

- Floors**
- F01 No significant deflection noted, floorboards covered by carpet/vinyl. Covering in reasonable condition.
 - F02 No significant deflection noted, floorboards exposed.
 - F03 Significant deflection noted, floorboards covered by carpet/vinyl.
 - F04 Significant deflection noted, floorboards exposed.
 - F05 York stone slabs in reasonable order.
 - F06 Inlaid timber floor adjoining York stone slab floor, good condition.
 - F07 Long strip hardwood and softwood boarding on cast iron and timber structure beneath. In good condition. Stone slabs at intended fireplace locations to side walls.
 - F08 York stone slabs, masked by carpet. Covering in good condition.
 - F09 Tanked floor with recessed rolling rack tracks and seamless linoleum flooring. Good condition.
 - F10 Solid concrete with painted finish. Good condition.
 - F11 Brick Paver, considered good condition.
 - F12 Long strip oak finish flooring. Considered good condition
 - F13 Significant deflection noted, floorboards covered by carpet/vinyl. Covering in poor condition.
 - F14 Gallery- Two original cast-iron floors with associated railings, supported on cast-iron columns. Considered good condition.
 - F15 Gallery- Un-original timber gallery with associated timber balustrade, supported below by timber book presses. Good condition.
 - F16 Un-original perforated cast-iron gridded floor on supporting steelwork. Good condition.
 - F17 Solid floor with York stone covering, pieces loose/crumbling. Poor Condition.
 - F18 Solid floor with York Stone covering, good condition.
 - F19 Solid floor with York Stone covering, half of floor finished with seamless linoleum, considered good condition.
 - F20 Solid floor with seamless linoleum, good condition.
 - F21 Solid floor, painted finish with rolling stack platform. Considered good condition.
 - F22 York stone slabs with linoleum covering in tired condition
 - F23 No significant deflection noted, floorboards covered by carpet/vinyl. Covering in poor condition.
 - F24 Double suspended timber floor in reasonable condition. York stone slabs in reasonable condition in former corridor position.

- Windows**
- WD01 Metal casement with secondary internal glazing, no damp/mould issues. Good condition.
 - WD02 Metal casement with secondary internal glazing, damp/mould issues between glazing.
 - WD03 Metal casement with secondary internal glazing, damp/mould issues between glazing. Dampness measured in excess of 20%.
 - WD04 Metal casement with security grille. Good condition.
 - WD05 No window within highlighted space.
 - WD06 Stained glass in metal casements, reasonable condition.
 - WD07 Stained glass in painted stonework to bay in need of minor repairs, some signs of glass distortion. Refurbishment required.
 - WD08 Metal casement in reasonable condition, extraction fan included in glazing. External cill in need of refurb.
 - WD09 Metal casement window in good condition.
 - WD12 Metal casement window in poor condition.
 - WD13 Stained glass in metal casements replaced during past works with metal infill panels, hidden behind built in book shelving, condition unknown.
 - WD14 Teleflex operation believed to be in need of replacement. Metal casement window in good condition.
 - WD15 Metal casement in good condition- glazing replaced with obscure panels at some point during past works.
 - WD16 Timber sash window recently refurbished, good condition.
 - WD17 Environmental shutters to window. Openings behind shutters have not been inspected.
 - WD18 Metal casement with security grille, in need of refurb.
 - WD19 Leaded lights in stone surround

- Walls**
- W01 Painted plaster, considered good condition.
 - W02 Significant dampness evident to painted plaster walls. Dampness in excess of 20%, as indicated on plan.
 - W03 Moderate cracking to painted plaster walls, as indicated on plan.
 - W04 Moderate dampness evident to painted plaster walls, as indicated on plan.
 - W05 Plastered masonry wall with wallpaper, general condition considered good.
 - W06 Significant cracking to plastered painted walls, as indicated on plan.
 - W07 Painted fair faced brickwork, considered good condition.
 - W08 Painted plastered walls, walls in tired condition.
 - W09 Painted plaster walls, Keene's cement skirting's, edges and window reveals, considered good condition.
 - W10 Painted plaster walls, believed to be in good condition. Exposed steel lintels above windows.
 - W11 Painted plaster walls, Keene's cement skirting's, edges and window reveals. Significant plaster cracking around the window/door noted, as indicated on plan.
 - W12 Painted plaster walls, Keene's cement skirting's, edges and window reveals. Significant damage to plaster from leaks.

