded and damaged louvred vent		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E1.251	P1200899	Spalled/damaged sandstone	Downpipe	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at downpipe		TBC

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

Notes: Severity Category to be confirmed in Stage 2 Report



## B.7 East Elevation (E2)


**Table 7: Elevation E2 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.1	P1190455	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations – minor delamination/erosion of/cracked/broken off sandstone to sandstone faces, generally to ledge features and other sandstone features		TBC
E2.2	P1190455	Water staining efflorescence	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations – water staining/efflorescence to sandstone faces		TBC
E2.3	P1190455	Other	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations - deteriorated timber framing to windows		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.4	P1190455	Damaged/defective gutter/drainage	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations - gutters/downpipes showing signs of degradation/corrosion		TBC
E2.5	P1190456	Other	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations - weathered flashing		TBC
E2.6	P1190456	Vegetation growth	Elevation E2, Wall	n/a	n/a	n/a	General defect to East and North elevations - vegetation growth to building elevation		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.7	P1190448	Cracking to sandstone	Elevation E2, Wall	Vertical	2	300	-		TBC
E2.8	P1190447	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature section face		TBC
E2.9	P1190446	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature section edge		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.10	P1190450	Missing/damaged tiles/roof	Elevation E2, Wall	n/a	n/a	n/a	Displaced slates to tower roof, sides & vertical face		TBC
E2.11	P1190444	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of Sandstone ledge feature		TBC
E2.12	P1190443	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to side of Sandstone ledge feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.13	P1190442	Cracking to sandstone	Elevation E2, Wall	Vertical	2	500	Crack to sandstone block, appears to have been repaired at some point in past		TBC
E2.14	P1190460	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	Delamination/cracked/broken off sandstone to face of block		TBC
E2.15	P1190459	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to side of door frame. appears to have been exacerbated by sandstone fixings		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
E2.16	P1190460	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	Cracked sandstone & vertical through render		TBC
E2.17	P1190461	Spalled/damaged sandstone	Elevation E2, Wall	n/a	n/a	n/a	-		TBC

Source: MM (Surveyed on 16-17/08/2018, surveyed from ground floor level)




Notes: Severity Category to be confirmed in Stage 2 Report

## B.8 South Elevation (S1)

**Table 8: Elevation S1 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.1	IMG_9561	Fractured, detached and broken sandstone block.	Sandstone ledge feature to U/S of capping stone, at Chimney Top (rear face).	n/a	n/a	n/a	-		TBC
S1.2	IMG_9563	Fractured, detached and broken sandstone block.	Top course corner stone, at Chimney Top (rear face).	n/a	n/a	n/a	-		TBC
S1.3	IMG_9566, IMG_9567	Crack	Near RWP, at Chimney Top.	Diagonal	5-10	400	Crack in sandstone block. The same crack on the rear face appears to have been re-pointed.		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.4	IMG_9569	Loss of pointing	Near RWP, below Chimney Top.	n/a	n/a	n/a	Loss of pointing to the general wall face area.		TBC
S1.5	IMG_9569	Vegetation growth	Near RWP, below Chimney Top.	n/a	n/a	n/a	Vegetation growth under Sandstone ledge feature.		TBC
S1.6	IMG_9570	Vegetation growth	Top of cill of featured arched aperture, at Chimney Top.	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.7	IMG_9573	Fractured, detached sandstone element of block	Above featured arched aperture, at Chimney Top.	n/a	n/a	n/a	-		TBC
S1.8	IMG_9574, IMG_9575	Vegetation growth	On top of promontory stone, at Chimney Top.	n/a	n/a	n/a	Vegetation growth all over promontory stone at U/S of chimney pots.		TBC
S1.9	IMG_9576-IMG_9578	Fractured, detached element of sandstone block.	Drip check feature to U/S of capping stone, at Chimney Top.	n/a	n/a	n/a	-		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.10	IMG_9579	Fractured, detached element of sandstone block.	On the edge of arched feature, at Chimney Top (rear face).	n/a	n/a	n/a	-		TBC
S1.11	IMG_9579	In general, to the rear face, surface layer peeling and detaching.	On the edge of arched feature, at Chimney Top (rear face).	n/a	n/a	n/a	-		TBC
S1.12	IMG_9580	Loss of pointing	Chimney stack, above Upper Eaves Level.	n/a	n/a	n/a	Loss of pointing to the general wall face area.		TBC







Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.13	IMG_9581, IMG_9582	Crack on vertical face of capping stone	LHS arched capping stone, above Upper Eaves Level.	Diagonal	<1	150	Fracture on sandstone, crack depth TBC.		TBC
S1.14	IMG_9583	Vegetation growth	Chimney stack, above Upper Eaves Level.	n/a	n/a	n/a	-		TBC
S1.15	IMG_9584	Crack through sandstone block	Chimney stack, above Upper Eaves Level.	Diagonal	1-3	200	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.16	IMG_9585	Crack though sandstone block	Chimney stack, above Upper Eaves Level.	Diagonal	1-2	200	-		TBC
S1.17	IMG_9588- IMG_9590	Deterioration of the pediment stone.	Triangular feature panel, above Upper Eaves Level.	n/a	n/a	n/a	-		TBC
S1.18	IMG_9591	Crack through Sandstone ledge feature stone	RHS of triangular feature panel, at Upper Eaves Level.	Vertical	1	100	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.19	IMG_9591	Fractured, detached element of sandstone block.	RHS of triangular feature panel adjacent RWP, at Upper Eaves Level.	n/a	n/a	n/a	-		TBC
S1.20	IMG_9594- IMG_9595	Fractured and cracked sandstone	RHS Chimney wall below curved capping stone.	Diagonal	1-3	400	-		TBC
S1.21	IMG_9595	Fractured, detached element of sandstone block.	RHS arched capping stone, above Upper Eaves Level.	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.22	IMG_9596	Fractured, detached element of sandstone block.	Soffit of RHS arched capping stone, above Upper Eaves Level.	n/a	n/a	n/a	-		TBC
S1.23	IMG_9597	Fractured and broken sandstone block.	Sandstone ledge feature below RHS arched capping stone, at Upper Eaves Level.	n/a	n/a	n/a	-		TBC
S1.24	IMG_9598- IMG_9600	7no. Cracks	RHS of feature panel, at Eaves Level.	Radial	1-8	1400 (longest)	Crack propagating from cast/wrought iron insert. Friable, exposed and loose sandstone		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.25	IMG_9602- IMG_9603	Crack	RHS of feature panel, mullion support stone at Eaves Level.	Vertical	1-5	500	-		TBC
S1.26	IMG_9604	Crack	Sandstone ledge feature at RHS of feature panel, at Eaves Level.	Vertical	5-10	400	-		TBC
S1.27	IMG_9606	10no. Cracks	RHS of feature panel, at Eaves Level.	Radial	6-15	100 to 150	Cracks propagating from wrought iron insert. Friable, exposed and loose sandstone		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.28	IMG_9641	Crack	Top RHS corner of feature panel, below Eaves Level.	Vertical	<1	150	-		TBC
S1.29	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used	Not used
S1.30	IMG_9608	Fractured, detached element of sandstone block.	Sandstone ledge feature below triangular feature panel, at Upper Eaves Level.	n/a	n/a	n/a	-		TBC
S1.31	IMG_9609-IMG_9610	Crack	Lintel stone above arch feature, below Upper Eaves Level.	Horizontal	1-6	2000	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.32	IMG_9609- IMG_9610	3no. Cracks	LHS insert to lintel, below Upper Eaves Level.	Radial	<1-3	75-150	Cracks propagating from cast/ wrought iron insert		TBC
S1.33	IMG_9611- IMG_9614	Crack	LHS to arch, below Upper Eaves Level.	Vertical	3-5	200	-		TBC
S1.34	IMG_9615- IMG_9616	Crack	RHS to arch, below Upper Eaves Level.	Vertical	1-3	200	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.35	IMG_9617- IMG_9620	4no. Cracks	LHS to feature panel, at Eaves Level.	Radial	<1-2	40-200	Cracks propagating from cast/ wrought iron insert		TBC
S1.36	IMG_9621- IMG_9623	3no. Cracks	Sandstone ledge feature at cill, at Eaves Level.	Radial	<1-3	40-200	Cracks propagating from wrought iron insert. Wrought iron insert has laminated and disintegrated. Sand/cement around insert also cracking. Sandstone breaking off		TBC
S1.37	IMG_9624	Fractured, detached element of sandstone block.	Threshold stone to aperture, at Eaves Level.	n/a	n/a	n/a	-		TBC






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.38	IMG_9627	Detached element of sandstone block	LHS mullion at feature panel, at Eaves Level.	n/a	n/a	n/a	-		TBC
S1.39	IMG_9628- IMG_9629	Fractured, detached and broken sandstone block.	Edge to Sandstone ledge feature, at LHS of feature panel, at Eaves Level.	n/a	n/a	n/a	-		TBC
S1.40	IMG_9630- IMG_9632	Repair to curled stone feature.	LHS of gable, at Eaves Level.	n/a	n/a	n/a	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.41	IMG_9633- IMG_9634	Repair to curled stone feature.	RHS of gable, at Eaves Level.	n/a	n/a	n/a	-		TBC
S1.42	IMG_9635	Fractured and detached element of sandstone.	Edge to Sandstone ledge feature, at RHS of feature panel, at Eaves Level.	n/a	n/a	n/a	-		TBC
S1.43	IMG_9636- IMG_9638	2no. Cracks	Soffit of Sandstone ledge feature at RWP, at RHS of feature panel, at Eaves Level.	Radial	<1-2	400	-		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.44	IMG_9642	Crack	LHS of feature panel, below Eaves Level.	n/a	<1-2	150	-		TBC
S1.45	IMG_9643	5no. Cracks	LHS of feature panel, below Upper Eaves Level.	Radial	<1-3	550	Cracks propagating from wrought iron insert		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.46	IMG_9644- IMG_9645	5no. Cracks	LHS of feature panel, below Upper Eaves Level.	Radial	<1-3	700	Cracks propagating from wrought iron insert		TBC
S1.47	IMG_9646, IMG_9649	Fractured, detached and broken sandstone block.	Side of gable next to RWP, at 2nd Floor Level.	n/a	n/a	n/a	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.48	IMG_9647- IMG_9648	Dislodged capping stones.	Roof of 2 storey extension building at LHS of gable.	n/a	n/a	n/a	3no. Capping stones dislodged at 2no. Locations.		TBC
S1.49	IMG_9651	5no. Cracks & Damage to Sandstone ledge feature	LHS of rectangular panel, at 2nd Floor Level.	Radial	<1-4	900 (longest)	Cracks propagating from wrought iron insert. Damage to U/S of Sandstone ledge feature - fractured and broken with elements detached		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.50	IMG_9652- IMG_9659, IMG_9671	Multiple cracks	RHS corner of rectangular panel, at 2nd Floor Level.	Vertical and diagonal	<1-10	1000 (longest)	Cracks propagating from wrought iron insert		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.51	IMG_9660- IMG_9667, IMG_9671	4no. Cracks & loss of section	RHS of rectangular panel, above 2nd Floor Level.	Radial and vertical	10-20	1300 (vertical)	Cracks propagating from wrought iron insert. Loss of section - fractured, broken and loose		TBC
S1.52	IMG_9668- IMG_9669, IMG_9671	Fractured, detached and broken sandstone block.	Adjacent RWP, at 2nd Floor Level.	n/a	n/a	n/a	Approx. 300mm section of sandstone missing on LHS of RWP.		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.53	IMG_9672- IMG_9677	5no. Cracks	Around RHS opening, below 2nd Floor Level.	Vertical and diagonal	<1-3	700 (longest)	-		TBC
S1.54	IMG_9681- IMG_9684	7no. Cracks	Around LHS opening, below 2nd Floor Level.	Vertical	<1-1	125-950	-		TBC
S1.55	IMG_9678	Crack	Between LHS and RHS openings, below 2nd Floor Level.	Vertical	1	250	-		TBC







Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.56	IMG_9685- IMG_9687	4no. Cracks	LHS of gable, below First Floor Level.	Radial	<1-12	125-300	Cracks propagating from wrought iron insert		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.57	IMG_9688- IMG_9689	3no. Cracks	LHS of 2no. openings, below First Floor Level.	Radial	<1-2	200	Cracks propagating from wrought iron insert		TBC
S1.58	IMG_9690- IMG_9691	Multiple broken and detached elements of sandstone.	Along the edges of the 2no. Sandstone ledge feature lines, below First Floor Level.	n/a	n/a	n/a	Multiple points of erosion and likely damage from debris falling from above.		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.59	IMG_9679- IMG_9680	2no. Cracks	Between Ground Level and First Floor Level.	Vertical	1-10	4000	Visibility limited by the bridge parapet wall. However, cracks appear to propagate from foundation level.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.60	IMG_2040	Vegetation staining	Elevation S1, Wall	n/a	n/a	n/a	Near corner on wall facing tracks		TBC
S1.61	IMG_2027	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Cracked/broken off sandstone block, four blocks up from base		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.62	IMG_2028	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to ledge feature		TBC
S1.63	IMG_2023	Crack	Elevation S1, Wall	Horizontal	1-5	800	Behind down pipe near tracks		TBC
S1.64	IMG_2017	Crack	Elevation S1, Wall	Vertical	1-3	600	Ten blocks up from wall base		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.65	IMG_2011	Staining	Elevation S1, Wall	n/a	n/a	n/a	-		TBC
S1.66	IMG_2010	Crack	Elevation S1, Wall	Diagonal	1-3	200	Crack through block		TBC
S1.67	IMG_2000	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/erosion of and minor spalling occurring at multiple locations		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.68	IMG_1998	Crack	Elevation S1, Wall	Vertical	3-5	1500	From block 8 to ledge projection. It is likely that the crack extends upwards above bridge parapet		TBC
S1.69	IMG_1994	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Deterioration of sandstone blocks with delamination/erosion of/cracked/broken off sandstone noted. Surface of blocks crumble on light contact		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.70	IMG_1992	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to underside of ledge feature at road level		TBC
S1.71	IMG_1988	Crack	Elevation S1, Wall	Vertical	-	-	Possible crack near down pipe		TBC
S1.72	IMG_1976	Loss of section, Vegetation staining	Elevation S1, Wall	n/a	n/a	n/a	-		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.73	IMG_1980	Exposed metal work	Elevation S1, Wall	n/a	n/a	n/a	Local spalling due to corrosion of wrought iron insert		TBC
S1.74	IMG_1979	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Locally cracked/broken off sandstone and spalling due to corrosion of wrought iron insert		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.75	IMG_1972	Spalled/damaged sandstone	Elevation S1, Wall	n/a	n/a	n/a	Delamination/spalling to sandstone near down pipe and corners		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.76	IMG_1966, 1967	Corrosion of down pipe & staining	Elevation S1, Wall	n/a	n/a	n/a	Large hole in down pipe		TBC
S1.77	IMG_1964	Crack	Elevation S1, Wall	Diagonal	<1	200	Hairline fracture through block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.78	IMG_1962	Deteriorating timber frame	Elevation S1, Wall	n/a	n/a	n/a	-		TBC
S1.79	IMG_1950	Vegetation growth	Elevation S1, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
S1.80	IMG_1949	Vegetation staining	Elevation S1, Wall	n/a	n/a	n/a	-		TBC
S1.81	IMG_1947	Loss of section	Elevation S1, Wall	n/a	n/a	n/a	-		TBC




Source: MM (Surveyed from cherry picker platform on 15/07/2018 and surveyed from ground level on 16-17/08/2018)




