

- 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

Infilled 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 unoriginal 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 grilled 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.
- 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, glazed tile back 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 nosing's. 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 HLA\53017 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	2019-11-08	Notes updated on drawing for Planning Issue
P01	2019-10-28	Drawings issued for Planning

REV	DATE	DESCRIPTION
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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 04

DRAWING PURPOSE

PLANNING SUBMISSION

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
HW	2019-07-25	RF	1 : 100	A2

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER

REVISION

W82-CPM-Z1-04-DR-A-70004

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.