- Ceilings**
- C01 Plain painted plastered ceiling considered good condition.
 - C02 Ornate/vaulted painted plastered ceiling, good condition.
 - C03 Painted plastered ceiling in poor condition, cracking evident.
 - C04 No ceiling- Exposed timber floor construction.
 - C05 Fair faced painted brick segmental vault, good condition.
 - C06 Painted plaster ceiling with decorative cornice at the wall-ceiling junction, not original to building. Considered good condition.
 - C07 Painted plaster in poor condition. The timber gas ventilation hood is not believed fire protected.
 - C08 Painted timber board with timber battens, good condition.
 - C09 Painted plaster ceiling with down stand beams, good condition.
 - C10 Painted plaster ceiling with timber cased cast-iron beams, in need of refurb. Decorative braces and corbels in good order.
 - C11 No ceiling- York stone stairs/landing exposed.
 - C12 Painted underside of metal grillage in poor condition. Number of supporting downstand beams
 - C13 Painted plaster ceiling, evidence of dampness from above, poor condition.
 - C14 No ceiling- Steel shuttered floor above.
 - C16 Plain painted plastered ceiling considered tired condition
 - C17 Woodchip wallpaper to plaster, in good condition

- Joinery**
- J01 Door, door frame, architraves and skirting in good condition.
 - J02 Door, door frames, architraves and skirting in poor condition.
 - J03 Timber exterior door with glazed panels and ogee heads, in good condition.
 - J04 Timber exterior door, good condition.
 - J05 Timber panelling to perimeter walls, with built-in integral cupboards and book shelving as indicated on plan.
 - J06 Timber doors with ogee heads considered good condition.
 - J08 Modern strong room door (high security and fire properties). Good condition.
 - J09 New timber door (un-original), door frame, architrave and skirting in good condition.
 - J10 Soft wood six panel door with original Keen's cement reveal, considered good.
 - J11 Timber glazed screen and matching associated feature double doors are considered good in condition.
 - J12 Built in book shelving, good condition, as indicated on plan.

- Fireplace**
- FP1 Fireplace intact, Roman cement decorative legs, cast iron firebox and timber mantle in good condition.
 - FP2 Fireplace intact, Roman cement decorative legs, cast iron firebox and timber mantle in good condition.
 - FP3 Fireplace intact, timber surround and tiles in poor condition.
 - FP4 Fireplace boarded over.
 - FP5 No fireplace evident or believed to have been within space highlighted.
 - FP6 Roman cement decorative legs still evident, fireplace boarded over.
 - FP7 Embellished timber surround with cast iron firebox, in reasonable condition.
 - FP8 Marble surround left in place, fireplace boarded over.
 - FP9 Fireplace clearly removed.

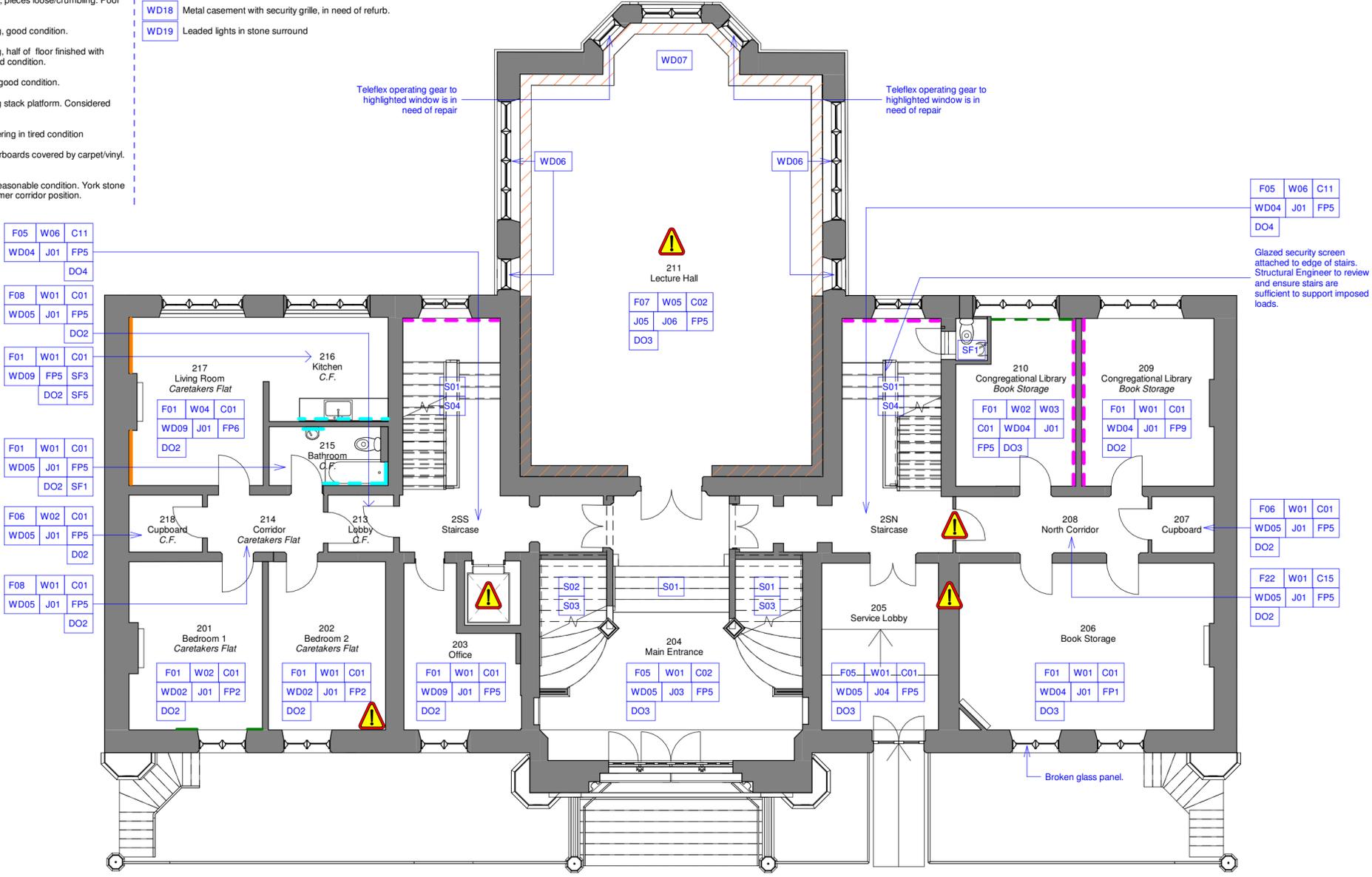
- Stairs**
- S01 York stone treads in reasonable condition
 - S02 York stone treads in reasonable condition, signs of past repair work to treads.
 - S03 Roman cement, decorative balustrade present and in good condition.
 - S04 Timber handrail on steel railing balustrade in reasonable condition.
 - S05 Secondary guarding wall used as security measure within stairwell. Guarding known as unoriginal, not suitable for existing stair.
 - S06 Un-original cast-iron spiral staircase, believed in good condition.
 - S07 Un-original timber stairs believed in reasonable condition.
 - S08 External York stone stairs, cause for significant damp issues internally. Currently propped as deemed unsafe/unusable. Intervention required urgently.
 - S09 External York stone stairs, cause for significant damp issues internally. Non original brick structure erected during past works to support, this has moved and no longer supports the stair. Stairs deemed unsafe/unusable, intervention required urgently.
 - S10 York stone treads with linoleum nosings. Tired condition.