Notes: Severity Category to be confirmed in Stage 2 Report

## B.9 West Elevation (W2)

**Table 9: Elevation W2 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W2.1	IMG_1842	Detached capping stone	Elevation W2, Wall	n/a	n/a	n/a	Far right corner of building at roof level		TBC
W2.2	IMG_1844	Spalled/damaged sandstone	Elevation W2, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to capping stones at roof level		TBC
W2.3	IMG_1846	Displaced capping stone	Elevation W2, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W2.4	IMG_1847	Loss of pointing	Elevation W2, Wall	n/a	n/a	n/a	-		TBC
W2.5	IMG_1849	Cracking to sandstone	Elevation W2, Wall	Vertical	1.0-5.0	300	-		TBC
W2.6	IMG_1851	Cracking to sandstone	Elevation W2, Wall	Diagonal	1.0-5.0	800	Stepped crack		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W2.7	IMG_1856	Cracking to sandstone	Elevation W2, Wall	Diagonal	1.0-3.0	1500	Stepped crack		TBC
W2.8	IMG_1859	Loss of pointing	Elevation W2, Wall	n/a	n/a	n/a	-		TBC
W2.9	IMG_1861	Cracking to sandstone	Elevation W2, Wall	Diagonal	1.0-3.0	300	-		TBC



Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report





## B.10 West Elevation (W3)

**Table 10: Elevation W3 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W3.1	IMG_1865	Vegetation growth/staining	Elevation W3, Wall	n/a	n/a	n/a	-		TBC
W3.2	IMG_1866	Vegetation growth/staining	Elevation W3, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W3.3	IMG_1868	Cracking to sandstone, Loss of pointing	Elevation W3, Wall	Radial	1-5	200	-		TBC
W3.4	IMG_1870	Vegetation growth & staining	Elevation W3, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W3.5	IMG_1873	Cracking to sandstone	Elevation W3, Wall	Horizontal	20-30	1500-2000	-		TBC
W3.6	IMG_1876	Vegetation growth/staining	Elevation W3, Wall	n/a	n/a	n/a	-		TBC

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report

## B.11 West Elevation (W4)

**Table 11: Elevation W4 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.1	IMG_0133	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		TBC
W4.2	IMG_0132, 0135, 0136	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		TBC
W4.3	IMG_0137	Spalled/damaged sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Delamination/erosion of sandstone blocks to chimney stack		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.4	IMG_0138	Vegetation growth/staining	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Vegetation growth/staining on sandstone blocks		TBC
W4.5	IMG_0140	Damaged cast iron fittings	Elevation W4, Roof	n/a	n/a	n/a	-		TBC
W4.6	IMG_0142	Loss of pointing	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Missing pointing, slight erosion of sandstone to chimney		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.7	IMG_0144	Other	Elevation W4, Roof Dormer	n/a	n/a	n/a	Timber frame of dormer window in poor condition, damage to flashing, missing glass pane		TBC
W4.8	IMG_00145, 0146	Gap between sandstone blocks	Elevation W4, Roof	n/a	n/a	n/a	Third floor arch feature		TBC
W4.9	IMG_00153, 0154	Cracking to sandstone	Elevation W4, Roof Cross wall	Diagonal	1-5	300	Cracking to sandstone block on chimney stack		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.10	IMG_00153, 0154	Spalled/damaged sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Delamination/cracked/broken off to corner of sandstone block, chimney stack		TBC
W4.11	IMG_00153, 0154	Dislodged sunstone block	Elevation W4, Roof Cross wall	n/a	n/a	n/a	-		TBC
W4.12	IMG_0149, 0150, 0156	Cracking to sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Possible crack on arch feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.13	IMG_0157	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	At roof ridge		TBC
W4.14	IMG_0160, 0268	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Architectural feature, metal insert		TBC
W4.15	IMG_0162	Cracking to sandstone	Elevation W4, Roof Cross wall	Vertical / Diagonal	1-2 / 1-3	300	Chimney stack		TBC






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.16	IMG_0164	Cracking to sandstone	Elevation W4, Roof Cross wall	Diagonal	1-3	200-300	Chimney stack		TBC
W4.17	IMG_0167	Cracking to sandstone	Elevation W4, Roof Arch feature	Vertical / Diagonal	1	-	Arch feature capping stone		TBC
W4.18	IMG_0168, 0169	Vegetation growth, gap	Elevation W4, Roof Arch feature	n/a	n/a	n/a	Separation/gap between sandstone blocks to arch, vegetation growth		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.19	IMG_0171	Spalled/damaged sandstone	Elevation W4, Roof	n/a	n/a	n/a	Chimney stack		TBC
W4.20	IMG_0173	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	-		TBC
W4.21	IMG_0174-0176	Missing / Dislodged / damaged tiles	Elevation W4, Roof Arch feature	n/a	n/a	n/a	General dislodged / missing roof tiles		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.22	IMG_0180	Cracking to sandstone	Elevation W4, Roof Cross wall	Diagonal	1-2	300	Chimney stack		TBC
W4.23	IMG_0182	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Top of chimney stack		TBC
W4.24	IMG_0185	Cracking to sandstone	Elevation W4, Roof Cross wall	Horizontal	3-5	300-400	Chimney stack. Crack emanating from metal insert		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.25	IMG_0186	Cracking to sandstone	Elevation W4, Roof Cross wall	Vertical	3-5	300	Chimney stack		TBC
W4.26	IMG_0187	Spalled/damaged sandstone	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Delamination/erosion of sandstone to chimney		TBC
W4.27	IMG_0188	Vegetation growth	Elevation W4, Roof Cross wall	n/a	n/a	n/a	Staining and vegetation growth on chimney stack		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.28	IMG_0191, 0192	Vegetation growth	Elevation W4, Roof	n/a	n/a	n/a	-		TBC
W4.29	IMG_0191, 0192	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		TBC
W4.30	IMG_0197	Damaged cast iron fittings	Elevation W4, Roof	n/a	n/a	n/a	Damage to cast iron/metal feature		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.31	IMG_0201	Missing / Dislodged / damaged tiles	Elevation W4, Roof	n/a	n/a	n/a	-		TBC
W4.32	IMG_0204	Other	Elevation W4, Roof	n/a	n/a	n/a	Roof window/access hatch in poor condition		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.33	IMG_0206, 0207	Spalled/damaged sandstone	Elevation W4, Roof South gable wall	n/a	n/a	n/a	-		TBC
W4.34	IMG_0208, 0209	Spalled/damaged sandstone	Elevation W4, Roof South gable wall	n/a	n/a	n/a	Cracked/broken off sandstone to arch feature		TBC
W4.35	IMG_0210, 0211	Vegetation growth	Elevation W4, Roof	n/a	n/a	n/a	Vegetation growth blocking gutters		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.36	IMG_0219-0221	Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Window frame damaged and poor condition		TBC
W4.37	IMG_0222	Vegetation growth/staining	Elevation W4, Wall	n/a	n/a	n/a	-		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.38	IMG_0223, 0226	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone block to window		TBC
W4.39	IMG_0227, 0229	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to side face of window pilaster		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.40	IMG_0230-0232	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Surface of sandstone crumbles on light contact		TBC
W4.41	IMG_0233	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Visible gap between window frame and stonework circa 10-20mm		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.42	IMG_0235	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of sandstone to soffit of window lintel, surface of sandstone crumbles on light contact		TBC
W4.43	IMG_0236, 0237	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone block appears to be separating outwardly away from window frame		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.44	IMG_0238-0239	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber frame in poor condition - surface finish crumbles on light contact		TBC
W4.45	IMG_0241-0243	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.46	IMG_0244-0246	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone surface layer crumbles on light contact. Notably gap between sandstone blocks and timber window frame		TBC
W4.47	IMG_0249-0250	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of sandstone to side face of window pilaster		TBC
W4.48	IMG_0251-02555	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of/loss of section to sandstone blocks to vertical window frame		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.49	IMG_0256-0257	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone appears to be delaminating		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.50	IMG_0258	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Delamination/erosion of sandstone and vegetation growth to side face of window pilaster		TBC
W4.51	IMG_0259-0260	Cracking to sandstone	Elevation W4, Wall Dormer window	Vertical	1-2	250	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.52	IMG_0261-0263	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone appears to be delaminating, surface of sandstone crumbles on light contact		TBC
W4.53	IMG_0265	Cracking to sandstone	Elevation W4, Wall Dormer window	Diagonal	1-2	100	-		TBC






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.54	IMG_0270	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone pilaster appears to be delaminating		TBC
W4.55	IMG_0271	Cracking to sandstone	Elevation W4, Wall Dormer window	Diagonal	1	100-150	Crack emanating from metal insert / anchor fixing		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.56	IMG_0272-0273	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		TBC
W4.57	IMG_0274-0277	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Mild delamination/erosion of sandstone to circular architectural feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.58	IMG_0278-0279	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.59	IMG_0280-0281	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Missing window pane		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.60	IMG_0282-0284	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Vertical joint/gap between sandstone blocks, gap appears to be widening towards the top end		TBC
W4.61	IMG_0288-0289	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Soffit of sandstone window lintel appears to be delaminating		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.62	IMG_0285-0286	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone pilaster appears to be delaminating		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.63	IMG_0290	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Missing window pane		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.64	IMG_0292-0293	Vegetation stain	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Vegetation stain and dampness		TBC
W4.65	IMG_0296-0297	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame damaged		TBC







Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.66	IMG_0298-0299	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.67	IMG_0301-0302	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	-		TBC
W4.68	IMG_0303-0305	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Loss of paint finish		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.69	IMG_0308-0310	Spalled/damaged sandstone	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Sandstone pilaster at side of window appears to be delaminating. Surface layer of sandstone crumbles on light contact.		TBC
W4.70	IMG_0311-0314	Other	Elevation W4, Wall Dormer window	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork		TBC
W4.71	IMG_0323	Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	Staining and dampness		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.72	IMG_0330	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/spalling of sandstone		TBC
W4.73	IMG_0329	Cracking to sandstone	Elevation W4, Wall	Horizontal	1-2	200-300	-		TBC
W4.74	IMG_0331-0333	Other	Elevation W4, Wall	n/a	n/a	n/a	Gap between sandstone ledge feature and gutter varies circa 5-25mm		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.75	IMG_0338-0339	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.76	IMG_0340-0341	Damaged/ defective gutter/drainage	Elevation W4, Wall	n/a	n/a	n/a	Section of gutter removed for installed scaffold		TBC
W4.77	IMG_0342-0343	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.78	IMG_0345-0346	Damaged/ defective gutter/drainage	Elevation W4, Wall	n/a	n/a	n/a	Downpipe with poor fitting narrower section attachment		TBC
W4.79	IMG_0347-0348	Spalled/ damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Loss of section/broken off section to sandstone roof cornice feature		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.80	IMG_0349-0350	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.81	IMG_0351-0354	Spalled/damaged sandstone. Vegetation growth. Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.82	IMG_0355-0356	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Along sandstone ledge feature		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.83	IMG_0360-0361	Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.84	IMG_0362, 0365	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone at eaves/edge		TBC
W4.85	IMG_0366, 0367	Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Along sandstone ledge feature		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.86	IMG_0368, 0370	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion along sandstone ledge feature with loss of section/broken off sections noted		TBC
W4.87	IMG_0372, 0374	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion along sandstone ledge feature		TBC
W4.88	IMG_0375, 0377	Cracking to sandstone	Elevation W4, Wall	Horizontal	1-2	400-500	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.89	IMG_0378, 0379	Water staining efflorescence	Elevation W4, Wall	n/a	n/a	n/a	Along sandstone ledge feature. Appears damp		TBC
W4.90	IMG_0380, 0381	Vegetation growth, staining	Elevation W4, Wall	n/a	n/a	n/a	Vegetation growth, staining adjacent down pipe		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.91	IMG_0382, 0385	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.92	IMG_0399, 0403	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.93	IMG_0404, 0406	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.94	IMG_0409, 0411	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.95	IMG_0413, 0414	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Sandstone mullion appears to be delaminating		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.96	IMG_0416, 0418	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.97	IMG_0419, 0422	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. A small hole in window pane		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.98	IMG_0425, 0436	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Gaps between sandstone blocks and timber window frame		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.99	IMG_0436, 0438	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Sandstone pilaster at side of window appears to be delaminating with loss of section noted		TBC
W4.100	IMG_0441	Other	Elevation W4, Wall	n/a	n/a	n/a	Cracked window pane		TBC








Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.101	IMG_0442, 0443	Cracking to sandstone	Elevation W4, Wall	Horizontal	1-2	100	-		TBC
W4.102	IMG_0444, 0445	Other	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone. Vertical scaffold leg fitted within window opening		TBC
W4.103	IMG_0446, 0453	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone. Notable gap between sandstone blocks and timber window frame		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.104	IMG_0454, 0456	Cracking to sandstone	Elevation W4, Wall	Diagonal	1	200-300	-		TBC
W4.105	IMG_0472-0476	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/loss of section to vertical sandstone block of window frame		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.106	IMG_0477-0483	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork. Appears damp		TBC
W4.107	IMG_0484-0485	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off Sandstone to ledge architectural feature		TBC
W4.108	IMG_0490-0491	Cracking to sandstone	Elevation W4, Wall	Diagonal	1	50	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.109	IMG_0492-0494, 0498	Vegetation growth/staining	Elevation W4, Wall	n/a	n/a	n/a	Along the length of the ledge architectural feature		TBC
W4.110	IMG_0499-0501	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Loss of section to underside of ledge architectural feature		TBC
W4.111	IMG_0503	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to top of window transom		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.112	IMG_0505	Damaged/ defective gutter/ drainage	Elevation W4, Wall	n/a	n/a	n/a	Possible defective drainage outlet		TBC
W4.113	IMG_0510-0511	Cracking to sandstone	Elevation W4, Wall	Diagonal	1	50	Crack emanating from metal insert/hole		TBC
W4.114	IMG_0536	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows boarded up		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.115	IMG_0537, 0538	Water staining efflorescence. Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Along the length of the ledge architectural feature		TBC
W4.116	IMG_0539	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows partially boarded up		TBC
W4.117	IMG_0543	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows partially boarded up		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.118	IMG_0544	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/cracked/broken off sandstone to window transom		TBC
W4.119	IMG_0556	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows partially boarded up		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.120	IMG_0560, 0561	Cracking to sandstone	Elevation W4, Wall Circular bay window	Diagonal	0-1	200	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.121	IMG_0562-0567	Cracking to sandstone	Elevation W4, Wall Circular bay window	n/a	n/a	n/a	Crack appears to have been repaired/filled in		TBC
W4.122	IMG_0568, 0570	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Loss of section to underside of window ledge		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.123	IMG_0578, 0579	Other	Elevation W4, Wall	n/a	n/a	n/a	Missing window pane, boarded up		TBC
W4.124	IMG_0571, 0572	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/cracked/broken off sandstone to window transom		TBC
W4.125	IMG_0580-0584	Water staining efflorescence Other	Elevation W4, Wall	n/a	n/a	n/a	Vegetation staining, window appears damp. Window pane missing		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.126	IMG_0586, 0588	Cracking to sandstone, Spalled/damaged sandstone	Elevation W4, Wall Circular bay window	Diagonal	n/a	300-400	Crack appears to have been repaired/filled in		TBC
W4.127	IMG_0591, 0593	Cracking to sandstone	Elevation W4, Wall Circular bay window	Vertical	n/a	400	Crack appears to have been repaired/filled in		TBC
W4.128	IMG_0606-0611	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor cracked/broken off sandstone along sandstone ledge feature and window ledge		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.129	IMG_0615, 0618	Vegetation growth/staining	Elevation W4, Wall Balcony feature	n/a	n/a	n/a	Vegetation growth/staining on balcony feature		TBC
W4.130	IMG_0616, 0617, 0620	Cracking to sandstone	Elevation W4, Wall Balcony	Diagonal	n/a	n/a	Minor crack to capping stone		TBC
W4.131	IMG_0621, 0625	Other	Elevation W4, Wall Balcony	n/a	n/a	n/a	Pooling of water on balcony flat roof		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.132	IMG_0640, 0645	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone along sandstone ledge feature		TBC
W4.133	IMG_0654, 0656	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/loss of section to underside of sandstone ledge feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.134	IMG_0646, 0647	Cracking to sandstone	Elevation W4, Wall	Diagonal	n/a	n/a	Crack/defect appears to have been repaired/filled in		TBC
W4.135	IMG_0648, 0649	Damaged/defective gutter/drainage	Elevation W4, Wall Outside of Balcony	n/a	n/a	n/a	Possible defective drainage outlet		TBC
W4.136	IMG_0650, 0652	Spalled/damaged sandstone	Elevation W4, Wall Outside of Balcony	n/a	n/a	n/a	-		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.137	IMG_0658-0667	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone along sandstone ledge feature		TBC
W4.138	IMG_0668-0676	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber frame windows in poor condition – General defect to a number of windows		TBC
W4.139	IMG_0676, 0679	Other	Elevation W4, Wall	n/a	n/a	n/a	Cracked window pane		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.140	IMG_0681, 0682	Vegetation growth	Elevation W4, Wall	n/a	n/a	n/a	Vegetation growth on sandstone ledge feature		TBC
W4.141	IMG_0683-0690, 0703, 0704	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber frame windows in poor condition		TBC
W4.142	IMG_0707, 0711	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/cracked/broken off sandstone along sandstone ledge feature		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.143	IMG_0693, 0694	Cracking to sandstone	Elevation W4, Wall	Diagonal	n/a	600	Crack/defect appears to have been repaired/filled in		TBC
W4.144	IMG_0705, 0706	Other	Elevation W4, Wall	n/a	n/a	n/a	Cracked window pane		TBC
W4.145	IMG_0697, 0707	Other	Elevation W4, Wall	n/a	n/a	n/a	Timber frame windows in poor condition		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.146	IMG_0712, 0715	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone along sandstone ledge feature. Sandstone surface layer crumbles on light contact.		TBC
W4.147	IMG_0717-0722	Cracking to sandstone	Elevation W4, Wall	n/a	n/a	n/a	Crack/defect appears to have been repaired/filled in		TBC
W4.148	IMG_0723, 0724, 0725, 0730, 0731	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature due to anchor fixing		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.149	IMG_0732-0734	Cracking to sandstone	Elevation W4, Wall	Radial	1-3	100	Cracks emanating from metal inserts		TBC
W4.150	IMG_0736	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	-		TBC
W4.151	IMG_0738, 0739	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.152	IMG_0740-0742	Vegetation growth/staining	Elevation W4, Wall	n/a	n/a	n/a	Vegetation growth/staining along sandstone ledge feature		TBC
W4.153	IMG_0745-0748	Loss of section	Elevation W4, Wall	n/a	n/a	n/a	Loss of section to underside of sandstone ledge feature above window		TBC
W4.154	IMG_0749-0751	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature due to anchor fixing		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.155	IMG_0754, 0756	Other	Elevation W4, Wall	n/a	n/a	n/a	Windows boarded up with masonry imitation boards. Boards are loosely fixed		TBC
W4.156	IMG_0759, 0761	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone		TBC
W4.157	IMG_0762, 0763	Cracking to sandstone	Elevation W4, Wall	Diagonal	n/a	300	Crack/defect appears to have been repaired/filled in		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.158	IMG_0784, 0787	Cracking to masonry	Elevation W4, Wall	n/a	n/a	n/a	Cracking to masonry of external box out/louvre		TBC
W4.159	IMG_0789, 0790	Cracking to masonry	Elevation W4, Wall	n/a	n/a	n/a	Cracking to masonry of external box out/louvre		TBC
W4.160	IMG_0797, 0798	Spalled/damaged sandstone	Elevation W4, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone to window transom		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W4.161	IMG_0796, 0799	Spalled/damaged masonry	Elevation W4, Wall	n/a	n/a	n/a	Masonry section detached from external box out/louvre		TBC

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)



Notes: Severity Category to be confirmed in Stage 2 Report




## B.12 West Elevation (W5)


**Table 12: Elevation W5 Defects and Observations**



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.1	IMG_0108	Other	Elevation W5, Roof	n/a	n/a	n/a	Roof tiles removed to allow for scaffold tie connection		TBC
W5.2	IMG_0109	Vegetation	Elevation W5, Roof	n/a	n/a	n/a	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.3	IMG_0113	Cracking to sandstone	Elevation W5, Roof	Diagonal	1-2	150	-		TBC
W5.4	IMG_0114	Cracking to sandstone	Elevation W5, Roof	Diagonal	1-3	300-400	Crack emanating from metal insert		TBC
W5.5	IMG_0113	Other	Elevation W5, Roof	n/a	n/a	n/a	Loss of pointing / approx. 10mm vertical gap between masonry blocks.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.6	IMG_0116	Staining	Elevation W5, Roof	n/a	n/a	n/a	Corrosion staining and damage to roof flashing.		TBC
W5.7	IMG_0117	Vegetation	Elevation W5, Roof	n/a	n/a	n/a	Vegetation on roof capping stone		TBC
W5.8	IMG_0118	Other	Elevation W5, Roof	n/a	n/a	n/a	Timber frame windows in poor condition. Vegetation growth along window frame noted		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.9	IMG_0120	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to ledge feature noted		TBC
W5.10	IMG_0123	Cracking to sandstone	Elevation W5, Wall	Horizontal	3-5	400-500	-		TBC
W5.11	IMG_0124	Missing/damaged tiles	Elevation W5, Roof	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.12	IMG_0128	Dislodged/damaged tiles	Elevation W5, Roof	n/a	n/a	n/a	-		TBC
W5.13	IMG_0214-0216	Spalled/damaged sandstone	Elevation W5, Wall	-	-	-	Sandstone lintel appears to be delaminating		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.14	IMG_0218	Vegetation staining	Elevation W5, Wall				-		TBC
W5.15	IMG_0319	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Minor erosion to sandstone ledge feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.16	IMG_0321	Cracking to sandstone	Elevation W5, Wall	Vertical	3-5	300	Crack appears to have been repaired/filled in		TBC
W5.17	IMG_0387, 0388	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	-		TBC
W5.18	IMG_0389, 0390	Other	Elevation W5, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.19	IMG_0391, 0396	Other	Elevation W5, Wall	n/a	n/a	n/a	Timber window frame in poor condition. Peeling paintwork		TBC
W5.20	IMG_0462, 0463	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to transom of window frame		TBC
W5.21	IMG_0464, 0465	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/spalling to ledge architectural feature		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.22	IMG_0467	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to ledge architectural feature		TBC
W5.23	IMG_0517-0519	Cracking to sandstone	Elevation W5, Wall	Horizontal	0-1	50	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.24	IMG_0520-0525	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to window mullion		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.25	IMG_0526-0534	Other	Elevation W5, Wall	n/a	n/a	n/a	Timber window frame in poor condition.		TBC
W5.26	IMG_0594, 0595	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Minor delamination/erosion to sandstone		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.27	IMG_0598, 0599	Cracking to sandstone	Elevation W5, Wall	Diagonal	n/a	300	Crack appears to have been repaired/filled in		TBC
W5.28	IMG_0600-0605	Cracking to sandstone	Elevation W5, Wall	Diagonal	n/a	300	Crack located on window cill. Crack appears to have been repaired/filled in		TBC
W5.29	IMG_0627-0634	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone along sandstone ledge feature. Surface of sandstone crumbles on light contact		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.30	IMG_0635, 0636	Cracking to sandstone	Elevation W5, Wall	Diagonal	n/a	400	Possible crack repair		TBC
W5.31	IMG_0637, 0638	Cracking to sandstone	Elevation W5, Wall	Horizontal	n/a	200	Crack/defect appears to have been repaired/filled in		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.32	IMG_0639, 0640	Vegetation growth	Elevation W5, Wall	n/a	n/a	n/a	Vegetation growth/staining at wall corner adjacent downpipe		TBC
W5.33	IMG_0816-0818	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone to sandstone ledge feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.34	IMG_0830, 0831	Vegetation growth/staining	Elevation W5, Wall	n/a	n/a	n/a	Vegetation growth/staining along full length of downpipe		TBC
W5.35	IMG_0819-0821	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to window transom		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.36	IMG_0822, 0825	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to sandstone ledge feature		TBC
W5.37	IMG_0835-0838	Spalled/damaged sandstone	Elevation W5, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to underside of sandstone ledge feature		TBC
W5.38	IMG_0839-0842	Loss of section	Elevation W5, Wall	n/a	n/a	n/a	Loss of section to window ledge		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W5.39	IMG_0845-0850	Loss of section	Elevation W5, Wall	n/a	n/a	n/a	Loss of section to vertical sandstone block adjacent window		100

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)




Notes: Severity Category to be confirmed in Stage 2 Report



### B.13 West Elevation (W6)




**Table 13: Elevation W6 Defects and Observations**


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.1	IMG_2095 to 2098	Crack	Elevation W6, Wall	Vertical	1-3	300	-		TBC
W6.2	IMG_2102	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Minor delamination/erosion of/cracked/broken off sandstone to architectural feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.3	IMG_2104	Crack	Elevation W6, Wall	Horizontal	1-5	800	-		TBC
W6.4	IMG_2106	Other	Elevation W6, Wall	n/a	n/a	n/a	Deteriorating timber window frame and delamination/erosion of sandstone		TBC
W6.5	IMG_2105	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.6	IMG_2119	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.7	IMG_2118	Other	Elevation W6, Wall	n/a	n/a	n/a	Deteriorating timber window frame and delamination/erosion of/cracked/broken off sandstone		TBC
W6.8	IMG_2116	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Cracked/broken off sandstone to corner of sandstone block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.9	IMG_2114	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.10	IMG_2112	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Loss of projected feature		TBC
W6.11	IMG_2110	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Projected feature between 2nd and 3rd floor windows		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.12	IMG_2109	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.13	IMG_2107	Displaced corner block	Elevation W6, Wall	n/a	n/a	n/a	Left corner of 4th floor window		TBC
W6.14	IMG_2328	Crack	Elevation W6, Wall	Diagonal	1-3	200	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.15	IMG_2326	Crack	Elevation W6, Wall	Vertical	1-3	300	-		TBC
W6.16	IMG_2343	Crack and loss of mortar joints	Elevation W6, Wall	Step Crack	1-5	800	-		TBC
W6.17	IMG_2342	Crack and loss of mortar joints	Elevation W6, Wall	Step Crack	1-5	400	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.18	IMG_2346	Missing section	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.19	IMG_2356	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	Walls on roof slates		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.20	IMG_2355	Poor timber window frame	Elevation W6, Wall	n/a	n/a	n/a	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.21	IMG_2357	Vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	In gutters		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.22	IMG_2360	Mortar loss, possible crack and Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Significant delamination/erosion of sandstone to side face of window pilaster		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.23	IMG_2352 & 2353	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone to side face of window pilaster		TBC
W6.24	IMG_2354	Significant vegetation growth	Elevation W6, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.25	IMG_2130	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Loss of section on projected feature		TBC
W6.26	IMG_2132	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.27	IMG_2134	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Loss of section on projected feature		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.28	IMG_2168	Missing section	Elevation W6, Wall	n/a	n/a	n/a	Hole in block behind down pipe and under projected feature		TBC
W6.29	IMG_2136	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.30	IMG_2137	Vegetation staining	Elevation W6, Wall	n/a	n/a	n/a	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.31	IMG_2139	Deteriorating timber frames	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.32	IMG_2141	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	Minor loss of stonework on all 1st floor windows		TBC
W6.33	IMG_2145	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.34	IMG_2147	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	On projected blocks, extending 1.5-2 metres		TBC
W6.35	IMG_2151 & 2152	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	Vegetation staining at down pipe. Heavy mineral staining on top window cills.		TBC
W6.36	IMG_2155	Minor cracks	Elevation W6, Wall	Horizontal	1	200	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.37	IMG_2158	Possible loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.38	IMG_2159	Possible loss of pointing	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.39	IMG_2161	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		TBC






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.40	IMG_2162	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.41	IMG_2165	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	Staining on 2nd floor window cills		TBC
W6.42	IMG_2164	Loss of section	Elevation W6, Wall	n/a	n/a	n/a	-		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.43	IMG_2169 to 2175	Other	Elevation W6, Wall	n/a	n/a	n/a	Deterioration of paint finish, vegetation growth and localised surface corrosion to steelwork. Missing platform grating.		TBC
W6.44	IMG_2180 & 2183	Corrosion	Elevation W6, Wall	n/a	n/a	n/a	Surface corrosion to end plate connection of outrigger		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.45	IMG_2184	Vegetation staining	Elevation W6, Wall	n/a	n/a	n/a	Looks to be caused by back-up of rainwater downpipe, and water seeping/flowing from joint. Below ground drainage issue		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.46	IMG_2187	Loss of section & missing section	Elevation W6, Wall	n/a	n/a	n/a	Cracking caused by corrosion of wrought iron insert		TBC
W6.47	IMG_2191	Mineral staining efflorescence	Elevation W6, Wall	n/a	n/a	n/a	Heavy staining on projections and walls		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.48	IMG_2194 to 2196	Vegetation staining	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.49	IMG_2213	Crack	Elevation W6, Wall	Zigzag	1-2	400	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.50	IMG_2215 & 2216	Vegetation growth & staining	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.51	P1000430	Cracking to sandstone	Elevation W6, Wall	Radial	n/a	n/a	Cracking caused by corrosion of wrought iron insert		TBC
W6.52	P1000435	Cracking to sandstone	Elevation W6, Wall	Radial	n/a	n/a	Cracking caused by corrosion of wrought iron insert		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W6.53	P1000465	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.54	P1000487	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	-		TBC
W6.55	P1000494	Spalled/damaged sandstone	Elevation W6, Wall	n/a	n/a	n/a	-		TBC

Source: MM (Surveyed on 16-17/08/2018 and 06/02/2019, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report

## B.14 West Elevation (W7)

**Table 14: Elevation W7 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W7.1	IMG_2206	Spalled/damaged sandstone, Mineral staining efflorescence	Elevation W7, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone blocks		TBC
W7.2	IMG_2205	Vegetation growth/staining	Elevation W7, Wall	n/a	n/a	n/a	Vegetation growth travelling along pointing. It appears pointing is missing and have been replaced with vegetation. Vegetation expands both floors		TBC


Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)



Notes: Severity Category to be confirmed in Stage 2 Report





## B.15 West Elevation (W8)

**Table 15: Elevation W8 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W8.1	IMG_2236	Spalled/damaged sandstone, Vegetation growth/staining	Elevation W8, Wall	n/a	n/a	n/a	-		TBC
W8.2	IMG_2240	Missing section	Elevation W8, Wall	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W8.3	IMG_2242	Spalled/damaged sandstone, Mineral staining efflorescence	Elevation W8, Wall	n/a	n/a	n/a	-		TBC
W8.4	IMG_2244	Missing section	Elevation W8, Wall	n/a	n/a	n/a	Near timber panelling under window		TBC
W8.5	IMG_2238	Spalled/damaged sandstone	Elevation W8, Wall	n/a	n/a	n/a	Minor delamination/erosion of sandstone on window mullion		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W8.6	IMG_2247	Missing section	Elevation W8, Wall	n/a	n/a	n/a	-		TBC
W8.7	IMG_2251	Spalled/damaged sandstone	Elevation W8, Wall	n/a	n/a	n/a	Underside of upper projected feature		TBC




Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)

Notes: Severity Category to be confirmed in Stage 2 Report


## B.16 West Elevation (W10)



**Table 16: Elevation W10 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.1	IMG_2266	Loose cladding	Elevation W10, Wall	n/a	n/a	n/a	Cladding is in poor condition		TBC
W10.2	IMG_2269	Corrosion	Elevation W10, Wall	n/a	n/a	n/a	Gutters are exhibiting corrosion		TBC
W10.3	IMG_2270 to 2272	Spalled/ damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Localized along the whole length of wall at eaves level		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.4	IMG_2279	Spalled/damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Spalling/delamination/erosion of sandstone		TBC
W10.5	IMG_2299	Spalled/damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Delamination/erosion of sandstone on either side of the timber panelling		TBC
W10.6	IMG_2281	Crack	Elevation W10, Wall	Vertical	1-2	400	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.7	IMG_2283	Crack	Elevation W10, Wall	Horizontal	1-5	800	-		TBC
W10.8	IMG_2297	Crack	Elevation W10, Wall	Diagonal	1-3	300	-		TBC
W10.9	IMG_2303	Loss of pointing	Elevation W10, Wall	n/a	n/a	n/a	Vegetation growth within the absent pointing		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.10	IMG_2308	Cracking to lintel	Elevation W10, Wall	Horizontal	1-5	2000	Crack along lintel with spalling of surface, lintel appears to be a reinforced concrete lintel		TBC
W10.11	IMG_2313	Spalled/damaged sandstone	Elevation W10, Wall	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to blocks along roof eaves level, at multiple locations		TBC
W10.12	IMG_2319	Cracking to sandstone	Elevation W10, Wall	Diagonal	1-2	300	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
W10.13	IMG_2322	Crack	Elevation W10, Wall	Radial	1-5	150	Radial cracks around metal inserts, left of door frame		TBC
W10.14	IMG_2321	Crack	Elevation W10, Wall	Radial	1-5	150	Radial cracks around metal inserts, right of door frame		TBC

Source: MM (Surveyed on 16-17/08/2018, Surveyed from ground level)



Notes: Severity Category to be confirmed in Stage 2 Report





## B.17 Roof Plan (R1)

**Table 17: Roof R1 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.1	P1190532	Missing/damaged tiles/roof	North face of tower	n/a	n/a	n/a	Missing slates, exposed/deteriorated timber		TBC
R1.2	P1190533	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a			TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.3	P1190534	Cracking to sandstone	Chimney stack	Radial	-	-	Cracking to sandstone blocks around deadbolt anchor location		TBC
R1.4	P1190535	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.5	P1190539	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		TBC
R1.6	P1190547	Cracking to sandstone	Chimney stack	Diagonal	2	300	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R1.7	P1190548	Cracking to sandstone	Chimney stack	Diagonal	2	300	-		TBC
R1.8	P1190547	Cracking to sandstone	Chimney stack	Vertical	3	300	Cracking through chimney coping stone		TBC
R1.9	P1190547	Cracking to sandstone	Chimney stack	Horizontal	2	600	Horizontal crack through sides and length of sandstone block		TBC




Source: MM (Surveyed on 16-17/08/2018, limited survey from accessible tower platforms)




Notes: Severity Category to be confirmed in Stage 2 Report

## B.18 Roof Plan (R2)

**Table 18: Roof R2 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.1	P1190565	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		TBC
R2.2	P1190566	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Various cracks to chimney face. Evidence of past repair		TBC
R2.3	P1190567	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.4	P1190568	Cracking to sandstone	Chimney stack	Vertical	2	400	-		TBC
R2.5	P1190569	Other	Chimney stack	n/a	n/a	n/a	Mortar loss to sandstone blocks. Evidence of movement to edge blocks and risk of further movement. Evidence of saw cutting to mortar joints/block		TBC
R2.6	P1190570, 0579	Other	Window framing	n/a	n/a	n/a	Degraded timber elements and flashing to dormer structure		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.7	P1190571, 0572	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Crack through arch block		TBC
R2.8	P1190571, 0572	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Cracked/broken off sandstone. Evidence of former penetration point to block		TBC
R2.9	P1190573	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.10	P1190574	Spalled/damaged sandstone	Tower	n/a	n/a	n/a	Sandstone edge block dislodged/ loose. Potential for further movement/ failure over time		TBC
R2.11	P1190575, 0580, 0581	Missing/damaged tiles/roof	Tower	n/a	n/a	n/a	Missing slates, exposed timbers		TBC
R2.12	P1190576	Spalled/damaged sandstone	Tower	n/a	n/a	n/a	Cracked/broken off sandstone to edge of window arch		TBC






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R2.13	P1190577	Missing/damaged tiles/roof	Tower	n/a	n/a	n/a	Slates missing, and timbers exposed below feature window		TBC
R2.14	P1190582	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Delamination/cracked/broken off sandstone around chimney head		TBC
R2.15	P1190585	Other		n/a	n/a	n/a	Damaged/displaced cast iron edging to roof		TBC

Source: MM (Surveyed on 16-17/08/2018, limited survey from accessible tower platforms)

Notes: Severity Category to be confirmed in Stage 2 Report




## B.19 Roof Plan (R3)




**Table 19: Roof R3 Defects and Observations**


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.1	P1190600	Missing/damaged tiles/roof	Tower	n/a	n/a	n/a	Missing slates, exposed timbers		TBC
R3.2	P1190601	Missing/damaged tiles/roof	Pitched roof	n/a	n/a	n/a	-		TBC
R3.3	P1190602	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of sandstone blocks to chimney stack		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.4	P1190603	Spalled/damaged sandstone	Wall face	n/a	n/a	n/a	Cracked/broken off sandstone to upper section of block		TBC
R3.5	P1190605	Spalled/damaged sandstone	Wall face	n/a	n/a	n/a	-		TBC
R3.6	P1190608	Other	Roof	n/a	n/a	n/a	Cracked flashing		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.7	P1190609	Other	Roof	n/a	n/a	n/a	Hole to flashing		TBC
R3.8	P1190611	Cracking to sandstone	Chimney stack	Diagonal	5	300	Crack around deadbolt anchor penetration		TBC
R3.9	P1190612	Spalled/damaged sandstone		n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone, loss of mortar, evidence of movement. Vegetation growth		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.10	P1190613	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	-		TBC
R3.11	P1190614	Cracking to sandstone		Diagonal	3	300	Crack to sandstone block around chimney pot location		TBC
R3.12	P1190615	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.13	P1190616	Cracking to sandstone	Chimney stack	Vertical	4	300	Crack through blockwork Sandstone ledge features tone and block below. Full extent of defect not visible from survey location		TBC
R3.14	P1190617, 0618	Missing/damaged tiles/roof	Roof	n/a	n/a	n/a	-		TBC
R3.15	P1190619	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	-		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R3.16	P1190619	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	-		TBC

Source: MM (Surveyed on 16-17/08/2018, limited survey from accessible tower platforms)




Notes: Severity Category to be confirmed in Stage 2 Report



## B.20 Roof Plan (R4)

**Table 20: Roof R4 Defects and Observations**



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.1	P1200539	Cracking to sandstone, Other	Roof chimney	Vertical	4	300	Chimney pot missing, crack in sandstone.		TBC
R4.2	P1200540	Cracking to sandstone	Roof chimney	Horizontal	3	1000	Crack on chimney frame.		TBC
R4.3	P1200541	Damaged cast iron fittings	Roof ridge	n/a	n/a	n/a	Cast iron features detaching.		TBC






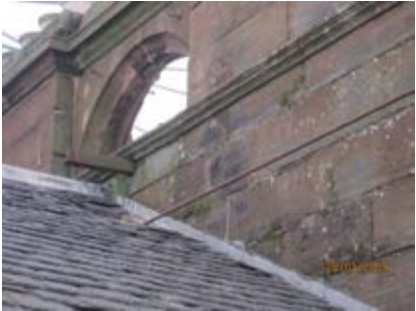


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.4	P1200542	Missing/damaged tiles/roof	Roof	n/a	n/a	n/a	Various tiles loose/missing.		TBC
R4.5	P1200543 - 546	Other	Flat roof	n/a	n/a	n/a	Flat roof waterproofing finish shows signs of cracking and fatigue		TBC
R4.6	P1200547	Missing/damaged tiles/roof	Roof	n/a	n/a	n/a	Various tiles loose.		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.7	P1200548	Other	Roof access hatch	n/a	n/a	n/a	Damage to door of roof access hatch.		TBC
R4.8	P1200549 - 552	Missing/damaged tiles/roof, Damaged cast iron fittings, Other	Roof ridge	n/a	n/a	n/a	Cast iron features missing. Various tiles loose/missing. Exposed timber rotting.		TBC
R4.9	P1200553	Cracking to sandstone	Chimney	Diagonal	3	300	Crack on sandstone.		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.10	P1200554	Other	Chimney	n/a	n/a	n/a	Chimney pot cracked.		TBC
R4.11	P1200555	Cracking to sandstone	Roof, chimney	Diagonal	5	300	Crack on sandstone below chimney pots.		TBC
R4.12	IMG_0856	Other	Roof	n/a	n/a	n/a	Rotten timber on roof.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.13	IMG_0857	Missing/damaged tiles/roof	Roof	n/a	n/a	n/a	Missing/loose tiles.		TBC
R4.14	IMG_0858	Missing/damaged tiles/roof, Damaged cast iron fittings, Other	Roof	n/a	n/a	n/a	Cast iron features missing. Rotten roof timber beams. Exposed timber. 6m long horizontally. Loose/missing tiles.		TBC
R4.15	IMG_0859	Cracking to sandstone, Spalled/damaged sandstone	Chimney stack	Diagonal	5	300	Crack on sandstone block below chimney pots. Delamination/erosion of/cracked/broken off sandstone at various locations		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.16	IMG_0860	Cracking to sandstone	Chimney stack	Diagonal	5	400	Crack through sandstone.		TBC
R4.17	IMG_0861	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of sandstone above arch		TBC
R4.18	IMG_0862	Cracking to sandstone	Chimney stack	Diagonal	2	400	Crack on sandstone block.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.19	IMG_0863	Cracking to sandstone	Chimney stack	Diagonal	2	800	Crack on 2 sandstone blocks (> shape).		TBC
R4.20	IMG_0864	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of sandstone at last block of wall with gap/loss of section observed		TBC
R4.21	IMG_0865	Cracking to sandstone	Chimney stack	Diagonal	2	400	Repaired cracks on sandstone blocks		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.22	IMG_0866	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone above arch		TBC
R4.23	IMG_0867	Spalled/damaged sandstone	Pipe	n/a	n/a	n/a	Small area of delamination/erosion of/cracked/broken off sandstone next to pipe		TBC
R4.24	IMG_0868	Other	Skylight	n/a	n/a	n/a	Deteriorated timber frame on roof skylight		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.25	IMG_0869	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Cracked/broken off sandstone to chimney stack wall		TBC
R4.26	IMG_0870, 0873	Other	Roof	n/a	n/a	n/a	Skylight window broken		TBC
R4.27	IMG_0871	Cracking to sandstone	Chimney stack	n/a	n/a	n/a	Significant cracked/broken off sections of sandstone blocks to chimney		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.28	IMG_0872	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone on arch		TBC
R4.29	IMG_0874	Water staining efflorescence	Chimney stack	n/a	n/a	n/a	Water staining below chimney pots. General comment for all chimney stacks		TBC
R4.30	IMG_0875	Cracking to sandstone	Chimney stack	Diagonal	3mm	400mm	Diagonal crack on sandstone block		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.31	IMG_0876	Missing/damaged tiles/roof, Other	Roof	n/a	n/a	n/a	Skylight window broken. Tiles loose/missing		TBC
R4.32	IMG_0877	Cracking to sandstone	Chimney stack	Vertical	5mm	300mm	Repaired crack on sandstone block		TBC
R4.33	IMG_0878	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone to walls and roof coping stone		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.34	IMG_0879	Damaged cast iron fittings	Roof	n/a	n/a	n/a	Cast iron features missing.		TBC
R4.35	IMG_0880	Missing/damaged tiles/roof	Roof	n/a	n/a	n/a	Tiles loose/missing.		TBC
R4.36	IMG_0881	Damaged/defective gutter/drainage	Pipe	n/a	n/a	n/a	Broken pipe connection.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
R4.37	IMG_0882	Cracking to sandstone	Chimney stack	Diagonal	1	300	Repaired crack to sandstone block.		TBC
R4.38	IMG_0883	Spalled/damaged sandstone	Chimney stack	n/a	n/a	n/a	Delamination/erosion of/cracked/broken off sandstone at chimney		TBC
R4.39	IMG_0884	Missing/damaged tiles/roof	Roof	n/a	n/a	n/a	Tiles loose/missing		TBC

Source: MM (Surveyed on 23-28/01/2019, Surveyed from Option 2 Scaffold Enclosure)

Notes: Severity Category to be confirmed in Stage 2 Report




## C. Internal Defects Tables

## C. Internal Survey Tables


- C.1 Internal Surveys 14-15/02/19 from Window Openings – East Elevation, Level 2
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### C.1 Internal Surveys 14-15/02/19 from Window Openings - East Elevation, Level 2



**Table 1: Internal Surveys from Window Openings – East Elevation, Level 2 Defects and Observations**


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.1	P1010 226-243	Collapsed ceiling plaster, Staining	Bedroom 204	n/a	n/a	n/a	Localised collapse of false ceiling and original ceiling above it, approx. defect area 3x4m (25% of ceiling) located adjacent en suite (226, 238) Peeling and bubbling of wallpaper in upper (lighter) areas of walls (241) Possible mould and signs of dampness on lower (red) sections of walls (243)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE2.2	P1010 202-225	Staining, Other	En suite (adj. Bedroom 206)	n/a	n/a	n/a	Minor peeling and bubbling of wallpaper (0216) Localised bulging to ceiling adjacent to window (0219) Localised tear to ceiling finish adjacent to window (0225)		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE2.3	P1200 803-812	Evidence of vermin, Dampness/water ingress	Bedroom 208	n/a	n/a	n/a	Evidence of vermin (808) Dampness/water ingress (809-810, 811, 812)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.4	P1010 177-201	Evidence of vermin, Staining, Other	Bedroom 208	n/a	n/a	n/a	Uneven ceiling with slight bulging noted (200, 201) Evidence of possible vermin (193) Minor staining to wallpaper (190)		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.5	P1200 787-802	Collapsed ceiling plaster, Timber degradation, Dampness/water ingress, Plaster crack, Evidence of vermin	Bedroom 210	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above, approx. 25% area (791, 792) Evidence of timber degradation of suspended floor joists above (793-795) Evidence of timber degradation of suspended floorboards above (796-797) Dampness/water ingress (798) Plaster crack (799) Peeling wallpaper. Possible evidence of dampness behind (800, 801) Evidence of vermin (802)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.6	P1200 775-786	Collapsed ceiling plaster, Dampness/water ingress, Collapsed wall plaster, Dampness/water ingress, Evidence of vermin	Bedroom 212	n/a	n/a	n/a	Bulge to plasterboard ceiling. Possible indication of future collapse (782) Dampness/water ingress (783) Collapsed plaster to wall to right hand side of window (784) Dampness/water ingress (785) Evidence of vermin (786)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE2.7	P1010 094-115	Collapsed ceiling plaster, Staining	Bedroom 214	n/a	n/a	n/a	Localised collapse of false ceiling at corner of room (109) Black staining to ceiling, possibly mould (107) Staining to cornice (112) Staining to wall above false ceiling (113) Staining to wall below false ceiling (110, 115)		TBC