- Sanitary / Kitchen Fittings**
- SF1 Sanitary fittings in good condition. Electric extract fan present, cannot comment on working order.
 - SF2 Sanitary fittings including- lavatories, urinals and washbasins considered in poor condition.
 - SF3 Fitted kitchen with sink, believed to be in good condition. Cannot comment on working order.
 - SF4 Sanitary fittings removed, redundant pipes left in place.
 - SF5 Self contained gas fired boiler, with balanced flue, extracted through the rear wall provides heating and hot water independently to main systems serving the building.
 - SF5 Un-original proprietary laminated toilet cubicles, in good condition.
 - SF6 Sanitary fitting including- lavatories, urinals and washbasins considered in good condition.
 - SF7 Cleaners sink, believed in poor condition.
 - SF8 Fitted kitchen with sink, in poor condition. Not operational.
 - SF9 Gas meter on wall, redundant cabling evident.

- Decorative Order**
- DO1 General interior condition of room- Good.
 - DO2 General interior condition of room- Fair.
 - DO3 General interior condition of room- Tired.
 - DO4 General interior condition of room- Poor.

Condition Survey Key

- Rooms highlighted with possible asbestos concerns. These notes are for guidance only and should not be considered a true and complete overview. Refer to the latest asbestos report by: RPS- Asbestos_Rev F HLA153017 003R_June 2017
- Identifier (Shown Indicatively)**
- Plaster walls with areas of dampness in excess of 20%.
- Plaster wall with areas of dampness.
- Areas of notable cracking within plaster walls.
- Indicative locations of tile splashback, conditioned considered good.
- Timber panelling / built in book shelving to perimeter walls, including Library 'book presses'



P02	2019-11-07	Planning Issue
P01	2019-10-28	Drawings issued for Planning
REV	DATE	DESCRIPTION

ORIGINATOR: REF: 8555

cpmg ARCHITECTURE & INTERIOR DESIGN
People, Purpose, Place

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PROJECT

Dr Williams's Library Library Building

DRAWING TITLE

FLOOR PLANS

Condition Survey - Level 02

DRAWING PURPOSE

PRELIMINARY

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
HW	2019-07-18	RF	1 : 100	A2
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER				REVISION

W82-CPM-Z1-02-DR-A-70002 P02

Drawing based on survey information, Revit model and CAD drawings produced by City Survey's and Survey Hub, refer to below files. CPMG cannot be held responsible for any discrepancies within the original Revit survey or CAD drawings.

- 10410E_R (City Surveys)
- CSDr 000765-DWL-SU-DRG-0001-A01.rvt (City Surveys)
- 3916_Dr Williams Library_3D Model (Survey Hub)

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ISO 9001: 2015 Quality Management
 ISO 14001: 2015 Environmental Management
 PAS 1192-2: 2013 Building Information Modelling

The inspection of the property took place over a period of three weeks in late November and early June 2019.