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE2.8	P1200 768-774	Dampness/water ingress	En suite (adj. Bedroom 216)	n/a	n/a	n/a	Dampness/water ingress (773, 774)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.9	P1010 081-090	Other	Bedroom 216	n/a	n/a	n/a	No obvious defects observed		TBC
WE2.10	P1010 068-080	Other	Bedroom 218	n/a	n/a	n/a	Peeling wallpaper to wall (080)		TBC
WE2.11	P1200 750-767	Collapsed ceiling plaster, Collapsed wall plaster, Dampness/water ingress, Plaster crack	Bedroom 220	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above, approx. 10% area (755-758) Plaster collapse to side wall. Approx. 0.5m2 (759-760) Dampness/water ingress (763) Collapsed ceiling plaster (764) Dampness/water ingress (765, 766) Plaster crack (767)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
								 	
WE2.12	P1200 734-747	Collapsed ceiling plaster, Dampness/water ingress, Plaster crack	Bedroom 222	Horizontal	2	300	Plaster collapse to suspended ceiling (738-742) Dampness/water ingress (743) Plaster crack (744-745) Dampness/water ingress (746) Dampness/water ingress (747)		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
								 	
WE2.13	P1010 051-067	Other	Bedroom 224	n/a	n/a	n/a	No obvious defects observed		TBC


Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category to be confirmed in Stage 2 Report, Refer to Fig A.16 for location of defects/observation

## C.2 Internal Surveys 14-15/02/19 from Window Openings - North Elevation, Level 2


**Table 2: Internal Surveys from Window Openings – North Elevation, Level 2 Defects and Observations**


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN2.1	P1200 814-816	Dampness/water ingress, Staining, Other	En suite (adj. bedroom 202)	n/a	n/a	n/a	No obvious defects observed		TBC
WN2.2	P1010 244-270	Dampness/water ingress, Staining, Other	Bedroom 202	n/a	n/a	n/a	Water ingress/visible water dripping from middle of ceiling onto bed (256) Ceiling bulging (270) Black staining to edges of ceiling, likely to be mould (267) Peeling and bubbling wallpaper (262) White staining to wall (264) Room generally very damp/wet, carpet appears to be saturated (260)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WN2.3	P1010 273-313	Collapsed ceiling plaster, Dampness/water ingress, Staining, Other	Hallway (adj. Bedroom 203)	n/a	n/a	n/a	Approx. 50% of the original ceiling collapsed (298) Patches of dampness on ceiling, possibly mould (282) Water ingress/dripping from soffit and areas of collapsed ceiling (285) Collapsed ceiling plaster adjacent to window (294) Extensive peeling of wallpaper and bulging noted above doorway (292) Evidence of black mould above doorway (304) Floor damp due to constant dripping from ceiling (286)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WN2.4	P1200 818-837	Collapsed ceiling plaster, Timber degradation, Plaster crack, Dampness/water ingress	Hallway (adj. Bedroom 203)	Diagonal	1	300	Plaster collapse to main ceiling above, approx. 2m2 area (825) Evidence of timber degradation of suspended floor joists above (826-828) Plaster crack (829) Water ingress, loss of plaster to ceiling directly above window (830-834) Dampness/water ingress (835) Dampness/water ingress (836) Dampness/water ingress (837)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)


Notes: Severity Category to be confirmed in Stage 2 Report


Refer to Fig A.16 for location of defects/observation

### C.3 Internal Surveys 14-15/02/19 from Window Openings - South Elevation, Level 2

**Table 3: Internal Surveys from Window Openings – South Elevation, Level 2 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS2.1	P1000 974-993	Crack, Other	Stair well (adj. Bedroom 203)	Diagonal	1	400	Crack (974/979) Spalling to paint finish (988/993) Damage to plaster wall and skirting separating (985) Mild corrosion to metal support beam (981)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS2.2	P1200 685-693	Plaster crack, Dampness/ water ingress	Bedroom 203	Horizontal	>1	10	Plaster crack (691) Dampness/water ingress (692, 693)	 <p>The 'Photo' column contains three vertically stacked images. The top image shows a bedroom with a wooden vanity, a mirror, and a doorway. The middle image is a close-up of a horizontal crack in a light-colored wall. The bottom image is a close-up of a horizontal crack in a light-colored ceiling.</p>	TBC


Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)


Notes: Severity Category to be confirmed in Stage 2 Report, Refer to Fig A.16 for location of defects/observation





### C.4 Internal Surveys 14-15/02/19 from Window Openings – West Elevation, Level 2


**Table 4: Internal Surveys from Window Openings – West Elevation, Level 2 Defects and Observations**



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.1	P1000 994-999 P1010 001-012	Staining, Crack, Evidence of vermin	Bedroom 205	Horizontal	1	3000	Peeling wallpaper and staining on the wall (999, 002) Crack on ceiling/possibly plaster ceiling joint line (011/012) Evidence of vermin (006)		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.2	P1200 694-699	Evidence of vermin, Dampness/ water ingress	Bedroom 207	n/a	n/a	n/a	Evidence of vermin (698) Peeling wallpaper. Possible evidence of dampness behind (699)		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.3	P1200 700-707	Dampness/ water ingress	Bedroom 209	n/a	n/a	n/a	Peeling wallpaper. Possible evidence of dampness behind (704) Dampness/water ingress (705, 706) Peeling wallpaper. Possible evidence of dampness behind (707)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.4	P1010 013-033	Evidence of vermin, Staining, Other, Crack	Bedroom 211	Horizontal	<1	1500	Evidence of vermin, Staining (019) Black localised staining on ceiling, possibly mould (020) Crack on ceiling/possibly plaster ceiling joint line (028/033)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.5	P1010 034-050	Evidence of vermin, Other	Bedroom 215	n/a	n/a	n/a	Peeling wallpaper and slight bulge behind wallpaper noted (034/048) Evidence of vermin (050)	 <p>The photo column contains three vertically stacked images of a bedroom. The top image shows a bed with a white sheet and a brown teddy bear. The middle image is a close-up of the wall with patterned wallpaper. The bottom image shows a desk area with a lamp and a wooden cabinet.</p>	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.6	P1200708-713	Dampness/ water ingress, Evidence of vermin	Bedroom 217	n/a	n/a	n/a	Evidence of pigeon infestation (712) Evidence of damp staining to ceiling behind finishes (713)		TBC
WW2.7	P1200 714-733	Dampness/ water ingress, Plaster crack, Metal corrosion, Evidence of vermin	Stair well (adj. Bedroom 217)	n/a	n/a	n/a	Dampness/water ingress (719) Dampness/water ingress (720, 721) Dampness/water ingress (722) Plaster crack (723) Plaster crack (724) Plaster crack (725, 726) Mild corrosion to stairwell support beam (727, 728) Dampness/water ingress (729) Evidence of vermin (730) Dampness/water ingress (731) Plaster crack (732)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							Peeling wallpaper. Possible evidence of dampness behind (733)	 <p>The 'Photo' column contains three vertically stacked images. The top image shows a corner where a white wall meets a white door frame; the wallpaper is peeling away, revealing a darker, possibly damp surface underneath. The middle image shows a white pipe running along the wall, with a crack visible in the wall below it. The bottom image shows a close-up of a red-painted wooden shelf or ledge, with some peeling material and a crack visible on the wall behind it.</p>	

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									

Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)


Notes: Severity Category to be confirmed in Stage 2 Report




Refer to Fig A.16 for location of defects/observation







### C.5 Internal Surveys 14-15/02/19 from Window Openings – East Elevation, Level 3



**Table 5: Internal Surveys from Window Openings – East Elevation, Level 3 Defects and Observations**


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.1	P1000556-568	Collapsed ceiling plaster, Staining, Other	Bedroom 324	n/a	n/a	n/a	Partial collapse of ceiling plaster (561) Stain noted on wall and ceiling (564, 565) Debris from collapsed ceiling on floor (567)		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE3.2	P1200609-621	Collapsed ceiling plaster, Dampness/water ingress, Evidence of vermin	Bedroom 322	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above (615) Dampness/water ingress (610, 620) Evidence of vermin (621)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE3.3	P1000569-578	Collapsed ceiling plaster, Evidence of vermin, Dampness/water ingress, Staining	Bedroom 320	n/a	n/a	n/a	Localised collapse of ceiling plaster (573) Staining to ceiling (574) Patch noted on ceiling (572) Staining on wall, and possible dampness (575) Bubbling behind wallpaper indicates possible dampness (575) Evidence of vermin (576)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE3.4	P1200 622-627	Dampness/water ingress, Evidence of vermin	Bedroom 318	n/a	n/a	n/a	Dampness/water ingress (625, 626) Evidence of vermin (627)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.5	P1000 579-586	Other	Bedroom 316	n/a	n/a	n/a	No obvious defects observed Possible ceiling plaster joint lines noted		TBC
WE3.6	P1200 628-630	Evidence of vermin	En suite (adj. Bedroom 314)	n/a	n/a	n/a	Evidence of vermin (630)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.7	P1000 587-600	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 314	n/a	n/a	n/a	Significant collapse of false ceiling and original ceiling above it (589, 595) Staining to ceiling (598) White staining to wall (600) Evidence of vermin (597)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.8	P1200 631-640	Collapsed ceiling plaster, Dampness/water ingress, Evidence of vermin	Bedroom 312	n/a	n/a	n/a	Plaster collapse to suspended ceiling and main ceiling above (635) Dampness/water ingress (639) Evidence of vermin (640)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.9	P1000 601-610	Collapsed ceiling plaster, Deteriorating/rotting timber	Bedroom 310	n/a	n/a	n/a	Localised collapse of ceiling plaster (604) Timber to door frame warped (606)		TBC
WE3.10	P1200 641-647	Collapsed ceiling plaster, Evidence of vermin	Bedroom 308	n/a	n/a	n/a	Collapsed ceiling plaster (647) Evidence of vermin (646)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE3.11	P1000 611-623	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 306	Horizontal	1	500	Staining at cornices (614) Evidence of vermin (615, 616) Minor ceiling crack (620)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WE3.12	P1200 649-653	Dampness/water ingress, Evidence of vermin	En suite (adj. Bedroom 304)	n/a	n/a	n/a	Dampness/water ingress (651, 652) Evidence of vermin (653)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.13	P1200 654-659	Dampness/water ingress, Evidence of vermin	Bedroom 304	n/a	n/a	n/a	Dampness/water ingress (659) Evidence of vermin (658)		TBC
WE3.14	P1000 674-688	Deteriorating/rotting timber, Dampness/water ingress, Other	Exposed section of mansard roof (External inspection)	n/a	n/a	n/a	Vertical roof posts are side fixed to horizontal joists below, but post ends have now rotted away and are no longer connected (674-680). Possible onset of rot/decay Significant deterioration of horizontal timber roof beam (681-688)		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)


Notes: Severity Category to be confirmed in Stage 2 Report

### C.6 Internal Surveys 14-15/02/19 from Window Openings - North Elevation, Level 3


**Table 6: Internal Surveys from Window Openings – North Elevation, Level 3 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.1	P1000 624-638	Evidence of vermin, Dampness/water ingress, Staining, Collapsed ceiling plaster	Bathroom (adj. Bedroom 302)	n/a	n/a	n/a	Evidence of vermin (628, 629) Water staining and evidence of water ingress (626) Ceiling sagging (634)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.2	P1200 660-670	Collapsed ceiling plaster, Dampness/water ingress, Evidence of vermin	Bedroom 302	n/a	n/a	n/a	Plaster collapse to ceiling (664) Dampness/water ingress (668, 670) Evidence of vermin (669)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.3	P1000 639-658	Collapsed ceiling plaster, Collapsed wall plaster, Deteriorating/rotting timber, Evidence of vermin, Dampness/water ingress, Staining, Other	Hallway (near Bedroom 302)	n/a	n/a	n/a	Black mould stain and evidence of water ingress to ceiling (642) Significant failure of ceiling, exposed timber joists (645) Dampness/vegetation growth to wall (653) Collapsed section of roof timbers (650) LHS water ingress (647) Evidence of vermin (658)		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WN3.4	P1200 671-676	Ceiling plaster crack, Dampness/water ingress, Evidence of vermin	Hallway/Store	Horizontal	1	200	Ceiling plaster crack (675) Dampness/water ingress (674) Evidence of vermin (676)		TBC

Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category to be confirmed in Stage 2 Report, Refer to Fig A.16 for location of defects/observation

### C.7 Internal Surveys 14-15/02/19 from Window Openings - South Elevation, Level 3

**Table 7: Internal Surveys from Window Openings – South Elevation, Level 3 Defects and Observations**


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS3.1	P1000 760-773	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 303	n/a	n/a	n/a	Missing false ceiling tiles (771, 773) Staining to false ceiling tile (770) Evidence of vermin (764)		TBC



Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)


Notes: Severity Category to be confirmed in Stage 2 Report, Refer to Fig A.16 for location of defects/observation

### C.8 Internal Surveys 14-15/02/19 from Window Openings – West Elevation, Level 3


**Table 8: Internal Surveys from Window Openings – West Elevation, Level 3 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.1	P1000 941-973	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 321	n/a	n/a	n/a	Significant collapse of false ceiling and original ceiling above it, roof void above visible (949-952) Staining on ceiling (955) Staining on wall (953) Evidence of vermin (947)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WW3.2	P1000 732-759	Collapsed ceiling plaster, Evidence of vermin, Staining	Bedroom 319	n/a	n/a	n/a	Significant collapse of ceiling (761) 2x Staining on ceiling (744, 746) 2x Staining on wall (748, 751) Evidence of vermin (754)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.3	P1000 896-940	Collapsed wall plaster, Evidence of vermin, Other	Stairs (adj. Bedroom 319)	n/a	n/a	n/a	Wallpaper on wall to LHS of door (939, 940) Window cill broken with hole (900) 2x Crack to wall of window cill (902) Mould staining on ceiling, wallpaper detached from ceiling (910, 921, 922) Walls appear re-plastered (-) Black stain to wall above light (925, 926) Crack/tear in wall finish to wall at RHS of window (913) Evidence of vermin (928)		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WW3.4	P1000 882-895	Other	Bedroom 317	n/a	n/a	n/a	No obvious defects observed		TBC
WW3.5	P1000 868-881	Staining	Bedroom 315	n/a	n/a	n/a	Staining on ceiling (876) Staining on wall, possible water ingress (878)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.6	P1000 846-867	Collapsed ceiling plaster	Bedroom 311	n/a	n/a	n/a	Significant collapse of false ceiling and original ceiling above it (862, 867)	  	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.7	P1000 831-845	Collapsed wall plaster	Bedroom 309	n/a	n/a	n/a	Small area of bubbling wallpaper, mad indicate dampness (839, 840) Evidence of vermin (843)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.8	P1000 820-830	Other	Bedroom 307	n/a	n/a	n/a	No obvious defects observed		TBC
WW3.9	P1000 787-819	Collapsed ceiling plaster, Collapsed wall plaster, Staining, Bulging/collapsed	Stair well/lift shaft	n/a	n/a	n/a	Partial collapse of ceiling plaster at 3x locations (791, 794, 797) Staining on ceiling (800) Staining on floor (804) Staining on wall (802, 806)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WW3.10	P1000 777-786	Evidence of vermin	Bedroom 305	n/a	n/a	n/a	No obvious defects observed Evidence of vermin (783)		TBC

Source: MM (Surveyed on 12-15/02/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category to be confirmed in Stage 2 Report, Refer to Fig A.16 for location of defects/observation

### C.9 Internal Surveys 27/02/19-05/03/19 from Window Openings – West Elevation, Level 1



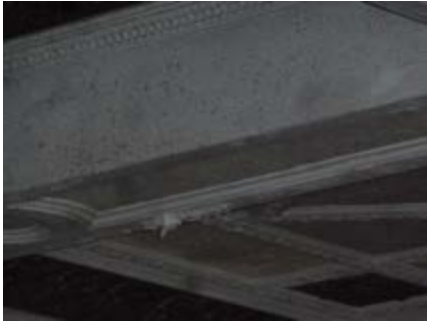
**Table 9: Internal Surveys 27/02/19-05/03/19 from Window Openings – West Elevation, Level 1 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1210 102-109	n/a	Dry goods store	n/a	n/a	n/a	General photos		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1210 110-111	Collapsed ceiling plaster	Dry goods store	n/a	n/a	n/a	-		TBC
WW1.1	P1210 112-114	Plaster crack	Dry goods store	Horizontal	1	1000	Approx. 8no. cracks to ceiling		TBC
WW1.1	P1210115	Plaster crack	Dry goods store	Vertical	1	500	Plaster crack to downstand beam		TBC









Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1210 116-118	Plaster crack	Dry goods store	n/a	1	2000	Crack to ceiling		TBC
WW1.1	P1210 119-120	Dampness/water ingress	Dry goods store	n/a	n/a	n/a			TBC
WW1.2	P1210 070-075	n/a	Arran room	n/a	n/a	n/a	General photos		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.2	P1210076-079	Dampness/water ingress	Arran room	n/a	n/a	n/a	Damp staining to cornicing		TBC
WW1.2	P1210080	Dampness/water ingress	Arran room	n/a	n/a	n/a	Damp staining to wall		TBC
WW1.2	P1210081	Dampness/water ingress	Arran room	n/a	n/a	n/a			TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.2	P1210082	Crack	Arran room	n/a	n/a	n/a	Crack to timber skirting		TBC
WW1.3	n/a	n/a	Office	n/a	n/a	n/a	Refer to internal floor opening survey table	n/a	n/a
WW1.4	P1210054-063	n/a	Lounge/ bar area	n/a	n/a	n/a	General photos		n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.4	P1210 044-065	Collapsed ceiling plaster	Lounge/ bar area	n/a	n/a	n/a	Collapsed ceiling plaster above window		TBC
WW1.4	P1210 064-069	Plaster crack	Lounge/ bar area	n/a	2	5000	Horizontal crack to ceiling downstand		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.5	P1210 094-101	n/a	Arran room	n/a	n/a	n/a	General photos		n/a
WS1.1	P1210 083-085	n/a	Stairwell	n/a	n/a	n/a	General photos		TBC
WS1.1	P1210086	Plaster crack	Stairwell	n/a	n/a	n/a	Crack to ceiling plaster		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS1.1	P1210087	Metal corrosion	Stairwell	n/a	n/a	n/a	Mild corrosion to metal beams		TBC
WS1.1	P1210088	Plaster crack	Stairwell	Vertical	2	1000	-		TBC
WS1.1	P1210089	Plaster crack	Stairwell	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WS1.2	P1210 090-092	n/a	Bedroom 101	n/a	n/a	n/a	General photos		n/a
WS1.2	P1210093	Dampness/water ingress	Bedroom 101	n/a	n/a	n/a	-		TBC



Source: MM (Surveyed on 27/02/2019-05/03/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category to be confirmed in Stage 2 Report

Refer to Fig A.16 for location of defects/observation



**C.10 Internal Surveys 27/02/19-05/03/19 from Window Openings – East Elevation, Level 1**

**Table 10: Internal surveys 27/02/19-05/03/19 from window openings – East Elevation, Level 1 Defects and Observations**




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200 900-909	n/a	Conference/ dining room	n/a	n/a	n/a	General photos		n/a
WE1.1	P1200 910-912	Collapsed ceiling plaster	Conference/ dining room	n/a	n/a	n/a	Collapsed ceiling plaster. Approx. 2x3m		TBC









Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200913	Dampness/water ingress	Conference/dining room	n/a	n/a	n/a	Damp staining to ceiling		TBC
WE1.1	P1200914-915	Plaster crack	Conference/dining room	Varies	1	100	Numerous small cracks to cornicing		TBC
WE1.1	P1200916-917	Plaster crack	Conference/dining room	Vertical	1	200	Vertical cracks to ceiling downstand		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200918	Plaster crack	Conference/ dining room	Diagonal	2	800	Diagonal crack to ceiling downstand		TBC
WE1.1	P1200919	Plaster crack	Conference/ dining room	Vertical	1	1000			TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1200920	Plaster crack	Conference/ dining room	Vertical	1	300	Vertical crack to ceiling downstand		TBC
WE1.2	P1200980-990	n/a	Lounge/ bar area	n/a	n/a	n/a	General photos		n/a
WE1.2	P1200991-994	Collapsed ceiling plaster	Lounge/ bar area	n/a	n/a	n/a	Collapsed ceiling plaster. Approx. 4x2m		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.2	P1200995	Plaster crack	Lounge/ bar area	Vertical	1	400	Plaster crack to ceiling downstand		TBC
WE1.2	P1200996	Plaster crack	Lounge/ bar area	Diagonal	1	500	Plaster crack to ceiling downstand		TBC
WE1.2	P1200997	Plaster crack	Lounge/ bar area	Vertical	1	300	Plaster crack to wall		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.2	P1200998	Plaster crack	Lounge/ bar area	Diagonal	1	500	Diagonal crack to ceiling downstand		TBC
WE1.3	P1210032-040	n/a	Corridor	n/a	n/a	n/a	General photos		n/a
WE1.3	P1210041-042	Ceiling collapse	Corridor	n/a	n/a	n/a	Large number of collapsed false ceiling tiles		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.3	P1210 043-044	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Collapsed plaster from ceiling (above false ceiling)		TBC
WE1.3	P1210 045-046	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Collapsed plaster from ceiling (above false ceiling)		TBC
WE1.3	P1210 047-050	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Collapsed ceiling plaster to ceiling downstand		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.3	P1210 051-052	Dampness/water ingress	Corridor	n/a	n/a	n/a	Sound of dripping water audible from room to right of window.		TBC
WE1.3	P12100053	Plaster crack	Corridor	Diagonal	1	500	Crack to downstand beam		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200 921-927	n/a	Corridor	n/a	n/a	n/a	General photos		n/a






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200928	Dampness/water ingress	Corridor	n/a	n/a	n/a	Peeling wallpaper to ceiling. Possible indication of damp		TBC
WE1.4	P1200929-930	Plaster crack	Corridor	Horizontal	1	1000	Cracking to window downstand		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200931	Crack	Corridor	n/a	n/a	n/a	Crack to timber skirting		TBC
WE1.4	P1200932-933	Dampness/water ingress	Corridor	n/a	n/a	n/a	Mould/damp to floor		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.4	P1200934	Dampness/water ingress	Corridor	n/a	n/a	n/a	Peeling wallpaper to arch. Possible indication of damp		TBC
WE1.4	P1200935-937	Plaster crack	Corridor	Varies	1	200-1000	Cracks to arch		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200 950-958		Corridor	n/a	n/a	n/a	General photos		TBC
WE1.5	P1200959	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Plaster collapse to ceiling downstand		TBC
WE1.5	P1200 960-962	Dampness/water ingress	Corridor	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200963	Dampness/water ingress	Corridor	n/a	n/a	n/a	Mould/damp to floor		TBC
WE1.5	P1200964-968	Collapsed ceiling plaster, dampness/water ingress	Corridor	n/a	n/a	n/a	Partial collapse of ceiling plaster and associated evidence of water ingress		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200969	Dampness/ water ingress	Corridor	n/a	n/a	n/a	-		TBC
WE1.5	P1200970-971	Plaster crack	Corridor	Vertical	1	200-300	Various cracks to downstand beam		TBC
WE1.5	P1200972-974	Collapsed ceiling plaster	Corridor	n/a	n/a	n/a	Large section of collapsed ceiling plaster 3x2m. Timber joists above exposed		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200975	Plaster crack	Corridor		2	300	Cracks to plaster around collapsed ceiling		TBC
WE1.5	P1200976-977	Dampness/water ingress	Corridor	n/a	n/a	n/a	-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.5	P1200978-979	Dampness/water ingress	Corridor	n/a	n/a	n/a	Peeling wallpaper to ceiling. Possible indication of damp		
WE1.6	P1200999-P1210007	n/a	Lounge / bar area	n/a	n/a	n/a	General photos		n/a




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.6	P1210008	Dampness/water ingress	Lounge / bar area	n/a	n/a	n/a			TBC
WE1.6	P1210009-012	Plaster crack	Lounge / bar area	n/a	1	500	Plaster cracks to downstand beam		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.6	P1210013	Dampness/water ingress	Lounge / bar area	n/a	n/a	n/a			
WE1.6	P1210014	Plaster crack	Lounge / bar area	n/a	2	400			TBC
WE1.6	P1210015	Plaster crack	Lounge / bar area	n/a	1	300	Plaster crack to arch feature		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.6	P1210016	Plaster crack	Lounge / bar area	n/a	1	300			TBC
WE1.7	P1210017-024	n/a	Stairwell	n/a	n/a	n/a	General photos		n/a
WE1.7	P1210025-026	Plaster crack	Stairwell	Horizontal	2	5000			TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.7	P1210027	Crack	Stairwell	Horizontal	1	300	Crack to timber		TBC
WE1.7	P1210028	Plaster crack	Stairwell	Horizontal	1	50	Crack to feature arch		TBC
WE1.7	P1210029-030	Plaster crack	Stairwell	Vertical	1	1200			TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.7	P1210031	Plaster crack	Stairwell		1	100	Crack to feature arch		TBC


Source: MM (Surveyed on 27/02/2019-05/03/2019, Surveyed from Option 2 Scaffold via window openings)

Notes: Severity Category to be confirmed in Stage 2 Report



Refer to Fig A.16 for location of defects/observation

### C.11 Internal Surveys Floor Openings at South Block – West Elevation, Level 1-3




**Table 11: Internal Surveys Floor Openings at South Block – West Elevation, Level 1-3 Defects and Observations**




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW1.1	P1020 250-262	Other	Dry goods store	n/a	n/a	n/a	Joist timbers in satisfactory condition		TBC
WW1.2	n/a	n/a	Lounge (1st floor level)	n/a	n/a	n/a	Not inspected due to window opening inaccessible	-	n/a
WW1.3	n/a	n/a	Office (1st floor level)	n/a	n/a	n/a	Not inspected due to window opening inaccessible	-	n/a



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.2	P1020 237-246	n/a	Bedroom 207	n/a	n/a	n/a	General photos		n/a
WW2.2	P1020 243	Evidence of water ingress	Bedroom 207	n/a	n/a	n/a	Joists ends connection to wall. Evidence of water ingress. No timber degradation noted		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW2.4	P1020 224-234	n/a	Bedroom 211	n/a	n/a	n/a	General photos		n/a
WW2.4	P1020 231-236	Evidence of water ingress	Bedroom 211	n/a	n/a	n/a	Joists ends connection to wall. Evidence of water ingress. Minimal section loss noted		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
WW2.6	P1020 214-222	Other	Bedroom 217	n/a	n/a	n/a	Joist timbers in satisfactory condition	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.2	P1010 828-840	n/a	Bedroom 319	n/a	n/a	n/a	General photos		n/a
WW3.2	P1010 841	Degraded timber/loss of section	Bedroom 319	n/a	n/a	n/a	Evidence of water ingress and section loss to timber at connection to wall. Approx. 300mm length and up to 80mm section loss from top of section. Joist notched to allow pipe run through joist.		TBC
WW3.2	P1010 840	Other	Bedroom 319	n/a	n/a	n/a	Evidence of sandstone crumbling behind timber facing panel at window		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.7	P1010 819-825	n/a	Bedroom 309	n/a	n/a	n/a	General photos		n/a
WW3.7	P1010 827	Degraded timber/loss of section	Bedroom 309	n/a	n/a	n/a	Evidence of water ingress and section loss to timber at connection to wall. Approx. 300mm length and up to 50mm section loss from top of section. Joist notched to allow pipe run through joist.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.7	P1010 823	Other	Bedroom 309	n/a	n/a	n/a	Evidence of sandstone crumbling behind timber facing panel at window		TBC
WW3.10	P1010 812-816	n/a	Bedroom 305	n/a	n/a	n/a	General photos	 	n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WW3.10	P1010 817	Degraded timber/loss of section	Bedroom 305	n/a	n/a	n/a	Section loss to timber at connection point with wall. Approx. 300mm length and up to 50mm section loss from top of section		TBC
WW3.10	P1010 818	Other	Bedroom 305	n/a	n/a	n/a	Evidence of sandstone crumbling behind timber facing panel at window		TBC


Source: MM (Surveyed on 02/04/2019, 03/04/2019. Surveyed via window openings from Option 2 scaffold)



Notes: Severity Category to be confirmed in Stage 2 Report




Refer to Fig A.17 for location of defects/observation

### C.12 Internal Surveys Floor Openings at South Block – East Elevation, Level 1-3


**Table 12: Internal Surveys Floor Openings at South Block – East Elevation, Level 1-3 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1020 675-680	n/a	Conference room	n/a	n/a	n/a	General photos		n/a



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.1	P1020 676	Other	Conference room	n/a	n/a	n/a	Timbers generally in good condition. Joists run North-South (parallel with wall) some signs of water ingress to joist ends. Minimal section loss. Timbers generally in good condition		TBC
WE1.2	P1020 699-703	Other	Lounge / Bar area	n/a	n/a	n/a	General room photos. Timbers generally in good condition. Timbers notched to approx. half depth of joist		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE1.3	P1020 681	Other	Corridor	n/a	n/a	n/a	General room photos. Timbers generally in good condition. Joists running north-south supported on intermediate blockwork wall. No section loss		TBC
WE2.1	P1020 647-653	Other	Bedroom 204	n/a	n/a	n/a	general room photos. Timbers in good condition. Notched at ends. No signs of degradation		TBC
WE2.5	P1020 654-662	Other	Bedroom 210	n/a	n/a	n/a	General room photos. Timbers in good condition. Evidence of water ingress at connection to wall. Minimal section loss to timber.		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE2.9	P1020 663-674	Other	Bedroom 216	n/a	n/a	n/a	General room photos. Timbers generally in good condition. Signs of water ingress at connection to wall. Minimal section loss to timber		TBC
WE3.2	773-776	n/a	Bedroom 322	n/a	n/a	n/a	General photos		n/a
WE3.2	777-780	Other	Bedroom 322	n/a	n/a	n/a	Joist section loss at connection point with perimeter wall, approx. 30-40mm section loss from top surface. Evidence of rot		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.2	781-782	Other	Bedroom 322	n/a	n/a	n/a	Ceiling collapse. Refer to previous room survey		TBC
WE3.8	P1010801-806	n/a	Bedroom 312	n/a	n/a	n/a	General photos		n/a
WE3.8	P1010807	Other	Bedroom 312	n/a	n/a	n/a	Degradation of timber joists at connection to wall. Approx. 30mm section loss from top of section. 60-75mm length		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
WE3.11	P1010808-8011	Other	Bedroom 306	n/a	n/a	n/a	General photos		TBC
WE3.11	P10108010	Other	Bedroom 306	n/a	n/a	n/a	Mild degradation to joists at wall. Minor section loss. Timbers generally in good condition.		TBC


Source: MM (Surveyed on 02/04/2019, 03/04/2019, 12/04/2019. Surveyed via window openings from Option 2 scaffold)

Notes: Severity Category to be confirmed in Stage 2 Report




Refer to Fig A.17 for location of defects/observation




### C.13 Internal Surveys at North Block from MEWP, West Elevation, Level 1-3



**Table 13: Internal Surveys at North Block from MEWP, West Elevation, Level 1-3 Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP1	P1020290-291	n/a	Carrick Room adj. Bedroom 103	n/a	n/a	n/a	No defects noted		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP2	P1020300-303	Other	Carrick Room adj. Bedroom 103	n/a	n/a	n/a	Mullion moved position away from frame (external defect)		TBC
CP2	P1020295-296	Spalled/damaged sandstone	Carrick Room adj. Bedroom 103	n/a	n/a	n/a	Large piece of sandstone spalled from sill (external defect)		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP3	P1020313-314	n/a	Carrick Room adj. Bedroom 103	n/a	n/a	n/a	No defects noted		TBC
CP4	P1020286	n/a	Lounge adj. Bedroom 201	n/a	n/a	n/a	Curtains drawn, interior not visible		TBC
CP5	P1020282-283	n/a	Lounge adj. Bedroom 201	n/a	n/a	n/a	No defects noted		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
CP6	P1020312	n/a	Bedroom 201	n/a	n/a	n/a	No defects noted		TBC
CP7	P1020273-275	n/a	Stairs adj. Bedroom 301	n/a	n/a	n/a	No defects noted		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP8	P1020276-281	n/a	Bedroom 301	n/a	n/a	n/a	No defects noted		TBC
CP9	P1020310-311	Other	Lounge adj. Bedroom 301	n/a	n/a	n/a	Evidence of limited ceiling collapse		TBC






Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP10	n/a	n/a	n/a	n/a	n/a	n/a	Reference not used		n/a
CP11	n/a	n/a	n/a	n/a	n/a	n/a	Reference not used	n/a	n/a
CP12	P1020320-329	No internal defects noted, Other	Bedroom 233	n/a	n/a	n/a	No internal defects noted. Separation of outer blockwork and mullion (external defect)	 	TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP13	P1020330-340	n/a	Bedroom 235	n/a	n/a	n/a	No internal defects noted		TBC
CP14	P1020341-350	n/a	Bedroom 237	n/a	n/a	n/a	No internal defects noted		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
CP15	P1020394-409	Other	Bedroom 241	n/a	n/a	n/a	No internal defects noted. Mullion separating from surrounding frame (external defect)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP16	P1020410-417	Other	Bedroom 243	n/a	n/a	n/a	No internal defects noted. Crack in lintel (external defect)		TBC
CP17	P1020377-393	Other	Bedroom 105	n/a	n/a	n/a	No internal defects noted. Separation of frame from blockwork to LHS of window (external defect)		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
CP18	P1020366-376	Other	Bedroom 107	n/a	n/a	n/a	No internal defects noted. Cracking/gap to lintel to RHS of window (external defect)	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP19	P1020351-365	n/a	Bedroom 109	n/a	n/a	n/a	No internal defects noted		TBC
CP20	P1020427-438	Other	Bedroom 115	n/a	n/a	n/a	No internal defects noted. Mullion separation to RHS of window (external defect)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
CP21	P1020418-426	Other	Bedroom 117	n/a	n/a	n/a	No internal defects noted. Separation of lintel from frame (external defect)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
CP22	P1020448-462	Other	Bedroom 347	n/a	n/a	n/a	No internal defects noted. Separation of mullion from frame (external defect)		TBC
CP23	P1020266-270	Spalled/damaged sandstone	Stairs adj. Bedroom 301	n/a	n/a	n/a	No internal defects noted. Cracked/broken off sandstone to window arch and below ledge feature (external defects)		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									


Source: MM (Surveyed on 05/04/2019, Surveyed via window openings from MEWP)



Notes: Severity Category to be confirmed in Stage 2 Report




Refer to Fig A.18 for location of defects/observation



### C.14 Internal Surveys Floor Openings at North Block, Level 1-3 and at South Block, Ground Level




**Table 14: Internal Surveys Floor Openings at North Block, Level 1-3 and at South Block, Ground Level Defects and Observations**



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO01	P1020 716-727, 742-750	Ceiling bulkhead removed, Mould	South Block, Ground level, Kintyre Suite	n/a	n/a	n/a	<p>Looking into the Kintyre Suite, room generally ok.</p> <p>Ceiling removed within bulkhead, support timbers exposed (742, 743), cannot see joists.</p> <p>Ceiling where not removed appears ok. Walls also ok, painted paper on plaster.</p> <p>Some areas of plaster have black mould (749, 750)</p> <p>Carpet in centre lifted, levelling screed on timber battens.</p> <p>The floorboards span onto timber joists. joists sit onto hard floor – possibly concrete. Not just sound deadening material.</p> <p>Floor opened up at window, joists looked dry, sample taken (746, 747).</p>		n/a




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
FO02	P1020 731-741	Dampness/water ingress, Other	South block, Ground level, Reception area	n/a	n/a	n/a	<p>Reception area in very good state. Ceiling all intact.</p> <p>Walls also intact – one area of damp (732, 734)</p> <p>Carpet still down on most floor area.</p> <p>Floor opened up, timber boards in good condition. Boards on timber joists on hard floor – possibly concrete (735-739).</p>		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
								 	
FO03	P1020 463-485	Dampness/ water ingress, Degradation to timbers, Plaster crack, Stain, Other	North block, Staircase (2 <sup>nd</sup> floor)	n/a	n/a	n/a	General condition of area is fair. Signs of water ingress and cracking to plaster. Floor timbers appear in fair condition. Minor signs of damp/water ingress and degradation to joist timbers. Minimal section loss (463-471) Crack to ceiling plaster (472) Crack to ceiling plaster (473) damp stain to wall (474) ceiling collapse to corridor (475- 478)		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							<p>Damp staining to wall. Evidence of water ingress (479-482)</p> <p>damp staining to internal wall above window (483)</p> <p>minor signs of degradation to joist timbers. Minimal section loss (484, 485)</p>		
FO04	P1020494-510	Timber degradation, Crack to masonry, Other	North block, Corridor (1 <sup>st</sup> floor)	n/a	n/a	n/a	<p>Joist timbers in good condition. Beam ends supported on soleplate on wall. Minimal section loss to timbers (494-500)</p> <p>Suspended ceiling tile collapse. Possibly taken down by thieves. Evidence of copper pipes removed (499)</p> <p>Crack to masonry at ceiling arch above false ceiling (509, 5110)</p>		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
FO05	P1020517-525	Timber degradation	North block, Bedroom 339	n/a	n/a	n/a	General condition is good. Timber joists built into sandstone walls (approx. 200mm bearing). Timbers generally in good condition. Section over walls show minor sign of degradation. Section loss to top of timbers (approx. 30-50mm) noted.	 	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO06	P1020532-544	Timber degradation	North block, Bedroom 239	n/a	n/a	n/a	<p>General condition is good. Timber joists built into sandstone walls (approx. 200mm bearing). Timbers generally in good condition. Section over walls show minor sign of degradation. Section loss to top of timbers (approx. 30-50mm) noted (532-544).</p> <p>Section loss to top of timber floor joists, top 30-50mm (523).</p>		TBC
FO07	P1020548-555	Evidence of water ingress, Collapsed ceiling tiles	North block, Bedroom 111	n/a	n/a	n/a	<p>General condition is fair. Evidence of water ingress to ceiling. Collapsed tiles and signs of water damage. Floor joists run North-South (parallel to wall), timber joists in good condition (548-554).</p> <p>Signs of water ingress to ceiling. Isolated area of collapsed tiles (551).</p> <p>Evidence of water ingress at cornice level (555).</p>		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
FO08	P1020 555-568	Timber degradation, Evidence of water ingress, Damp staining, Collapsed ceiling tiles	North block, Bedroom 331 / office	n/a	n/a	n/a	<p>General condition is fair/ Timber joists built into sandstone walls (approx. 200mm bearing). Timbers generally in good condition. Section over walls show minor sign of degradation. Minimal section loss to timber noted (556-568).</p> <p>Minor signs of water ingress and related degradation to timber floor joists (558).</p> <p>Damp staining to ceiling tiles (564). Collapsed/removed ceiling tiles (567).</p>	 	TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
FO09	P1020 569-577	Other	North block, Bedroom 231	n/a	n/a	n/a	General condition is good. Timber joists built into sandstone walls with cantilever end (approx. 150mm). Timbers generally in good condition. No signs of degradation. Room in good condition (569-574).  External defect. Mullion displaced. Evidence of movement away from frame (575-577).		TBC
FO10	P1020 577-591	Other	North block, Bedroom 103 / office	n/a	n/a	n/a	General condition is good. Timber joists built into sandstone walls. Timbers generally in good condition.		TBC

Source: MM (North block surveyed on 09/04/2019-10/04/2019 from scaffold towers via window openings. South block surveyed on 16/04/2019 from ground level via window openings)


Notes: Severity Category to be confirmed in Stage 2 Report, Refer to Fig A.19 and A.20 for location of defects/observation


### C.15 Internal Surveys of South Block Roof Spaces


**Table 15: Internal Survey South Block Roof Spaces Defects and Observations**

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RS1	P1020004-024	Other	South block roof space	n/a	n/a	n/a	Timbers generally in fair condition. Evidence of rot to vertical rafters. Horizontal timbers generally in fair/good condition. Some minor mortar loss to masonry walls		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RS2	P1020049-051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brick work with no lintel.		TBC
RS3	P1020049-051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							Minimal mortar loss. Openings noted in chimney support brickwork with no lintel.		
RS4	P1020049-051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RS5	P1020049-051, 062, 067, 079	Other	South block roof space	n/a	n/a	n/a	brick work with no lintel. Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brick work with no lintel.		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RS6- RS7	P1020029 - 051	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brick work with no lintel. Existing water tank and pipes cut (thieves) with water actively		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							running from pipe through building.		
RS8	P1020029 - 051	Other	South block roof space	n/a	n/a	n/a	Timbers generally in good condition. Masonry in good condition. Minimal mortar loss. Openings noted in chimney support brickwork with no lintel. Existing water tank		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							and pipes cut (thieves) with water actively running from pipe through building.		
RF1 (West)	P1010842-864	Evidence of water ingress, Metal corrosion, Damage to mortar, Other	South block roof	n/a	n/a	n/a	Evidence of water ingress to rafter ends (857) Evidence of vermin (858) Corrosion to support beams for lift gear. Minimal		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							section loss (859-862) Minor mortar loss to masonry wall (863-864)		
RF2 (West)	P1010873-874	Staining to timber, Other	South block roof	n/a	n/a	n/a	White staining to roof timbers (873) Local collapse to lathe and plaster ceiling (874)		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RF3 (West)	P1010882-883	Staining to timber, Other	South block roof	n/a	n/a	n/a	White staining to roof timbers (882) Canisters sitting above ceiling. Risk of ceiling collapse or injury during demolition operations (883)		TBC
TH1 (West)	n/a	n/a	South block roof	n/a	n/a	n/a	Inspection of TH1 was abandoned due to poor accesses and visibility. Refer	n/a	n/a

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RF1 (East)	P1010775	Degraded timber/loss of section, Staining to timber, Other	South block roof	n/a	n/a	n/a	to RS1. Section loss to timber at rafter ends. Section loss to eaves beam (up to 50-60%) (788-790) White staining to timber members. Possible indication of rot (795-796) Timber section loss to ties at edge of the rafter		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							(797) Corroded nails and fixings (798) Minor mortar loss to chimney stack masonry (775-756)		
RF2 (East)	P1010777-800	Degraded timber/loss of section, Staining to timber, Other	South block roof	n/a	n/a	n/a	Section loss to joists. Loss of support (789) Section loss to vertical posts between eaves and joists below (790-		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							793) White staining to timber generally (794-795)		
							Section loss to rafter ends (796-797) Corroded nails and fixings		
							(798) Section loss to eaves beams support		
							(799) White staining to timber members internally at roof (800)		

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
RF3 (East)	P1010193-205	Degraded timber/loss of section, Other	South block roof	n/a	n/a	n/a	Section loss (approx. 30%) to bottom of timber member (202) Section loss to eaves beam. Approx. 80mm loss from top of member (203-204) Ceiling collapsed internally. Approx. 0.5m <sup>2</sup> (205)		TBC
TH1 (East)	n/a	n/a	South block roof	n/a	n/a	n/a	Inspection of TH1	n/a	TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
							was abandoned due to poor access and visibility. Refer to RS1.		
TH2 (East)	n/a	Other	South block roof	n/a	n/a	n/a	No obvious defects observed from TH2, partly due to poor visibility. Refer to RS7.	n/a	TBC

Source: MM (Surveyed on 02-11/04/2019, Survey carried out by Zenith and recorded by Mott MacDonald)

Notes: Severity Category to be confirmed in Stage 2 Report



Refer to Fig A.21 for location of defects/observation












### C.16 Internal Surveys at South Block, Basement Level


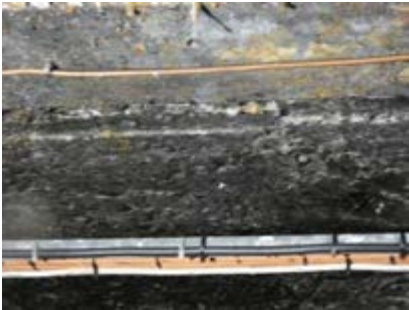

**Table 16: Internal Surveys at South Block, Basement Level Defects and Observations**

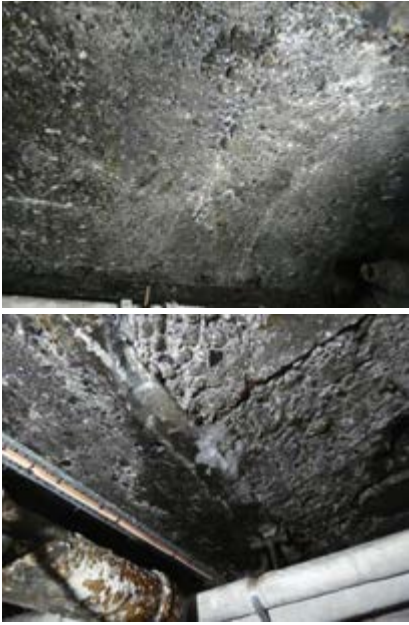
Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1	P1020909-0921, 0958-0972, 0976-0979	n/a	Boilerhouse	n/a	n/a	n/a	General images. Masonry/stonework walls (painted) concrete slab. Concrete ceiling slab. In-situ concrete arch ceiling supported on secondary and primary metal beams supported on masonry walls.  0909-0921 (general photos) 0958-0964 (ceiling arch) 0965-0972 (stone wall) 0976-0979 (ceiling, comparison between arches, rough finish, smooth finish)	 	TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.1	P1020922-0927	Water ingress	Boilerhouse - ceiling	n/a	n/a	n/a	Water ingress through ceiling. Location of room below leaking tank in roof (likely source of water) water ingress through joints and various spalled/damaged concrete.		TBC
1.2	P1020928-0935	Water ingress	Boilerhouse - floor	n/a	n/a	n/a	Standing water on basement floor. Likely source from leaking tank in roof. Floor submerged therefore defects at floor level not visible		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
1.3	P1020912	Mortar loss to masonry	Boilerhouse - ceiling wall	n/a	n/a	n/a	Mortar loss from stonework.		TBC
1.44	P1020937	Metal corrosion	Boilerhouse - ceiling	n/a	n/a	n/a	Mild corrosion to main supporting beam (beam supports 2ndary metal beams and concrete arch) minimal section loss		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.5	P1020940	Metal corrosion	Boilerhouse - ceiling	n/a	n/a	n/a	Mild corrosion to 2ndary supporting beams. Minimal section loss		TBC
1.6	P1020941	Missing concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Missing concrete/holes in ceiling. Size varies. 8 no. Locations		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.7	P1020942	Spalled concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Spalling concrete from arched concrete ceiling.		TBC
1.8	P1020954-957	Honeycombing to concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Honeycombing, gaps to concrete where concrete arch meets metal beam. Construction of arch appears to be in-situ concrete cast between web of metal beam		TBC
1.9	P1020973-975	Crumbling/recessed masonry wall	Boilerhouse - ceiling	n/a	n/a	n/a	Crumbling/recessed masonry at junction between wall and concrete arch. 6no. Locations		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
1.10	P1020925, 927	Poor quality concrete	Boilerhouse - ceiling	n/a	n/a	n/a	Poor quality concrete to arches. Aggregate and honeycombing evident. No sign of reinforcement at locations where concrete has collapsed		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
2	P1020982-989	n/a	Oil Tank	n/a	n/a	n/a	General images – masonry walls. Concrete slab. In-situ concrete arch ceiling supported on secondary and primary metal beams supported on masonry walls. 0982-0989 (general photos)		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
2.1	P1020991-995	Spalled concrete	Oil Tank - ceiling	n/a	n/a	n/a	Spalled concrete to arched roof. 6No. Locations. Approx. 100mm <sup>2</sup> each		TBC
2.2	P1030016	Metal corrosion	Oil Tank - ceiling	n/a	n/a	n/a	Loose/corroded metal plate to underside of concrete arch. Possible formwork for concrete pour		TBC







Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
2.3	P1030008	Metal corrosion	Oil Tank - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		TBC
2.4	P1020985	Poor quality masonry	Oil Tank - walls	n/a	n/a	n/a	Poor quality masonry work to internal walls. Large masonry joints. Loss of mortar.		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3	P1030024-033	n/a	Battery Room	n/a	n/a	n/a	General images		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3.1	P1030034-052	Spalled/missing concrete	Battery Room - ceiling	n/a	n/a	n/a	Spalled/missing concrete to arched roof. 12No. Locations. Approx. 100mm <sup>2</sup> each		TBC
3.2	P1030056-058	Missing/dislodged concrete	Battery Room - ceiling	n/a	n/a	n/a	Missing/dislodged concrete to arched ceiling		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
3.3	P1030059-060	Gap in concrete at beam	Battery Room - ceiling	n/a	n/a	n/a	Missing concrete around beam at connection with concrete arch		TBC
3.4	P1030061-063	Spalled concrete	Battery Room - ceiling	n/a	n/a	n/a	Spalled concrete patch. No evidence of rebar in concrete		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3.5	P1030064-065	Spalled concrete	Battery Room - ceiling	n/a	n/a	n/a	Spalled concrete patch. No evidence of rebar in concrete		TBC
3.6	P1030066-073	Concrete embedment	Battery Room - ceiling	n/a	n/a	n/a	Wooden wedges embedded in concrete arch. Appears to be left over from construction of arches.	 	TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
3.7	P1030073	Metal corrosion	Battery Room - ceiling	n/a	n/a	n/a	Mild corrosion to metal beam. Minimal section loss		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
4	P1030079-083	n/a	Store 1	n/a	n/a	n/a	General images		TBC
4.1	P1030084	Metal corrosion	Store 1 - ceiling	n/a	n/a	n/a	Moderate corrosion to metal beam. Minimal section loss. Surrounding concrete breaking away from beam.		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
4.2	P1030086-087	Metal corrosion	Store 1 - ceiling	n/a	n/a	n/a	Mild corrosion to metal beam at connection to wall		TBC
4.3	P1030088-089 (MP4 file)	Concrete repair	Store 1 - ceiling	n/a	n/a	n/a	Missing concrete patch to ceiling		TBC







Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5	P1030153-163	n/a	Store 2	n/a	n/a	n/a	General images		TBC
5.1	P1030164-165	Void in wall	Store 2 – wall	n/a	n/a	n/a	Hole knocked through wall to allow service penetrations. No lintel or support from framing noted		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5.2	P1030166-169	Void in wall	Store 2 – wall	n/a	n/a	n/a	Hole knocked through wall to allow service penetrations. No lintel or support from framing noted		TBC
5.3	P1030170-171	Staining	Store 2 – wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5.4	P1030172-173	Void in wall	Store 2 – wall	n/a	n/a	n/a	Hole knocked through wall to allow service penetrations. No lintel or support from framing noted		TBC
5.5	P1030174-175	Staining	Store 2 – wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		TBC
5.6	P1030176-177	Concrete loss	Store 2 – ceiling	n/a	n/a	n/a	Evidence of spalled/missing concrete. Historic concrete repair noted		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
5.7	P1030178-181	Spalled concrete	Store 2 – ceiling	n/a	n/a	n/a	Cracks to concrete. Possible indication of early stages of spalling		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
6	P1030128-137	n/a	Store 3	n/a	n/a	n/a	General images		TBC
6.1	P1030138	Staining	Store 3 - wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
6.2	P1030139-140	Staining	Store 3 - wall	n/a	n/a	n/a	Staining to wall. Indicative of damp		TBC
6.3	P1030143-144	Metal corrosion	Store 3 - wall	n/a	n/a	n/a	Minor corrosion to metal beam end at connection to wall. Minimal section loss		TBC
6.4	P1030145-146	Metal corrosion	Store 3 - ceiling	n/a	n/a	n/a	Minor corrosion to metal beam. Minimal section loss		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
6.5	P1030147-148	Spalled/missing concrete	Store 3 - ceiling	n/a	n/a	n/a	Spalled/missing concrete from ceiling		TBC
6.6	P1030151-152	Hole in wall	Store 3 - wall	n/a	n/a	n/a	Void/hole in wall at corner		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
7	P1030234-244	n/a	Corridor 1	n/a	n/a	n/a	General images		TBC
7.1	P1030245-250	Damp staining	Corridor 1 - walls	n/a	n/a	n/a	Damp staining to plasterboard walls		TBC








Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
									
7.2	P1030251-254	Collapsed ceiling	Corridor 1 - ceiling	n/a	n/a	n/a	Plasterboard suspended ceiling collapsed. Approx. 2m x 10m.		TBC
7.3	P1030255-256	Plasterboard damage	Corridor 1 - walls	n/a	n/a	n/a	Hole in plasterboard wall. Approx. 300mm x 300mm		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
7.4	P1030257-259	Concrete damage	Corridor 1 - ceiling	n/a	n/a	n/a	Concrete/render collapse from ceiling		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
8	P1030206-215	n/a	Hall 1	n/a	n/a	n/a	General images		TBC
8.1	P1030216-219	Plaster crack	Hall 1 - ceiling	Horizontal	>1	3000	Crack to plaster ceiling		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
8.2	P1030220-227	Damp staining	Hall 1 - walls	n/a	n/a	n/a	Damp staining to walls. Wallpaper peeling. Indicative of water ingress		TBC
8.3	P1030228-230	Metal corrosion	Hall 1 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		TBC
8.4	P1030231-233	Damp staining	Hall 1 - walls	n/a	n/a	n/a	Damp staining to walls around staircase		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
9	P1030182-188	n/a	Lift Motor Room	n/a	n/a	n/a	General images		TBC
9.1	P1030189-190	Metal corrosion	Lift Motor Room - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
9.2	P1030191-196	Concrete/render failure	Lift Motor Room - ceiling	n/a	n/a	n/a	Concrete/render collapse from ceiling		TBC
9.3	P1030197-200	Spalled concrete	Lift Motor Room - ceiling	n/a	n/a	n/a	Spalled/damaged concrete to ceiling		TBC
9.4	P1030201-205	Metal corrosion	Lift Motor Room - ceiling	n/a	n/a	n/a	Corrosion to lift support steelwork		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
10	P1030304-321	n/a	Corridor 2	n/a	n/a	n/a	General images		TBC
10.1	P1030322-332	Damp staining	Corridor 2 - walls	n/a	n/a	n/a	Damp staining to walls throughout corridor		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
10.2	P1030333-338	Cracked render	Corridor 2 - walls	n/a	n/a	n/a	Cracking to render over stone walls		TBC
10.3	P1030339-344	Metal corrosion	Corridor 2 - ceiling	n/a	n/a	n/a	Mild corrosion to steelwork and pipework in corridor		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
11	P1030261-264	n/a	Service Corridor	n/a	n/a	n/a	General images		TBC
11.1	P1030265-266	Metal corrosion	Service Corridor - wall	n/a	n/a	n/a	Damp staining to stonework, mild corrosion to steelwork		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
11.2	P1030267-268	Spalled concrete	Service Corridor - ceiling	n/a	n/a	n/a	Spalled/damaged concrete to ceiling		TBC
11.3	P1030269-270	Missing/detached concrete	Service Corridor - roof/beam	n/a	n/a	n/a	Missing/detached concrete from interface between concrete arch and metal beam		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
12	P1030271-280	n/a	Gymnasium	n/a	n/a	n/a	General images		TBC
12.1	P1030281-286	Plaster failure	Gymnasium - ceiling	n/a	n/a	n/a	Missing plasterboard to suspended ceiling		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
12.2	P1030287-293	Damp staining	Gymnasium - ceiling	n/a	n/a	n/a	Damp staining to walls, wallpaper peeling		TBC
12.3	P1030294-298	Cracked concrete	Gymnasium - ceiling	n/a	n/a	n/a	Concrete cracking around interface with metal beam		TBC
12.4	P1030300	Metal corrosion	Gymnasium - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
13	P1030362-368	n/a	Reception	n/a	n/a	n/a	General images		TBC
13.1	P1030369-373	Plaster failure	Reception - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapse. Approx. 4m x 4m		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
13.2	P1030374-375	Plaster failure	Reception - ceiling	n/a	n/a	n/a	Plaster board collapse to ceiling at corner of room. Approx. 300mm x 300mm		TBC
13.3	P1030376-379	Damp staining	Reception - ceiling	n/a	n/a	n/a	Damp staining to walls		TBC
13.4	P1030380-387	Metal corrosion	Reception - ceiling	n/a	n/a	n/a	Corrosion to metal beams in ceiling		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
14	P1030429-442, P1030457-464	n/a	Changing room 1	n/a	n/a	n/a	General images		TBC
14.1	P1030443-450	Plaster failure	Changing room 1 - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 3m x 6m		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
14.2	P1030451-452	Missing/detached concrete	Changing room 1 - ceiling	n/a	n/a	n/a	Missing/detached concrete from ceiling		TBC
14.3	P1030453-454	Missing/detached concrete	Changing room 1 - ceiling	n/a	n/a	n/a	Missing/detached concrete from ceiling		TBC
14.4	P1030455-456	Crack	Changing room 1 - ceiling	Horizontal	2-5	1000	Crack to ceiling.		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
15	P1030465-478, P1030465-482	n/a	Changing room 2	n/a	n/a	n/a	General images		TBC
15.1	P1030479-482	Collapsed plasterboard ceiling	Changing room 2 - ceiling				Plasterboard ceiling collapsed. Approx. 3m x 3m		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
15.2	P1030483-486	Concrete failure	Changing room 2 - ceiling	n/a	n/a	n/a	Crumbling concrete at beam		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
16	P1030388-392	n/a	Solarium	n/a	n/a	n/a	General images		TBC
16.1	P1030393-399	Coating failure	Solarium - ceiling	n/a	n/a	n/a	Roof coating below concrete ceiling delaminating		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
16.2	P1030400-403	Plaster failure	Solarium - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 3m x 3m		TBC
16.3	P1030404-410	Damp staining	Solarium - ceiling	n/a	n/a	n/a	Damp staining to walls. Wallpaper peeling. Evidence of water ingress		TBC
16.4	P1030411-413	Metal corrosion	Solarium - ceiling	n/a	n/a	n/a	Corrosion to metal around pipes and brackets in ceiling		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
17	P1030414-417	n/a	Store 4	n/a	n/a	n/a	General images		TBC
17.1	P1030418-419	Plaster failure	Store 4 - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 1m x 2m		TBC
17.2	P1030420-425	Damp staining	Store 4 - walls	n/a	n/a	n/a	Damp staining to walls		TBC




Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
17.3	P1030426-428	Metal corrosion	Store 4 - ceiling	n/a	n/a	n/a	Mild corrosion to metal beam in ceiling. Beam obscured by ceiling finishes. Extent of corrosion not clear		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
18	P1030494-499	n/a	Corridor 4	n/a	n/a	n/a	General images		TBC
18.1	P1030500-506	Metal corrosion	Corridor 4 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		TBC


Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
18.2	P1030507-510	Plaster failure	Corridor 4 - wall	n/a	n/a	n/a	Hole in plasterboard wall		TBC
18.3	P1030511-516	Damp staining	Corridor 4 - wall	n/a	n/a	n/a	Damp staining to walls		TBC





Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
19	P1030518-543	n/a	Corridor 3	n/a	n/a	n/a	General images		TBC
19.1	P1030544-553	Metal corrosion	Corridor 3 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
19.2	P1030554-560	Damp staining	Corridor 3 - wall	n/a	n/a	n/a	Damp staining to walls throughout corridor		TBC
19.3	P1030561-564	Metal corrosion	Corridor 3 - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beam. Minimal section loss		TBC
19.4	P1030565-568	Standing water	Corridor 3 - floor	n/a	n/a	n/a	Standing water on floor.		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
20	P1030569-576	n/a	Plant Room	n/a	n/a	n/a	General images		TBC
20.1	P1030577-580	Damp staining	Plant Room - wall	n/a	n/a	n/a	Damp staining to ceiling and walls		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
20.2	P1030587-591	Metal corrosion	Plant Room - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		TBC


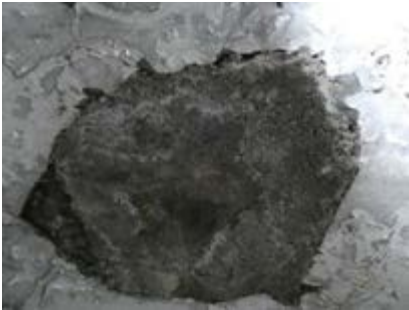

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
21	P1030595-604	n/a	Jacuzzi	n/a	n/a	n/a	General images		TBC
21.1	P1030605-608	Plaster failure	Jacuzzi - wall	n/a	n/a	n/a	Area of pvc missing and plaster missing behind		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
21.2	P1030609-610	Plaster failure	Jacuzzi - ceiling	n/a	n/a	n/a	Plasterboard ceiling collapsed. Approx. 2m x 2m		TBC
21.3	P1030611-615	Metal corrosion	Jacuzzi - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		TBC
21.4	P1030616-618	Metal corrosion	Jacuzzi - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
21.5	P1030619-625	Timber defect	Jacuzzi - ceiling	n/a	n/a	n/a	Evidence of warping to timber floor		TBC
21.6	P1030626-628	Metal corrosion	Jacuzzi - ceiling	n/a	n/a	n/a	Mild corrosion to metal support beams. Minimal section loss		TBC

Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
22	P1030636-643	n/a	Store 5	n/a	n/a	n/a	General images		TBC
22.1	P1030644-648	Render failure	Store 5 - ceiling	n/a	n/a	n/a	Localised render collapse		TBC



Defect ID	Photo Source	Defect Description	Defect Location	Crack Orientation	Crack Width (mm)	Crack Length (mm)	Comments	Photo	Severity Category
22.2	P1030649-653	Cracking to render	Store 5 - ceiling	n/a	n/a	n/a	Cracking to render on ceiling		TBC
22.3	P1030654-655	Missing/detached concrete	Store 5 - ceiling	n/a	n/a	n/a	Missing/detached concrete from ceiling		TBC
22.4	P1030656-661	Cracking to render	Store 5 - wall	n/a	n/a	n/a	Cracking to render on wall		TBC

Source: MM (Surveyed on 07-10/05/2019, Surveyed by Zenith with asbestos PPE and recorded by Mott MacDonald)

Notes: Severity Category to be confirmed in Stage 2 Report, Refer to Fig A.22 for location of defects/observation



